



**ADAMS/LIBERTY  
TAX INCREMENT FINANCING (TIF) DISTRICT  
REDEVELOPMENT PROJECT PLAN, AREA & PROJECTS**



*Prepared for*  
**City of Peoria, Illinois**  
% Economic Development Office  
419 Fulton St. Ste 207  
Peoria, IL 61602  
[www.growpeoria.com](http://www.growpeoria.com)

*Prepared by*  
Jacob & Klein, Ltd. and  
The Economic Development Group, Ltd.  
1701 Clearwater Avenue  
Bloomington, IL 61704  
[www.tifillinois.com](http://www.tifillinois.com)

**JANUARY – 2026**

**REVISED DRAFT COPY FOR REVIEW PURPOSES ONLY – 15 OCT 2025**

*(Revised schedule on pg. 15 / 9-22-25; Corrected typos on pg. 27 per correct totals on pg. 29)*



## **ADAMS/LIBERTY TIF DISTRICT REDEVELOPMENT PROJECT PLAN, AREA & PROJECTS**

One of the most effective, locally controlled economic development tools available to municipalities in Illinois is Tax Increment Financing (“TIF”).

The Mayor and City Council of the City of Peoria, Peoria County, Illinois have concluded that it is in the best interest of the City and that the citizens of Peoria will benefit by the establishment of the **Adams/Liberty Tax Increment Financing (TIF) District**.

Pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*), this document sets forth a comprehensive and detailed description of the uses, structure, and potential impacts of implementing this TIF District Redevelopment Plan, Area & Projects in Peoria, Illinois.

The City of Peoria has undertaken an effort to design this Tax Increment Financing (TIF) Redevelopment Plan and Projects (the “Plan”) for the proposed Adams/Liberty Tax Increment Financing (TIF) District Redevelopment Project Area (the “Area” as illustrated in *Exhibit “1”* and further described in *Exhibit “2”*). The Area includes numerous sites for which TIF may be used to further encourage the redevelopment of underutilized and/or distressed commercial and residential properties, as well as to retain and expand commercial employers within the Peoria community.

© 2026 Jacob & Klein, Ltd. and The Economic Development Group, Ltd.

All rights reserved.

Jacob & Klein, Ltd. and The Economic Development Group, Ltd., gratefully acknowledge assistance from Peoria County and the City of Peoria government officials, business leaders and residents who contributed time and assistance to the preparation of the Adams/Liberty TIF District Redevelopment Project Area, Plan and Projects.

Additional information about Tax Increment Financing may be obtained by contacting Jacob & Klein, Ltd. and The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704 (Ph: 309/664-7777). Specific inquiries about the Adams/Liberty TIF District should be directed to Mr. Patrick Urich, City Manager, 419 Fulton St. Ste. 207, Peoria, IL 61602 (Ph: 309-494-8524).

*This document is formatted for duplex printing.*

# CONTENTS

<b>SECTION I. INTRODUCTION .....</b>	<b>1</b>
<b>SECTION II. CURRENT TRENDS &amp; CONDITIONS .....</b>	<b>2</b>
Major Employment Base .....	2
Transportation Hub.....	2
Population Trends .....	3
Unemployment.....	8
Major Commercial-Retail Trade Center .....	10
<b>SECTION III. REDEVELOPMENT GOALS AND OBJECTIVES.....</b>	<b>12</b>
Redevelopment Goals and Objectives .....	12
Planning Process and Calendar.....	14
<b>SECTION IV. DESCRIPTION AND QUALIFYING CHARACTERISTICS OF PROPOSED REDEVELOPMENT PROJECT AREA.....</b>	<b>16</b>
Description of Proposed Redevelopment Project Area .....	16
Qualifying Characteristics of Proposed Redevelopment Project Area .....	16
Improved Parcels .....	17
Vacant Parcels.....	18
Equalized Assessed Valuation of Proposed Redevelopment Project Area .....	19
Summary of Qualification Findings .....	20
<b>SECTION V. ANTICIPATED PUBLIC AND PRIVATE PROJECTS FOR PROPOSED REDEVELOPMENT PROJECT AREA.....</b>	<b>25</b>
Public Redevelopment Projects.....	25
Private Redevelopment Projects.....	27
Anticipated Categorical Types of Public and Private Redevelopment Project Costs.....	28
<b>SECTION VI. SOURCES OF FUNDS TO PAY TIF ELIGIBLE PROJECT COSTS .....</b>	<b>29</b>
Sources of Funds to Pay TIF Eligible Project Costs .....	29
TIF Financing Summary.....	29
Present and Projected Tax Increment .....	29
Policy Guidelines Relating to the Use of Tax Increment Financing Funds.....	30
Assessment of Financial Impact.....	32
Anticipated Measures to Address Financial Impact.....	33
Ongoing Reporting and Accountability .....	33
<b>SECTION VII. OTHER STATUTORY REQUIREMENTS.....</b>	<b>34</b>
<b>SECTION VIII. CONCLUSION .....</b>	<b>35</b>
<b>SECTION IX. EXHIBITS .....</b>	<b>37</b>
<b>Exhibit 1.</b> TIF District Redevelopment Project Area Boundary Map.....	39
<b>Exhibit 2.</b> TIF District Redevelopment Project Area Boundary Description .....	41
<b>Exhibit 3.</b> Example TIF District Projections.....	43
<b>SECTION X. APPENDICES.....</b>	<b>45</b>
<b>Appendix A.</b> Tax Increment Financing Terms and Definitions.....	47
<b>Appendix B.</b> Introduction to Tax Increment Financing .....	55
<b>Appendix C.</b> City of Peoria, IL Request for Qualifications (RFQ# 18-25) .....	59

*(This page is intentionally left blank.)*

# CITY OF PEORIA, ILLINOIS

## ADAMS/LIBERTY TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT PLAN, AREA & PROJECTS

### SECTION I. INTRODUCTION

The City of Peoria, Illinois (pop. 113,150, the “City”) is an Illinois Home-Rule Municipality and the 3<sup>rd</sup> largest metropolitan area within the State of Illinois (*Figure “1”*).

The City is undertaking an effort to design this tax increment financing (TIF) redevelopment plan and projects (the “Plan”) for the proposed *Adams/Liberty Tax Increment Financing (TIF) District Redevelopment Project Area* (the “Area”). The Area consists of one square block in downtown Peoria and is bordered by Adams St., Liberty St., Jefferson Ave., and Harrison St. as illustrated in *Exhibit “1”* and further described in *Exhibit “2.”*

This Redevelopment Plan represents an essential part of the City’s continuing efforts to retain and expand commercial, retail and commercial-residential facilities and employers within the Peoria community. Without tax increment financing, the City believes economic stagnation is anticipated to continue and the City will be at a competitive disadvantage for attracting new private investment to the Area. Avoiding further economic decline and reinvigorating the socioeconomic characteristics of Downtown Peoria are among the several goals and objectives for this TIF Redevelopment Plan.

The City has concluded that absent an influx of new private investment within the Area, and additional, substantial improvements to public facilities, continued deterioration of real property and related amenities is likely to occur and will impair the future value of private investments throughout Downtown Peoria, as well as hinder the sound growth and tax base of all affected taxing districts. Pursuant to the Tax Increment Allocation Act (65 ILCS 11/74.4 *et. seq.*, and the “Act”), this Redevelopment Plan is intended to promote and protect the health, safety, morals, and welfare of the public, address blighting conditions as defined in the Act, and institute conservation measures that will aid the City’s ongoing efforts to achieve the following long-term outcomes:

- the removal and alleviation of adverse or deteriorated conditions impeding economic growth;



Figure 1. The Central Illinois City of Peoria has a population of 113,150 and is located along the banks of the Illinois River.

- the restoration and enhancement of the tax base of the overlapping taxing districts by undertaking a series of public and private redevelopment projects within the designated Redevelopment Project Area;
- more effective retention and expansion of existing firms and offer more residential options within historic Downtown Peoria, and thereby further strengthen existing small businesses, and stimulate economic growth for local employers;
- greater capacity for inviting more private investment to occur that will introduce new commercial, retail, and commercial-residential development to the Area;
- the creation of new employment opportunities; and
- new and expanding commercial retail development that will generate new sales tax revenues for the State of Illinois, Peoria County, the City of Peoria, and area school districts.

## SECTION II. CURRENT TRENDS AND CONDITIONS

### *Major Employment Base*

Peoria is host to Bradley University, the National Center for Agricultural Utilization Research, tertiary medical facilities serving central Illinois, and numerous large firms such as Caterpillar (the world's leading manufacturer of construction and mining equipment, diesel and natural gas engines, industrial gas turbines, and diesel-electric locomotives), OSF Ministry (an integrated health system owned and operated by The Sisters of the Third Order of St. Francis), Maui Jim (a premiere manufacturer of premium, polarized sunglasses and related products), RLI (a specialty property and casualty insurance and surety bond company), and others.<sup>1</sup>

### *Transportation Hub*

Situated along the banks of the Illinois River, Peoria has a long history of being a major transportation hub that is essential to the Central Illinois economy. Extending approximately 273 miles, the Illinois River is a principal tributary of the Mississippi River along which local locks annually accommodate more than 3 million tons of bulk barge-cargo passing through between the Great Lakes and the Gulf of Mexico.

The Peoria area is served by three Interstate highways: I-74, which runs through the downtown area to the northwest and connecting to I-80; I-474, a southern bypass of I-74 around the Peoria metro area; and I-155, which extends south from I-74 at Morton to I-55 at Lincoln, IL (see *Figure "1"*). Illinois Rt. 6, which extends northward from I-474 serves as a northwest bypass around the City of Peoria. As of 2021, the average annual daily traffic count reported by the Illinois Department of Transportation on Illinois Rt. 6 at Allen Rd. (Exit 5) was 19,800 vehicles.

Originating in 1935, the 3,500-acre Peoria International Airport hosts the longest runway and a 24-hour FAA control tower in Illinois outside of Chicago and offers a dozen non-stop destinations on three airlines. The Federal Aviation Administration (FAA) National Plan of Integrated Airport Systems for 2017–2021 categorized Peoria International Airport as a non-hub primary commercial

---

<sup>1</sup> For more information online, visit <http://growpeoria.com/about-peoria/>.

service facility. In 2019, Peoria International Airport set an all-time record high passenger count of 689,416 individuals who boarded or exited an aircraft in Peoria.

Peoria's public transportation provider, Greater Peoria Mass Transit District/CityLink, celebrated its 50<sup>th</sup> Anniversary in 2020. CityLink currently operates more than 20 bus routes and over 1,000 bus stops throughout portions of Peoria County and Tazewell County, Illinois, including one "intercity" route between the main network and the nearby Pekin, Illinois network.

The Toledo, Peoria & Western Railway offers heavy industrial freight rail service to the Peoria area and is located within 11 miles of I-74 at Mapleton, IL. The greater Peoria area is an important interchange point for coal trains and has developed into a major rail-to-barge and barge-to-rail transfer point for bulk commodities. Peoria is however the largest metropolitan area in the state that currently does not have passenger rail access. The last time passenger trains passed through Peoria was an experimental Amtrak route in 1981. Amtrak passenger service is available in nearby Illinois communities of Normal, Galesburg, Princeton, and Lincoln. As of late 2021, a multimillion-dollar "pre-feasibility study" was included in the state's capital construction bill to further study potential solutions for re-establishing passenger rail service in Peoria. Re-establishing active rail freight service within the proposed Area to serve new and expanding manufacturing and other light industrial firms is a significant objective of this Redevelopment Plan.

### ***Population Trends***

Rural Partners-Illinois, the State's federally designated rural development council, recently published a report relating to current trends occurring throughout rural areas.<sup>2</sup> The paper indicates several conditions that rural communities should be aware of, such as:

*"Population projections show that rural Illinois will face serious issues in the next decade and beyond, with population declines, shrinking young population cohorts, and increasing proportions of elderly that may retire and/or move out of Illinois, closing many small businesses that have provided essential services for many years. This may result in loss of tax revenues needed to support infrastructure, education, and other services important to maintaining local quality of life in some areas."*

The Rural Partners Report suggests that most rural Illinois counties can expect population declines in the next 10 to 15 years. These trends appear to be evident within the Peoria and Peoria County area.

As reported by the U.S. Census Bureau, the City of Peoria's population in 2020 was 113,150 residents. The City's 2020 population represents a **-10.9%** decline from Peoria's highest population of 126,963 in 1970 and a decline of residents (**-1.6%**) since 2010 when the total population was 115,007 (see **Figure "2"** below).

Likewise, Peoria County has experienced substantial population decline since 1970. As of the 2020 Census, Peoria County posted a total population of 181,830. This represents a loss of 18,636 residents or a decline of **-9.3%** of the County's population over the last 50 years. Most recently, the County appears to have lost 4,664 residents, a decline of **-2.5%** of its population, since the previous Census in 2010(see **Figure "3"** below).

---

<sup>2</sup> Source: *A Briefing: Promise & Programs in Rural Illinois*, Rural Partners-Illinois, 2020 as found online at: <https://ruralpartners.org/current-activities/>

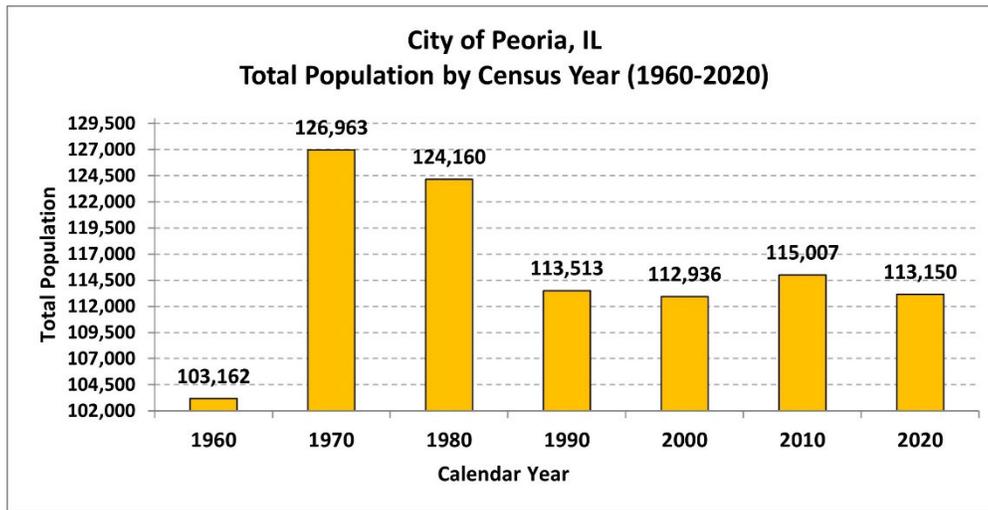


Figure 2. City of Peoria, Illinois – Total Population by Census Year 1960-2020 (Source: U.S. Census Bureau).

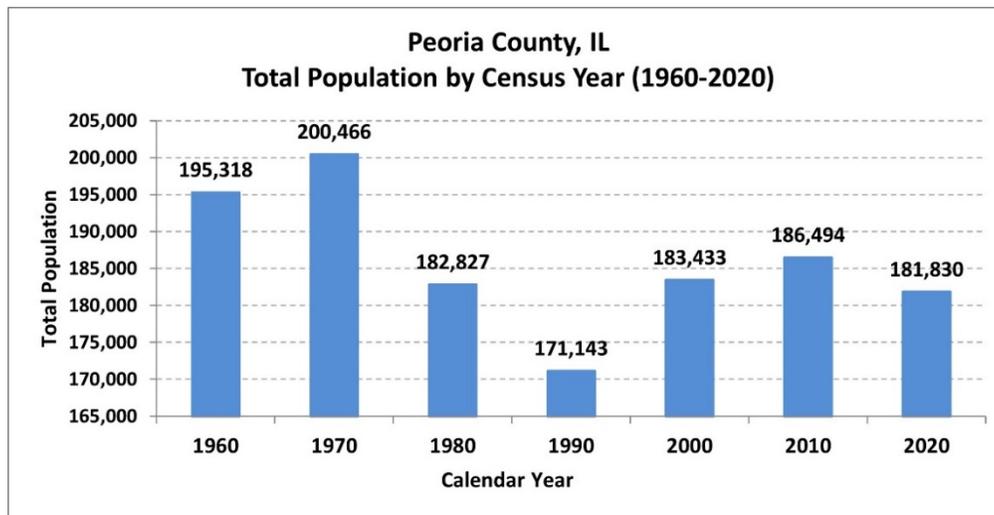


Figure 3. Peoria County, Illinois – Total Population by Census Year 1960-2020 (Source: U.S. Census Bureau).

While the overall population loss is a concern, the City of Peoria has continued to represent more than half of the County’s total population. As a percentage share of the Peoria County population, the City of Peoria accounted for 63% of the County’s population in 1970; and still accounted for 62% of the County’s population in 2020.

The median age of Peoria and Peoria County residents as of the 2021 American Community Survey 1-Year Census Estimate (**Figure “4”**) was 33.3 years and 38.6 years, respectively. The median age for Illinois (39.0 years) and the U.S. (38.8 years) were higher than both the City of Peoria and Peoria County. An increasing median age – the point at which half the population is older and half younger – signifies an aging population that is often attributable to outmigration of younger residents, declining fertility rates and/or rising life expectancies. Although the total population within the City of Peoria has been in decline, a decline in the median age may offer some useful insight for planning future economic development. Median age

	Median Age		
	2010	2021	Change
U.S.	37.2	38.8	1.6
Illinois	36.6	39.0	2.4
Peoria County	36.7	38.6	1.9
City of Peoria	37.5	33.3	-4.2

Figure 4. Median Age Statistics (Source: U.S. Census Bureau, American Community Survey, 2010 and 2021).

is useful in summarizing whether a population is aging. However, it is important to note that there is more to understand with regard to the “age structure” than what the median age statistic alone can provide, and the City of Peoria’s age profile warrants closer examination.

The City’s population structures as shown below for 2010 and 2021 illustrate the size of the age groups and how they have changed over the last decade (see *Figure “5”*).

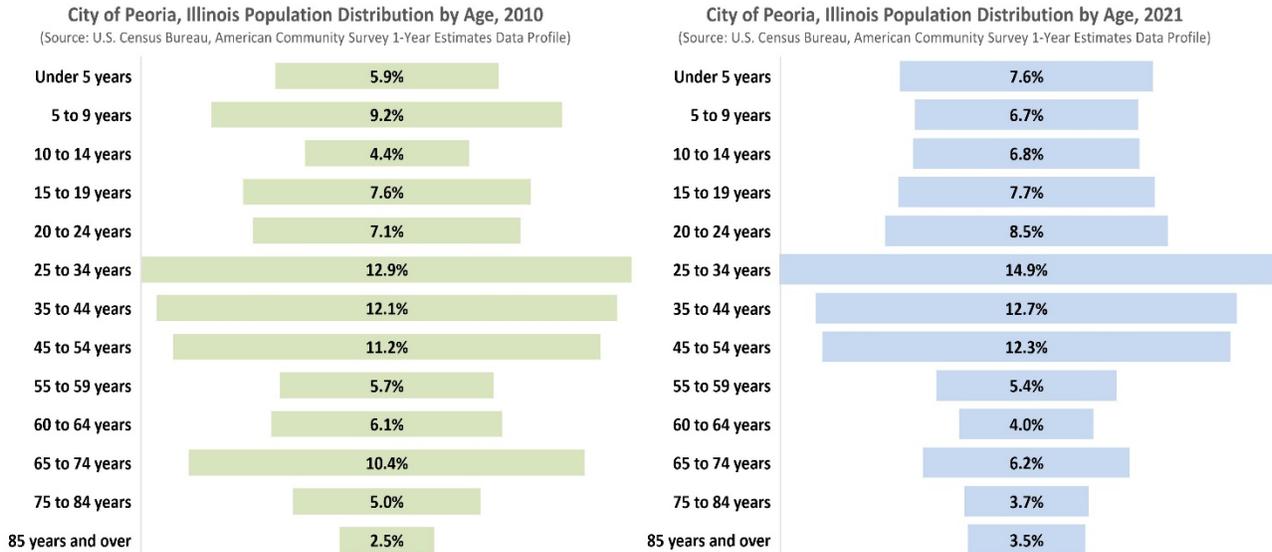


Figure 5. City of Peoria, Illinois Population Distribution by Age, 2010 and 2021 (Source: U. S. Census Bureau, American Community Survey 1-Year Estimates Data Profiles).

For this analysis, the working age population is defined as those aged 15 to 64. This indicator measures the share of the working age population within the total population. The change in the working age population between 2010 and 2021 as illustrated above, suggests the City of Peoria has experienced a fragile improvement in the number of working age population it may be able to rely on for attracting and staffing an expanding commercial and industrial base.

Peoria’s working age population increased from approximately 62.6% of the total population in 2010 to 65.5% in 2021. This may be due to losses of population in smaller, nearby communities, some of which may have shifted from those areas in search of jobs within Peoria’s larger employment base. While this shift may present a brief opportunity for the City of Peoria to intensify and expand its commercial and industrial development, the wider outmigration trend of residents leaving Illinois is a long-term challenge for the City to overcome.

As reported by the Chicago Tribune in December of 2016,<sup>3</sup> U.S. Census Bureau data indicated that Illinois had lost more residents than any other state for the third consecutive year, losing **-37,508** people in 2016, which placed its population at the lowest it had been in nearly a decade. Citing recent research undertaken by the Brookings Institution:

*“Illinois is among just eight states to lose residents, putting its population at 12,801,539 people, its lowest since about 2009. Illinois’ population first began to drop in 2014, when the state lost 11,961 people. That number more than doubled in 2015, with a loss of 28,497 people, and further multiplied in 2016.”<sup>4</sup>*

<sup>3</sup> Marwa Eltagouri, Contact Reporter, “Illinois Loses More Residents in 2016 than Any Other State,” *Chicago Tribune*, December 21, 2016 (<http://www.chicagotribune.com/news/local/breaking/ct-illinois-population-decline-met-20161220-story.html>).

<sup>4</sup> Ibid.

In December of 2021, the U.S. Census Bureau reported that the population of the United States grew in the past year by 392,665, or just 0.1%. That was the first time since 1937 that the U.S. population grew by fewer than one million people and was the lowest numeric growth since at least 1900, when the Census Bureau began tracking annual population estimates. This low rate of growth for the U.S. is attributable to decreased net international migration, decreased fertility, and increased mortality due in part to the COVID-19 pandemic. Census demographer Kristie Wilder said in a statement:

*“Population growth has been slowing for years because of lower birth rates and decreasing net international migration, all while mortality rates are rising due to the aging of the nation’s population. Now, with the impact of the COVID-19 pandemic, this combination has resulted in a historically slow pace of growth.”<sup>5</sup>*

According to the same U.S. Census report, the population of Illinois declined by about **-113,776** in the year between July 2020 and July 2021. At that time, Illinois was one of just 20 states, plus the District of Columbia, that was reportedly losing residents by domestic migration. Domestic (internal) migration is the movement of people within the United States. The largest net domestic migration gains in the U.S. during that same period were in Florida (+220,890), Texas (+170,307) and Arizona (+93,026). According to an annual survey conducted by United Van Lines, the most popular states where Illinois residents moved to in 2020 included Florida, Texas, California, Arizona, Washington, and North Carolina.<sup>6</sup>

The most common reasons the United Van Lines study cited for why people moved from Illinois in 2020 was to seek a new job, retire, and to be closer to family. The study indicated that most of the people moving out of Illinois were 55 years of age or older and had an annual income of \$100,000 or more. According to Michael A. Stoll, an economist and professor in the Department of Public Policy at the University of California:

*“We’re seeing that the COVID-19 pandemic has without a doubt accelerated broader moving trends, including retirement driving top inbound regions as the Baby Boomer generation continues to reach that next phase of life.”*

## Was Illinois Population Undercounted in 2020?

The official 2020 Decennial Census estimated Illinois’ population to be 12,812,508 as of April 1, 2020.

According to a Post Enumeration Survey, which is always conducted after each decennial census, Illinois’ household population was undercounted by 1.97%, thereby suggesting the accuracy of the 2020 Census missed 250,000 residents and the total population of the state actually exceeded 13 million.

Despite the conclusions of the Post Enumeration Survey, Illinoisans are still leaving the state. The U.S. Census annually estimates state populations through the Population Estimates Program which uses head count and other federal data on births, deaths and moves to estimate the population each year. The 2021 estimate showed the largest population decline in Illinois history.

<sup>5</sup> U.S. Census Bureau, Release No. CB21-208, “New Vintage 2021 Population Estimates Available for the Nation, States and Puerto Rico: Estimates Show Slowest Growth on Record for the Nation’s Population,” December 21, 2021 (<https://www.census.gov/newsroom/press-releases/2021/2021-population-estimates.html>).

<sup>6</sup> WIFR Newsroom, “Illinois ranks third among ‘Most Moved Out States’ in 2020, study says,” January 7, 2021 (<https://www.wifr.com/2021/01/08/illinois-ranks-third-among-most-moved-out-states-in-2020-study-says/>).

The U.S. Census Bureau’s American Community Survey 1-Year Estimate for 2021 recently marked a population loss for Illinois at **-141,039**, a **-1.1%** decline from the official 2020 Census Count for the State (see *Figure “6”*).

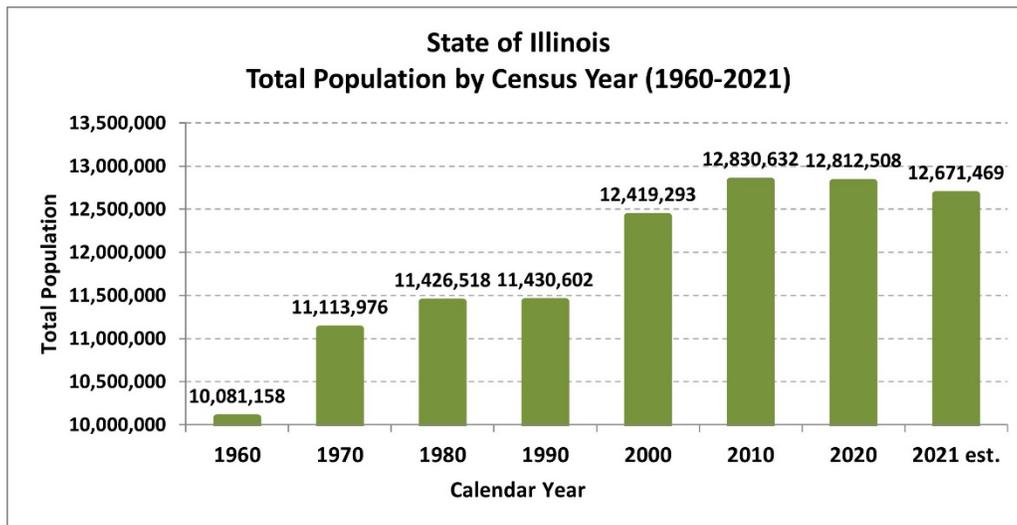


Figure 6. State of Illinois, Total Population by Census Year, 1960-2021 (Source: U.S. Census Bureau).

Despite its recent population statistics, Illinois is still about the fifth most populous state in the country. The economy of Illinois is the fifth largest by GDP in the United States and one of the most diversified economies in the world. There are numerous attributes that make Illinois and Peoria’s Central Illinois location an ideal location for new commercial and industrial development:

- ✓ Illinois is literally the logistical crossroads of America with multi-modal logistical access via rail, interstate, rivers, and airports. The centralized location of Illinois made it a key manufacturing hub, especially for farm machinery and specialty motor vehicles. Many of the United States' largest companies have facilities in Illinois, including Abbott Laboratories, AbbVie Inc., Allstate, Baxter International, Boeing, Caterpillar, Conagra, Crate and Barrel, Kraft Heinz, McDonald's, CNH Industrial, GE Healthcare, Aon PLC, Willis Towers Watson, Mondelez International, Motorola, United Airlines, US Foods, and Walgreens.
- ✓ Illinois is a very flat state. With its highest point at 1,235 feet above sea level, about 75% of Illinois is farmland thereby making the state: a leading producer of soybeans, corn, swine; a significant producer of a variety of specialty crops, such as buckwheat, horseradish, wheat, oats, sorghum, hay, fruits, and vegetables; a diverse producer of cattle, sheep, ostriches, fish and Christmas trees; and Illinois is the largest producer of pumpkins in the country. Overall, Illinois markets more than \$19 billion of agricultural commodities annually.
- ✓ The State of Illinois currently ranks second in the Midwest for total installed renewable power capacity and fifth nationally for installed wind power capacity. Illinois is ranked second in corn production among U.S. states, and Illinois corn is used to produce 40% of the ethanol consumed in the United States.
- ✓ In 2018 and prior to the COVID-19 pandemic, Illinois set a new tourism record with 117 million tourists who spent about \$42 billion during their visits. As of 2023, visitor volumes reached 112.4 million and tourism revenues amounted to approximately \$47.2 billion in the Land of Lincoln.

## Unemployment

The unemployment rate is the number of people unemployed which is expressed as a percentage of the total civilian labor force.

With the Great Recession of 2008-2009, the average annual unemployment rate in Peoria County dramatically increased from 4.2% in 2006 to 10.8% in 2009. Although the economic recovery proceeded to occur each year thereafter, the County's unemployment numbers continued to fluctuate and generally recede back down to 4.9% in 2019. The unemployment rates in Peoria and Peoria County have remained notably higher than the U.S. average and higher than the annual average unemployment rate of the State of Illinois since 2013.

During 2020, the unemployment rate for the City of Peoria substantially increased to 10.6%, largely due to the widespread economic impact of the COVID-19 pandemic. As of 2024, the average annual unemployment rate in the City of Peoria and in Peoria County was reported as 5.6% and 5.4% respectively, and continue to exceed the unemployment rates of Illinois and the U.S. (see *Figure "7"*).

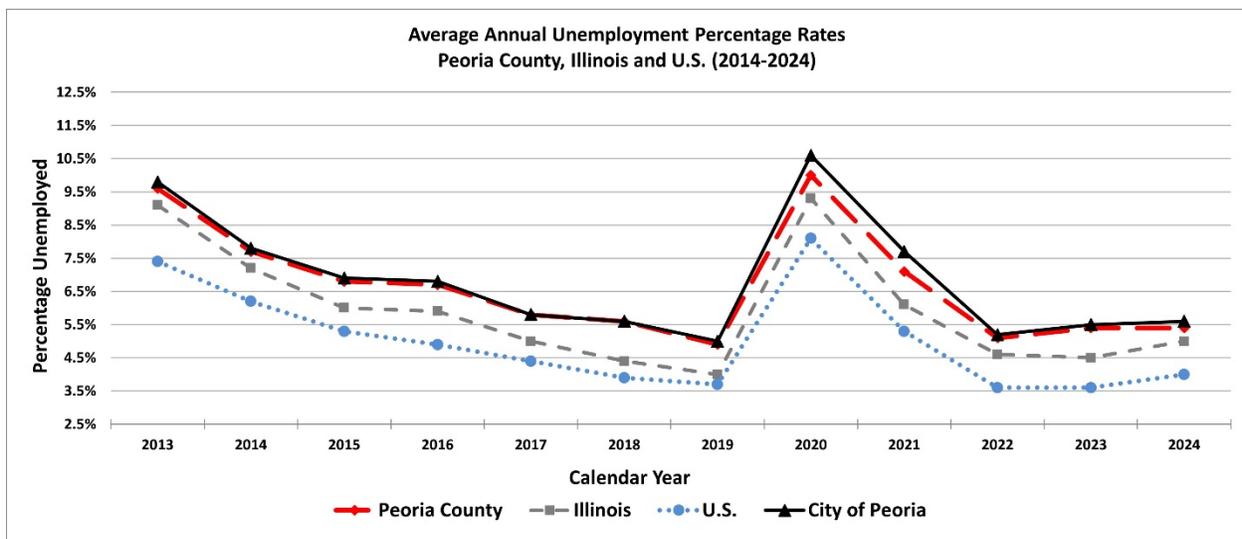


Figure 7. Average Annual Unemployment Rates for Peoria County, State of Illinois, and U.S., 2013-2024 (Source: Illinois Department of Employment Security).

Many analysts agree that the official definition of the “unemployed” omits many workers who were deprived of pay amid the pandemic. While unemployment rates jumped in April 2020 throughout the U.S. to levels not seen since the 1930’s, more recent official unemployment rates are believed to be substantially understated, because they too omit workers who exited the labor force in the previous 12-24 months and who are either absent or no longer looking for work. Everyone who is not working or actively looking for work is considered out of the labor force entirely, which therefore helps to explain the increase in the unemployment rate in 2020 when more workers stopped looking for jobs as a result of the COVID-19 crisis. The majority of jobs lost during the pandemic crisis were in industries that typically paid low average wages. The lowest-paying industries accounted for 30 percent of all job losses and 56 percent of the jobs lost from February 2020 to September 2021.

In addition to reduced population counts in the Peoria area, chronic outmigration from Illinois, the pandemic-accelerated retirement statistics, and the City’s status as a Labor Surplus Municipality, it is also important to note that the Peoria County labor force had already been declining for several years.

As evidenced by revised data obtained from the Illinois Department of Employment Security, the total labor force count in Peoria County peaked in 2007 at 97,425 workers.

By 2024 the total Peoria County labor force was reported to be 85,664, a decline of -5,940 workers or a loss of -6.5% over the previous decade (see **Figure “8”** below). It should also be noted that while total labor force numbers have declined, the City of Peoria consistently accounts for about 60% of the total Peoria County workforce and remains as the dominant employment center for the region.

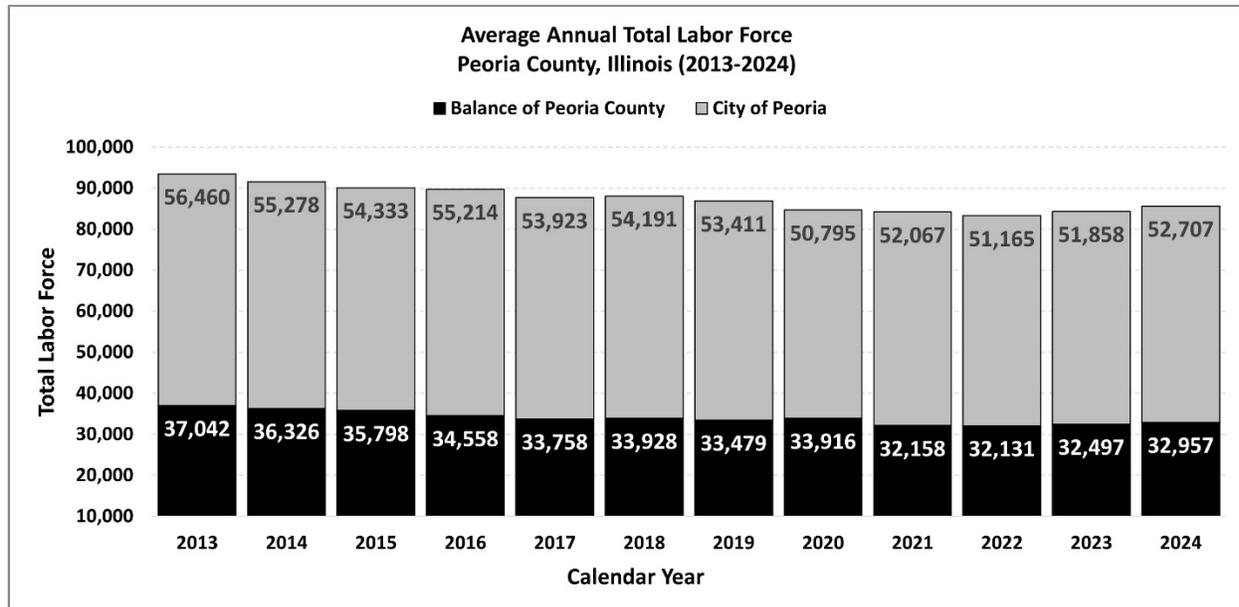


Figure 8. Average Annual Total Labor Force in Peoria and Peoria County, 2013-2024 (Source: Illinois Department of Employment Security).

Based on recent population and employment trends, Illinois will likely continue to face shrinking workforce numbers over the next 10 years, thereby making efforts to improve Peoria’s job base an increasingly more complicated and difficult challenge. As some employers in Illinois may already seriously question whether they can find enough qualified workers to fill job openings to meet the needs of their businesses, the urgency to create new job opportunities, to assist potential workers with attaining the educational background and skills necessary to fill those positions, and to provide a higher-quality residential environment for employees and their families has perhaps never been greater.

New private investment in commercial, retail and commercial-residential facilities, and related amenities within the proposed **Adams/Liberty TIF District Redevelopment Project Area** will help create a more inviting community for the Peoria employment base to recover and expand. New tax revenues resulting from such economic growth will also further enable the City of Peoria and other taxing bodies to fund high-quality public services for their residents.

---

*“The City of Peoria intends to use Tax Increment Financing to attract new private investment for the redevelopment of blighted and underutilized spaces within the proposed Adams/Liberty TIF District and to thereby attract more people to work and live in the City of Peoria.”*

---

**Major Commercial-Retail Trade Center**

Commercial growth and retail trade is among Peoria’s many significant contributions to the Central Illinois economy and retail sales tax is a vital source of revenue for the City of Peoria that helps provide high quality public services to residents of the area. The City of Peoria currently receives \$2.75 in municipal sales tax for every \$100 of retail sales. Municipal sales tax funds help the City provide high quality public services to its residents and therefore represent a vital source of revenue for the community. The total retail sales generated in the City of Peoria during calendar year 2024 amounted to \$2,758,008,024 as reported by the Illinois Department of Revenue. Total annual retail sales expressed in nominal dollars between 2009 and 2024 increased by \$737,416,849 or 34% (see **Figure “g”** below). However, in terms of real, inflation-adjusted dollars, the City’s total retail sales declined by **-1.8%** over the same fifteen (15) year period.

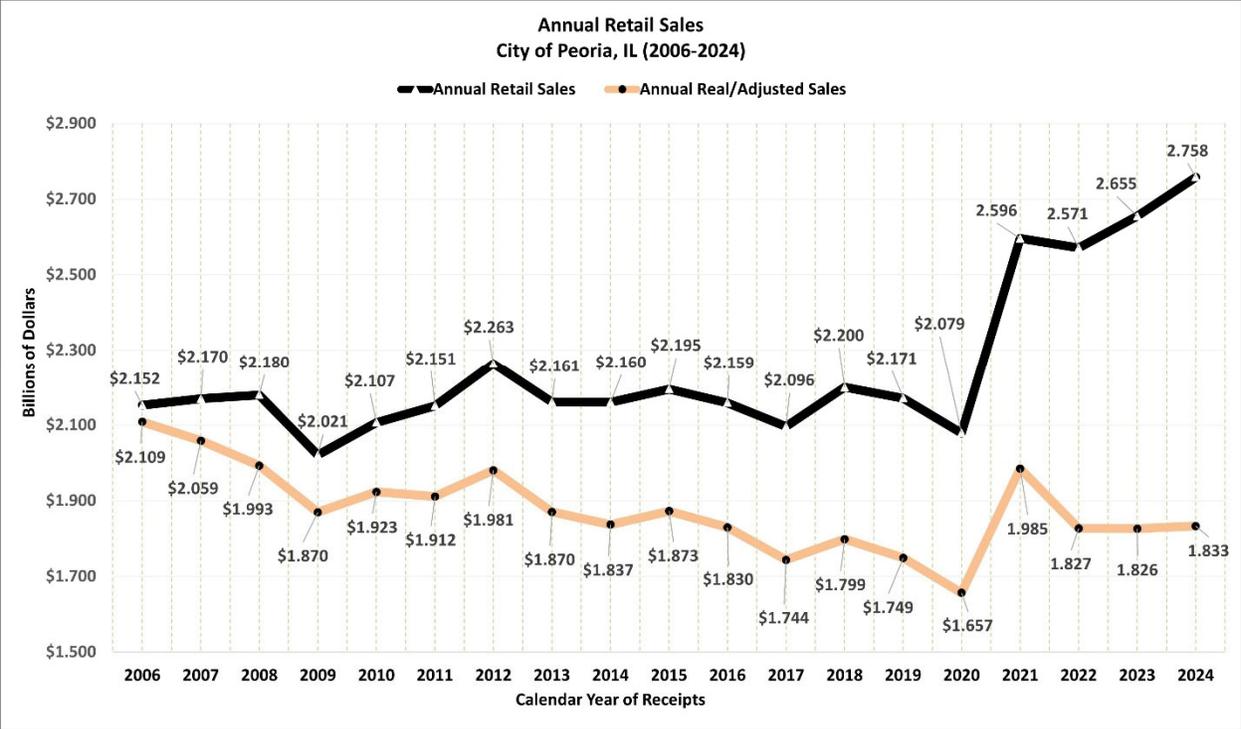


Figure 9. City of Peoria, Illinois – Annual Retail Sales, 2006-2024 (Source: Illinois Department of Revenue).

Peoria’s inflation-adjusted retail sales tax trends in recent years reflect many of the same economic trends and conditions affecting much of the State of Illinois and the Midwest region. The construction of new or expanded (physical) retail space that has occurred in Peoria over the last 15-20 years is being challenged by a dramatic shift in consumer behavior. This is especially true during times of restricted access because of public health concerns, such as what was recently experienced with the COVID-19 pandemic.

Shoppers are increasingly expecting more from retailers in terms of both their online and physical, in-store experiences. The Internet, home shopping and related new technologies are causing changes to occur in how people acquire their everyday goods and services. The growing popularity of online retail shopping is causing retailers to redesign store formats and payment methods, as well as adjust to how technology-driven shopping preferences are affecting the inherent value of physical locations in populated areas, or along busy transportation corridors.

Such shifts in consumer behavior is also evidenced by the number of commercial retail taxpayers. Recent Illinois Department of Revenue data indicates the number of retail taxpayers declined in the City of Peoria by **-34%** between 2006 and 2020 (see **Figure “10”** below).

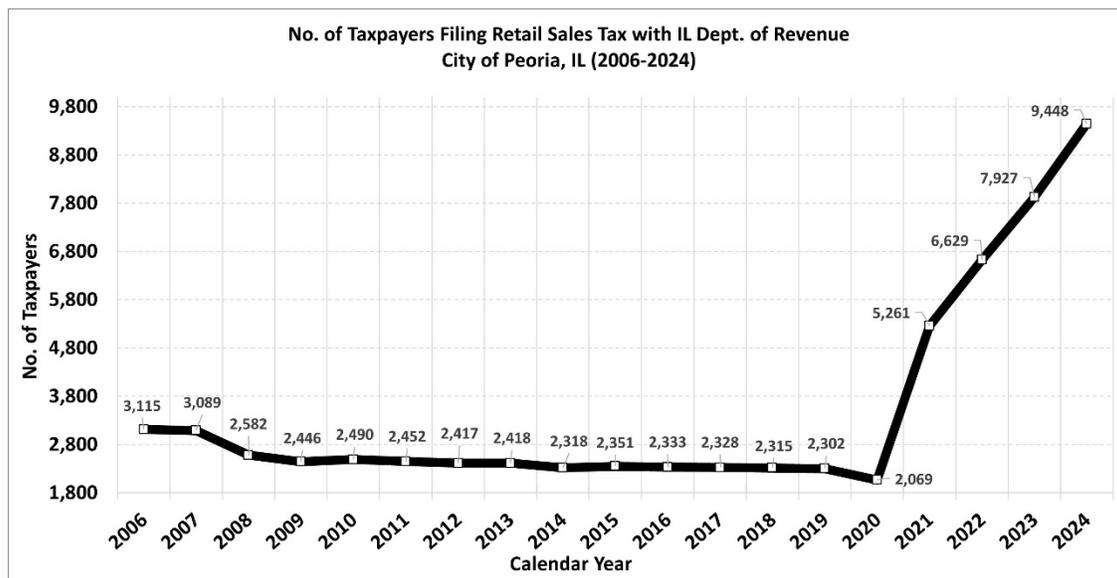


Figure 10. City of Peoria, Illinois – Annual Number of Retail Taxpayers, 2002-2021 (Source: Illinois Department of Revenue).

Why the spike in retail sales and the number of retail tax payers in 2021? The State of Illinois enacted the “*Leveling the Playing Field for Illinois Retail Act*” in 2021 (see sidebar at right).

Absent new, innovative approaches at the local level, ever-evolving online shopping practices may result in a cascade of negative effects on communities like Peoria for future business development, job creation, population growth and the sustainability of high-quality public services for its residents.

As part of an ongoing effort to arrest these negative trends and encourage new economic vitality throughout the community, the City of Peoria proposes to use tax increment financing to establish itself as a stronger retail center and further stimulate commercial, retail and residential development within the proposed Adams/Liberty TIF District Redevelopment Project Area. By using TIF to attract new private investment and improve public infrastructure within the designated Redevelopment Project Area, the City intends to:

### Leveling the Playing Field Legislation

Illinois Public Acts 101-31 and 101-604 amended the Retailers' Occupation Tax and enacted the “Leveling the Playing Field for Illinois Retail Act” to implement a series of structural changes to the Illinois sales tax laws to require "remote retailers" to remit State and local retailers' occupation taxes beginning January 1, 2021. The changes are intended to "level the playing field" between Illinois-based retailers and remote retailers by imposing State and local retailers' occupation taxes on Illinois retailers and remote retailers alike. Remote retailers who meet certain thresholds are required to register to collect and remit Illinois Retailers' Occupation Tax (ROT) for sales of tangible personal property made on or after January 1, 2021.

A substantial portion of the City’s increased retail sales tax revenues during calendar year 2021 may be attributable to online sales which were subject to the “Leveling the Playing Field” legislation.

- create new employment opportunities and thereby arrest population declines;
- expand the real estate tax assessment base within the Redevelopment Project Area;
- generate new sales tax revenues for the City, School Districts, and the County;
- expand and update public infrastructure and related services; and
- improve pedestrian access within and adjacent to the Area, thereby improving the overall quality of life for its residents.

### **SECTION III. REDEVELOPMENT GOALS AND OBJECTIVES**

#### ***Redevelopment Goals and Objectives***

The City intends to use the **Adams/Liberty TIF District Redevelopment Plan, Area, and Projects** to redevelop property that is currently underutilized for commercial space, retail businesses, and residential development. Such redevelopment is necessary for improving employment opportunities, expanding, and diversifying the local real estate tax base, managing growth, and increasing the overall quality of life for Peoria residents. This Redevelopment Plan will allow the City to: alleviate and/or remove blighting conditions such as the lack of adequate public infrastructure; increase Downtown Peoria’s overall competitiveness in the region; and institute public policies that are more conducive to the type of commercial and residential development that the City hopes to attract to the Area.

Pursuant to the TIF Act, this Redevelopment Plan is intended to promote and protect the health, safety, morals, and welfare of the public, address blighted conditions as defined in the Act, and institute conservation measures that will:

- remove and alleviate adverse or deteriorated conditions impeding economic growth;
- encourage new private investment; and
- restore and enhance the tax base of the overlapping taxing districts by undertaking a series of public and private redevelopment projects within the specified Redevelopment Project Area.

The property within the Redevelopment Project Area will substantially benefit by a series of public and private redevelopment projects made possible with tax increment financing. The Redevelopment Project Area is not otherwise reasonably expected to be substantially improved or to be further developed without the use of tax increment financing.

The Adams/Liberty TIF District Redevelopment Plan includes, but is not limited to, the following general long-term goals and objectives:

1. Eliminate or reduce those conditions which qualify the Redevelopment Project Area as a Combination of *Blighted* and *Conservation* Areas, including but not limited to the redevelopment

of vacant and underutilized spaces within the “PNC Building” and the “Creve Coeur Building,” as well as revitalize and reopen the parking deck which is contiguous to the Creve Coeur Building;

2. Facilitate the construction, improvement and maintenance of public facilities and infrastructure, environmental remediation, and other capital projects which the City finds is in furtherance of this Redevelopment Plan and necessary to encourage new commercial and commercial-residential development;
3. Construct, improve, upgrade, and maintain storm water drainage and sanitary sewer lines and related infrastructure throughout the Redevelopment Project Area;
4. Construct, improve, upgrade, and maintain antiquated and/or inadequate water lines and mains, as well as water storage facilities and related distribution systems;
5. Construct, improve, upgrade, and maintain streets, infrastructure relating to information technology, street lighting, landscaping, curbs, alleys, parks, public green space, recreational amenities, sidewalks, other pedestrian walkways throughout the Redevelopment Project Area;
6. Provide financial incentives offered by tax increment financing and encourage private investment for commercial rehabilitation and renovation projects to be undertaken on existing structures within the Redevelopment Project Area, including but not limited to those located at 301 SW Adams St., 304 SW Jefferson St., and 312 SW Jefferson St. (*Figure “11”*);



*Figure 11. Downtown Peoria, IL, looking southwest from the corner of SW Jefferson St. and Liberty St. Subject properties shown left to right as 301 SW Adams St. (“PNC Building”), 304 SW Jefferson St. (Creve Coeur Building), and 312 SW Jefferson St. (Parking Garage).*

7. Enhance the tax base for the City and other taxing districts through coordinated, comprehensive planning efforts by either the public or private sectors to improve infrastructure, property reuse, and the upgrade of existing buildings;
8. Foster entrepreneurship and attract new commercial and commercial-residential development which complies with City zoning and land use ordinances, increases assessed valuations, and enhances the real estate tax base for the City, thereby also creating additional employment opportunities within the Area and the Peoria community;
9. Attract tourism and new retail/commercial businesses while also vigorously reinvesting in existing properties within the Redevelopment Project Area to encourage business retention and increase retail business activity that will generate new local retail sales tax revenue for the City, other local taxing bodies, and the State of Illinois;

10. Adhere to the vision and outcomes described in the City of Peoria Strategic Plan (2019 Update), including but not limited to the Economic Opportunity and Neighborhood Livability factors described therein:



*“Economic opportunity and neighborhood livability focus on reducing economic disparities by understanding and addressing causes, leveraging public-private partnerships, and supporting residents. It supports the development of a business climate that encourages private investment and private employment. These strategies will support development and maintenance of affordable suitable housing, aligning worker skills with employee needs, developing an inclusive workforce, and supporting the business community with programs and supports that lead to success;”*

11. Implement the goals and objectives of the City’s Comprehensive Plan as amended, the first of which was adopted in 1937; and
12. Undertake redevelopment projects which will further improve the overall quality of life, health, and well-being of the Peoria community.

### ***Planning Process and Calendar***

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

The Tax Increment Allocation Redevelopment Act of 65 ILCS 5/11-74.4 *et. seq.* (the “Act”) requires a municipality to follow certain procedures in establishing a TIF District. The proposed TIF District must contain several specific statutory characteristics which qualify the Area for tax increment financing. These characteristics and definitions as set forth below determine whether the Area is *Blighted*, *Conservation*, or a combination of both *Blighted and Conservation* areas (see **Appendix “A”**).

The process to establish a TIF District pursuant to the Act is initiated by a municipality (see **Appendix “B”**). This process includes:

- creating an Interested Parties Registry;
- determining the qualifications of the redevelopment project area;
- preparing a Redevelopment Plan;
- establishing a date, place and time for a Public Hearing;
- sending notification of the Public Hearing to all taxing districts, registrants of the interested parties registry and the Illinois Department of Commerce and Economic Opportunity (DCEO) with an invitation to attend and provide comments;

- convening a Joint Review Board consisting of a representative selected by each community college district, local elementary school district, high school district or each local community unit school district, park district, library district, township, fire protection district, the county, a representative of the municipality and a public member;
- publishing a notice twice before the Public Hearing in a newspaper of general circulation in the community;
- mailing of the notice of the Public Hearing to all taxpayers and residents in the proposed Area;
- mailing of the notice of the Public Hearing to residential addresses within 750 feet of the proposed Area; and
- approving final ordinances: (1) approving the Redevelopment Plan and Projects; (2) designating the Redevelopment Project Area; and (3) adopting Tax Increment Allocation Financing for the Area.

The City of Peoria engaged Jacob & Klein, Ltd. and The Economic Development Group, Ltd. on January 14, 2025, to assist the City with undertaking this process for establishing the Adams/Liberty TIF District. A review of the qualifications of the proposed Area was subsequently completed which evaluated the potential TIF District based upon statutory definitions and determined that there is sufficient evidence for the **Adams/Liberty TIF District** to be classified as a combination of *Blighted* (improved/vacant) and *Conservation* (improved) areas.

Upon reviewing the proposed Redevelopment Plan and accepting the findings herein, the City Council may move forward with the process for establishing the **Adams/Liberty TIF District**.



The City’s schedule for the planning and completing the statutorily required activities relating to the establishment of the **Adams/Liberty TIF District** is as follows:

- Initiate Planning and Research to Document TIF Qualifying Characteristics.....1/14/2025
- Submit Draft Redevelopment Plan to City .....9/12/2025
- Establish Interested Parties Registry by Ordinance .....9/23/2025
- Set date for Public Hearing by Ordinance.....9/23/2025
- Publish Availability of Interested Parties Registries .....9/26/2025
- Certified Mailings of Public Hearing Notice to Taxing Districts.....9/26/2025
- Certified Mailings of Public Hearing Notice to Taxpayers & Residents..... 10/09/2025
- Convene Joint Review Board (JRB) Meeting..... 10/15/2025
- Mail Public Hearing Notice to Residential Addresses within 750 ft. & IPR..... 10/16/2025
- First Publication of Notice of Public Hearing ..... 10/30/2025
- Second Publication of Notice of Public Hearing .....11/6/2025
- Public Hearing ..... 11/18/2025
- Approve Final Ordinances to Establish TIF District .....1/13/2026

SECTION IV.

QUALIFYING CHARACTERISTICS OF THE REDEVELOPMENT PROJECT AREA

*Description of Proposed Redevelopment Project Area*

The proposed TIF Area includes commercial properties, which are located within a single block of Downtown Peoria. The Area is bordered by SW Adams Street on the south, Liberty Street on the east, SW Jefferson Street on the north, and Harrison Street on the west. The Redevelopment Project Area is configured to encourage commercial redevelopment projects and is more specifically illustrated on the attached Proposed Boundary Map (*Exhibit “1”*) and legally described in the attached Proposed Legal Description (*Exhibit “2”*).

Pursuant to the Act, the proposed **Adams/Liberty TIF District Redevelopment Project Area** (the “Area”) includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project. Also, pursuant to the Act, the Area is not less in the aggregate than 1½ acres and further constitutes a contiguous Area pursuant to Section 11-74.4-4 of the TIF Act as amended by Public Act 102-0818.

The Area includes properties within the City which have been neglected and have not benefitted from coordinated planning efforts by either the public or private sectors. As evidenced by the qualifying characteristics presented in this Section, both vacant and improved properties within the proposed Redevelopment Project Area would substantially benefit by a series of proposed public and/or private redevelopment projects. Therefore, the City finds that the Redevelopment Project Area *as-a-whole* has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

*Qualifying Characteristics of Proposed Redevelopment Project Area*

The Adams/Liberty TIF District Area as-a-whole includes characteristics which qualify the Area as a combination of *Blighted* and *Conservation* areas, as defined in the Tax Increment Allocation Redevelopment Act [TIF Act] (65 ILCS 5/11-74.4 *et. seq.*). **The terms *Blighted* and *Conservation* areas when applied to improved or vacant properties are statutory definitions, not common ideas of those terms.** The statutory definitions which have been applied and used in this section are presented in *Appendix “A.”* A summary of the City’s findings is presented as follows:

Total Number of Parcels (improved and vacant) .....	6
Total Number of Qualifying Parcels (improved and vacant) .....	6
<b>Total Percentage of Parcels (improved and vacant)</b>	
<b>which Qualify under the Act .....</b>	<b>100.0%</b>

**CONCLUSION:** Within the proposed Adams/Liberty TIF District there are six (6) vacant and improved parcels that were surveyed, 100.0% of which qualify under the TIF Act as a combination of **Blighted and Conservation Areas.**

**Qualifying Characteristics of Improved Parcels**

Total Number of Improved Parcels..... 5  
Total Number of Improved Parcels which Qualify under the Act ..... 5  
**Total Percentage of Improved Parcels which Qualify under the Act ..... 100.0%**

Of All Improved Parcels:

Total “Blighted” (5 qualifying characteristics) ..... 3  
Total Number of Structures and Site Improvements ..... 5  
Number of Structures over 35 Years of Age ..... 5  
**Total Percentage of Structures over 35 Years of Age..... 100.0%**  
Total “Conservation” ..... 5  
Total Number Conservation, but Not Blighted ..... 2

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

Number showing signs of Dilapidation..... 1  
Number showing signs of Obsolescence..... 0  
Number showing signs of Deterioration ..... 5  
Number showing signs of Code Violations ..... 2  
Number showing signs of Illegal Uses..... 0  
Number showing signs Excessive Vacancy..... 3  
Number which Lack HVAC/Sanitary Facilities ..... 1  
Number with Inadequate Utilities ..... 0  
Number subject to Overcrowding..... 2  
Number used for Deleterious Uses ..... 1  
Number with EPA Issues ..... 0  
Number showing Lack of Planning<sup>7</sup> ..... 3  
Number subject to Declining/Static EAV ..... 5

**CONCLUSION: The applicable characteristics of Blight and Conservation were found reasonably distributed throughout the five (5) improved parcels, 100.0% of which qualify as a Combination Blighted and Conservation Area within the proposed Adams/Liberty TIF District Redevelopment Project Area. Three (3) of the improved parcels also qualify as a Blighted Area.**

---

<sup>7</sup> The improved parcels evidencing a lack of adequate planning were either constructed prior to or lacked the benefit of adhering to the City’s comprehensive plan.

**Qualifying Characteristics of Vacant Parcels**

Total Number of Vacant Parcels .....	1
Total Number of Vacant Parcels which Qualify under the Act.....	1
<b>Total Percentage of <u>Vacant</u> Parcels which Qualify under the Act.....</b>	<b>100.0%</b>

Of All Vacant Parcels:

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

Number subject to Obsolete Platting .....	1
Number subject to Diversity of Ownership .....	0
Number subject to Tax Delinquencies .....	1
Number subject to Deterioration of Adjacent Properties .....	1
Number subject to EPA Issues .....	0
Number subject to Declining/Static EAV.....	1

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

Number containing an Unused Quarry, Mine or Strip Mine Pond.....	0
Number containing an Unused Railroad or Railroad Right-of-way.....	0
Number subject to Chronic/Contribute to Flooding within same watershed .....	0
Number with Disposal Site .....	0
Number found to have been Blighted before becoming Vacant.....	0
Number of vacant parcels which qualify as an Industrial Park Conservation Area.....	0

**CONCLUSION: The one (1) vacant parcel surveyed within the proposed Adams/Liberty TIF District qualifies as a Blighted Area. The vacant parcel will contribute to the effectiveness of the TIF District as a whole and is necessary either as a potential development location or to ensure contiguity within the TIF District.**

---

---

---

---

---

---

---

---

## Equalized Assessed Valuation (EAV) of the Redevelopment Project Area

One of the qualifying characteristics for both “Blighted” and “Conservation” parcels is the declining value of properties included in the Redevelopment Project Area.

The total equalized assessed valuation (“EAV” before exemptions) of the City of Peoria for tax year 2024 payable 2025 was **\$2,712,043,391**. The total EAV (before exemptions) of parcels studied for the entire proposed TIF District Redevelopment Project Area for tax year 2024 payable 2025 was **\$1,262,760** and accounted for **0.05%** of the City’s total EAV (*Figure “12”*). Therefore, the total estimated EAV of the balance of the City (outside of the proposed TIF Redevelopment Project Area) was **\$2,710,780,631**.

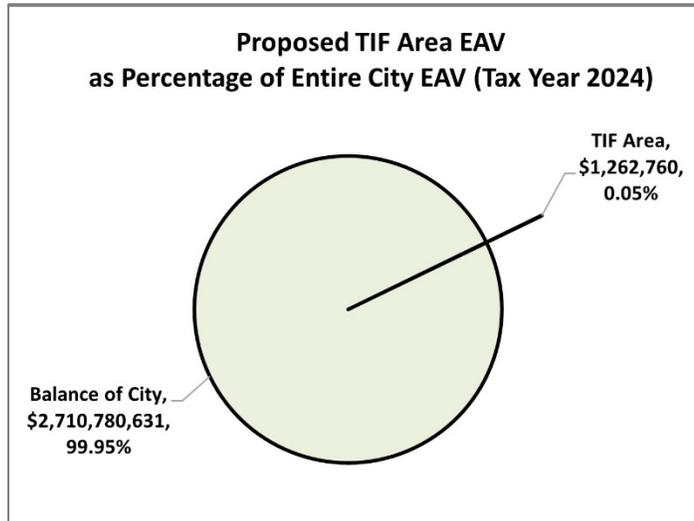


Figure 12. Proposed TIF Redevelopment Area EAV as a Percentage of the total EAV of the City of Peoria (tax yr. 2024 payable 2025).

The EAV characteristics in this instance contribute to the qualification of the Area because the total equalized assessed valuation of the proposed redevelopment project area declined or increased at an annual rate which was less than the balance of the city as well as less than the annual Consumer Price Index (CPI) for All Urban Consumers for four (4) of the last five (5) years (*Figure “13”*).

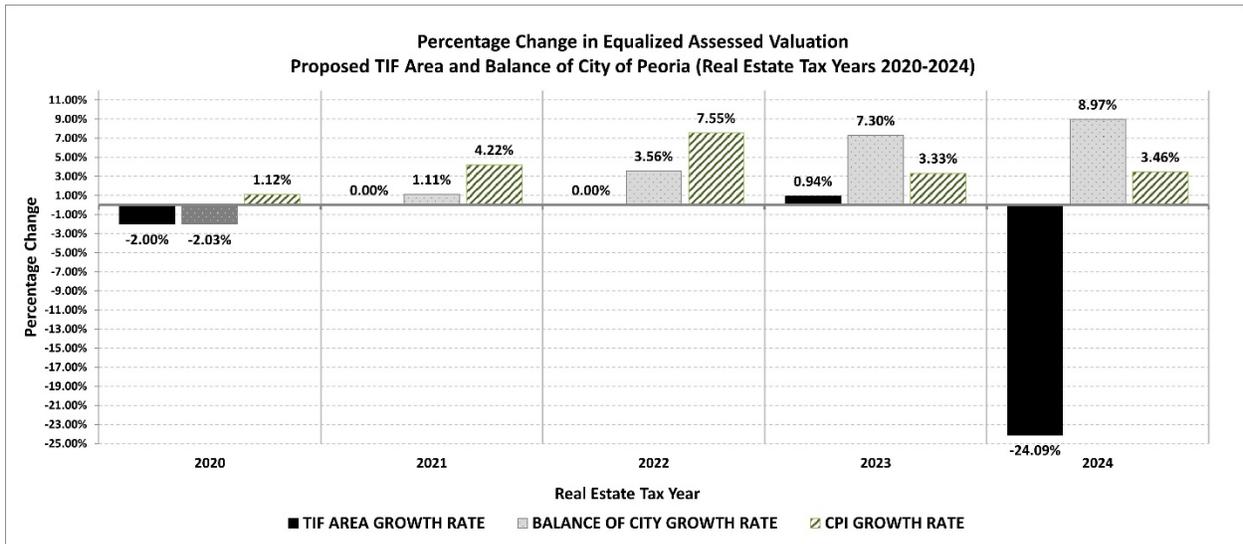


Figure 13. Proposed Adams/Liberty TIF District, Percentage Change in Equalized Assessed Valuation, 2020-2024 (Source: Office of the Peoria County Supervisor of Assessments data available online at <https://gis.peoriacounty.gov/PeoriaCountyGIS/#>).

**CONCLUSION:** Pursuant to the Act, the equalized assessed valuation of the proposed Area assists in qualifying the proposed Adams/Liberty TIF District as a combination of “Blighted” and “Conservation” Areas.

## Summary of TIF Qualification Characteristics

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

1. Pursuant to the Act, the proposed Redevelopment Project Area (Area) includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project; and the Area is greater than 1½ acres in size.
2. The Redevelopment Project Area qualifies as a combination of *Blighted* and *Conservation* areas. The qualifying characteristics as documented herein are present throughout the Redevelopment Project Area, are present to a meaningful extent and are evenly distributed throughout the Redevelopment Project Area as follows:
  - a. Within the **Adams/Liberty TIF District** there are **six (6)** individual parcels that were surveyed as vacant or improved, **100.0%** of which qualify under the TIF Act as a combination of *Blighted* [improved/vacant] and *Conservation* [improved] areas.
  - b. The applicable characteristics of *Blight* and *Conservation* were found reasonably distributed throughout the proposed TIF District as-a-whole. Of the **five (5)** improved parcels, **100.0%** qualify as a Combination of Blighted and Conservation Areas. **Three (3)** of the improved parcels also qualify as a Blighted Area.
  - c. **One (1)** vacant parcel qualifies as a *Blighted* area due in part to obsolete platting, tax delinquencies within the last five (5) years, and the presence of deteriorated structures adjacent to the vacant parcel.
  - d. The lack of growth in equalized assessed valuation of the proposed Area assists in qualifying the TIF District as a combination of Blighted and Conservation Areas.
3. The proposed Redevelopment Project Area has not benefitted from coordinated planning efforts by either the public or private sectors. There is a need to focus on redevelopment efforts relating to infrastructure, property reuse, and the improvement of existing buildings.
4. The proposed Redevelopment Project Area would not be subject to redevelopment without the investment of public funds, including tax increments.
5. All property in the proposed Redevelopment Project Area would substantially benefit by a series of proposed redevelopment projects (public and private).
6. Portions of the proposed Redevelopment Project Area may be suitable for redevelopment (public and private) for modern and more intensive mixed-use if funding can be established to acquire and redevelop necessary properties, and to put in place appropriate incentives to overcome market impediments.
7. Indications of deterioration and blighting conditions were found to be present and distributed throughout the Redevelopment Project Area to a meaningful extent on both vacant and improved parcels, thereby qualifying the Area as a combination of *Blighted*, and *Conservation* areas, as defined in the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. al.*)

seq.). Therefore, based on the information provided herein: **the City concludes that the Adams/Liberty TIF District Redevelopment Project Area qualifies pursuant to the requirements of the TIF Act.**

As illustrated by the examples below, deterioration, underutilized spaces, and blighting conditions were found to be present to a meaningful extent and distributed throughout the Redevelopment Project Area. The following photos are incorporated herein as **Figure "14:"**









**SECTION V.**

**DESIGNATED AND ANTICIPATED PUBLIC AND PRIVATE PROJECTS  
FOR PROPOSED REDEVELOPMENT PROJECT AREA**

***Public Redevelopment Projects***

The City intends to address the conditions which, pursuant to the TIF Act, qualify the Redevelopment Project Area as a combination of *Blighted* and *Conservation* areas. The Redevelopment Project Area has infrastructure inadequacies and will require additional improvements throughout the life of the TIF District as projected below. The implementation of the public projects provided herein will help address current impediments to growth and attract new private investment within the Redevelopment Project Area.

To the extent possible, the City will also encourage the private sector to incur the costs of constructing public infrastructure that is necessary for completing private redevelopment projects. Such costs may then be reimbursed to private developers from real estate tax increment generated by the private redevelopment projects. The City intends to pay for public improvements using a portion of any Real Estate Tax Increment generated within the TIF District, as well as Municipal Sales Taxes and any other sources of funds it may lawfully pledge.

***The Anticipated Public TIF Eligible Redevelopment Project Cost Obligations are estimated as follows:***

<b>Type of Anticipated Public Redevelopment Project</b>		<b>Designated/Obligated TIF Eligible Project</b>
<b>1</b>	Public works construction, improvements, upgrades, and maintenance or resurfacing of streets, roads, alleys, parking facilities, and sidewalks, including labor, equipment, parts, and materials	\$6,500,000
<b>2</b>	Public works construction, improvements, upgrades, and maintenance of sanitary sewer infrastructure in support of the Area, including labor, equipment, parts, and materials	\$250,000
<b>3</b>	Public works construction, improvements, upgrades, and maintenance of water mains and related infrastructure including labor, equipment, parts, and materials	\$250,000
<b>4</b>	Storm sewer drainage improvements, including labor, equipment, parts, and materials	\$250,000
<b>5</b>	Public works or improvements related to utilities, including, but not limited to, gas, electric, cable and telecommunication infrastructure, including labor, equipment, parts, and materials	\$250,000
<b>6</b>	Public property acquisition and assembly costs	\$300,000

Type of Anticipated Public Redevelopment Project		Designated/Obligated TIF Eligible Project
7	Rehabilitation, renovation, construction/reconstruction City facilities, including labor, equipment, parts and materials	\$10,000,000
8	Removal and remediation of environmental contaminants, if any, and other physical impediments to redevelopment	\$500,000
9	TIF District-related marketing of sites, as well as signage, lighting, advertising, and economic development website and web-related marketing	\$150,000
10	Construction, improvements, upgrades and maintenance of public park and green space improvements	\$200,000
11	Costs relating to rehabilitation and revitalization of commercial properties including, but not limited to redevelopment loans, grants, reimbursements and combinations thereof	\$250,000
12	Staff and professional services including, but not limited to engineering, architectural, community planning, legal, financial, accounting, marketing, training, continued education, economic development services and TIF-related public administration as may be necessary for the implementation of the TIF Redevelopment Plan and Projects	\$300,000
13	Public safety, fire and rescue and other emergency services training, facilities, equipment and personnel necessary to promote and protect the health, safety, and welfare of the public within the Redevelopment Project Area	\$150,000
14	Costs relating to day care services for children of employees from low-income families working for businesses located within the redevelopment project area per Section 11-74.4-3(q)(11.5) of the Act	\$500,000
15	Public infrastructure within contiguous TIF Redevelopment Project Areas, if any	\$250,000
16	Potential capital cost reimbursements	\$3,800,000
<b>TOTAL:</b>		<b>\$23,900,000</b>

**Private Redevelopment Projects**

As previously stated, the City plans to address the conditions which qualify the Redevelopment Project Area as a combination of *Blighted* and *Conservation* areas.

The City believes the Redevelopment Project Area will not be developed without the use of tax increment financing and the implementation of this TIF District Redevelopment Plan will attract new private investment within the Area. Therefore, the City intends to offer incentives to potential Developers to encourage commitments for new private investment during the life of the proposed TIF District.

The City published Request for Qualifications #18-25, seeking proposals for the redevelopment of 301 SW Adams St., 304 SW Jefferson St., and 312 SW Jefferson St. that the City acquired in October-2024 as attached hereto as **Appendix “C.”**



301 SW Adams  
~167,000 sq ft



304 SW Jefferson  
~65,000 sq ft



312 SW Jefferson  
18,700 sq ft Lot

**The designated and anticipated Private TIF Eligible Redevelopment Project Cost Obligations are estimated as follows:**

Type of Anticipated Private Redevelopment Project		Designated/Obligated TIF Eligible Project Cost
1	Rehabilitation, repair, renovation and redevelopment of the property at “301 SW Adams” for adaptive commercial-retail, professional, and/or residential-mixed re-uses	\$11,250,000
2	Rehabilitation, repair, renovation and redevelopment of the property at “304 SW Jefferson” for adaptive commercial-retail, professional, and/or residential-mixed re-uses	\$11,250,000
3	Rehabilitation, repair, renovation and redevelopment of the property at “312 SW Jefferson” for new adaptive green space and/or reconstruction of (short-term) surface parking lot	\$250,000
4	Future construction of new 5-level parking structure/garage at “312 SW Jefferson,” including ground-level commercial space and multi-family residential/hospitality uses on upper level(s)	\$4,000,000
5	Rehabilitation, repair, renovation and redevelopment of other private sites and structures located within the TIF Redevelopment Project Area	\$150,000
<b>TOTAL:</b>		<b>\$26,900,000</b>

***Anticipated Categorical Types of Public and Private TIF Redevelopment Project Costs***

Adjustments are expected and may be made to the following line-items for *Designated and Anticipated Public and Private TIF Eligible Private Redevelopment Project Costs* by increasing or decreasing line-item costs for redevelopment. The costs for each individual redevelopment project and the resulting tax revenues will be evaluated by the City as each project is considered for financing under the provisions of the Act. The totals of line items below are not intended to place a total limit on the described expenditures or intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment projects, provided the total payment for all eligible redevelopment project costs shall not exceed the amount set forth herein or as adjusted in the future.

<b>Designated &amp; Anticipated Public &amp; Private Redevelopment Project Costs</b>	<b>Total Estimated Line-Item Costs</b>
Acquisition of land & other property	\$3,300,000
Site preparation, clearing & grading	\$260,000
Demolition of buildings & structures	\$500,000
Planning, engineering, architectural fees	\$500,000
Legal fees	\$55,000
Accounting/financial fees	\$35,000
Marketing of sites	\$190,000
Other professional fees	\$325,000
Eliminating or removing contaminants & other impediments	\$650,000
Rehabilitation, reconstruction, repair or remodeling of existing buildings	\$19,882,500
Job training & retraining services	\$10,000
Public water lines & mains	\$250,000
Sanitary sewer	\$250,000
Storm sewer & drainage improvements	\$250,000
Streets, sidewalks, curbs, gutters	\$6,500,000
Utilities extensions	\$250,000
Financing costs	\$3,500,000
Relocation costs	\$10,000
Up to 50% of construction of low-income new housing	\$9,632,500
Public safety, fire/emergency, and other capital costs	\$3,950,000
Day care services per Sect. 11-74.4-3.(q) (11.5)	\$500,000
<b>Total Designated &amp; Anticipated Public &amp; Private Project Costs</b>	<b>\$50,800,000</b>

**SECTION VI.**  
**SOURCES OF FUNDS TO PAY TIF ELIGIBLE PROJECT COSTS**

The City may execute written Redevelopment Agreements with Private Developers to use portions of the TIF Real Estate Tax Increments generated from such projects to reimburse Developers for TIF eligible *private* project costs as provided in the Act per Section 65 ILCS 5/11-74.4-3(q). The City further intends to use some TIF Increment generated by such private projects and other sources of funds it may lawfully pledge for the payment of TIF eligible *public* project costs.

Anticipated and Projected Private Redevelopment Projects <sup>8</sup>	Estimated Completion	Total Projected Investment	Projected Cumulative TIF Increment <sup>9</sup>	Anticipated TIF Eligible Project Costs
301 SW Adams Project (rehab/renovation project)	2028	\$35,000,000	\$13,706,161	\$11,250,000
304 SW Jefferson Project (rehab/renovation project)	2028	\$35,000,000	\$13,706,161	\$11,250,000
312 SW Jefferson Project (parking lot rehab/renovation project)	2028	\$750,000	\$165,985	\$250,000
312 SW Jefferson Project (parking garage & multi-family residential)	2032	\$20,000,000	\$12,581,683	\$4,000,000
Rehab/redevelopment of other sites and structures within the TIF Area	2030	\$500,000	\$108,298	\$150,000
<b>TOTALS:</b>		<b>\$91,250,000</b>	<b>\$40,268,288</b>	<b>\$26,900,000</b>

***TIF Financing Summary***

Total Designated and Anticipated TIF Eligible Public Project Costs within the Redevelopment Project Area.....	\$23,900,000
Total Designated and Anticipated TIF Eligible Private Project Costs within the Redevelopment Project Area.....	<u>\$26,900,000</u>
Total Designated and Anticipated TIF Eligible Project Costs (Public & Private).....	<u>\$50,800,000</u>

***Present and Projected Tax Increment***

The **Adams/Liberty TIF District Redevelopment Plan** presents the City’s comprehensive program for development or redevelopment that is intended by the payment of redevelopment project costs to reduce or eliminate conditions, the existence of which, qualified the Redevelopment Project Area. The Adams/Liberty TIF District Redevelopment Plan also sets forth the program to be undertaken to accomplish the plan’s objectives and includes the anticipated sources and uses of TIF funds that may be generated within the Redevelopment Project Area. The projected increases in equalized assessed valuation (EAV) and the resulting real estate tax increment for the Adams/Liberty TIF District are estimated as follows:

<sup>8</sup> See **Exhibit “3”** for examples of TIF District Projections relating to these proposed private projects.

<sup>9</sup> Note: the projected, future real estate tax increment attributable to residential mixed-use redevelopment that includes low-moderate income affordable housing, if any, may result in less TIF increment due to lower assessed valuation of the subject property.

Total Projected Private Investment.....\$91,250,000

Projected Cumulative Real Estate Tax Increment  
Generated over 23 Year Life of the TIF District.....\$40,268,288

Projected Effect on Equalized Assessed Value  
of TIF Redevelopment Project Area:

1. Base Year (2024) EAV of Redevelopment Project Area *(before exemptions)* ..... \$1,262,760
2. Estimated Potential Increase in EAV ..... \$17,276,667
3. Total Estimated EAV of the Redevelopment Project Area  
after Redevelopment Projects are Completed *(line 1 plus line 2)*..... \$18,539,427

*The City of Peoria intends to use Tax Increment Financing to stimulate new private investment and enhance the tax base of the local taxing districts within the redevelopment project area, which is essential to the public interest.*



***Policy Guidelines Relating to the Use of Tax Increment Financing Funds***

1. All project cost estimates are in year-**2026** dollars. In addition to the public and private project costs listed above, any notes or bonds issued to finance a Project may include an amount sufficient to pay interest, as well as customary and reasonable charges associated with the issuance of such obligations and provide for capitalized interest and reserves as may be reasonably required.
2. Adjustments to the designated and anticipated line item (public and private) costs provided in this Redevelopment Plan are expected. Each individual project cost and the resulting tax revenues will be re-evaluated as each project is considered for public financing under provisions of the Act.
3. The totals of line items set forth in this Redevelopment Plan are not intended to place a total limit on the described expenditures or intended to preclude payment of other eligible redevelopment project costs related to the redevelopment of the Area, provided the total amount of payment for all eligible redevelopment project costs, public and private, shall not exceed the amount set forth herein or as adjusted in the future. Adjustments may be made to the designated and anticipated line items within the total, either increasing or decreasing line-item costs for redevelopment.
4. Upon adoption of this Redevelopment Plan, the City may, without further formal statutory approval, increase the total limit or any line item by the increase in the Consumer Price Index (currently All Urban Consumers, IL-IN-WI), plus five percent (5%), as permitted by the TIF Act.
5. The proposed Public and Private Redevelopment Projects included herein are not assured to occur but include the types and scopes of projects that represent reasonable expectations. The

City's actual reimbursements of TIF funds shall be disbursed in compliance with the Act but may be for other projects and costs not specifically anticipated herein. The types and scopes of projects, investments and eligible project costs may be re-allocated from time to time by the City Council upon adoption of written Redevelopment Agreements with private developers.

6. The City hereby acknowledges it does not intend for the tax increment financing district to generate sufficient funding to pay for all of the estimated public and private TIF eligible costs discussed in this Redevelopment Plan. Other sources of funds that may be used to pay the costs of implementing this TIF Redevelopment Plan may include, but are not limited to, the following:
  - a. Private equity capital which is available to private Developers through their own cash reserves or financing sources;
  - b. Assistance through Business Development District Financing and/or Enterprise Zone incentives, if any;
  - c. Revenue available because of development assessments, purchase and sale agreements, and leases entered between the City and other individuals or entities;
  - d. Improvements by third-party tenants;
  - e. Special Assessments;
  - f. Special Service Areas, if any, that the City may create within the TIF Area and impose additional property taxes upon properties located within such special service areas to pay the costs of providing special services that may be performed from time to time within such special service areas within the TIF Redevelopment Project Area and which are in support of the goals and objectives of this TIF Redevelopment Plan;
  - g. Grants and loans from the United States or the State of Illinois, or any instrumentality of the federal or state government and units of government thereof;
  - h. General revenues of the City, to the extent such revenue is not necessary to fund other operations of the City;
  - i. The City may issue obligations in one or more series in the future, maturing and bearing interest at rates and having such other terms and provisions determined by the City by Ordinance and in whole or in par secured and/or paid from funds or deposits credited to the "Adams/Liberty TIF District Special Tax Allocation Fund"; and
  - j. Other legally permissible sources of public financing that may be identified at such time in the future that the City may deem appropriate to fund TIF eligible project costs.

The exact portion of project costs the City may lawfully reimburse from each of the above referenced sources of funds will depend upon the availability of funds from these sources and the approval of written redevelopment agreements by and between a private developer(s) and the City of Peoria.

7. Subject to written redevelopment agreements, the City intends to use TIF or other cooperative assistance it may legally offer to provide incentives to Private Developers for undertaking

Private Redevelopment Projects. Such cooperation may include without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, subsidy, or additional funding which may be available from other governmental sources as the result of the Developer’s or City’s activities. This may also include assisting with or jointly applying for any grant, award, or subsidy which may be available as the result of the City’s or the Developer’s activities.

8. No TIF funds shall be reimbursed to private Developers for TIF eligible project costs absent an Ordinance approving a written Redevelopment Agreement adopted by a majority of the Corporate Authorities of the municipality then holding office.

***Assessment of Financial Impact***

Substantial new economic development is not expected to occur within the Redevelopment Project Area without the creation of the Adams/Liberty TIF District. Without tax increment financing, the overlapping taxing districts are not expected to experience any significant increase in real estate tax revenue from the proposed Redevelopment Project Area. Using real estate tax rates from tax year 2024 payable 2025 and assuming an increase in real estate development of \$300,000, or a \$100,000 increase in equalized assessed valuation, the projected annual financial impact on the taxing bodies which levy taxes in the TIF District is as follows:

<b>Taxing Districts Listed on Tax Bill</b>	<b>2024 Payable 2025 Real Estate Tax Rate</b>	<b>Projected Annual (Perceived) Impact for each \$100,000 Increase in TIF EAV</b>
Peoria USD #150 <sup>10</sup>	4.94345%	\$4,943.45
City of Peoria	1.09805%	\$1,098.05
Peoria County	0.82410%	\$824.10
Pleasure Driveway Park District	0.74117%	\$741.17
Illinois Central Community College #514	0.46490%	\$464.90
Peoria Library District	0.44009%	\$440.09
Greater Peoria MTD	0.24488%	\$244.88
Greater Metro Airport Authority	0.21049%	\$210.49
Peoria Township	0.07765%	\$77.65
Peoria County Soil & Water	0.00040%	\$0.40
Greater Peoria Sanitary District	0.00000%	\$0.00

<sup>10</sup> As the TIF District relates to Peoria C.U.S.D. #150, the actual impact to the School District is less than the perceived loss, as the TIF Act and the Illinois School Code both contain provisions which require the Illinois State Board of Education to ignore increases in assessed valuation within a TIF District when calculating School funding. An excerpt from the Act (65 ILCS 5/11-74.4-8) indicates the following:

*“No part of the current equalized assessed valuation of each property in the redevelopment project area attributable to any increase above the total initial equalized assessed value, or the total initial equalized assessed value as adjusted, of such properties shall be used in calculating the general State school aid formula, provided for in Section 18-8 of the School Code, until such time as all redevelopment project costs have been paid as provided for in this Section.”*

***Anticipated Measures to Address Financial Impact***

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

*“That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the redevelopment project area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.”*

The City may approve Intergovernmental Agreements with taxing districts during the life of the TIF District if there are any additional impacts resulting from development within the Redevelopment Project Area. If any portion of the City’s TIF funds is paid as a reimbursement for additional capital costs that a taxing district(s) incurs because of the Adams/Liberty TIF District, the taxing district(s) shall be required to provide the City with an accounting of said capital costs as part of an ongoing impact analysis.

***Ongoing Reporting and Accountability***

The City will notify each of the overlapping taxing districts of any proposed enlargement or future amendments of the Adams/Liberty TIF District Redevelopment Project Area, Plan and Projects as required by the Act.

The City shall file TIF District Annual Reports with the Office of the Illinois Comptroller and in accordance with the requirement of the Act.

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



---

---

---

---

---

---

---

---

---

---

## SECTION VII.

### OTHER STATUTORY REQUIREMENTS

**General Land Uses.** The general uses of the land within the Adams/Liberty TIF District Redevelopment Project Area shall conform to the existing and future land uses as well as current and future zoning and subdivision codes of the City of Peoria.

**Certification of No Displacement of Residential Units.** The proposed Redevelopment Project Area does not contain more than seventy-five (75) inhabited residential units. Therefore, the City of Peoria hereby certifies that the Redevelopment Plan will not result in the displacement of residents from ten or more inhabited residential units.

**Eminent Domain.** The City of Peoria hereby declares that the qualifying characteristics of blighted and conservation areas as provided herein for establishing the Adams/Liberty TIF District Redevelopment Project Area as a combination of *Blighted* and *Conservation* areas pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*) shall not be used by the City for the purpose of exercising its authority under the Eminent Domain Act (735 ILCS 30/1-1-1 *et. seq.*) if such authority is ever exercised.

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

**Amending the Adams/Liberty TIF District Redevelopment Plan.** The Redevelopment Plan may be amended in accordance with the Tax Increment Allocation Redevelopment Act (65 ILCS 11/74.4 *et. seq.*) and other applicable City Ordinances.

**Additional Changes Relating to Establishment of the Adams/Liberty TIF District.** Pursuant to Section 5/11-74.4-5 of the Act, the City may make changes in the Redevelopment Plan, Projects, and Area any time prior to the adoption by the City of an ordinance approving the Redevelopment Plan. Prior to the adoption of such ordinance, and at any time during the life of the Adams/Liberty TIF District, the City will:

1. complete the annexation of any parcels within the proposed redevelopment project area that are not already within the City of Peoria; and
2. exclude from the redevelopment project area any parcel(s) for which any member of the corporate authority, or an employee or consultant of the City involved in the planning and preparation of the Redevelopment Plan, Area or Project directly or indirectly owns or controls an interest - unless said individual chooses to disclose such an interest and refrain from any further official involvement in regard to the redevelopment plan, projects, and Area pursuant to Section 5/11-74.4-4(n) of the Act.

**Term of the Adams/Liberty TIF District Redevelopment Plan and Projects.** Unless extended by the Illinois Legislature, the Adams/Liberty TIF District Redevelopment Plan and District shall be completed no later than December 31 of the year in which payment is made to the City Treasurer with respect to ad valorem taxes levied in the 23<sup>rd</sup> calendar year after the year in which the ordinances approving the TIF District Redevelopment Plan and Projects are adopted by the City Council. The City intends to utilize the incremental revenues generated in the 23<sup>rd</sup> year of the TIF District and received by the City in the following 24<sup>th</sup> year for those projects included in the Redevelopment Plan.

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

**Contiguous Redevelopment Project Areas.** The City may establish other TIF Districts which are contiguous to the Adams/Liberty TIF District. It is hereby anticipated that eligible redevelopment project costs in such contiguous TIF Districts may be paid or reimbursed from increment generated in any adjacent, contiguous redevelopment project area as provided by the Act.

### SECTION VIII. CONCLUSION

The City of Peoria, Peoria County, Illinois has determined that, to promote the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated, conservation measures instituted, and that redevelopment within the proposed **Adams/Liberty TIF District** should be undertaken. Furthermore, to remove and alleviate adverse conditions, it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts by the development or redevelopment of the Area (see *Appendix “B”*).

The City finds that the redevelopment project area *as-a-whole* has not been subject to growth and development through investment by private enterprise and that the area would not reasonably be anticipated to be developed without the adoption of the redevelopment plan. Based on the documents and information provided herein, the City hereby concludes that the **Adams/Liberty TIF District Redevelopment Project Area** qualifies pursuant to the requirements of the TIF Act.

The Mayor and City Council hereby conclude that it is in the best interest of the City and that the citizens of Peoria will benefit by the adoption of this Adams/Liberty Tax Increment Financing (TIF) District Redevelopment Project Area, Plan and Projects.

### CITY OF PEORIA, ILLINOIS

By: \_\_\_\_\_  
**Mayor**

Date \_\_\_\_ / \_\_\_\_ / 2026

Attest: \_\_\_\_\_  
**City Clerk**

Date \_\_\_\_ / \_\_\_\_ / 2026



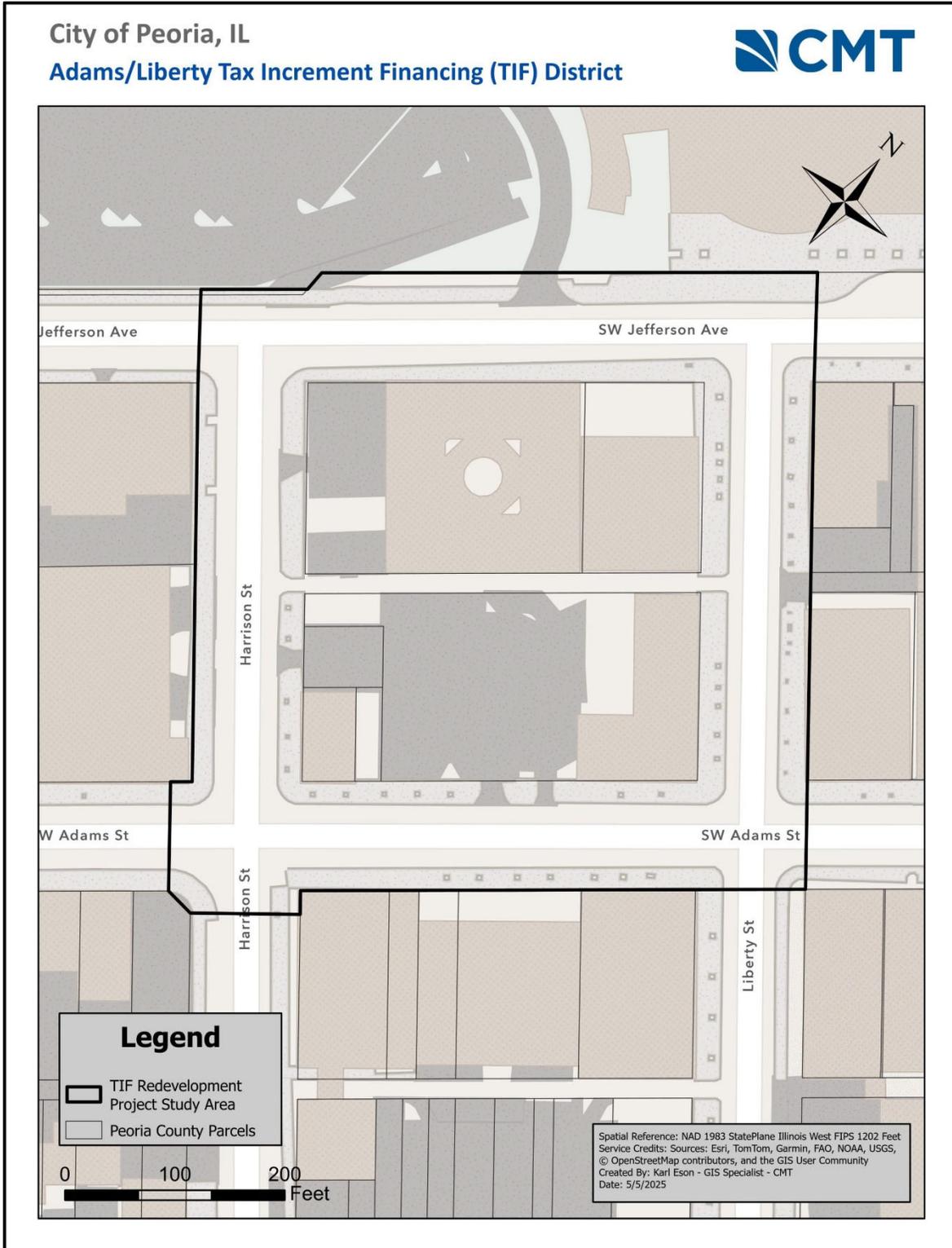
*(This page is intentionally left blank.)*

## SECTION IX. EXHIBITS

*(This page is intentionally left blank.)*

# EXHIBIT 1

## ADAMS/LIBERTY TIF DISTRICT REDEVELOPMENT PROJECT AREA BOUNDARY MAP



*(This page is intentionally left blank.)*

## EXHIBIT 2

### ADAMS/LIBERTY TIF DISTRICT BOUNDARY DESCRIPTION



#### **LEGAL DESCRIPTION**

#### **ADAMS/LIBERTY TIF DISTRICT**

A PART OF THE ORIGINAL TOWN OF PEORIA IN SECTION 9, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS WITH SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY RIGHT-OF-WAY LINE OF JEFFERSON AVENUE AND THE EXTENSION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LIBERTY STREET, THENCE SOUTHEASTERLY ALONG SAID EXTENDED NORTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE FROM WHERE A LINE PERPENDICULAR TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE COURSES THROUGH THE EASTERNMOST NORTHEAST CORNER OF A TRACT DESCRIBED IN DOCUMENT 2006035958; THENCE SOUTHWESTERLY TO SAID EASTERNMOST NORTHEAST CORNER; THENCE NORTHWESTERLY ALONG A NORTHEASTERLY LINE OF SAID TRACT TO THE NORTHWESTERLY LINE OF SAID TRACT; THENCE NORTHWESTERLY PERPENDICULAR FROM SAID NORTHWESTERLY LINE TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID ADAMS STREET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID HARRISON STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF JEFFERSON AVENUE; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

*(This page is intentionally left blank.)*

## EXHIBIT 3

### EXAMPLE TIF DISTRICT PROJECTIONS

**NOTE:** The following TIF Projections are examples based on estimates and do not represent offers, financial advice or acceptance of any terms relating to redevelopment projects or agreements.

The information and assumptions contained in this material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate, or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing, or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith. J&K and EDG are not providing financial advice.

All TIF Projections estimated herein assume an annual real estate tax rate of **9.04518%**, therefore actual results will vary depending on the property location within the TIF Redevelopment Project Area and the applicable estate tax code as may be determined.

*(The remainder of this page is intentionally left blank.)*

**EXHIBIT 3**

**CITY OF PEORIA ADAMS/LIBERTY TIF DISTRICT  
PROPOSED COMMERCIAL PROJECTS**

9/10/2025	TIF Established	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	<b>Calendar Year of Receipts</b>													
	301 SW Adams Rehab	Built	\$607,876	\$638,650	\$654,616	\$670,982	\$687,766	\$704,950	\$722,574	\$740,638	\$759,154	\$778,133	\$797,586	\$817,511
	304 SW Jefferson Rehab	Built	\$7,421	\$7,299	\$7,668	\$7,860	\$8,057	\$8,258	\$8,464	\$8,676	\$8,893	\$9,115	\$9,343	\$9,577
	312 SW Jefferson Parking Rehab	Built	\$682,253	\$689,309	\$716,792	\$753,079	\$771,906	\$791,204	\$810,984	\$831,259	\$852,040	\$873,341	\$895,175	\$917,547
	312 SW Jefferson New Parking/Multi-Fam	Assessed	\$5,376	\$5,510	\$5,648	\$5,789	\$5,934	\$6,082	\$6,234	\$6,390	\$6,550	\$6,714	\$6,882	\$7,054
	Other Private Rehab	Assessed							\$4,523	\$4,636	\$4,752	\$4,870	\$5,117	\$5,245
	<b>Total Real Estate Tax Increment</b>		\$1,910,502	\$1,956,265	\$2,007,221	\$2,108,837	\$2,216,568	\$2,216,567	\$2,270,986	\$2,327,761	\$2,386,955	\$2,446,604	\$2,506,744	\$2,569,287
	<b>Cumulative R. E. Tax Increment</b>		\$15,822,358	\$17,780,622	\$19,787,843	\$21,845,245	\$23,954,082	\$26,115,639	\$28,331,236	\$30,602,223	\$32,929,984	\$35,316,939	\$37,761,543	\$40,268,287

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	TOTALS
301 SW Adams Rehab	\$607,876	\$623,073	\$638,650	\$654,616	\$670,982	\$687,766	\$704,950	\$722,574	\$740,638	\$759,154	\$778,133	\$797,586	\$13,706,161
304 SW Jefferson Rehab	\$7,421	\$7,299	\$7,481	\$7,668	\$7,860	\$8,057	\$8,258	\$8,464	\$8,676	\$8,893	\$9,115	\$9,343	\$13,706,161
312 SW Jefferson Parking Rehab	\$682,253	\$689,309	\$716,792	\$734,712	\$753,079	\$771,906	\$791,204	\$810,984	\$831,259	\$852,040	\$873,341	\$895,175	\$12,861,683
312 SW Jefferson New Parking/Multi-Fam	\$5,376	\$5,510	\$5,648	\$5,789	\$5,934	\$6,082	\$6,234	\$6,390	\$6,550	\$6,714	\$6,882	\$7,054	\$108,298
Other Private Rehab								\$4,523	\$4,636	\$4,752	\$4,870	\$5,117	\$40,268,287
<b>Total Real Estate Tax Increment</b>	\$1,910,502	\$1,956,265	\$2,007,221	\$2,057,402	\$2,108,837	\$2,216,568	\$2,216,567	\$2,270,986	\$2,327,761	\$2,386,955	\$2,446,604	\$2,506,744	\$40,268,287
<b>Cumulative R. E. Tax Increment</b>	\$15,822,358	\$17,780,622	\$19,787,843	\$21,845,245	\$23,954,082	\$26,115,639	\$28,331,236	\$30,602,223	\$32,929,984	\$35,316,939	\$37,761,543	\$40,268,287	\$40,268,287

Real Estate Assumptions	301 SW Adams (Rehab)	304 SW Jefferson (Rehab)	312 SW Jefferson (Rehab)	312 SW Jefferson (New)	Other Rehab	TOTALS
Total Projected Market Value Increase in EAV	\$35,000,000	\$35,000,000	\$750,000	\$20,000,000	\$500,000	\$91,250,000
Real Estate Tax Increment	\$474,872	\$474,872	\$5,427	\$603,012	\$4,523	\$1,562,706
Estimated Eligible Project Costs	\$11,250,000	\$11,250,000	\$250,000	\$4,000,000	\$150,000	\$26,900,000

Variables	2.5%
Inflation Rate	9.04518%
Total Tax Rate	

The information and assumptions contained in this report were prepared by the Economic Development Group, Ltd. (EDG) and the Economic Development Group, Ltd. (EDG) has not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information contained in this report is made by EDG, its officers or employees. EDG and EDG specifically disclaim the accuracy of the financial and calculations and has no obligation to investigate or verify the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing inaccurate information in this presentation have represented to EDG and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and disclaims and releases EDG and EDG from any liability in connection therewith. EDG and EDG are not providing financial advice.

© 2025 The Economic Development Group, Ltd. and Jacob & Keen, Ltd.

## SECTION X. APPENDICIES

*(This page is intentionally left blank.)*

## APPENDIX A.

### TAX INCREMENT FINANCING TERMS AND DEFINITIONS

The City of Peoria is establishing its Adams/Liberty TIF District pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*). Certain terms are used in this Redevelopment Plan which are defined in the Tax Increment Allocation Redevelopment Act. The following terms shall mean:

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

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

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

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

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

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

improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

- D. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- E. Costs of the construction of public works or improvements;
- F. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- G. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- H. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan/project;
- I. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law or in order to satisfy subparagraph (7) of subsection (n);
- J. Payment in lieu of taxes are those estimated tax revenues from real property in a redevelopment project area derived from real property that has been acquired by a municipality which according to the redevelopment project or plan is to be used for a private use which taxing districts would have received had a municipality not acquired the real property and adopted tax increment allocation financing and which would result from levies made after the time of the adoption of the tax increment allocation financing to the time the current equalized value of real property in the redevelopment project area exceeds the total initial equalized value of real property in said area;
- K. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
- L. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that: 1) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act; 2) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the

redevelopment project during that year; 3) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; 4) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

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

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

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

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

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

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

For purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the

Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

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

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

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

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

- a. Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.
- b. Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
- c. Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
- d. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
- e. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- f. The total equalized assessed value of the redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

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

- a. The area consists of one or more unused quarries, mines, or strip-mine ponds.
- b. The area consists of unused railyards, rail tracks, or railroad rights-of-way.





## APPENDIX B.

### INTRODUCTION TO TAX INCREMENT FINANCING

The search for innovative local financing for economic development is a constant challenge for most cities, towns, and Cities throughout the country. For many communities, particularly those in rural areas, Tax Increment Financing (TIF) is often the only locally controlled mechanism available for stimulating new investment, economic growth, and a better quality of life.

TIF in Illinois establishes a geographic boundary (i.e., a district or redevelopment project area) for which new private investment is encouraged. To facilitate new investment, a City, Town, or City may issue debt instruments to finance specific public-sector improvements that will enable the redevelopment of deteriorated, blighted, or other conservation areas within its corporate limits. By making public improvements, the municipality may invite new private investment so that the expected increase in property tax revenues (i.e., the increment) can be captured to amortize the public facility debt. Sometimes a municipality chooses to use TIF on a pay-as-you-go basis whereby revenue is spent as it is collected. In either case, it is expected that new investment in a designated redevelopment area will stimulate a resurgence of population, employment, and assessed valuation throughout the entire community.

It should be noted that **TIF does not raise property taxes and it does not create a new tax or a new taxing district**. Only an increased assessment or an overall increase in tax rates can raise taxes. TIF is merely used to reallocate increased property tax revenues created by increased assessed valuation that is realized after a TIF District is established. A TIF District may last for up to 23 years unless the municipality chooses a shorter period. The advantage of TIF for the municipality is that it is able to preserve a property tax base during the life of the TIF District that will pay for the basic public services the TIF redevelopment area already receives. New incremental property tax revenue helps pay for the infrastructure necessary for stimulating additional private-sector investment.

In 1977, the Illinois Legislature passed the "Tax Increment Allocation Redevelopment Act," now recorded as 65 ILCS 5/11-74.4 *et. seq.* The TIF Act recognizes that in many municipalities of the State blighted and conservation areas exist which need to be developed or redeveloped to eliminate those conditions or prevent them from occurring. The Act further declares that prevention or eradication of these conditions by private and public redevelopment projects is essential to the public interest.

In City of Canton v. Crouch, 79 Ill. 2d 356 (1980) the Illinois Supreme Court, approving the use of TIF, stated: "*Stimulation of economic growth and removal of economic stagnation are also objectives which enhance the public [good].*"

#### *How Does TIF Work?*

Tax Increment Financing is a powerful tool that enables municipalities to self-finance its redevelopment programs. TIF funds can pay for public improvements and other economic development incentives using the increased property tax revenue the improvements help generate. Everyone pays their taxes within a TIF District. However, a TIF District does not generate tax revenues by increasing tax rates. Rather, TIF generates revenues by allowing the municipality to capture, temporarily, the new tax revenues generated by the enhanced valuation of properties resulting from the various redevelopment projects. The overall process for creating a TIF District includes:

1. The City identifies an economically stagnant or physically declining area and determines that private investment in the area is not likely to occur at a reasonable rate if no public investment is forthcoming.
2. Having completed studies and plans and conducted public hearings as called for by state law, the City creates a new TIF District.
3. The County Clerk certifies the total equalized assessed valuation of property in the redevelopment project area as of the date the TIF District is created. All property taxes arising from this certified initial valuation, or "base value," continue to be paid to existing taxing bodies within the TIF District. Any incremental taxes arising from increases in property values after this point are re-allocated and set aside for "public and private redevelopment project costs" within the designated redevelopment project area.

Within a TIF District, all overlapping taxing districts continue to receive property taxes levied on the base equalized assessed valuation (EAV) of properties within the project area. The City also has the authority to enter into Intergovernmental Agreements to address any additional financial impact the TIF District may pose.

4. The City makes public improvements and provides other assistance intended to spur private development within the TIF District. To defray the cost, the City can sell bonds secured by the incremental taxes the improvements will generate or reimburse certain public and private development costs using a *pay-as-you-go* approach.
5. After 23 years, all obligations must be paid off and the TIF District is dissolved. All taxes then generated on the new assessed valuation are distributed to the taxing bodies. The TIF District may be ended earlier than 23 years if there are no remaining obligations for which real estate tax increment has been previously committed.

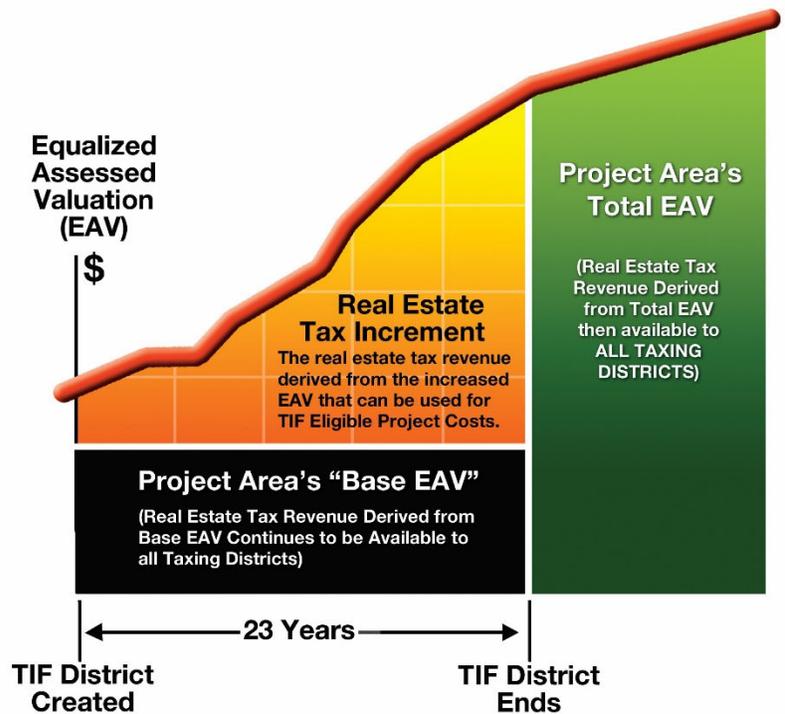
A TIF District's revenues ("tax increment") come from the increased assessed value of property and improvements within the District. Once a TIF District is established, the "base" assessed value is determined. As vacant land and dilapidated properties develop with TIF assistance, the equalized assessed valuation (EAV) of those properties increases. New property taxes resulting from the increased assessed valuation above the base value create an incremental increase in tax revenues generated within the TIF District.

The "tax increment" created between the "baseline" and the new EAV is captured, deposited into a special City TIF account, and used solely for economic development. The real estate tax increment can be used as a source of revenue to reimburse certain costs for public and private projects either by issuing TIF bonds or by reimbursing developers on a "pay-as-you-go" basis. All of the other taxing bodies continue to receive real estate tax revenue from the base assessed valuation, so there is no loss of revenue to those local taxing bodies. For additional information, visit [www.tifillinois.com](http://www.tifillinois.com).

The maximum life of a TIF District is 23 years. When the TIF expires and the town's investments in both public and private redevelopment projects within the TIF redevelopment area are fully repaid, property tax revenues are again shared by all the taxing bodies. All taxing bodies then share the expanded tax base – the growth which would not have been possible without the utilization of Tax Increment Financing.

# How Does Tax Increment Financing (TIF) Work?

- Real Estate Tax Increment (RETI) results from an increase in Equalized Assessed Value (EAV) above the Base EAV that occurs during the life of the TIF District.
- Annual increases in EAV are then multiplied by the total real estate tax rate.
- The County sends RETI to Municipality for deposit to a Special Tax Allocation Fund.



Copyright © 2021 All Rights Reserved by Jacob & Klein, Ltd. and The Economic Development Group, Ltd.  
No part of this presentation may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording or by any other information storage and retrieval system, without written permission of the authors.

## How Long Does It Take to Create a TIF District?

Typically, the process for establishing a TIF District requires 6-8 months to complete. The length of time required to create a TIF District depends on several factors such as the municipality's ability to complete necessary annexations and the availability of local property tax data, historical records, maps, and other planning documents. Once the calendar is set for the Public Hearing, statutory guidelines determine the earliest date when the TIF District may be created.

There are many opportunities for public participation during the process of creating and operating a TIF District. A written Redevelopment Plan must be available for public review at least 45 days prior to a Public Hearing. The Public Hearing offers the community a chance to raise questions, voice concerns, and learn about the goals and objectives driving the redevelopment effort before the District is created.

## What Conditions Qualify an Area to be a TIF District?

In addition to being located within the municipal boundaries or annexed to the municipality, the TIF Act includes three sets of conditions for qualifying an area as a TIF District:

- Blighted Conditions – examples include dilapidation, obsolescence, deterioration, inadequate utilities, declining assessed valuations.

- Conservation Conditions – at least 50% of the structures in the proposed redevelopment area are 35 years of age or older.
- Industrial Park Conservation Conditions – based on a relatively high unemployment rate.

*How Can TIF District Funds Be Used?*

When the Illinois General Assembly adopted the Illinois Tax Increment Allocation Redevelopment Act (ILCS 65 5/11-74.4 *et. seq.*) in 1977, it granted municipalities the power and authority to address the adverse conditions of blighted and conservation areas within their jurisdictions by undertaking redevelopment projects that were essential to the public interest. TIF can be used to fund a variety of public improvements and other investments that are indeed essential to a successful redevelopment program, including:

- Area-wide public infrastructure improvements such as road and sidewalk repairs, utility upgrades, water, and sewer projects.
- Acquisition, clearance and other land assembly and site preparation activities.
- Rehabilitation of older, deteriorating, or obsolescent buildings.
- Correction or mitigation of environmental problems and concerns.
- Job training, workforce readiness and other related educational programs.
- Incentives to retain or attract private development.

*Notes:*

---



---



---



---



---



---



---



---

*For more information about Tax Increment Financing, please contact:*

Jacob & Klein, Ltd. and  
 The Economic Development Group, Ltd.  
 1701 Clearwater Avenue, Bloomington, IL 61704  
 Ph: (309) 664-7777 / Fax: (309) 664-7878  
 Website: [www.tifillinois.com](http://www.tifillinois.com)

APPENDIX C.

CITY OF PEORIA, IL  
REQUEST FOR QUALIFICATIONS (RFQ #18-25)

# REQUEST FOR QUALIFICATIONS

301 SW ADAMS ST  
304 SW JEFFERSON AVE  
312 SW JEFFERSON (PARKING DECK)

RFQ #18-25

OFFICE OF ECONOMIC DEVELOPMENT  
PEORIA CITY HALL, SUITE 207  
419 FULTON STREET  
PEORIA, IL 61602



CITY OF PEORIA, IL  
REQUEST FOR QUALIFICATIONS (RFQ #18-25)

# Table of Contents



<b>RFQ Process at a Glance</b>	<b>3</b>
<b>Property Details</b>	<b>4</b>
<b>Developer Rights and Responsibilities</b>	<b>5</b>
<b>RFQ Submission Process</b>	<b>7</b>
<b>Submission Requirements</b>	<b>10</b>
<b>Evaluation Criteria</b>	<b>13</b>
<b>Scoring Criteria</b>	<b>14</b>
<b>Selection of Developer</b>	<b>15</b>
<b>Incentive Guide</b>	<b>16</b>
<b>Existing Conditions Report by the Farnsworth Group</b>	<b>Appendix A</b>
<b>City of Peoria Building Walkthrough Analysis</b>	<b>Appendix B</b>
<b>Why Peoria?</b>	<b>Appendix C</b>
<b>City of Peoria Strategic Plan</b>	<b>Appendix D</b>

**CITY OF PEORIA, IL  
REQUEST FOR QUALIFICATIONS (RFQ #18-25)**

## **RFQ Process at a Glance**



The City of Peoria is seeking qualified development teams (collectively referred to as “Developers”) for the transformative redevelopment of three significant downtown properties: the 301 SW Adams Street Building, the 304 SW Jefferson Avenue Building, and an adjoining Parking Deck at 312 SW Jefferson Avenue (collectively referred to as the “Properties”). This Request for Qualifications (RFQ) invites experienced real estate developers to submit comprehensive responses demonstrating their vision, expertise, and qualifications. Following careful evaluation of all submissions, the City will select a shortlist of qualified developers to participate in interviews for the next phase of this competitive process.

This RFQ has dual goals: one is to attract commercial and residential development at the Properties, including mixed-use in the downtown, and another is to maximize the participation of the City’s local workforce on the project.

This RFQ provides details and requirements for the Properties, including detailed transaction expectations, terms, design guidelines, and a subsequent permitted site visit. As part of their response, shortlisted developers will be required to submit technical and financial proposals, including concept designs and site plans for redevelopment of the Properties. The review phase will culminate in the selection of a Preferred Selected Developer (“Developer”) to undertake the project.

### **Schedule of Events**

- RFQ Issued - **April 25, 2025**
- Pre-Submission Meeting & Building Tour - **May 13, 2025 @ 9:30 AM**
- RFQ Opening - **May 15, 2025**
- RFQ Response Due Date - **July 24, 2025 @ 2:00 PM CT**
- Developer Presentation to City Staff - **To be scheduled**
- Recommended Developer Presented to City Council for Approval

### **Pre-Submission Meeting & Building Tour**

Interested parties are encouraged to participate in a pre-submission meeting and tour with City staff on **May 13, 2025 @ 9:30 AM** at 301 SW Adams, Peoria, IL 61602.

### **Questions Regarding the RFQ**

Any question during the answer-and-question period (**April 25 to July 17, 2025**) should be directed via BidNet. Additional questions should be directed to Justin Danyus - [jdanyus@peoriagov.org](mailto:jdanyus@peoriagov.org)

All questions and the City’s responses will be shared with all interested parties

**CITY OF PEORIA, IL  
REQUEST FOR QUALIFICATIONS (RFQ #18-25)**

## Property Details



The Downtown Central Business area serves both as a business center and a community gathering place. Office buildings and local businesses line the main streets, while the riverfront provides space for recreation and events. Restaurants, theaters, and shops cater to residents and visitors alike. In recent years, the district has seen steady development, with new housing options and restored historic buildings helping to maintain downtown's role as Peoria's Central Business District.

In October 2024, the City purchased the Properties, which include a parking deck and a surface parking lot, due to their significance to downtown Peoria development. Due to the Properties adjacency to the Peoria Civic Center, CityLink Downtown Bus Depot, Dozer Park Minor League Baseball Stadium, and the growing Warehouse District necessitate experienced developers due to its prime location.

The 301 SW Adams Street property is situated at the intersection of SW Adams Street and Liberty Street, within the Downtown Peoria Historic District. The building was added to the National Register of Historic Places in 1978. The Properties are in a prime location for an office-to-residential conversion.

**Appendix A:** Existing Conditions Report completed by Farnsworth Group in October 2024

**Appendix B:** City of Peoria Building Walkthrough Analysis of all Properties in May 2024



**301 SW Adams**

~167,000 sq ft

Includes:

- eleven (11) stories + sublevel
- parking lot - 72 spaces
- tenants on floors 1, 2, 3, 10, & 11
- direct access to parking deck



**304 SW Jefferson**

~65,000 sq ft

Includes:

- five (5) stories
- additional below-grade level
- no tenants
- direct access to parking deck



**312 SW Jefferson**

18,700 sq ft Lot

Includes:

- parking deck
- four (4) stories + sublevel
- 512 parking spaces
- no tenants
- office space on street level

**CITY OF PEORIA, IL  
REQUEST FOR QUALIFICATIONS (RFQ #18-25)**

## **Developer Responsibilities & Rights**

The City is seeking a well-qualified Developer with a compelling near and long-term vision for each building. The Developer will be tasked with preparing a plan containing a clear framework that allows for successful redevelopment, detailing intended uses of each building and how the Developer will contribute to the continued growth of Downtown Peoria.

The City intends to enter into a Redevelopment Agreement with a single Developer. Responsibilities of the Developer include, but are not limited to, the following:

- Producing detailed schedules for planning, design, financing, construction, and maintenance activities
- Developing a plan that adheres to City development guidelines
- Plan for managing current tenants
- Devising a financing structure and securing required debt and equity for the development
- Managing ongoing operations and maintenance of infrastructure and land within the Properties
- Comply with all City requirements for the use of financial assistance tools, if required
- Adhere to City of Peoria building codes and ordinances

### **Property Transfer**

Disposition of properties to the Developer will occur when there is evidence of an imminent development proposal and upon proven commitments that both horizontal infrastructure and vertical construction are financed, designed, and approved. Property transfer will be structured as an outright sale.

Conveyance of land will be done on an "as-is" basis, without warranty by the City as to its physical condition. The Developer will be allowed access to the Properties to conduct due diligence prior to the Redevelopment Agreement being executed.

The Developer is required to initiate redevelopment of properties within **one hundred eighty (180) calendar days** from the execution of a Redevelopment Agreement. If the Developer is unable to initiate construction, it is the absolute and sole discretion of the City to terminate the Redevelopment Agreement and select a different developer who responded to the RFQ, reissue the RFQ, or take other measures as the City deems appropriate.

### **Tenant Information**

The property at 301 SW Adams has two tenants, the other properties have no current tenants. **Tenant A** has an existing lease for the basement and floors 1, 2, and 3, with a lease expiring February of 2031. **Tenant B** has an existing lease for floors 10 and 11, with this lease expiring in September of 2027.

## **CITY OF PEORIA, IL REQUEST FOR QUALIFICATIONS (RFQ #18-25)**

### **Historical Preservation**

The structure on Adams Street is on the National Register of Historic Places. The City prioritizes preservation of the unique interior, including the vast opening within the lobby, portions of the basement, and the exterior. The City encourages adaptive reuse of the current office floors as residential conversion to meet downtown Peoria's housing needs. The structure on Jefferson Street and the parking deck can be placed in the historical registry, if it suits the needs of the Developer.

If Federal Historic Rehabilitation Tax Credits is a part of the Developer's financial stack, they should meet with the City of Peoria's Historic Preservation Commission and the Illinois State Preservation Office (SHPO), after the Developer has moved forward in the selection process.

### **Building Code**

The Developer is responsible for adherence to all applicable building code. City Council acceptance of a Redevelopment Agreement does not preclude the Developer from ensuring code compliance.

### **Construction Labor Requirements**

The City of Peoria requires that 10% of subcontractors used on this development are Minority Business Enterprises and that 5% of subcontractors are Women Business Enterprises. A list of proposed contractors used, business enterprise designations, and percentage of the total contract each business will be servicing is expected at time of submission. The City also has workforce utilization goals of 18% for minorities and 3% for women.

### **Project Labor Agreement**

The Developer agrees to comply with the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. (the "Prevailing Wage Act") for this Project, if and to the extent the Developer's receipt of funds from the City pursuant to an agreement causes the Project to become subject to the Prevailing Wage Act. In addition, the Developer must clearly state if they intend to pursue a Project Labor Agreement (PLA) in the submitted proposal. Special consideration will be given to the Developer whose proposal incorporates a PLA. Developer shall make best efforts to enter into a letter of intent with the West Central Building & Construction Trades Council to provide for Project work.

### **Good Faith Effort Requirements**

The General Contractor and its subcontractors must provide to the City of Peoria documentation on their good faith efforts to comply with the workforce utilization goals. This would include, but not limited to weekly certified payroll reports. All information will be provided through ePrismSoft, an electronic web-based compliance tracking software. Access to ePrismSoft has been furnished by the City of Peoria. To activate access the General Contractor and subcontractors must register at [www.eprismsoft.com](http://www.eprismsoft.com). Use the help page, which is accessible before logging in, to get started. Contact the Contract Supervisor, Justin Danyus at [jdanyus@peoriagov.org](mailto:jdanyus@peoriagov.org), for any needed assistance.

### **Environmental Conditions**

The City of Peoria has not conducted a geotechnical analysis or a remediation of the Properties. It is the responsibility of the selected Developer to investigate the environmental and geotechnical conditions of the Properties, and studies performed will be at the Developer's cost. If federal funding is issued for the project, in whole or part, the project will be subject to the National Environmental Policy Act (NEPA).

**CITY OF PEORIA, IL  
REQUEST FOR QUALIFICATIONS (RFQ #18-25)**

## **RFQ Submission Process**

### **RFQ Process**

This process does not obligate the City to select a developer, or pay any cost incurred by the Developer responding to this request. The City reserves the right to accept or reject any or all statements received because of this request. All information submitted in response to this request will become the property of the City. Please be aware that it is the City's policy to not compensate a developer for any time or expenses incurred during the selection and negotiation process.

### **Schedule of Events**

- RFQ Issued - **April 25, 2025**
- Pre-Submission Meeting & Building Tour - **May 13, 2025 at 9:30 AM**
- RFQ Opening - **May 15, 2025**
- RFQ Response Due Date - **July 24, 2025 @ 2:00 PM CT**
- Developer Presentation to City Staff - **To be scheduled**
- Recommended Developer Presented to City Council for Approval

### **Pre-Submission Meeting & Building Tour**

Interested parties are encouraged to participate in a pre-submission meeting and tour with City staff on **May 13, 2025 @ 9:30 AM** at 301 SW Adams, Peoria, IL 61602.

### **Questions Regarding the RFQ**

Any question during the answer-and-question period (**April 25 to July 17, 2025**) should be directed via BidNet. Additional questions should be directed to Justin Danyus - [jdanyus@peoriagov.org](mailto:jdanyus@peoriagov.org)

All questions and the City's responses will be shared with all interested parties

### **RFQ Submission Information**

There are two (2) options for RFQ Submittal:

- Hardcopy Option - Sealed bids - one (1) original and three (3) copies - will be accepted by the City of Peoria at the Peoria City Hall - Purchasing Division: 419 Fulton St. RM 108, Peoria, IL 61602, until **2:00 PM on July 24**. Proposal shall be mailed/ dropped off in a sealed envelope or package with the RFQ title and proposal number marked on the outside. Developers must include the company name and return address on the outside of the envelope.
- Electronic Option - bids can also be submitted electronically through BidNet. Only one copy is needed.

**Note:** Proposals received after the stated date and time will not be considered. Faxed proposals will not be accepted.

## CITY OF PEORIA, IL REQUEST FOR QUALIFICATIONS (RFQ #18-25)

### **Envelope Identification (Hardcopy Option Only)**

Developers shall submit their response in a sealed envelope which shall be clearly labeled with the organization/individual name and address. Developers should also indicate the RFQ# and Title in the lower left-hand corner of their envelope.

The right is reserved, as the interest of the City may require, to reject any or all proposals and to waive any non-material informality or irregularity in the proposals received. All proposals must be in English. The City will select the proposals as described on **page 13** or reject all proposals within ninety (90) calendar days from the opening date.

### **Electronic Responses**

Developers must submit all electronic responses through the City of Peoria Bid Portal via BidNet.

### **BidNet Direct**

Developers must register as a vendor on the City of Peoria's Online Bid Portal to access RFQ Documents. There is no charge to register. To complete registration, go to [www.bidnetdirect.com/cityofpeoria](http://www.bidnetdirect.com/cityofpeoria) - click on "Vendor Registration" in the upper right corner of the page. Enter your company information, and when prompted, select the "Limited Access" option. If you have questions or problems while registering, please call the BidNet Support Team at 800-835-4603.

### **Closing Time**

The RFQ closing time will be based upon Central Standard Time or Central Daylight Time, whichever is in effect on the date the RFQ is due. The closing time is **2:00 PM CT on July 24, 2025**.

### **Withdrawal of Proposals**

Developers may withdraw their responses at any time prior to the RFQ closing time by telephone, fax, or written request. A telephone request must be confirmed in writing within 24 hours of the call and prior to closing time. No developer shall withdraw their response for a period of sixty (60) calendar days from the RFQ opening date. Negligence on the part of the developer in preparing a response to the RFQ confers no right of withdrawal or modification of a proposal after it has been opened.

### **Notice of Selection**

A selection will be made to the proposal that is determined to be in the best interest of the City. Responses will be scored according to the given evaluation criteria found on **page 13**.

**CITY OF PEORIA, IL  
REQUEST FOR QUALIFICATIONS (RFQ #18-25)**

**Signatures**

Each proposal must be signed by the Developer with their usual signature. Bids by partnerships must be signed with the partnership name by one of the members of the partnership, or by an authorized representative, followed by the signature and title of the person signing. Bid responses by corporations must be signed with the name of the corporation, followed by the signature and title of person authorized to bind it on the matter. All signatures must be in ink.

**Note:** By signing and submitting the response to this document, the Developer is certifying they have not been barred from bidding by Federal, State or Local governments and have not been suspended or debarred from receiving federal funding.

**Investigation**

Developers shall make all investigations necessary to thoroughly inform themselves regarding the supplies and/or service to be furnished in accordance with the proposal. No plea of ignorance by the Developer, of conditions that exist or that may hereafter exist because of failure or omission on the part of the Developer to make the necessary examinations and investigations, will be accepted as a basis for varying the requirements of the City or the compensation to the proposal.

**CITY OF PEORIA, IL  
REQUEST FOR QUALIFICATIONS (RFQ #18-25)**

## Submission Requirements

The City is requesting that Developers interested in leading the redevelopment of the Properties submit a Statement of Qualifications (SOQ). Submittals should include and/ or be accompanied by the items outlined below. The City reserves the right to seek clarification of any information that is submitted by any developer in any portion of its Qualifications or to request additional information during the evaluation process. Any material misrepresentation made by a developer will void the Qualifications and eliminate the developer from further consideration.

### Expected Response Structure

The expected response structure below is further outlined on the following pages.

- |                         |                          |                        |
|-------------------------|--------------------------|------------------------|
| 1. Transmittal Letter   | 5. Project Portfolios    | 9. Labor Agreements    |
| 2. Executive Summary    | 6. Development Narrative | 10. Legal Actions      |
| 3. Developer Team       | 7. Plans & Drawings      | 11. Special Conditions |
| 4. Organizational Chart | 8. Financial Information |                        |

**1. Transmittal Letter** providing total number of pages and summary of contents.

**2. Executive Summary** providing a narrative description of all key aspects of the submittal.

**3. Description of Developer Team**, which must include the experienced lead entity, developer, architect, and structural engineer at minimum, along with equity partners, attorneys, economic & financial consultants, construction managers, leasing & management companies, and other development partners, as applicable. Specific requirements include the following:

- Narrative describing the roles, responsibilities, depth of experience, and size of each firm
- Resumes of key personnel assigned to the project, including relevant experience
- Staffing chart outlining the Developer’s staff that will be dedicated to the project, the percent of their time that will be available to the project development over time, and obligations unrelated to the project

**4. Organizational Chart or Diagram** outlining the composition of the Developer, including percentage interests, and supporting consultants. The diagram should present differentiated structures for development and operations, if applicable. Specific requirements include:

- Legal name, business form (corporation, partnership, LLC, individual, joint venture, not-for-profit, etc.), and date established (for constituent firms if joint venture) of the Developer. If the Developer is a subsidiary or affiliate of any other sponsoring/parent entity, list such entity or entities including name, address, relationship to the master developer lead, and officers and directors.
- Contact names, addresses, title of position, and nature and extent of the interest of the officers and principals, shareholders, and investors of the developer entity.

**CITY OF PEORIA, IL**  
**REQUEST FOR QUALIFICATIONS (RFQ #18-25)**

**5. Portfolio of the Developer's Comparable Completed Projects** demonstrating development and management experience. For each member of the Developer Team, provide no less than three project examples that demonstrate applicable experience and expertise related to designing, constructing, financing, operating, and maintaining projects similar in size and scope to the project within the last 10 years.

The City highly prefers demonstrated experience of any of the following:

- Working on large-scale commercial to residential conversion projects
- Working on urban mixed-use projects of similar size and scale
- An understanding of complex financing structures, public-private partnership financing, and development-related financing tools, including Tax Increment Financing, Low-income Housing Tax Credits, New Market Tax Credits, Special Service Areas, Business Districts, and other forms of special taxing districts

For each project, each of the following should be included if possible:

- Firm role
- Location, project type, uses, size, and approximate value
- Team (owner, developer, architect, engineer, general contractor, property manager, and key staff) and relevant experience
- Capital structure and financing sources
- Construction start and completion dates or property management start and end dates
- Key attributes, results, successes, and/or innovations
- References in current operation of previous development

**6. Development Concept Narrative** describing a design concept narrative for redeveloping and operating the Properties. The written concept narrative will outline the proposed design concept for the Properties, including proposed uses and identification of previous projects the Developer considers similar to their proposed concept for the Properties.

The Developer shall provide the following:

- Concept narrative of not more than five typed 8½" x 11" pages (no less than 11-point font size), outlining, the Developer's proposed use for the redevelopment
- A discussion of how the proposed use fulfills the City's goals
- Brief and generalized overview of how the principal spaces, systems, and building elements would be modified for the proposed use
- Development timeframe, identifying the length of time estimated to reach key milestones including commencement and completion of design and construction, securing financing and occupancy, and commencing operations
- Description of a general approach to ongoing management and operations

**CITY OF PEORIA, IL**  
**REQUEST FOR QUALIFICATIONS (RFQ #18-25)**

**7. Plans and Drawings** of the proposed project. All drawing should be scaled and illustrate the overall rehabilitation proposal and that clearly indicate both existing conditions and proposed alterations. Each drawing should be no larger than 11-by-17 inch format and be included in each of the submissions. At minimum, the following drawings, plans, and descriptions must be provided.

- A site plan showing proposed site configuration, building footprint, landscaping, ingress & egress, and any parking & loading.
- Floor plans showing floor area totals, special focus should be provided for any grand interior spaces like hobbies and halls. Include proposed residential unit count and unit mix/blend.
- Color eye-level renderings, including renderings of the overall building in context
- Other plans, drawings, or models at the Developer's option
- Total project cost including developer fees

**8. Financial Capacity and Capability** that demonstrates the ability to finance projects commensurate with the value of the project envisioned through prior experience, financing relationships, and company financials. The standard for evaluation of Financial Capability is met when the Developer and its financial/equity partner, if any, demonstrate the expertise to structure and execute financing plans. To demonstrate the Developer's financial capacity and capability to develop the project. The City reserves the right to request additional evidence of the Developer's financial condition before shortlisting. Provide the following information:

- Describe the Developer's relationship with the lending institutions, financial partners, and investors, demonstrated ability to access funding sources
- Recent history of obtaining financing commitments for real estate development projects, detailing the type of project, financing source, and amounts committed
- Reference from a financial institution or equity partner familiar with the financial condition of the firm
- For the Developer Team, a statement regarding any debarments, suspensions, bankruptcy, or loan defaults on real estate development projects and/or government contracts
- A statement describing the expected equity requirements and sources, the anticipated sources of working capital, and the anticipated amount of debt that will be required to complete the Project
- For the Developer, include all projects underway indicating for each project the status, size, scope, cost, Developer equity, financial guarantees, and role of the Developer.

**9. Construction Labor Agreement Plan and Project Labor Agreement** detailing efforts to reach the City's Construction Labor Requirement, Project Labor Agreement, and Prevailing Wage Act goals listed on page 6.

**10. Legal Actions** involving the Developer's organization and members of the team's firm in the last 3 years that includes:

- A debtor in bankruptcy
- A defendant in a lawsuit for deficient performance under a contract
- A defendant in an administrative action for deficient performance on a project
- A defendant in any criminal action

**11. Special Conditions** for any special condition that the Developer may offer or request from the City.

**CITY OF PEORIA, IL  
REQUEST FOR QUALIFICATIONS (RFQ #18-25)**

## Evaluation Review



Upon submission, proposals will be evaluated by City staff in accordance with the evaluation criteria described below. This RFQ has dual goals: one is to attract commercial and residential development, including mixed-use in the downtown, and another is to maximize the participation of the City's local workforce on the project. For these reasons, the following criteria will be critical in the review and evaluation of submitted proposals.

### **Professional & Technical Competence**

The RFQ is seeking:

- Completeness and responsiveness of the proposal
- Professional and technical competence as evidenced by the professional qualifications and specialized experience of the Developer, current and past performance of the Developer on projects similar to the proposed project, and current and past performance on other projects
- Quality of the development concept and conformity of that concept to the development program, goals, objectives, requirements, and parameters set forth in the RFQ.
- Innovation demonstrated by the project in terms of achieving programmatic goals, urban design objectives, and environmental benefits
- Commitment to high-quality design
- Timely project completion schedule

### **Economic Feasibility**

The RFQ is seeking:

- Developer's financial qualifications as evidenced by the proven ability to obtain financing for similar projects, by the ability to raise equity capital, by indications of lender interest in the proposed development, and by financial statements, annual reports or other submitted documentation
- Amount of public assistance necessary, if any, and the proportion of public assistance to the total project cost
- Total project cost, amount of equity contribution, and proportion of equity contribution to the total project cost

### **Project Labor Agreement**

Special consideration will be given to the Developer whose proposal incorporates a Project Labor Agreement (PLA). If the City accepts the PLA agreement, the Developer shall be required to execute a Project Labor Agreement with the West Central Building & Construction Trades Council.

**CITY OF PEORIA, IL  
REQUEST FOR QUALIFICATIONS (RFQ #18-25)**

## Scoring Criteria

- **Experience and Qualifications (25%)**
  - a. Experience in development, finance, and property management of urban mixed-use development
  - b. Experience in development of large-scale commercial to residential conversion projects
  - c. Understanding of complex financing structures, public-private partnership financing, and development-related financing tools
  - d. Experience combining mix of uses with housing
  - e. Experience of the Development Team
- **Financial Capacity (15%)**
  - a. Overall financial strength of Developer
  - b. Liquidity of Developer: Shorter term assets (cash and securities)
  - c. Contribution of investors/partners
- **Development Capacity (20%)**
  - a. Completeness and responsiveness to all elements of RFQ (incompleteness grounds for disqualification)
  - b. Clarity and coherence of presentation
  - c. Concept:
    - i. Consistency with the City of Peoria's Strategic Plan
    - ii. Design and staging to capture or create the market for housing and mixed uses
    - iii. Development timeframe
    - iv. Plan for long-term property management and asset management
- **Financial Feasibility (15%)**
  - a. Clarity and completeness of cashflows
  - b. Viability of financing: sufficiency of sources for uses, income for expenses, reasonableness of assumptions, vis a vis development costs, timing, operations, and financing mechanisms
  - c. Reasonableness of fees, including for developer, builder's overhead and profit, syndication, management, and other
- **M/WBE Local Participation & Local Labor Participation (20%)**
  - a. Provision for M/WBE workforce and labor participation
  - b. Compliance with the Prevailing Wage Act if the receipt of funds causes this project to become subject to the Prevailing Wage Act
  - c. Provision for a Project Labor Agreement
- **Quality of References (5%)**
  - a. Relevance and credibility of sources
  - b. Strength and favorability of recommendations

**CITY OF PEORIA, IL  
REQUEST FOR QUALIFICATIONS (RFQ #18-25)**

## Selection of Developer



### **Initial Screening**

The City will screen all RFQ Responses to assess whether the criteria are satisfied. If needed, the City may request clarifications at this time or at any other time during the evaluation process.

### **Interviews**

The City reserves the right to interview some or all developers or to decline to interview any developers if, in its sole discretion, it determines such interviews are unnecessary. If interviews are held, the City will consider the information provided during the evaluation process.

### **Evaluation**

The City will evaluate all RFQ Responses based on the evaluation criteria. This evaluation will include any information provided by developers during the interview process. As a result of the evaluation process, the City will identify and shortlist two to four Developers, which, at the City's sole discretion, are best qualified to meet its needs. The City reserves the right to change or add to the evaluation criteria at any time during the process.

### **Cancellation**

The City reserves the right, at any time and in its sole and absolute discretion, to reject any or all submissions, or to withdraw the RFQ without notice.

### **Condition of Acceptance**

The City reserves the right to request clarification and/or additional information from developers during the evaluation and selection process. Any developer that makes a material misrepresentation will be eliminated from further consideration. The City reserves the right to disregard any informality in the submission.

**CITY OF PEORIA, IL  
REQUEST FOR QUALIFICATIONS (RFQ #18-25)**

## Incentive Guide

### Incentives Available

The City has prepared a list of incentives that may be available to developers for the Properties. This list is not all-inclusive and the Developer is encouraged to seek out additional incentives that fit their needs.

### City Incentives

**Tax Increment Financing District** allows units of local governments to designate areas within their jurisdiction as Tax Increment Financing (TIF) districts. These districts dedicate sales tax revenues and additional property tax revenues generated within the TIF for improvements within the district to encourage new economic development and job creation.

The City intends to Re-TIF the Properties to maximize the chosen developer's available increment. Reference the table below for current and previous Equalized Assessed Value (EAV).

Properties	Current EAV	Prior Base EAV (2007)
301 SW Adams St Building	\$651,590	\$1,641,090
304 SW Jefferson St Building	\$170,860	\$1,148,080
312 SW Jefferson Parking Garage	\$290,380	\$809,930

The **River Edge Redevelopment Zone** provides the following advantages :

- Building Materials Tax Exemption Certificate – A sales tax exemption certificate to be used for building materials purchased for the permanent improvement of the property.
- There are additional incentives that are part of the program that are administered by the State of Illinois that can be found below:
  - <https://dceo.illinois.gov/expandrelocate/incentives/taxassistance/riversedge.html>

### State Incentives

The **Economic Development for a Growing Economy Tax Credit Program (EDGE)** program provides annual corporate tax credits to qualifying businesses which support job creation & capital investment & improve the standard of living for all Illinois residents.

The **River Edge Historic Tax Credit Program** provides state income-tax credit equal to 25% of a project's qualified expenditures to owners of certified historic structures located within River Edge Redevelopment Zones who undertake certified rehabilitations during the taxable year.

## CITY OF PEORIA, IL REQUEST FOR QUALIFICATIONS (RFQ #18-25)

**Taxable and Tax-Exempt Bonding** through the Tri-County River Valley Development Authority (TRVDA) acts as the issuer of the bonds, passing its double tax-exempt status on to a Developer, private for-profit or not-for-profit to finance low-income or senior housing projects. The bond can include the acquisition of fixed assets including land, buildings, and equipment.

**Commercial Property Assessed Clean Energy**, or C-PACE, is a financing option through the State of Illinois for commercial property owners wanting to make clean energy building improvements. Owners may obtain up to 100% long-term, fixed-rate financing for energy efficiency, renewable energy, resiliency, water use, and electric vehicle charging building improvements.

### **Federal Incentives**

The **Energy Efficient Commercial Buildings Deduction** allows building owners who place in service energy efficient commercial building property (EECBP) or energy efficient commercial building retrofit property (EEBRP) to potentially claim a tax deduction. An increased deduction may be available for increased energy savings or meeting prevailing wage and apprenticeship requirements. The deduction is allowed under Internal Revenue Code (IRC) Section 179D.

- <https://www.irs.gov/credits-deductions/energy-efficient-commercial-buildings-deduction>

The **Federal Historic Preservation Tax Credit** through the Tax Reform Act of 1986 and its regulations provide a federal income-tax credit for owners of historic buildings that undergo substantial rehabilitations into income-producing uses. A credit equal to 20% of a rehabilitation's qualified rehabilitation expenditures may be subtracted directly from the owner's federal income taxes.

The **Low Income Housing Tax Credit (LIHTC Housing Credit)** is a dollar-for-dollar federal tax credit for affordable housing investments, administered by the State of Illinois.

**Opportunity Zones** are an investment tool for distressed areas in the United States. Their purpose is to spur economic growth and job creation in low-income communities while providing tax benefits to investors.

**New Market Tax Credits** incentivizes community development and economic growth through the use of tax credits that attract private investment to distressed communities.

- <https://www.cdfifund.gov/programs-training/programs/new-markets-tax-credit>

**CITY OF PEORIA, IL  
REQUEST FOR QUALIFICATIONS (RFQ #18-25)**



**419 FULTON STREET, PEORIA, IL 61602  
(309) 494-2273  
PEORIAGOV.ORG**

