

Tax Increment Finance Village of Wheeling Southeast-II Redevelopment Project Area

Redevelopment Plan and Project January 2014



Prepared by



EHLERS
LEADERS IN PUBLIC FINANCE

Tax Increment Finance Village of Wheeling Southeast-II Redevelopment Project Area Redevelopment Plan and Project

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I. Introduction

A. Discussion of TIF

Under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, as supplemented and amended (the “Act”)), the Village of Wheeling, Illinois (the “Village”) anticipates designating the Southeast-II Redevelopment Project Area as a “redevelopment project area” (the “Redevelopment Project Area”) under the Act, prior to which the Village shall have adopted and approved this “Tax Increment Finance, Village of Wheeling, Southeast-II Redevelopment Project Area, Redevelopment Plan and Project, January 2014” as a “Redevelopment Plan” (the “Redevelopment Plan”) and “redevelopment project” (the “Redevelopment Project”) and the use of tax increment allocation financing (“TIF”) in connection with the payment of qualifying “Redevelopment Project Costs” (the “Redevelopment Project Costs”) under the Act and implementation of this Redevelopment Plan and Redevelopment Project for the Redevelopment Project Area for twenty-three years after the year in which the Redevelopment Project Area is approved, but with the receipt of the 23rd year of incremental taxes in the 24th year.

As part of a strategy to encourage managed growth, deter future deterioration, encourage preservation and redevelopment, and stimulate private investment in the Redevelopment Project Area, the Village engaged Ehlers and Associates, Inc. as its “tax increment Consultant” (the “Consultant”) to assist the Village in determining whether the Redevelopment Project Area qualifies under the Act as a "conservation redevelopment project area," a "blighted redevelopment project area," or a combination thereof and/or an “industrial conservation area”. In this case the Redevelopment Project Area qualifies as a Blighted Area for improved land and for vacant land.

B. Village of Wheeling

The Village of Wheeling was formed as travelers from Chicago passed through on their way to the Wisconsin Territory along a trail that was the community’s main road, now known as Milwaukee Avenue. The stream of wagons coming into town led to the establishment in the 1830’s of a number of inns, taverns and restaurants on what is still referred to as Wheeling’s “Restaurant Row.”

Wheeling’s farmers grew crops for the community in the area's fertile soil and then began to use the wagon trains to export their harvests. In 1886, the Wisconsin Central Railroad built a line that came through town and stopped at a station near Dundee Road. The community was able to take advantage of its transportation options by becoming a hub for industry and commerce, including the building of a number of manufacturing plants. Industry was then followed by the development of residential neighborhoods.

The Village describes itself as “A Community of Choice,” and is known regionally and nationally as the home of the Milwaukee Avenue “Restaurant Row,” a portion of which is located in the Redevelopment Project Area. Located primarily in Cook County, it is approximately 26 miles northwest of Chicago, and shares boundaries with Buffalo Grove,

Arlington Heights, Northbrook, and Prospect Heights. A small portion of the Village north of Lake Cook Road extends into Lake County. Commuters have access to other Illinois and interstate communities via I-294 and I-94; U.S. Routes 45 and 41; and IL Routes 83, 68, 53, and 43. Commuter rail transportation is available via the *Metra North Central Line*, which boards at the Wheeling Metra Station.

Chicago Executive Airport (formerly known as Palwaukee Airport), located within the Redevelopment Project Area, serves as a general aviation airport for the community. The airport was purchased in 1986 by the Village of Wheeling and the City of Prospect Heights. Chicago O'Hare and Midway Airports serve the Village as air carrier airports providing national and international services.

According to the 2010 U.S. Census, the Village then had a population of 37,648, an increase of 9% since the 2000 Census. At the same time, Wheeling's estimated median household income was \$57,364 and the number of households was 14,296, with an average household size of 2.58.

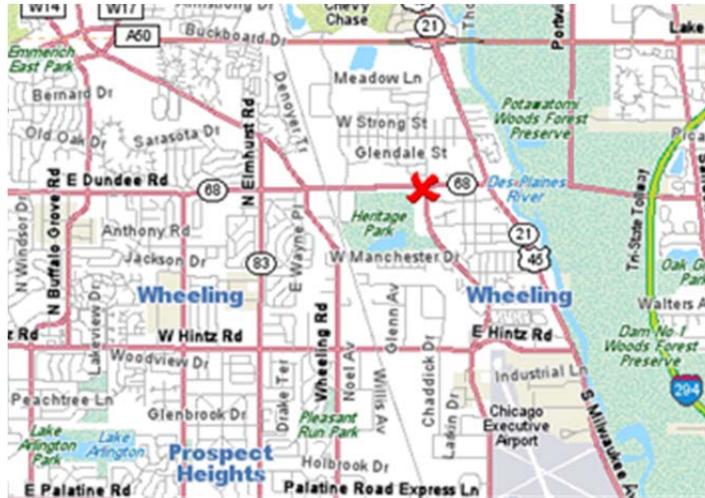
The Village is served by Community Consolidated School District 21 and Prospect Heights School District 23 for primary and middle school education. High School students attend Township High School District 214's schools in Wheeling and Buffalo Grove. For higher education opportunities, National-Louis University and Worsham College are located in Wheeling. Trinity International University, William Rainey Harper College, DeVry Institute of Technology, Oakton Community College, and Triton College are all within twenty miles of the Village. Wheeling also has easy access to other colleges and universities in the metropolitan Chicago area.

Northwest Community Hospital, Glenbrook Hospital, Lutheran General Hospital, and Holy Family Medical Center are all within ten miles of the Village. Residents of Wheeling also have access to numerous research and specialized care hospitals within the Chicago region.

Library services are provided by the Indian Trails Public Library District and the Prospect Heights Public Library District.

Parks and recreation services are provided by the Wheeling Park District and the Prospect Heights Park District.

Wheeling is a home rule municipality governed by a council/manager form of government. The legislative body, the Village Board of Trustees, consists of a Village President and six trustees, each elected to serve four-year terms. The Village Clerk is also elected by the residents of the village to a four year term. The Village Manager is appointed by the Village Board as the Chief Administrative Officer to carry out the Board's policies and oversee the day-to-day operations of the Village. The Village has the following departments: Community Development, Economic Development, Finance, Fire, Human Resources, Human Services, Information Technology, Police, Public Works, and Senior Services.



Village of Wheeling

C. Summary of the Village's Problems

The Village of Wheeling is primarily a Cook County community in the northwest portion of the metropolitan Chicago area. A small portion of the Village north of Lake Cook Road extends into Lake County. Wheeling is generally located east of I-294 between Lake Cook Road to the north and Camp McDonald Road to the south. The Village has had tremendous economic and population growth over the past three decades. As part of that growth, the population of Wheeling continues to edge upward and its employment growth rate has accelerated during the last 40 years.

Based on these trends, it would seem that the Village would not have significant development problems. However, the Village has now reached a stage in its development where growth through annexations is diminishing as the community becomes “built out.” At the same time, some of its older areas are experiencing decline. Older developments tend to have difficulty competing against newer developments.

The property in the Redevelopment Project Area is located in Cook County. In several of the years in which EAV was reviewed as applicable to this report (Tax Years 2007-2012), Cook County had a commercial assessment rate of 38%. During those same years, Counties in the rest of the State had a 33% assessment rate, thereby making them more desirable for development. Cook County adjusted its commercial assessment rate to 25% effective in Tax Year 2009. However, Cook County also has an equalizer (multiplier) that is applied to the assessed value. In Tax Year 2012, the equalizer was 2.8056. In the prior five years, the equalizer has been in excess of 2.8, ranging from 2.8439 to 3.3701. Cook County's past assessment rates and its high equalizer have put Wheeling at a disadvantage to other non-Cook County communities, especially when more favorable tax rates are in place in close proximity to the community, such as in Lake County and McHenry County (both in Illinois), Wisconsin and northwest Indiana. Incentives are needed to overcome these conditions.

In recognition of the need to take action to better position itself for redevelopment, the Village adopted the Southeast (Industrial Lane) Redevelopment Project Area and Plan in 2008 (in addition to other TIF Districts within the Village). However, since 2008, there has been only one new development in the Southeast (Industrial Lane) Redevelopment Project Area, related to the airport. The majority of challenges for this area still exist. No major infrastructure improvements have been made and most commercial and industrial properties are in the same state as when the Southeast (Industrial Lane) Redevelopment Project Area was established.

Unfortunately, the Village's goal of creating a new source of revenue for these improvements with the creation of the Southeast (Industrial Lane) Redevelopment Project Area has been thwarted by a factor beyond its control. Due to the economic recession that began almost immediately after the TIF was adopted, the equalized assessed value (EAV) of the area as a whole has dropped significantly below the base values that were established when the TIF was adopted in September, 2008. This has led to a substantial diminishment in the TIF revenues generated since that time.

Because of the unfortunate timing of when the Southeast (Industrial Lane) Redevelopment Project Area was established, at the height of the era of high property values, the severe economic recession has damaged the ability of this TIF to achieve the purposes the Village intended. The opportunity to terminate the Southeast (Industrial Lane) Redevelopment Project Area and then create a new Redevelopment Project Area offers the Village the opportunity to reset the base value and start the TIF term over again. A key advantage of this plan is that it allows for greater capture of increment over a longer period of time, which improves the Village's chances of fulfilling its development goals for the area.

Only one significant redevelopment project has occurred in the Redevelopment Project Area within the last ten years. Chronic flooding within the Redevelopment Project Area further complicates the redevelopment process. There are identified environmental hazards. Structures within the Redevelopment Project Area are obsolete and deteriorated. A lack of comprehensive planning has led to incompatible land uses, obsolete platting, inadequate street layout, improper subdivision, and parcels of inadequate shape and size to meet contemporary development standards. Finally, the area lacks critical infrastructure necessary for development and redevelopment. Substantial investment will be necessary to correct these problems in order to accommodate future improvements.

The Equalized Assessed Value (EAV) for the entire Redevelopment Project Area is lagging, as proven by all three measurements of EAV provided for in the Act (see **Table 1** in the Eligibility Report). Additionally, the total EAV of the improved parcels, and separately, the total EAV within vacant area of the Redevelopment Project Area also indicate lagging EAV in all three measures for both areas. While EAVs dropped throughout the country in the last five years as a result of the economic recession, these measures indicate that the Redevelopment Project Area still compares unfavorably with the rest of the Village and U.S., the later as indicated by the CPI measurement.

The Village has made efforts to encourage investment by private enterprise, including the use of tax increment financing. Developer pro formas have demonstrated that redevelopment on properties in the Redevelopment Project Area continue to be a financial challenge for the private sector. Incentives are needed to finance the gaps in order for developers to make a reasonable rate of return on such projects.

The Village has recognized and is dealing with its problems. The Village of Wheeling has four other active TIF Districts, a Façade Improvement Grant Program, property tax incentives, and other programs to spur economic development. While the Southeast (Industrial Lane) TIF District would most likely have been successful had the nation-wide economic recession not occurred, conditions that cause the Redevelopment Project Area to qualify for use of tax increment financing still exist. The Village is re-creating this Redevelopment Project Area to spur airport, industrial, commercial, office, and mixed-use development and redevelopment, as well as upgrade and improve its infrastructure and recreational opportunities.

D. Tax Increment Financing

In January 1977, the Illinois General Assembly passed the initial version of what is now the present Tax Increment Allocation Redevelopment Act (the “Act”). This 1977 legislation was the initial authorization of “tax increment financing” (TIF) in Illinois. The General Assembly amended the Act many times since 1977, and it is now found in 65 ILCS 5/11-74.4-1 et seq. The Act provides a means for municipalities, after the approval of a Redevelopment Plan and Redevelopment Project, designation of a Redevelopment Project Area and adoption of tax increment allocation financing, to redevelop blighted, conservation, or industrial park conservation redevelopment project areas and to finance “Redevelopment Project Costs” (“Redevelopment Project Costs”) with “incremental property tax revenues” (“Incremental Property Taxes”). Incremental Property Taxes are derived from the increase in the equalized assessed valuation (EAV) of taxable real property within the Redevelopment Project Area over and above the equalized assessed value of such property at the time tax increment allocation financing is adopted (“Initial EAV”). Any year-to-year increase in EAV over the Initial EAV of such property is then multiplied by the current tax rate, which results in Incremental Property Taxes.

The Act defines a number of eligible items that may be Redevelopment Project Costs under the Act. Incremental Property Taxes may pay for many of these Redevelopment Project Costs or may be pledged to pay bonds, notes or other obligations issued for that purpose. In addition, a municipality may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, and may issue bonds backed by the general obligation of the municipality or payable solely from Incremental Property Taxes and other sources.

Tax increment allocation financing generates Incremental Property Taxes through the temporary capture of new tax revenues generated by the increase in the EAV over the Initial EAV. This increased EAV of properties can result from a municipality’s redevelopment program, improvements, various developments and redevelopment activities, and the reassessment of properties. Under the Act, all taxing districts continue to receive property taxes levied by

application of their ordinary tax rates on the Initial EAV of properties within the Redevelopment Project Area. Taxing districts benefit from the increased property tax base after Redevelopment Project Costs and obligations are paid. If the taxing districts have buildings and structures in the Redevelopment Project Area, those facilities are eligible for repair, remodeling, and rehabilitation, if funds are available and such activities are provided for in the Redevelopment Plan.

E. The Redevelopment Project Area of the Village of Wheeling

At the request of the Village, the Consultant surveyed the area identified by the Village and referred to in this Redevelopment Plan and Project as Southeast-II Redevelopment Project Area to document any eligibility factors that may exist within the Redevelopment Project Area. The Consultant documented these factors in an analysis entitled the “Tax Increment Finance, Village of Wheeling, Southeast-II Redevelopment Project Area, Eligibility Report, January 2014” (the “Eligibility Report”), in **Attachment 4** to this Redevelopment Plan. The Eligibility Report is made part of this Redevelopment Plan by reference hereto. The Redevelopment Project Area and its existing conditions are briefly described below. For greater detail on these factors, refer to the Eligibility Report.

The Redevelopment Project Area is approximately 434 acres. The improved land consists of airport, residential, commercial, and industrial properties. The vacant land is used for airport uses, retention/drainage, and surface parking and is surrounded by improved land.

There are 622 parcels in the Redevelopment Project Area. Of those, 380 parcels are associated with the Plum Creek condominium development and 62 with the Hunt Club apartments. The Chicago Executive Airport owns 57 parcels. (This figure does not include additional parcels owned by other entities related to the airport).

The Redevelopment Project Area is generally located in the vicinity bounded by Milwaukee Avenue on the east, to the Village’s corporate boundaries on the south, to Chaddick Drive on the west, to as far north as to include the Hunt Club apartments, but not including the River Mills townhome development.

More specifically, the northeast boundary line starts at Milwaukee Avenue at parcel 03-12-300-109, proceeding south along Milwaukee Avenue until parcel 03-13-400-020, then running west to include parcels 03-13-300-007 and 03-13-300-014. The boundary then moves north up to Wolf Road, including parcel 03-14-205-016, and then west along the southern boundary of parcel 03-14-202-020 to Dean Avenue. The boundary then proceeds south at the intersection of parcels 03-14-203-007 and 03-14-200-026 to include those parcels and 03-14-200-027. The boundary then proceeds north along Dean Avenue until Kerry Lane, where it then moves east to include 03-14-201-018 and 03-14-201-022, and then north again along the western side of parcel 03-14-201-012. The boundary then proceeds east along Hintz Road before turning north at the intersection of parcels 03-14-201-005 and 03-12-300-008, along the west side of the later parcel, proceeding north and then east at the northern boundary of the Hunt Club apartments, 03-12-300-173 and 03-12-300-108, and then continuing directly east to return to the starting point at Milwaukee Avenue. The River Mills

townhomes, parcel 03-12-300-198 and its subordinate parcels, are excluded from the Redevelopment Project Area. The boundaries contain all adjoining rights-of-ways.

The Redevelopment Project Area includes much of the same area that was established in 2008 as the Southeast (Industrial Lane) Redevelopment Project Area, with the exception of the addition of two parcels of vacant land just east of Chaddick Drive (parcels 03-14-200-026 and 03-14-200-027), and the exclusion of all parcels related to the River Mills townhome development (03-12-300-198 and all subordinate parcels). The Southeast (Industrial Lane) Redevelopment Project Area was dissolved at the end of December, 2013.

Attachment 1 is the legal description and **Attachment 2** is the map depicting the boundaries of the Redevelopment Project Area. **Attachment 2** illustrates that all parcels in the Redevelopment Project Area are contiguous. Both **Attachment 1** and **Attachment 2** are made part of this document by reference hereto.

In addressing the challenges of redeveloping the Redevelopment Project Area, there are many issues which must be overcome.

The Southeast (Industrial Avenue) TIF, comprised of much of the same area as this Southeast-II Redevelopment Project Area, was established in 2008. The existence of this TIF allowed for incentives to facilitate one new construction project within the airport. However, the economic recession experienced in the Village and throughout the country since that time has thwarted the Village's ability to derive sufficient TIF generated revenue to make any of the infrastructure improvements that are needed within the Redevelopment Project Area. With respect to almost all of the parcels within the Redevelopment Project Area and the qualifying factors described previously, conditions have only worsened since 2008.

Chronic flooding, documented by FEMA maps and certified by the Village Engineer, requires that extra measures be taken for the development of the vacant land and redevelopment of structures, not only according to municipal regulatory standards, but also to meet bank requirements. Extraordinary expenses will be needed for land preparation and to alleviate the conditions experienced by current business owners and residents.

There has been a lack of growth and development through investment by private enterprise. The flooding of the location further complicates the problems.

With the exception of a new hangar and associated office space recently constructed at the airport, made possible by the existence of the Southeast (Industrial Avenue) TIF, there have been no building permits issued for new construction in the Redevelopment Project Area in the last ten years.

The Redevelopment Project Area also lacks the infrastructure necessary for development and redevelopment. Water related improvements are needed for the entire vacant area. Stormwater improvements will be needed for the vacant land, particularly in the airport. Lighting and sidewalk improvements are needed for the improved area. Wastewater treatment may need to be addressed in some areas. Access to some of these areas is difficult because of the presence of

the airport and the industrial areas on Industrial Lane and Sumac Road. In addition, parcels containing multi-family housing on the north side of the Redevelopment Project Area lack sufficient access. Other improvements, such as utilities, sidewalks, street lighting, and street and alley repairs and upgrades may be needed within the Redevelopment Project Area as well. These factors present extraordinary challenges, which mean there will be extraordinary costs, to make redevelopment possible. TIF funds will be necessary to assist in the financing of infrastructure and the payment of other development costs.

The buildings in the Redevelopment Project Area were constructed prior to the existence of the Village's comprehensive plan and planning and zoning standards that would dictate higher standards. As a result there is not adequate off-street parking and loading areas for these buildings, as well as other issues that make buildings obsolete for the current needs and uses of occupants. Additional expenses will be necessary to remedy parking and loading issues, as well as to upgrade or redevelop properties to meet modern day standards. Demolition and replacement of structures may be necessary to accommodate new development.

Most of the properties in the Redevelopment Project Area suffer from deterioration and obsolescence. Field surveys found deterioration present in both the improved areas and vacant parcels adjacent to those deteriorated improved parcels of the Redevelopment Project Area. Most of the buildings in the Redevelopment Project Area are between 10 and 60 years of age. As buildings age, they generally require more upkeep and maintenance. Structures likely suffer from interior deterioration not detectable through an exterior inspection. A number of commercial, industrial and residential structures exhibited defects with windows, porches, gutters, downspouts, broken windows and doors, as well as rusting HVAC equipment. Deterioration was also observed in paved areas in both the improved and vacant portions of the Redevelopment Project Area. Some roads and parking areas are gravel and lack any kind of permanent paving materials. Substantial investment will be necessary to repair or demolish these buildings and parking areas.

The Redevelopment Project Area suffers from incompatible land-use relationships, with a mixture of land uses including airport, residential, commercial, office, and industrial uses. There are no buffers between these uses. A lack of community planning is also evidenced by the fact that many properties in the Redevelopment Project Area have inadequate street layout, improper subdivision, and parcels of inadequate shape and size to meet contemporary development standards. Subdivisions, right-of-way vacation, and road improvements will be necessary to consolidate smaller parcels and dedicate appropriate easements and rights-of-way, resulting in sizeable additional costs for development and redevelopment. Village involvement will be required to create appropriate and efficient right-of-ways, easements, and layout of lots. Extraordinary expenses will be needed to develop and redevelop properties with appropriate buffering between conflicting land uses (such as providing additional landscaping materials), and resolving the platting issues that redevelopment will require.

There are multiple sites that have been found by the Illinois Environmental Protection Agency to require environmental remediation. These findings require that special redevelopment measures and precautions be taken as a result. This will add additional costs to the

redevelopment of the property. In order to incent private business interests to invest in environmental clean-up efforts on these sites, TIF funds will be necessary to assist in financing these measures.

The property in the Redevelopment Project Area is located in Cook County. In several of the years in which EAV was reviewed as applicable to this report (Tax Years 2007-2012), Cook County had a commercial assessment rate of 38%. During those same years, Counties in the rest of the State had a 33% assessment rate, thereby making them more desirable for development. Cook County adjusted its commercial assessment rate to 25% effective in Tax Year 2009. However, Cook County also has an equalizer (multiplier) that is applied to the assessed value. In Tax Year 2012, the equalizer was 2.8056. In the prior five years, the equalizer has been in excess of 2.8, ranging from 2.8439 to 3.3701. Cook County's past assessment rates and its high equalizer have put Wheeling at a disadvantage to other non-Cook County communities, especially when more favorable tax rates are in place in close proximity to the community, such as in Lake County and McHenry County (both in Illinois), Wisconsin and northwest Indiana. Incentives are needed to overcome these conditions.

In examining the EAV of the area, the EAV for the entire Redevelopment Project Area is lagging, as proven by all three measurements of EAV provided for in the Act (see **Table 1**). Additionally, the total EAV of the improved parcels, and separately, the total EAV within vacant area of the Redevelopment Project Area also indicate lagging EAV in all three measures for both areas. While EAVs dropped throughout the country in the last five years as a result of the economic recession, these measures indicate that the Redevelopment Project Area still compares unfavorably with the rest of the Village and U.S., the latter as indicated by the CPI measurement.

The Redevelopment Project Area as a whole is adversely impacted by the presence of blighted factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal development needs and TIF funds will be necessary to finance redevelopment activities, including infrastructure improvements, land preparation, and building rehabilitation.

The Redevelopment Project Area as a whole has not been subject to sound growth and development through investment by private enterprise and the Redevelopment Project Area would not reasonably be anticipated to be developed without TIF assistance.



Aerial View of Redevelopment Project Area

F. The Village of Wheeling Tax Increment Redevelopment Plan and Project

The Village intends that the Redevelopment Project Area will redevelop with airport, industrial, commercial, office, residential, and recreational uses, including mixed uses.

Development in the Redevelopment Project Area may cause impacts on other taxing districts. These impacts will also need to be addressed.

This Redevelopment Plan has been prepared in accordance with the provisions of the Act. This Redevelopment Plan is intended to guide improvements and activities within the Redevelopment Project Area in order to stimulate private investment in the Redevelopment Project Area. The goal of the Village, through the implementation of this Redevelopment Plan, is that the Redevelopment Project Area be developed to the extent possible on a comprehensive and planned basis. For this to occur, the Village must foster private investment in the Redevelopment Project Area.

This Redevelopment Plan specifically describes the Redevelopment Project Area and sets forth the factors that qualify the Redevelopment Project Area for designation as a Redevelopment Project Area as defined in the Act.

Successful implementation of the Redevelopment Plan requires that the Village utilize Incremental Property Taxes in accordance with the Act and work cooperatively with the private sector and local governmental agencies. With a sound financial base, the Village will be better able to provide adequate services for its citizens and improve the economic viability of the Village. Only through the implementation of this Redevelopment Plan under the Act will the Redevelopment Project Area develop on a comprehensive and coordinated basis, thereby reducing the factors that have precluded substantial development of the Redevelopment Project Area by the private sector. Left on its own, the Redevelopment Project Area, without incentives authorized by the Act, will likely continue to experience the blight conditions or those conditions that will lead to blight. TIF is a means of implementing

such cooperation. By means of public investment through the TIF, the Redevelopment Project Area will become an environment that will attract private investment.

The use of Incremental Property Taxes by the Village to pay Redevelopment Project Costs will permit the Village to participate in and coordinate public and private improvements and activities to stimulate private investments on a comprehensive basis. These improvements, activities, and investments will benefit the Village, its residents, and all local governments serving the Redevelopment Project Area. The anticipated benefits include:

- Strengthened property tax base for all affected taxing districts.
- Increased sales tax for the Village.
- Increased job opportunities.
- Reduced problem conditions in the Redevelopment Project Area, as well as general physical improvement and upgrading of properties.
- Remediated environmental problems.
- Enhanced visual appearance and landscaping within the Village.
- Increased commercial and business opportunities, including those for airport, industrial, retail, office, and mixed-uses.
- Improved residential opportunities, including a variety of housing types for various needs and income levels.
- Increased recreational opportunities.
- Improved community sustainability.
- Improved economic conditions.
- Stabilized portion of the community.

The following is a summary of the key recommendations for the Redevelopment Project Area to achieve the above benefits. To accomplish redevelopment on a comprehensive basis within the Redevelopment Project Area, the following steps should be taken:

1. Acquire and prepare land for redevelopment.
2. Create development, including commercial, office, residential, and recreational uses, including mixed uses.
3. Create employment opportunities for the community and surrounding area;
4. Coordinate design within the Redevelopment Project Area.
5. Create public and private facilities and improvements.
6. Provide access and creation of necessary rights-of-way not present.
7. Implement landscape, streetscape, and signage plans.
8. Repair, remodel, rehabilitate, or replace some obsolete and/or deteriorating structures.

9. Provide needed infrastructure improvements.
10. Acquire real estate and personal property, including for disposition at up to 100% write-down for public and/or private development activities.
11. Provide write-down of up to 50% of construction costs for low-income housing.
12. Address environmental problems that may be associated with properties.
13. Address flooding and drainage issues.
14. Prepare land for development.
15. Provide adequate parking and loading facilities.
16. Provide financing assistance and interest subsidy for public and private development activities.
17. Provide for impacts on other taxing bodies, including school and library payments according to the Act.
18. Assist redevelopment goals and objectives in adjacent Redevelopment Project Areas.

II. Redevelopment Project Area Eligibility Conditions

The Redevelopment Project Area's "Blighted" conditions documented in this section are based on surveys and analyses initially conducted by the Consultant in November 2013. As set forth in the Act, the Redevelopment Project Area qualifies as a "blighted area" for improved land and for vacant land.

1. The area must meet the criteria under one of three categories if it is determined to be blighted. One set of the criteria for both the Conservation and Blighted designations deals with improved property. Two sets within the Blighted designation deal with vacant property. The minimum number of required factors must be present in one of these categories and the presence of each must be documented;
2. Each factor present must be reasonably distributed throughout the Redevelopment Project Area and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act;
3. The property must equal or exceed 1½ acres; and
4. The Redevelopment Project Area must meet the "but for" requirement of the Act in that development and redevelopment would not reasonably occur without financial assistance and intervention by the municipality.

The criteria presented are reasonably present to a meaningful extent and reasonably distributed in the improved portions of the Redevelopment Project Area.

The Redevelopment Project Area is approximately 434 acres, in excess of the required 1½ acres.

The Redevelopment Project Area as a whole is adversely impacted by the presence of blighted factors and these factors are reasonably distributed throughout the Redevelopment Project Area. There has been a lack of growth and development through investment by private enterprise in the Redevelopment Project Area, showing that development will not occur without financial assistance by the Village.

A. Surveys and Analyses Conducted

The conditions summarized above are based upon initial surveys and analyses conducted by the Consultant in November 2013. The surveys and analyses conducted include:

1. Exterior survey of the condition and use of each building.
2. Field survey of conditions, including streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance.
3. Analysis of existing uses and their relationships.
4. Analysis of tax maps to ascertain platting.
5. Analysis of vacant sites.
6. Review of previously prepared plats, plans, and studies.
7. Review of Federal Emergency Management Agency (FEMA) flood maps.
8. Review of Environmental Protection Agency (EPA) and Illinois Environmental Protection Agency (IEPA) compliance lists.
9. Analysis of public utilities, such as water, sewer, gas utilities, etc.
10. Review of County and Township Tax Records.
11. Contacts with Village officials, county officials, other taxing bodies as appropriate, and private parties knowledgeable as to area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the Redevelopment Project Area.

The improved portion of the Redevelopment Project Area meets the requirements of Section 11-74.4-3 (a) (1) (B), (C), (H), (I), (J), (K), (L) and (M) of the Act for designation of improved land as a Blighted Area. For designation as a Blighted Area for improved land five (5) criteria are to be met, and in this case eight (8) criteria have been met.

The following eight (8) Blighted Area criteria are present in the improved land:

- Obsolescence
- Deterioration
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Environmental remediation
- Lack of community planning
- Lagging EAV

The parcels constituting improved land in the Redevelopment Project Area are listed in **Table 3** in the Eligibility Report.

The vacant portion of the Redevelopment Project Area also meets the requirements of the Act for designation of vacant land as a Blighted Area. For designation as a Blighted Area for vacant land, there are two sections of the Act under which vacant land can be determined to be blighted. Two or more of the criteria in one section are required to be met. In the other section, one or more of the criteria is required to be met. In this case, the vacant land meets the requirements for both sections of the Act.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (D), and (F) of the Act. In this section of the Act, two (2) criteria are required for designation of vacant land as a Blighted Area. In this case, three (3) criteria have been met.

The following three (3) Blighted Area criteria are present in the vacant area:

- Obsolete platting
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging EAV

The parcels constituting vacant land in the Redevelopment Project Area are listed in **Table 4** in the Eligibility Report.

Further, the Redevelopment Project Area meets the requirement of Section 11-74.4-3 (a) (3) (C) of the Act. In this section, one criterion is required for designation of vacant land as a Blighted Area. Based on this section of the Act, it was determined that the following criterion was present:

- Vacant property in the Redevelopment Project Area suffers from chronic flooding that impacts real property based on certification by an appropriate regulatory agency or by a certified engineer. Either of these serves as a basis for the finding of chronic flooding.

The regulatory agency that documents flooding is the Federal Emergency Management Agency (FEMA). FEMA's floodplain and floodway maps, indicating that much of the Redevelopment Project Area is subject to chronic flooding, are **Attachment 3** in the Eligibility Report. In addition, the Village Engineer has certified that the Redevelopment Project Area suffers from chronic flooding. This letter is included as **Attachment 4** in the Eligibility Report.

These parcels meet the definition of vacant land under the Act in Section 11-74.4-3 (v), as any parcel or combination of parcels without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area. The vacant land has not been "commercially farmed" in the last five (5) years.

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Redevelopment Project Area and are present to a meaningful extent such that a local governing body may

reasonably find that the factors are clearly present within the intent of the Act. **Table 2** in the Eligibility Report (**Attachment 4** of this report) contain the results of various research, field survey, and analysis of existing conditions in the Redevelopment Project Area, which demonstrates that the above criteria are present to a meaningful extent and distributed throughout the Redevelopment Project Area.

The Redevelopment Project Area is approximately 434 acres, in excess of the minimum 1½ acres required by the Act.

The Redevelopment Project Area as a whole is adversely impacted by the presence of blighted factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. There has been a lack of growth and development through investment by private enterprise.

These factors go beyond normal development needs and TIF funds will be necessary to finance redevelopment activities.

The Redevelopment Project Area has not been subject to sound growth and development through investment by private enterprise and the Redevelopment Project Area would not reasonably be anticipated to be developed without TIF assistance.

Based on these factors, the Consultant has recommended that the Village conclude that property within the Redevelopment Project Area qualifies as a Blighted Area for improved land and for vacant land as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village.

III. Redevelopment Plan

A. Redevelopment Plan Goals

Listed below are the general goals of this Redevelopment Plan. These goals provide the overall framework for guiding decisions during the implementation of this Redevelopment Plan.

1. An improved quality of life in the Redevelopment Project Area and the Village.
2. An environment within the Redevelopment Project Area that will contribute more positively to the health, safety and general welfare of the Village and preserve or enhance the value of properties in and adjacent to Redevelopment Project Area.
3. An increased sales tax base for the Village and an increased property tax base for all local governments having jurisdiction overlapping the Redevelopment Project Area.
4. A strengthened economy of the Village and the larger community.
5. A stabilized business area for the Village.
6. An improved physical condition of the Redevelopment Project Area and the Village.
7. Sound economic development within the Redevelopment Project Area that is consistent with the comprehensive plan for the development of the Village as a whole.

B. Redevelopment Plan Objectives

Listed below are objectives of this Redevelopment Plan, which guide planning decisions to achieve the goals and objectives contained in this Redevelopment Plan.

1. Reduce or eliminate those conditions that are leading to or causing blight and qualify the Redevelopment Project Area as a “blighted area”. **Attachment 4** describes these conditions.
2. Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
3. Strengthen the economic well-being of the Redevelopment Project Area and the Village by increasing business activity, tax base, and job opportunities.
4. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this Redevelopment Plan and contemporary development needs and standards.
5. Stimulate private investment in appropriate new construction and redevelopment.
6. Provide needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities. Facilities will address the problems cited in the Eligibility Report, provide utilities, and create rights-of-way and access to the sites.
7. Provide needed incentives to encourage a broad range of improvements.

8. Provide for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law where these are a material impediment to the development or redevelopment of the Redevelopment Project Area.
9. Address flooding problems.
10. Improve the visual attractiveness of the Village through landscaping and coordination of design in the Redevelopment Project Area.
11. Provide write down of up to 50% of construction costs for low-income housing.
12. Enhance the sustainability of the community by improving its stature as a desirable place to live and work.
13. Improve opportunities for further airport, commercial, industrial, office, residential, recreational and mixed use development and redevelopment.

C. Redevelopment Program

The Village may use any program element authorized by the Act including, but not limited to, those in the following listing. The Village proposes to achieve the redevelopment goals and objectives of this Redevelopment Plan for the Redevelopment Project Area through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to undertake some or all of the following activities and improvements:

1. Analysis, Administration, Studies, Surveys, Legal, etc.

The Village may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan.

2. Property Assembly

The Village, or an agent for the Village, may acquire and assemble land for the purpose of development. Vacant, underutilized or misused property may be acquired by purchase, exchange, up to 100% write down, or long-term lease by private developers or the Village for the purpose of new development.

3. Land Preparation

The Village may assist in the preparation of land to include demolition, environmental remediation and flood mitigation.

4. Relocation

The Village may assist in relocation efforts.

5. Rehabilitation and Lease Hold Improvements

The Village may assist in rehabilitation, remodel, repair, and lease hold improvements.

6. Land Acquisition

The Village may purchase or write down the purchase of land.

7. Development Agreements

The Village may enter into development and redevelopment agreements with private or public entities for the furtherance of this Redevelopment Plan. Such agreements may be for the assemblage of land, construction of improvements or facilities, improvement of access, the provision of services or any other lawful purpose. Agreements may contain terms and provisions that are more specific than the controls that are summarized in this Redevelopment Plan.

In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabbing, or expending a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village of Wheeling reserves the right to collect reimbursement for funds extended in accordance with the Act.

8. Provision of Public Works or Improvements

The Village may provide public works and improvements that are necessary to service the Redevelopment Project Area in accordance with the Redevelopment Plan. Public works and improvements may include, but are not limited to, the following:

a. Streets, Sidewalks, Lighting, Utilities, and Parking

Public infrastructure improvements may be necessary to adequately serve the Redevelopment Project Area and potential new development. Improved access will be necessary to develop portions of the Redevelopment Project Area. Certain infrastructure improvements, in connection with and adjacent to the Redevelopment Project Area, may be necessary to advance the goals and objectives of this Redevelopment Plan. It is expected that streets, sidewalks, utilities (including any electrical or data upgrades needed to accommodate current technology), and parking improvements will be part of any redevelopment activity.

b. Landscaping

Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

c. Stormwater Management

Facilities or improvements may be needed to be created to eliminate or reduce stormwater runoff.

d. Sewage Treatment

Facilities may be needed to collect and treat sewage.

e. Water System

An adequate water supply may be provided.

9. Construct, Acquire, Renovate or Rehabilitate Public Facilities

Funds may be provided to pay costs related to the construction of qualifying public facilities and improvements, to acquire existing structures for use as public facilities, and to renovate or rehabilitate existing structures for public use as permitted under the Act, which may include, but are not limited to, airport management and maintenance facilities, restaurant, airport museum, flight training school and flight simulator.

10. Coordinate Design within the Redevelopment Project Area

Where possible, design elements should be planned in such a way as to make the Redevelopment Project Area aesthetically pleasing. Consistent and coordinated design patterns should be promoted.

11. Job Training

Improve job skills of those working in the Redevelopment Project Area.

12. Interest Subsidy

Funds may be provided to reimburse redevelopers for a portion of interest costs related to the construction of qualifying redevelopment facilities and improvements.

13. Eminent Domain

Should it be necessary, the Village may use the power of eminent domain, as authorized by the Act, to obtain land necessary to achieve the objectives of the Redevelopment Plan.

14. Assist in Financing Redevelopment Project Area Contiguous TIFs

Funds derived from either this Redevelopment Project Area or others that may be contiguous are eligible to be used for the support of the other redevelopment programs under this Redevelopment Plan.

15. Payment to Schools

Payments will be made according to the Act to the school districts for each student added to the school district.

D. Redevelopment Policies

The Village of Wheeling proposes to undertake this Redevelopment Plan and the related Redevelopment Project, which consists of planned economic development and redevelopment activities, sound fiscal policies, marketable land uses, and other private and public activities. Appropriate policies have been or will be developed as required, assuring the completion of this Redevelopment Plan and the activities specified.

The Village may employ the use of financial incentives for private investment within the Redevelopment Project Area. This includes tax increment financing, which constitutes one of the key financial components for enabling the redevelopment of the Redevelopment Project Area. This portion of the community, the Village as a whole, and all other local taxing bodies, will benefit from the implementation of this Redevelopment Plan.

E. Redevelopment Implementation Strategy

The implementation and conclusion of a well-devised redevelopment strategy is a key element in the success of this Redevelopment Plan. These strategies and plans are under current development and will be implemented through this Redevelopment Plan and Project. In order to maximize program efficiency and to take advantage of development interest in the Redevelopment Project Area, and with full consideration of available funds, the Village intends to proceed in an expeditious manner.

A combination of public and private investments and public and private improvements is an essential element of this Redevelopment Plan. In order to achieve this end, the Village may enter into agreements, including with private developers, proposing that TIF assistance may be provided, where deemed appropriate by the Village, to facilitate private projects and development. The Village may also contract with others to accomplish certain public and private projects as contained in this Redevelopment Plan.

IV. Agreement with Comprehensive Plan

The Village's Comprehensive Plan is entitled *Village of Wheeling, Illinois Comprehensive Plan, July 28, 2003*.

The following goals and objectives in the comprehensive plan reflect goals in this Redevelopment Plan and Project:

Community Image

Goal: A community with a strong identity and positive community image.

Objectives

- Make Wheeling a community of choice for future residents.
- Establish and maintain a positive community identity along arterial streets.
- Enhance Milwaukee Avenue corridor as a community focal point and regional destination.

Growth and Development

Goal: A village with recognizable boundaries wherein new development occurs with respect for that which already exists.

Objectives

- Encourage new development that is compatible with the community vision.
- Make the best use of remaining vacant land and redevelopment parcels in order to provide for future needs.
- Promote high quality development.

Environmental Stewardship

Goal: A land use pattern that conserves natural areas as part of Wheeling's environmental context and minimizes damage from flooding.

Objectives

- Reduce the damage to private property caused by flooding.
- Assure that new development will minimize adverse impacts on the natural features of the site.

Residential Neighborhoods

Goal: Well-maintained residential neighborhoods with a variety of housing types and price ranges.

Objectives

- Encourage housing that promotes positive perceptions of Wheeling.
- Insure that residential property is safe and well maintained.
- Promote reinvestment in existing housing to improve compatibility with modern lifestyles and improve market appeal.

Business and Commercial Areas

Goal: Business and commercial corridors that are desirable locations for retail and commercial service activity.

Objectives

- Promote the growth and redevelopment of business and commercial areas.
- Improve the appearance of existing business strips.

Industrial Areas

Goal: Strong industrial concentrations that provide jobs and contribute to the local tax base.

Objectives

- Maintain the role of Wheeling's industrial areas as regional employment centers.
- Recruit and retain industrial uses that contribute to the economic strength of the community.
- Maintain attractive industrial areas.

Community Facilities and Infrastructure

Goals: A cooperative system of community facilities and public infrastructure that serve the needs of Wheeling residents and businesses. Public buildings and community-oriented institutional uses that provide a full range of community services.

Objectives

- Assure efficient provision and maintenance of utilities in public ways.
- Regularly communicate with other local governmental units to identify facility needs.

Parks and Open Space

Goal: A system of high-quality park and open space areas that meet the varying recreation and leisure interests of Wheeling residents.

Objectives

- Increase visual and physical access to the Village's significant natural features, including waterways, wetlands, and surrounding natural areas.
- Develop a pathway system that connects destinations within the Village and improves links with the regional trail system.

Transportation

Goal: An efficient and effective transportation system that reinforces the community's character and promotes access to and from the metropolitan area.

Objectives

- Provide safe and efficient circulation within Wheeling.

- Enhance pedestrian access and safety through infrastructure improvements and modifications.

The Village's Future Land Use Map, as shown in **Attachment 3** of this report, shows properties in the Redevelopment Project Area as being for Transportation and Utilities, Industrial, Open Space, Multi-Family Residential, and Commercial uses. This generally corresponds to the land uses outlined in this Redevelopment Plan.

In summary, the above statements and objectives in the Village's Comprehensive Plan and the land uses identified in the Village's Future Land Use Map reflect the goals and land uses in this Redevelopment Plan.

In addition to the goals listed in the Village's Comprehensive Plan, the Village commissioned the *Industrial Lane Redevelopment Plan* in September, 2013. Implementation Action Items for this plan include:

1. Reset the start date of the Southeast (Industrial Lane) TIF District.
2. Keep all three redevelopment concept options (as discussed in the report) on the table.
3. Pursue a phased approach to municipal investment.
4. Pursue Village-initiated land assembly to create shovel-ready sites for redevelopment.
5. Explore the potential establishment of a zoning district overlay (related to the airport).
6. Provide flexibility for negotiation with distinctively burdened businesses.
7. Maintain flexibility of redevelopment concepts.

The above action items in the Village's *Industrial Lane Redevelopment Plan* are consistent with the goals and land uses in this Redevelopment Plan.

V. Evidence Supporting the Need for the TIF

The Redevelopment Project Area as a whole is adversely impacted by the presence of blighted and conservation factors and these factors are reasonably distributed throughout the Redevelopment Project Area.

In addressing the challenges of redeveloping the Redevelopment Project Area, there are many issues which must be overcome.

The Southeast (Industrial Avenue) TIF, comprised of much of the same area as this Southeast-II Redevelopment Project Area, was established in 2008. The existence of this TIF allowed for incentives to facilitate one new construction project within the airport. However, the economic recession experienced in the Village and throughout the country since that time has thwarted the Village's ability to derive sufficient TIF generated revenue to make any of the infrastructure improvements that are needed within the Redevelopment Project Area. With respect to almost all of the parcels within the Redevelopment Project Area and the qualifying factors described previously, conditions have only worsened since 2008.

Chronic flooding, documented by FEMA maps and certified by the Village Engineer, requires that extra measures be taken for the development of the vacant land and redevelopment of structures, not only according to municipal regulatory standards, but also to meet bank requirements. Extraordinary expenses will be needed for land preparation and to alleviate the conditions experienced by current business owners and residents.

There has been a lack of growth and development through investment by private enterprise. The flooding of the location further complicates the problems.

With the exception of a new hangar and associated office space recently constructed at the airport, made possible by the existence of the Southeast (Industrial Avenue) TIF, there have been no building permits issued for new construction in the Redevelopment Project Area in the last ten years.

The Redevelopment Project Area also lacks the infrastructure necessary for development and redevelopment. Water related improvements are needed for the entire vacant area. Stormwater improvements will be needed for the vacant land, particularly in the airport. Lighting and sidewalk improvements are needed for the improved area. Wastewater treatment may need to be addressed in some areas. Access to some of these areas is difficult because of the presence of the airport and the industrial areas on Industrial Lane and Sumac Road. In addition, parcels containing multi-family housing on the north side of the Redevelopment Project Area lack sufficient access. Other improvements, such as utilities, sidewalks, street lighting, and street and alley repairs and upgrades may be needed within the Redevelopment Project Area as well. These factors present extraordinary challenges, which mean there will be extraordinary costs, to make redevelopment possible. TIF funds will be necessary to assist in the financing of infrastructure and the payment of other development costs.

The buildings in the Redevelopment Project Area were constructed prior to the existence of the Village's comprehensive plan and planning and zoning standards that would dictate higher standards. As a result there is not adequate off-street parking and loading areas for these buildings, as well as other issues that make buildings obsolete for the current needs and uses of occupants. Additional expenses will be necessary to remedy parking and loading issues, as well as to upgrade or redevelop properties to meet modern day standards. Demolition and replacement of structures may be necessary to accommodate new development.

Most of the properties in the Redevelopment Project Area suffer from deterioration and obsolescence. Field surveys found deterioration present in both the improved areas and vacant parcels adjacent to those deteriorated improved parcels of the Redevelopment Project Area. Most of the buildings in the Redevelopment Project Area are between 10 and 60 years of age. As buildings age, they generally require more upkeep and maintenance. Structures likely suffer from interior deterioration not detectable through an exterior inspection. A number of commercial, industrial and residential structures exhibited defects with windows, porches, gutters, downspouts, broken windows and doors, as well as rusting HVAC equipment. Deterioration was also observed in paved areas in both the improved and vacant portions of the Redevelopment Project Area. Some roads and parking areas are gravel and lack any kind of permanent paving materials. Substantial investment will be necessary to repair or demolish these buildings and parking areas.

The Redevelopment Project Area suffers from incompatible land-use relationships, with a mixture of land uses including airport, residential, commercial, office, and industrial uses. There are no buffers between these uses. A lack of community planning is also evidenced by the fact that many properties in the Redevelopment Project Area have inadequate street layout, improper subdivision, and parcels of inadequate shape and size to meet contemporary development standards. Subdivisions, right-of-way vacation, and road improvements will be necessary to consolidate smaller parcels and dedicate appropriate easements and rights-of-way, resulting in sizeable additional costs for development and redevelopment. Village involvement will be required to create appropriate and efficient right-of-ways, easements, and layout of lots. Extraordinary expenses will be needed to develop and redevelop properties with appropriate buffering between conflicting land uses (such as providing additional landscaping materials), and resolving the platting issues that redevelopment will require.

There are multiple sites that have been found by the Illinois Environmental Protection Agency to require environmental remediation. These findings require that special redevelopment measures and precautions be taken as a result. This will add additional costs to the redevelopment of the property. In order to incent private business interests to invest in environmental clean-up efforts on these sites, TIF funds will be necessary to assist in financing these measures.

The property in the Redevelopment Project Area is located in Cook County. In several of the years in which EAV was reviewed as applicable to this report (Tax Years 2007-2012), Cook County had a commercial assessment rate of 38%. During those same years, Counties in the rest of the State had a 33% assessment rate, thereby making them more desirable for

development. Cook County adjusted its commercial assessment rate to 25% effective in Tax Year 2009. However, Cook County also has an equalizer (multiplier) that is applied to the assessed value. In Tax Year 2012, the equalizer was 2.8056. In the prior five years, the equalizer has been in excess of 2.8, ranging from 2.8439 to 3.3701. Cook County's past assessment rates and its high equalizer have put Wheeling at a disadvantage to other non-Cook County communities, especially when more favorable tax rates are in place in close proximity to the community, such as in Lake County and McHenry County (both in Illinois), Wisconsin and northwest Indiana. Incentives are needed to overcome these conditions.

In examining the EAV of the area, the EAV for the entire Redevelopment Project Area is lagging, as proven by all three measurements of EAV provided for in the Act (see **Table 1**). Additionally, the total EAV of the improved parcels, and separately, the total EAV within vacant area of the Redevelopment Project Area also indicate lagging EAV in all three measures for both areas. While EAVs dropped throughout the country in the last five years as a result of the economic recession, these measures indicate that the Redevelopment Project Area still compares unfavorably with the rest of the Village and U.S., the latter as indicated by the CPI measurement.

Therefore, it is not reasonable to expect that the Redevelopment Project Area as a whole will be redeveloped on a comprehensive and coordinated basis without the use of TIF.

As described in **Attachment 4** of this report, the Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted factors, and these factors are reasonably distributed throughout the Redevelopment Project Area.

These factors go beyond normal development needs and TIF funds will be necessary to finance redevelopment activities.

This report concludes that Southeast-II Redevelopment Project Area is eligible for Tax Increment Finance ("TIF") designation as a Blighted Area for improved land and for vacant land.

VI. Redevelopment Project Costs

Redevelopment Project Costs are defined within the Act and all costs to be paid or reimbursed in the Redevelopment Project Area will conform to this definition.

A. Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. The activities and improvements and their estimated costs (2014 dollars) are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the Redevelopment Project Area, the Village may directly pay or be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

Total Redevelopment Project Costs, as described in this Redevelopment Plan, are intended to provide an upper estimate of expenditures and do not commit the Village to undertake any particular Redevelopment Project Costs.

While all of the costs in the budget are eligible Redevelopment Project Costs under the Act and this Redevelopment Plan, inclusion herein does not commit the Village to finance all of these costs with TIF funds.

(See also notes for additional information regarding Redevelopment Project Costs.)

1. Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, as provided for by 65 ILCS 5/11-74.4-3(q)(1-1.5). \$5,000,000
2. Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors, as provided for by 65 ILCS 5/11-74.4-3(q)(1.6). \$50,000
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, 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, as provided for by 65 ILCS 5/11-74.4-3(q)(2).	\$45,000,000
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(3).	\$5,000,000
5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or constructions elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(4).	\$70,000,000
6. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area, as provided for by 65 ILCS 5/11-74.4-3(q)(5).	\$50,000
7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto, as provided for by 65 ILCS 5/11-74.4-3(q)(6).	\$2,000,000
8. To the extent the Village, 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 and Project (impacts such as those on the Village may be addressed through these funds) , as provided for by 65 ILCS 5/11-74.4-3(q)(7).	\$1,000,000
9. 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) of Section 11-74.4-3 of the Act, as provided for by 65 ILCS 5/11-74.4-3(q)(8).	\$3,000,000

10. Payment in lieu of taxes, as provided for by 65 ILCS 5/11-74.4-3(q)(9).	\$1,000
11. 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, as provided for by 65 ILCS 5/11-74.4-3(q)(10).	\$50,000
12. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided for by 65 ILCS 5/11-74.4-3(q)(11).	\$5,000,000
13. Contributions to Schools as required by the Act for an increased student population as a result of TIF Projects, as provided for by 65 ILCS 5/11-74.4-3(q)(7.5).	\$1,000,000
14. Contributions to Library as required by the Act for an increased library user population as a result of TIF Projects, as provided for by 65 ILCS 5/11-74.4-3(q)(7.7).	\$1,000,000
15. Contributions to/incremental revenues transferred to contiguous redevelopment project areas, as provided for by 65 ILCS 5/11-74.4-4(q).	\$1,000,000
Total Estimated Costs	\$139,151,000

Notes regarding Redevelopment Project Costs:

- a. All costs are in 2014 dollars and may be increased by five percent (5%) after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for all Urban Consumers in U.S. Cities, published by the U.S. Department of Labor, as allowed by the Act.
- b. Private redevelopment costs and investment are in addition to the above.

- c. To the extent permitted by law, the Village reserves the right to adjust and transfer budgeted amounts within the Total Redevelopment Project Budget among the categories of eligible Redevelopment Project Costs set forth therein, provided any such adjustment or transfer shall not increase the Total Redevelopment Project Budget, other than as otherwise provided in these notes.
- d. Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act.
- e. Total budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued, which shall be in addition to the Total Redevelopment Project Budget.
- f. In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabilitating, or expanding a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village of Wheeling reserves the right to collect reimbursement for funds extended in accordance with the Act.

The Village may pay directly or reimburse developers who incur Redevelopment Project Costs authorized by a redevelopment agreement.

The Village reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act for eligible costs from one Redevelopment Project Area in another Redevelopment Project Area that is either contiguous to, or is separated only by a public right-of-way from, the Redevelopment Project Area from which the revenues are received.

It is anticipated that the Village may choose to stage Village expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of revenues from the Redevelopment Projects.

VII. Redevelopment Project Certifications

This section reviews the Redevelopment Plan and provides appropriate responses to certifications required in the Act.

“Each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:...”

A. An itemized list of estimated Redevelopment Project Costs.

See **Section VI. Redevelopment Project Costs.**

B. Evidence indicating that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise.

Evidence appears in **Section V. Evidence Supporting the Need for the TIF.**

C. An assessment of any financial impact of the Redevelopment Project Area on or any increased demand for services from any taxing district affected by the plan and any program to address such financial impact or increased demand.

It is anticipated that Redevelopment Projects implemented, as part of the Redevelopment Plan and Project, will not cause increased demand for services or capital improvements by any other taxing districts. No current property taxes will be diverted from any taxing district. Taxing districts could benefit from distributions of excess tax increment. Capital funds will be available to assist in the development of public improvements. The Redevelopment Project Costs found in **Section VI** of this Redevelopment Plan provides for significant amounts to pay taxing district capital costs and contributions to school and library districts in accordance with the TIF Act should impacts be greater than expected.

The following is an assessment of the impact on each individual District:

Cook County

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Forest Preserve District of Cook County

There is expected to be minimal impact and minimal expected increase in demand for services.

Consolidated Elections

There is expected to be minimal impact and minimal expected increase in demand for services.

Metropolitan Water Reclamation District of Greater Chicago

There is expected to be minimal impact and minimal expected increase in demand for services. Capital funds are in the budget should there be necessary capital costs.

Wheeling Township

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

General Assistance Wheeling

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Road and Bridge Wheeling

There will be no increased demand for services or negative financial impact.

Village of Wheeling

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact. Funds are available for capital needs should any impact be determined.

Arlington Heights Township High School 214

New residential development may be a component of the Redevelopment Project Area. It is expected that the type of residential units will attract a limited number of families with children. However, if additional students result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

School District 21 Wheeling Community Consolidated

New residential development may be a component of the Redevelopment Project Area. It is expected that the type of residential units will attract a limited number of families with children. However, if additional students result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

Harper Community College District 512

There is expected to be minimal impact and minimal expected increase in demand for services. Funds are also available for job training.

Wheeling Park District

There may be a small increase in the demand for services and a small negative financial impact. Most of this impact will be mitigated by fees charged by the Park

District. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

Northwest Mosquito Abatement District

There will be no increased demand for services or negative financial impact.

Indian Trails Public Library District

If additional patrons result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

Prospect Heights Public Library District

If additional patrons result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

D. The sources of funds to pay costs.

The Incremental Property Taxes are expected to be a principal source of funds to pay Redevelopment Project Costs and secure municipal general and revenue obligations issued for that purpose. Funds may also be derived from Incremental Property Taxes from contiguous Redevelopment Project Areas. The Village of Wheeling may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, and bonds backed by the general obligation of the municipality. In addition, the Village may utilize state and federal grants. Finally, the Village may permit the utilization of guarantees, deposits, and other forms of security made available by private sector developers.

E. The nature and term of obligations to be issued.

The Village may issue obligations secured by or payable from Incremental Property Taxes pursuant to the Act. To enhance the security of such municipal obligations, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act. All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired by the end of the 24th year after the year of adoption of the initial ordinances approving the Redevelopment Project Area and Redevelopment Plan.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds, and any other lawful purpose. To the extent that Incremental Property Taxes are not needed for these purposes, any excess Incremental Property Taxes may then become available for distribution annually to taxing districts within the Redevelopment Project Area in the manner provided by the Act.

The scheduled final maturity date of any financial obligation may not exceed 20 years from the date of issuance. One or more series of obligations may be issued to implement the Redevelopment Plan for the Redevelopment Project Area. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations.

F. The most recent equalized assessed valuation of the Redevelopment Project Area.

See **Table 1** for the most recent EAV of the Redevelopment Project Area, as well as a five year EAV history.

G. An estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Redevelopment Project Area.

See **Table 2** for the estimated EAV after development that is made part of this document by reference hereto.

General land uses to apply within the Redevelopment Project Area are as shown in the Future Land Use Map (see **Attachment 3**).

H. A commitment to fair employment practices and an affirmative action plan.

The Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to any non-merit factor, including race, national origin, color, religion, sex, sexual orientation, gender identity, disability (physical or mental), age, status as a parent, or genetic information.

In order to implement this principle for this Redevelopment Plan, the Village shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the Village shall be required to agree to the principles set forth in this section.

I. If it concerns an industrial park conservation Redevelopment Project Area, the plan shall also include a general description of any proposed developer, user and tenant of any property, a description of the type, structure and general character of the facilities to be developed, a description of the type, class and number of employees to be employed in the operation of the facilities to be developed.

This Redevelopment Plan does not concern an Industrial Park Conservation Redevelopment Project Area.

J. If property is to be annexed to the municipality, the plan shall include the terms of the annexation agreement.

Property within the Redevelopment Project Area is annexed.

VIII. Findings

The Village of Wheeling makes the following findings as described in the Act:

A. According to the Act, the municipality must find that the Redevelopment Project Area on the 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 the Redevelopment Plan.

As described in **Section II.** of this Redevelopment Plan and in more detail in the Eligibility Report (**Attachment 4** of this report), the Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Redevelopment Project Area factors and these factors are reasonably distributed throughout the Redevelopment Project Area. There has been a lack of growth and development through investment by private enterprise.

Only one significant redevelopment project has occurred in the Redevelopment Project Area within the last ten years. The Redevelopment Project Area is at a competitive disadvantage due to assessment policies in Cook County. Chronic flooding within the Redevelopment Project Area further complicates the redevelopment process. There are identified environmental hazards. Structures within the Redevelopment Project Area are obsolete and deteriorated. A lack of comprehensive planning has led to incompatible land uses, obsolete platting, inadequate street layout, improper subdivision, and parcels of inadequate shape and size to meet contemporary development standards. Finally, the area lacks critical infrastructure necessary for development and redevelopment. Substantial investment will be necessary to correct these problems in order to accommodate future improvements.

The Equalized Assessed Value (EAV) for the entire Redevelopment Project Area is lagging, as proven by all three measurements of EAV provided for in the Act (see **Table 1** in the Eligibility Report). Additionally, the total EAV of the improved parcels, and separately, the total EAV within vacant area of the Redevelopment Project Area also indicate lagging EAV in all three measures for both areas. While EAVs dropped throughout the country in the last five years as a result of the economic recession, these measures indicate that the Redevelopment Project Area still compares unfavorably with the rest of the Village and U.S., the latter as indicated by the CPI measurement.

The Village has made efforts to encourage investment by private enterprise, including the use of tax increment financing. Developer pro formas have demonstrated that redevelopment on properties in the Redevelopment Project Area continue to be a financial challenge for the private sector. Incentives are needed to finance the gaps in order for developers to make a reasonable rate of return on such projects.

Based on these factors, the Village of Wheeling finds that the Redevelopment Project Area has not been subject to growth and development through private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan. Private investment and redevelopment has not occurred to eliminate the blighted influences

that currently exist. The Redevelopment Project is not reasonably expected to be developed without the efforts and leadership of the Village, including the adoption of this Redevelopment Plan and the application of Incremental Property Taxes to the Redevelopment Project Area under the Act and this Redevelopment Plan.

In the absence of Village sponsored redevelopment initiatives, blighting conditions will continue to develop in the Redevelopment Project Area. Erosion or lack of appreciation of the assessed valuation of property in and near the Redevelopment Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

B. According to the Act, the municipality must find that the Redevelopment Plan and Project conform to the comprehensive plan for the development of the municipality as a whole.

This Redevelopment Plan and Project conforms to the comprehensive plan for the development of the municipality as a whole. **Section IV** of this report describes how the specific goals and objectives in the Village's Comprehensive Plan for this area are reflected in the goals of the Redevelopment Plan and Project.

C. According to the Act, the Redevelopment Plan must establish the estimated dates of completion of the redevelopment project and retirement of obligation issues to finance the Redevelopment Project Costs. The Act sets the latest date as December 31 of the 24th year after the year in which the ordinance approving the Redevelopment Project Area is approved.

The Redevelopment Project is to be completed and all obligations issued to finance Redevelopment Project Costs are to be retired by December 31, 2038.

D. According to the Act, the municipality must find, in the case of an Industrial Park Conservation Redevelopment Project Area, that the municipality is a labor surplus municipality and that the implementation of the Redevelopment Plan will reduce unemployment, create new jobs and by the provision of new facilities, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area.

The Redevelopment Project Area is not an Industrial Park Conservation Redevelopment Project Area.

E. According to the Act, the municipality must find that the Redevelopment Project Area would not reasonably be developed without the use of incremental tax revenue.

Based on the historical lack of private investment without assistance and the documented problems in the Redevelopment Project Area, the Village of Wheeling finds that the Redevelopment Project Area would not reasonably be developed without the use of incremental tax revenue.

This is also noted previously in this section under **Redevelopment Program Certification B.**

F. According to the Act, the municipality must certify that such incremental revenues will be exclusively utilized for the development of the Redevelopment Project Area.

The Village of Wheeling hereby certifies that incremental revenues will be exclusively utilized for the development of the Redevelopment Project Area or in a contiguous Redevelopment Project Area as allowed by the Act. Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act. Incremental Property Taxes will be used according to the budget and estimated Redevelopment Project Area set forth in this Plan for the development of the Redevelopment Project Area.

G. According to the Act, the municipality must determine the need for a housing impact study, based on 10 or more inhabited residential units to be displaced, and certify if the above criteria are not met.

The Village of Wheeling has determined that there may be ten (10) or more inhabited residential units displaced due to redevelopment activities within the Redevelopment Project Area. Therefore, a Housing Impact Study is required. The Housing Impact Study has been completed and is **Attachment 5** to this Redevelopment Plan and Project.

H. According to the Act the municipality must determine the number of residences and certify that the area contains 75 or fewer occupied residential units.

The Village of Wheeling has determined that there are 75 or more inhabited residential units in the Redevelopment Project Area. Therefore, a Housing Impact Study has been completed and is **Attachment 5** to this Redevelopment Plan and Project.

I. According to the Act, the municipality must incorporate the housing impact study if required.

Based on the fact that there may be ten (10) or more housing relocations, a Housing Impact Study is required. The Housing Impact Study has been completed and is **Attachment 5** to this Redevelopment Plan and Project.

J. When a relocation plan is required, and the residents are low and very low-income households, then the plan must adopt an assistance plan that is not less than the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under the Act.

As certified in subsections G and H above, the Redevelopment Plan requires a Housing Impact Study. The Housing Impact Study indicates that there are low or very low income households in the Redevelopment Project Area, so the assistance plan does address the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

K. According to the Act, the municipality must indicate the effort to be made for relocation to occur near the Redevelopment Project Area.

As certified, the Relocation Plan of the Housing Impact Study identifies relocation opportunities near the Redevelopment Project Area.

L. According to the Act, the municipality must indicate how a change in the number of units to be affected in a plan causes the housing provisions to be triggered.

The Housing Impact Study states that should the Village find that there is a change in the number of units to be affected in the Redevelopment Project Area in the future, the relocation assistance plan will not be less than the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 or the regulations under the Act provide.

M. According to the Act, the Redevelopment Project Area includes only those contiguous parcels of real property and improvements that will be substantially benefited by the proposed redevelopment project improvements.

The map of the Redevelopment Project Area is **Attachment 2** and is made part of this document by reference hereto. It illustrates that all parcels in the Redevelopment Project Area are contiguous.

The Redevelopment Project Area was found to qualify as a Blighted Area according to the Act. The Redevelopment Project Area Program (**Section III. C.** of this report) and the Redevelopment Project Improvements as identified in the Redevelopment Area Program and Budget are specifically geared to remediation. Therefore, the Village finds that the area will substantially benefit from the proposed Redevelopment Project investment in infrastructure and facilities.

N. According to the Act, no Redevelopment Plan may be approved or amended that includes the development of vacant land (i) with a golf course and related clubhouse and other facilities or (ii) designated by federal, State, county or municipal government as public land for “outdoor recreational activities” or for nature preserves and used for that purpose within five years prior to the adoption of the Redevelopment Plan. For the purpose of this subsection, “recreational activities” is limited to camping and hunting.

The plan does not include the development of vacant land (i) with a golf course or (ii) designated as public land for “outdoor recreational activities” or for nature preserves used for those purposes within five years prior to the adoption of the plan.

O. According to the Act, no cost shall be a redevelopment project cost in a Redevelopment Project Area if used to demolish, remove, or substantially modify a historic resource, unless no prudent and feasible alternative exists. “Historic resource” means (i) a place or structure that is included

or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This item does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

This plan hereby certifies that Redevelopment Project Costs relating to the demolition, removal, or substantial modification of historic resources, if present, will be utilized in conformance with the Act.

IX. Provisions for Amending the Redevelopment Plan

This Redevelopment Plan may be amended pursuant to the Act.

Tables

Table 1: Southeast-II Redevelopment Project Area Most Recent EAV and Five Year EAV History

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-008-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-009-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-010-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-011-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-012-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-013-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-015-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-021-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-022-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-024-0000	105,640	119,207	132,794	105,276	94,169	87,605
03-12-300-025-0000	958,778	1,004,190	1,136,192	847,958	763,316	720,919
03-12-300-028-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-029-0000	164,901	179,050	202,580	455,400	350,011	330,570
03-12-300-038-0000	91,804	96,152	101,177	72,666	65,413	61,779
03-12-300-039-0000	1,065,262	1,115,718	876,641	890,990	802,053	757,509
03-12-300-040-0000	271,894	214,769	131,174	355,707	320,201	302,416
03-12-300-041-0000	1,652,550	1,730,823	1,607,346	1,538,246	1,384,701	1,307,788
03-12-300-044-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-045-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-063-1001	8,019	7,019	6,519	6,519	6,519	4,519
03-12-300-063-1002	20,605	22,047	38,470	22,919	20,631	19,485
03-12-300-063-1003	11,483	10,483	9,983	9,983	9,983	7,983
03-12-300-063-1004	47,920	50,189	38,364	26,430	23,792	22,470
03-12-300-063-1005	27,040	28,933	30,958	22,482	19,639	17,215
03-12-300-063-1006	11,483	10,483	9,983	9,983	20,393	7,260
03-12-300-063-1007	51,642	54,088	47,808	28,482	25,639	24,215
03-12-300-063-1008	27,040	24,933	26,958	18,482	25,639	17,215
03-12-300-063-1009	24,664	26,390	28,237	20,430	17,792	15,470
03-12-300-063-1010	27,732	25,673	27,750	19,080	16,177	12,723
03-12-300-063-1011	20,605	22,047	23,590	16,919	14,631	12,485
03-12-300-063-1012	50,562	52,957	46,807	27,888	25,105	23,710
03-12-300-063-1013	26,658	28,524	30,521	22,156	19,345	16,937
03-12-300-063-1014	4,737	3,737	3,237	3,237	3,237	19,712
03-12-300-063-1015	1,665	10,665	10,165	10,165	16,415	8,165
03-12-300-063-1016	25,044	26,797	44,917	26,763	24,092	22,753
03-12-300-063-1017	23,769	25,178	27,220	28,684	25,820	24,386
03-12-300-063-1018	8,088	25,178	6,588	6,588	25,820	24,386
03-12-300-063-1019	27,269	29,178	31,220	22,684	19,820	17,386
03-12-300-063-1020	52,001	54,464	48,142	28,684	25,820	24,386
03-12-300-063-1021	25,044	50,818	44,917	26,763	24,092	22,753
03-12-300-063-1022	11,254	10,254	9,754	28,746	19,877	7,753
03-12-300-063-1023	20,912	22,376	23,942	17,186	14,871	12,712
03-12-300-063-1024	10,391	9,391	8,891	8,891	28,384	6,890
03-12-300-063-1025	27,040	28,933	30,958	22,482	19,639	17,215

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-063-1026	21,217	22,702	24,291	17,450	15,109	12,937
03-12-300-063-1027	53,804	36,974	39,562	23,677	20,715	18,231
03-12-300-063-1028	6,933	23,130	25,029	27,027	24,329	21,081
03-12-300-063-1029	24,154	25,590	38,698	29,014	26,118	22,630
03-12-300-063-1030	36,395	38,943	41,669	23,014	20,118	17,667
03-12-300-063-1031	52,604	55,095	48,698	23,014	20,118	17,667
03-12-300-063-1032	27,654	29,590	31,661	23,014	20,118	17,667
03-12-300-063-1033	7,509	6,509	6,009	6,009	6,009	4,009
03-12-300-063-1034	17,682	26,410	28,539	29,677	26,715	13,231
03-12-300-063-1035	28,217	30,192	32,305	17,450	15,109	12,937
03-12-300-063-1036	27,296	30,254	31,259	21,730	18,562	14,976
03-12-300-063-1037	32,477	34,495	37,190	13,816	25,877	24,440
03-12-300-063-1038	21,602	23,114	24,732	17,780	15,406	11,548
03-12-300-063-1039	29,128	7,596	7,096	7,096	26,952	25,455
03-12-300-063-1040	25,740	27,542	45,918	27,360	24,629	23,261
03-12-300-063-1041	25,740	27,542	29,470	21,360	18,629	16,261
03-12-300-063-1042	27,959	29,916	32,010	23,278	20,355	17,891
03-12-300-063-1043	36,752	39,325	42,078	23,278	20,355	17,891
03-12-300-063-1044	53,084	52,099	49,143	29,278	26,355	24,891
03-12-300-063-1045	25,740	27,542	29,470	21,360	18,629	16,261
03-12-300-063-1046	28,727	30,856	32,890	23,941	20,952	18,455
03-12-300-063-1047	21,602	23,114	24,732	17,780	15,406	13,217
03-12-300-063-1048	31,100	34,757	35,606	21,997	18,803	15,203
03-12-300-063-1049	52,723	55,220	48,809	29,080	26,177	24,723
03-12-300-063-1050	43,597	45,662	40,357	24,044	21,644	20,442
03-12-300-063-1051	54,887	57,487	50,808	30,271	27,249	25,736
03-12-300-063-1052	15,869	23,867	46,362	21,624	18,867	16,486
03-12-300-063-1053	53,684	56,227	49,699	23,611	20,655	18,175
03-12-300-063-1054	53,684	56,227	49,699	29,611	26,655	23,096
03-12-300-063-1055	28,344	30,328	32,451	23,611	20,655	18,175
03-12-300-063-1056	28,344	30,328	32,451	23,611	20,655	18,175
03-12-300-063-1057	34,375	36,781	39,356	21,624	18,867	16,486
03-12-300-063-1058	38,211	40,886	43,748	24,271	21,249	18,736
03-12-300-063-1059	18,407	19,247	18,747	14,044	11,644	20,442
03-12-300-063-1060	41,109	43,987	47,066	26,261	23,041	20,428
03-12-300-063-1061	26,351	28,196	30,170	21,888	19,105	16,710
03-12-300-063-1062	20,605	22,047	23,590	16,919	14,631	12,485
03-12-300-063-1063	27,732	29,673	27,750	19,080	16,177	12,723
03-12-300-063-1064	23,979	25,658	27,454	19,832	17,254	9,962
03-12-300-063-1065	27,040	28,933	30,958	22,482	19,639	17,215
03-12-300-063-1066	20,296	21,717	23,237	16,655	14,393	12,260
03-12-300-063-1067	27,040	28,933	30,958	22,482	19,639	17,215
03-12-300-063-1068	27,040	28,933	30,958	22,482	19,639	17,215
03-12-300-063-1069	47,920	50,189	37,375	20,430	17,792	15,470
03-12-300-063-1070	36,466	39,019	41,750	23,080	20,177	17,723
03-12-300-063-1071	17,105	18,047	19,590	12,919	10,631	7,485
03-12-300-063-1072	22,851	24,196	26,170	27,888	19,105	16,710
03-12-300-063-1073	35,102	37,559	40,188	22,156	19,345	16,937
03-12-300-063-1074	20,912	22,376	23,942	17,186	14,871	12,712
03-12-300-063-1075	28,036	29,999	32,099	23,344	20,415	17,947
03-12-300-063-1076	48,520	50,818	44,917	20,763	18,092	15,753
03-12-300-063-1077	11,209	10,209	9,709	9,709	9,709	7,709

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-063-1078	11,209	10,209	27,220	9,709	25,820	24,386
03-12-300-063-1079	8,088	7,088	6,588	6,588	6,588	4,588
03-12-300-063-1080	27,269	29,178	31,220	22,684	19,820	17,386
03-12-300-063-1081	48,520	50,818	44,917	26,763	24,092	22,753
03-12-300-063-1082	53,204	29,999	32,099	23,344	20,415	17,947
03-12-300-063-1083	20,912	22,376	23,942	17,186	14,871	12,712
03-12-300-063-1084	19,315	18,315	17,815	17,815	28,384	14,808
03-12-300-063-1085	27,040	28,933	30,958	22,482	19,639	17,215
03-12-300-063-1086	17,717	18,702	19,470	13,450	11,109	7,937
03-12-300-063-1087	28,421	30,410	32,539	23,677	16,715	13,231
03-12-300-063-1088	21,855	23,130	25,029	17,027	14,329	22,978
03-12-300-063-1089	27,654	29,590	31,661	23,014	6,779	4,779
03-12-300-063-1090	8,882	7,882	7,382	29,014	16,118	12,667
03-12-300-063-1091	27,654	29,590	48,698	29,014	26,118	24,667
03-12-300-063-1092	27,654	29,590	31,661	23,014	20,118	17,667
03-12-300-063-1093	33,511	35,857	38,367	21,027	18,329	15,978
03-12-300-063-1094	28,421	30,410	32,539	23,677	20,715	18,231
03-12-300-063-1095	21,217	22,702	24,291	17,450	15,109	12,937
03-12-300-063-1096	57,529	60,254	53,258	31,730	28,562	26,976
03-12-300-063-1097	27,347	29,261	31,309	22,746	19,877	17,440
03-12-300-063-1098	43,116	45,159	39,915	23,780	21,406	20,217
03-12-300-063-1099	28,727	30,856	32,890	23,941	20,952	18,455
03-12-300-063-1100	10,300	9,300	25,470	8,800	24,629	6,799
03-12-300-063-1101	-	55,599	49,143	23,278	20,355	17,891
03-12-300-063-1102	53,084	55,599	49,143	29,278	26,355	24,891
03-12-300-063-1103	8,218	7,218	6,718	6,718	6,718	4,718
03-12-300-063-1104	27,959	29,916	32,010	23,278	20,355	17,891
03-12-300-063-1105	22,240	23,542	25,470	27,360	24,629	23,261
03-12-300-063-1106	28,573	30,602	32,713	23,809	20,833	18,343
03-12-300-063-1107	43,116	45,159	39,915	23,780	21,406	20,217
03-12-300-063-1108	11,045	25,590	27,661	29,014	26,118	24,667
03-12-300-063-1109	52,723	55,220	48,809	29,080	26,177	24,723
03-12-300-063-1110	29,186	28,874	30,895	18,044	15,644	13,442
03-12-300-063-1111	38,225	40,901	43,764	24,271	21,249	18,736
03-12-300-063-1112	50,081	52,453	46,362	27,624	24,867	23,486
03-12-300-063-1113	28,344	30,328	32,451	23,611	20,655	18,175
03-12-300-063-1114	8,406	7,406	28,451	29,611	26,655	25,175
03-12-300-063-1115	28,344	30,328	32,451	23,611	20,655	18,175
03-12-300-063-1116	53,684	56,227	49,699	29,611	26,655	25,175
03-12-300-063-1117	26,044	23,867	25,818	17,624	14,867	11,486
03-12-300-063-1118	54,887	57,487	50,808	30,271	27,249	25,736
03-12-300-063-1119	43,597	45,662	25,081	18,044	15,644	13,442
03-12-300-063-1120	58,490	35,261	35,957	26,261	23,041	20,428
03-12-300-063-1121	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1122	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1123	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1124	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1125	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1126	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1127	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1128	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1129	3,239	3,393	2,999	1,785	1,607	1,518

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-063-1130	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1131	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1132	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1133	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1134	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1135	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1136	3,239	3,393	2,999	1,785	1,607	1,394
03-12-300-063-1137	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1138	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1139	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1140	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1141	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1142	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1143	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1144	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1145	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1146	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1147	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1148	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1149	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1150	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1151	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1152	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1153	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1154	3,239	3,393	2,999	1,785	1,607	1,394
03-12-300-063-1155	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1156	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1157	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1158	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1159	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1160	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1161	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1162	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1163	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1164	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1165	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1166	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1167	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1168	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1169	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1170	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1171	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1172	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1173	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1174	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1175	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1176	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1177	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1178	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1179	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1180	3,239	3,393	2,999	1,785	1,607	1,518

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-063-1181	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1182	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1183	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1184	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1185	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1186	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1187	321	337	297	175	157	149
03-12-300-063-1188	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1189	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1190	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1191	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1192	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1193	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1194	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1195	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1196	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1197	50,562	52,957	46,807	27,888	25,105	23,710
03-12-300-063-1198	20,605	22,047	23,590	16,919	14,631	12,485
03-12-300-063-1199	27,732	29,673	31,750	23,080	20,177	17,723
03-12-300-063-1200	47,920	50,189	44,364	26,430	23,792	22,470
03-12-300-063-1201	10,690	9,690	9,190	9,190	9,190	7,190
03-12-300-063-1202	41,074	43,020	38,025	22,655	20,393	19,260
03-12-300-063-1203	23,540	24,933	26,958	18,482	15,639	12,215
03-12-300-063-1204	16,722	15,722	15,222	15,222	15,222	12,215
03-12-300-063-1205	24,664	50,189	44,364	26,430	23,792	22,470
03-12-300-063-1206	27,732	36,118	38,646	23,080	20,177	17,723
03-12-300-063-1207	20,605	22,047	23,590	16,919	14,631	12,485
03-12-300-063-1208	26,351	28,196	30,170	21,888	19,105	16,710
03-12-300-063-1209	26,658	28,524	30,521	22,156	19,345	16,937
03-12-300-063-1210	20,912	22,376	23,942	17,186	14,871	12,712
03-12-300-063-1211	36,880	39,462	42,224	23,344	20,415	17,947
03-12-300-063-1212	25,044	26,797	28,673	18,763	12,092	10,753
03-12-300-063-1213	27,269	29,178	31,220	22,684	19,820	17,386
03-12-300-063-1214	27,269	29,178	31,220	22,684	19,820	17,386
03-12-300-063-1215	27,269	29,178	31,220	22,684	19,820	17,386
03-12-300-063-1216	27,269	29,178	31,220	22,684	15,820	12,386
03-12-300-063-1217	25,044	26,797	28,673	20,763	18,092	15,753
03-12-300-063-1218	53,204	29,999	32,099	23,344	20,415	17,947
03-12-300-063-1219	209,012	18,376	19,942	13,186	10,871	7,712
03-12-300-063-1220	57,168	59,876	52,921	31,532	28,384	26,808
03-12-300-063-1221	27,040	28,933	41,808	22,482	19,639	17,215
03-12-300-063-1222	21,217	22,702	39,356	23,450	21,109	19,937
03-12-300-063-1223	53,804	56,352	49,810	29,677	26,715	25,231
03-12-300-063-1224	25,355	27,130	29,029	21,027	18,329	15,978
03-12-300-063-1225	27,654	29,590	31,661	23,014	20,118	17,667
03-12-300-063-1226	27,654	29,590	31,661	23,014	20,118	17,667
03-12-300-063-1227	52,604	55,095	48,698	29,014	26,118	24,667
03-12-300-063-1228	27,654	29,590	31,661	23,014	20,118	17,667
03-12-300-063-1229	25,355	27,130	29,029	21,027	18,329	15,978
03-12-300-063-1230	33,859	35,974	38,772	16,182	16,182	13,231

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-063-1231	42,513	44,527	39,356	23,450	21,109	19,937
03-12-300-063-1232	27,296	28,952	29,875	21,730	18,562	14,976
03-12-300-063-1233	27,347	29,261	31,309	22,746	19,877	17,440
03-12-300-063-1234	21,602	23,114	24,732	17,780	15,406	13,217
03-12-300-063-1235	25,227	26,856	28,890	19,941	16,952	13,455
03-12-300-063-1236	25,740	27,542	29,470	21,360	18,629	16,261
03-12-300-063-1237	27,959	29,916	32,010	23,278	20,355	17,891
03-12-300-063-1238	24,459	25,501	25,001	19,278	16,355	12,891
03-12-300-063-1239	53,084	55,599	32,010	23,278	20,355	17,891
03-12-300-063-1240	27,959	29,916	32,010	23,278	20,355	17,891
03-12-300-063-1241	25,740	51,950	29,470	21,360	18,629	16,261
03-12-300-063-1242	8,816	26,856	28,890	29,941	26,952	25,455
03-12-300-063-1243	21,602	23,114	24,732	17,780	15,406	13,217
03-12-300-063-1244	27,600	30,757	31,606	25,997	18,803	15,203
03-12-300-063-1245	52,723	55,220	48,809	29,080	26,177	24,723
03-12-300-063-1246	21,907	23,440	25,081	18,044	15,644	13,442
03-12-300-063-1247	9,639	8,639	8,139	8,139	8,139	13,736
03-12-300-063-1248	50,081	52,453	46,362	27,624	24,867	23,486
03-12-300-063-1249	28,344	56,227	49,699	19,611	16,655	25,175
03-12-300-063-1250	24,844	25,900	28,451	19,611	26,655	13,175
03-12-300-063-1251	28,344	30,328	32,451	23,611	20,655	18,175
03-12-300-063-1252	37,241	39,848	42,637	23,611	20,655	18,175
03-12-300-063-1253	26,044	34,017	36,398	21,624	18,867	16,486
03-12-300-063-1254	25,607	27,487	50,808	30,271	27,249	25,736
03-12-300-063-1255	43,597	45,662	40,357	18,044	15,644	13,442
03-12-300-063-1256	58,490	61,261	54,144	32,261	29,041	27,428
03-12-300-063-1257	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1258	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1259	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1260	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1261	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1262	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1263	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1264	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1265	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1266	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1267	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1268	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1269	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1270	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1271	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1272	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1273	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1274	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1275	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1276	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1277	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1278	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1279	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1280	3,239	3,393	2,999	1,785	1,607	1,518

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-063-1281	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1282	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1283	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1284	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1285	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1286	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1287	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1288	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1289	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1290	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1291	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1292	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1293	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1294	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1295	26,351	28,196	30,170	17,888	15,105	11,710
03-12-300-063-1296	41,555	43,523	38,470	22,919	20,631	19,485
03-12-300-063-1297	11,482	10,482	9,982	9,982	9,982	7,982
03-12-300-063-1298	47,920	50,189	44,364	26,430	23,792	22,470
03-12-300-063-1299	7,973	6,973	6,473	6,473	6,473	4,473
03-12-300-063-1300	4,433	3,433	2,933	2,933	2,933	933
03-12-300-063-1301	51,642	38,123	40,792	22,482	19,639	17,215
03-12-300-063-1302	27,040	28,933	47,808	28,482	25,639	24,215
03-12-300-063-1303	24,664	50,189	38,364	26,430	23,792	22,470
03-12-300-063-1304	8,104	7,104	6,604	6,604	6,604	4,604
03-12-300-063-1305	4,586	3,586	3,086	3,086	3,086	1,086
03-12-300-063-1306	26,351	28,196	30,170	21,888	19,105	21,755
03-12-300-063-1307	35,102	37,559	41,252	22,156	19,345	16,937
03-12-300-063-1308	42,033	44,024	38,911	23,186	20,871	19,712
03-12-300-063-1309	28,036	29,999	32,099	23,344	20,415	17,947
03-12-300-063-1310	48,520	50,818	44,917	26,763	24,092	22,753
03-12-300-063-1311	35,917	38,431	48,142	28,684	25,820	24,386
03-12-300-063-1312	23,769	23,178	25,220	18,684	15,820	12,386
03-12-300-063-1313	27,546	26,546	26,046	18,684	25,820	12,386
03-12-300-063-1314	52,001	54,464	48,142	28,684	25,820	22,369
03-12-300-063-1315	7,554	6,554	6,054	6,054	6,054	4,054
03-12-300-063-1316	28,036	25,999	28,099	19,344	16,415	12,947
03-12-300-063-1317	42,033	44,024	23,942	17,186	14,871	12,712
03-12-300-063-1318	40,050	42,854	45,854	21,532	18,384	26,808
03-12-300-063-1319	27,040	28,933	30,958	22,482	19,639	17,215
03-12-300-063-1320	42,513	44,527	39,356	23,450	21,109	18,290
03-12-300-063-1321	17,682	16,682	16,182	19,677	16,182	13,231
03-12-300-063-1322	25,355	27,130	45,362	21,027	18,329	15,978
03-12-300-063-1323	27,654	29,590	31,661	23,014	20,118	17,667
03-12-300-063-1324	24,154	25,590	27,661	19,014	16,118	12,667
03-12-300-063-1325	27,654	25,590	27,661	19,014	16,118	12,667
03-12-300-063-1326	24,154	25,590	26,461	19,014	16,118	12,667
03-12-300-063-1327	25,355	27,130	29,029	21,027	18,329	15,978
03-12-300-063-1328	8,662	7,662	28,539	29,677	26,715	23,149
03-12-300-063-1329	28,217	30,192	32,305	17,450	15,109	12,937
03-12-300-063-1330	55,800	58,443	53,258	31,730	28,562	26,976

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-063-1331	52,123	38,495	41,190	22,746	19,877	17,440
03-12-300-063-1332	18,102	45,159	39,915	23,780	21,406	8,217
03-12-300-063-1333	25,227	26,856	28,890	19,941	26,952	11,357
03-12-300-063-1334	15,636	14,636	14,136	14,136	14,136	11,261
03-12-300-063-1335	27,959	29,916	32,010	23,278	20,355	17,891
03-12-300-063-1336	9,618	8,618	8,118	8,118	8,118	6,118
03-12-300-063-1337	53,084	55,599	49,143	29,278	26,355	24,891
03-12-300-063-1338	53,084	55,599	49,143	29,278	26,355	24,891
03-12-300-063-1339	49,600	51,950	45,918	27,360	24,629	21,339
03-12-300-063-1340	9,234	8,234	7,734	7,734	7,734	5,734
03-12-300-063-1341	43,116	45,159	39,915	23,780	21,406	20,217
03-12-300-063-1342	58,010	60,757	53,703	31,997	28,803	27,203
03-12-300-063-1343	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1344	3,239	3,393	2,999	1,785	1,607	1,394
03-12-300-063-1345	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1346	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1347	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1348	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1349	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1350	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1351	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1352	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1353	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1354	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1355	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1356	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1357	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1358	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1359	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1360	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1361	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1362	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1363	3,239	3,393	2,999	1,785	1,607	1,394
03-12-300-063-1364	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1365	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1366	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1367	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1368	3,239	3,393	2,999	1,785	1,607	1,394
03-12-300-063-1369	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1370	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1371	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1372	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1373	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1374	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1375	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1376	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1377	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1378	3,202	3,354	2,999	1,785	1,607	1,518
03-12-300-063-1379	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1380	3,239	3,393	2,999	1,785	1,607	1,518

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-075-1001	16,819	17,615	17,427	9,072	8,166	7,713
03-12-300-075-1002	27,208	28,496	28,188	14,682	13,216	12,482
03-12-300-075-1003	19,031	19,933	19,718	10,270	9,245	8,731
03-12-300-075-1004	27,208	28,496	28,188	14,682	13,216	12,482
03-12-300-075-1005	19,031	19,933	19,718	10,270	9,245	8,731
03-12-300-075-1006	27,208	28,496	28,188	14,682	13,216	12,482
03-12-300-076-1001	17,868	18,715	18,515	9,639	8,677	8,195
03-12-300-076-1002	28,908	30,277	29,950	15,599	14,042	13,262
03-12-300-076-1003	20,223	21,181	20,952	10,913	9,824	9,278
03-12-300-076-1004	28,908	30,277	29,950	15,599	14,042	13,262
03-12-300-076-1005	20,223	21,181	20,952	10,913	9,824	9,278
03-12-300-076-1006	9,272	9,921	10,615	9,599	8,042	6,262
03-12-300-108-0000	6	6	7	7	6	6
03-12-300-109-0000	6	6	7	7	6	6
03-12-300-110-0000	1,194,435	1,251,009	870,750	823,000	762,877	778,745
03-12-300-111-0000	1,493,033	1,563,750	1,164,002	1,139,972	1,026,182	969,183
03-12-300-112-0000	277,391	236,057	224,149	365,795	139,957	132,183
03-12-300-114-0000	116,082	124,208	132,903	124,703	111,657	80,585
03-12-300-115-0000	156,284	163,686	161,906	131,406	118,289	88,104
03-12-300-116-0000	143,244	150,029	148,362	130,304	117,297	87,310
03-12-300-117-0000	154,893	162,229	157,990	130,145	117,155	87,204
03-12-300-118-0000	146,629	153,574	151,894	130,878	117,814	87,711
03-12-300-119-0000	156,329	163,734	161,910	130,683	117,639	87,571
03-12-300-120-0000	144,265	151,098	149,437	130,710	117,662	87,591
03-12-300-121-0000	145,494	152,385	150,721	122,305	110,096	87,756
03-12-300-122-0000	139,351	143,539	141,999	131,089	118,004	87,866
03-12-300-123-0000	144,291	142,934	141,372	130,617	117,579	87,526
03-12-300-124-0000	116,279	124,419	133,128	125,020	111,942	80,815
03-12-300-125-0000	110,711	139,331	142,857	124,588	111,553	87,504
03-12-300-126-0000	146,233	153,160	161,158	128,189	93,895	88,679
03-12-300-127-0000	145,733	152,635	151,034	130,730	117,680	88,609
03-12-300-128-0000	144,041	150,863	149,194	130,522	117,493	110,967
03-12-300-129-0000	158,948	166,477	164,626	130,868	117,805	87,667
03-12-300-130-0000	116,311	124,453	133,165	117,760	105,406	88,834
03-12-300-131-0000	151,827	159,019	157,259	130,710	117,662	87,591
03-12-300-132-0000	155,172	162,521	171,012	118,704	106,855	88,020
03-12-300-133-0000	145,647	152,546	150,893	123,869	111,504	88,915
03-12-300-134-0000	146,825	153,779	150,637	130,766	117,713	87,591
03-12-300-135-0000	154,944	162,283	160,538	130,680	117,636	88,306
03-12-300-136-0000	116,168	128,771	133,120	117,473	105,148	89,283
03-12-300-137-0000	154,648	161,973	152,446	103,613	93,271	88,090
03-12-300-138-0000	115,786	140,586	138,918	116,846	97,573	88,806
03-12-300-139-0000	146,111	153,032	151,109	130,343	117,333	87,964
03-12-300-140-0000	115,796	123,902	132,575	116,862	104,598	81,820
03-12-300-141-0000	115,525	123,612	132,265	116,420	104,200	88,500
03-12-300-142-0000	154,478	161,795	159,999	129,835	116,875	87,591
03-12-300-143-0000	115,584	127,142	132,332	116,516	104,286	88,567
03-12-300-144-0000	115,931	140,772	147,845	117,090	104,803	88,988
03-12-300-145-0000	146,361	153,294	151,584	129,443	116,522	87,319
03-12-300-146-0000	144,661	151,512	149,878	130,370	117,357	87,981
03-12-300-147-0000	115,090	123,146	131,766	116,846	104,584	88,806
03-12-300-148-0000	144,521	151,366	149,696	129,713	116,765	87,504

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-149-0000	145,517	152,409	160,370	122,522	110,292	87,930
03-12-300-150-0000	142,499	149,249	157,043	122,021	109,841	87,504
03-12-300-151-0000	151,583	158,762	167,052	127,515	114,368	87,265
03-12-300-152-0000	145,485	152,376	160,333	122,965	110,690	88,306
03-12-300-153-0000	154,555	161,875	160,080	129,878	116,914	87,622
03-12-300-154-0000	118,627	126,931	135,816	117,938	97,576	88,808
03-12-300-155-0000	146,290	153,219	151,564	123,829	111,469	88,971
03-12-300-156-0000	144,393	151,232	149,545	123,067	110,783	88,261
03-12-300-157-0000	118,754	127,198	135,962	117,816	105,457	88,963
03-12-300-158-0000	113,142	127,064	131,375	116,516	104,286	88,567
03-12-300-159-0000	115,584	146,068	144,473	122,516	103,320	88,567
03-12-300-160-0000	154,987	162,328	160,548	130,693	117,648	87,902
03-12-300-161-0000	159,011	166,542	164,710	130,980	117,906	87,905
03-12-300-162-0000	145,201	145,657	144,045	122,186	109,989	88,337
03-12-300-163-0000	154,347	161,658	159,884	130,261	117,258	87,902
03-12-300-164-0000	145,838	146,949	145,342	122,536	110,304	88,581
03-12-300-165-0000	141,160	143,259	141,699	129,891	102,783	97,074
03-12-300-166-0000	145,045	145,490	143,873	122,707	106,541	88,245
03-12-300-167-0000	147,542	148,105	146,569	120,529	108,498	89,706
03-12-300-168-0000	154,953	152,469	160,434	130,343	117,333	87,964
03-12-300-169-0000	154,165	161,467	159,682	118,216	106,416	87,647
03-12-300-170-0000	115,974	139,045	139,339	117,156	99,100	82,036
03-12-300-171-0000	154,512	161,830	166,820	116,965	105,290	87,605
03-12-300-172-0000	3	3	3	3	3	2
03-12-300-173-0000	3	3	3	3	3	2
03-12-300-174-0000	160,379	167,975	176,752	130,683	117,639	87,235
03-12-300-175-0000	151,347	158,515	156,757	122,136	109,945	88,216
03-12-300-176-0000	143,412	150,205	158,054	130,687	117,642	87,473
03-12-300-177-0000	112,994	141,271	139,194	117,978	97,736	88,960
03-12-300-178-0000	150,596	157,729	156,012	122,681	110,435	82,928
03-12-300-179-0000	148,801	150,349	148,182	117,998	105,620	82,226
03-12-300-180-0000	145,790	152,695	151,051	124,087	111,701	89,078
03-12-300-181-0000	119,115	126,632	132,055	119,110	106,621	86,435
03-12-300-182-0000	154,793	162,125	170,591	125,684	113,138	93,185
03-12-300-183-0000	154,663	161,988	165,243	125,087	112,601	92,478
03-12-300-184-0000	154,492	161,809	170,261	125,080	112,595	92,927
03-12-300-185-0000	154,284	161,592	159,793	125,294	112,788	92,846
03-12-300-186-0000	154,580	161,902	160,164	125,463	112,939	93,707
03-12-300-187-0000	141,868	148,587	156,352	125,327	112,817	88,539
03-12-300-188-0000	2,218	2,323	2,389	2,340	2,106	1,989
03-13-100-005-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-006-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-008-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-009-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-010-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-011-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-012-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-013-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-101-005-0000	271,007	598,052	676,659	461,997	415,881	392,781
03-13-101-006-0000	189,643	198,625	224,732	266,544	239,938	226,611
03-13-101-007-0000	456,915	478,557	541,460	448,298	403,550	381,135
03-13-101-008-0000	612,843	641,870	726,240	619,090	557,293	526,339

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-13-101-011-0000	434,807	455,401	515,258	254,298	228,914	216,200
03-13-101-013-0000	510,444	534,617	411,634	402,240	362,089	341,977
03-13-101-016-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-101-017-0000	365,356	382,661	432,960	259,142	233,275	220,318
03-13-101-018-0000	11,700	12,254	9,628	10,256	9,233	8,720
03-13-101-019-0000	735,205	770,028	625,063	646,612	582,068	549,738
03-13-101-020-0000	436,493	457,167	517,263	379,497	341,616	322,641
03-13-101-021-0000	306,820	233,519	264,212	238,564	214,751	202,822
03-13-101-022-0000	294,136	147,685	328,804	206,250	185,663	175,350
03-13-101-025-0000	2,120,307	2,220,734	2,264,532	2,115,482	1,904,321	1,798,547
03-13-101-026-0000	232,876	243,906	275,967	234,320	210,930	199,214
03-13-101-027-0000	264,938	277,486	313,955	258,548	232,741	219,813
03-13-101-028-0000	179,120	187,604	212,262	227,921	205,170	193,774
03-13-101-029-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-101-030-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-026-0000	705,051	738,446	603,511	759,733	683,897	556,668
03-13-102-027-0000	851,862	892,210	671,257	804,276	723,995	573,406
03-13-102-028-0000	453,619	475,105	417,050	425,109	382,676	361,420
03-13-102-029-0000	1,104,409	1,156,718	907,251	1,045,394	941,044	1,175,594
03-13-102-031-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-033-0000	2,572,484	2,694,328	1,710,322	1,628,543	1,465,985	1,384,558
03-13-102-035-0000	909,934	952,509	1,077,704	1,126,349	1,013,919	957,602
03-13-102-036-0000	534,070	559,366	416,366	573,352	516,121	487,453
03-13-102-037-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-038-0000	4,485,607	4,698,065	3,691,365	3,464,993	3,119,124	2,945,874
03-13-102-040-0000	89,771	94,022	67,180	74,016	66,628	62,927
03-13-102-044-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-046-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-047-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-047-8002	255,985	268,110	301,540	296,350	266,769	251,951
03-13-102-048-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-048-8002	2,137,947	2,239,210	1,666,794	1,378,651	1,241,036	1,172,104
03-13-102-049-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-049-8002	27,719	29,032	15,684	12,312	11,083	10,468
03-13-102-050-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-050-8002	109,123	114,292	85,071	26,809	24,133	22,793
03-13-200-001-0000	189,219	202,209	216,644	198,842	178,994	157,051
03-13-200-007-0000	582,835	610,440	454,387	606,788	546,219	463,216
03-13-200-009-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-200-013-0000	638,851	669,110	499,290	783,750	292,331	282,145
03-13-200-014-0000	95,185	99,694	71,746	113,758	102,403	96,715
03-13-200-015-0000	190,715	198,866	148,001	267,785	242,707	228,853
03-13-200-016-0000	1,165,820	1,077,098	1,132,630	697,079	692,634	596,558
03-13-200-017-0000	329,545	345,154	259,383	222,225	200,043	188,932
03-13-200-018-0000	2,477,839	2,671,408	2,325,662	1,980,917	1,837,566	1,735,499
03-13-200-022-0000	336,840	352,794	399,158	363,759	327,449	309,261
03-13-200-024-0000	4,735	4,959	3,694	8,920	8,030	3,650
03-13-200-025-0000	245,241	256,857	290,813	303,920	273,583	157,944
03-13-200-026-0000	24,637	25,804	20,275	25,684	23,120	21,836
03-13-200-027-0000	1,147,738	1,035,826	813,852	815,163	733,795	693,037

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-13-200-029-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-200-029-8002	3,236,648	3,389,951	2,784,137	1,546,845	1,392,442	1,315,100
03-13-200-029-8003	1,522,880	1,595,011	1,804,655	1,250,875	1,126,015	1,063,471
03-13-300-007-0000	1,559,686	1,633,560	1,270,100	1,263,580	847,649	798,530
03-13-300-013-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-300-013-8002	692,109	724,887	815,278	801,247	721,268	681,205
03-13-300-014-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-300-014-8002	941,829	986,438	1,116,100	407,431	366,762	346,391
03-13-400-020-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-200-026-0000	1,634,480	1,711,897	1,936,908	1,961,368	1,765,588	785,986
03-14-200-027-0000	478,114	500,759	312,722	306,217	275,651	260,340
03-14-201-005-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-008-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-012-0000	925,695	969,540	845,285	749,843	637,063	601,678
03-14-201-013-0000	365,438	382,747	288,069	293,466	232,111	219,218
03-14-201-014-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-015-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-018-0000	14,771	15,471	10,939	16,068	14,464	13,660
03-14-201-019-0000	14,771	15,471	10,939	16,068	14,464	13,660
03-14-201-020-0000	14,771	15,471	10,939	16,068	14,464	13,660
03-14-201-021-0000	14,771	15,471	10,939	16,068	14,464	13,660
03-14-201-022-0000	14,771	15,471	10,939	16,068	14,464	13,660
03-14-201-023-0000	106,692	111,745	94,926	95,505	78,751	74,376
03-14-201-024-0000	110,835	116,085	122,149	105,336	94,822	89,555
03-14-201-025-0000	56,361	67,594	78,484	79,290	73,379	72,415
03-14-201-026-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-027-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-028-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-029-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-030-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-031-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-032-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-033-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-035-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-036-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-019-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-019-8002	866,698	907,749	1,027,068	229,116	206,246	194,790
03-14-202-020-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-020-8002	691,102	723,836	818,978	258,096	232,334	219,429
03-14-202-021-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-021-8002	514,971	539,362	610,258	136,132	122,543	115,737
03-14-202-022-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-022-8002	22,251	23,305	26,368	5,877	5,291	4,997
03-14-202-023-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-023-8002	225,473	236,152	267,192	59,601	53,652	50,672
03-14-202-024-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-024-8002	99,625	104,343	118,058	37,204	33,491	31,630
03-14-202-025-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-025-8002	616,967	646,189	731,126	230,413	207,413	195,893

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-14-203-001-0000	72,486	84,482	96,255	76,413	70,789	72,816
03-14-203-002-0000	84,513	97,079	109,506	85,930	79,356	81,060
03-14-203-003-0000	63,997	49,324	52,777	56,471	61,426	64,654
03-14-203-004-0000	73,140	85,167	96,976	79,017	73,133	72,182
03-14-203-005-0000	16,814	15,814	15,314	15,314	15,314	13,314
03-14-203-006-0000	63,855	65,476	52,311	66,691	62,038	64,083
03-14-203-007-0000	71,255	58,590	64,449	64,960	97,504	73,953
03-14-203-008-0000	62,629	74,158	85,393	62,239	59,433	62,918
03-14-203-009-0000	95,629	74,158	85,393	73,100	70,620	72,152
03-14-203-010-0000	64,045	75,642	86,950	60,458	68,745	68,038
03-14-203-011-0000	66,141	77,837	60,373	64,599	69,121	73,959
03-14-204-001-0000	47,627	50,961	54,528	65,714	62,429	59,706
03-14-204-002-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-204-003-0000	65,277	76,931	88,308	69,450	64,521	65,626
03-14-204-004-0000	46,444	49,695	89,181	60,335	60,879	61,300
03-14-205-001-0000	79,519	91,848	104,003	78,789	73,268	76,988
03-14-205-002-0000	647	49,341	52,795	56,491	61,476	64,676
03-14-205-003-0000	74,909	87,020	98,921	15,350	15,350	85,764
03-14-205-016-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-205-016-8002	24,429	25,586	28,949	9,121	8,211	7,755
Total EAV of Redevelopment Project Area	70,028,087	73,219,163	68,415,219	56,834,533	50,360,224	45,221,683
Percent Change		4.56%	-6.56%	-16.93%	-11.39%	-10.20%
Village Wide EAV	1,335,459,160	1,372,851,543	1,352,391,739	1,226,610,329	1,088,729,315	997,653,697
Balance of Village Wide EAV	1,265,431,073	1,299,632,380	1,283,976,520	1,169,775,796	1,038,369,091	952,432,014
Percent Change		2.70%	-1.20%	-8.89%	-11.23%	-8.28%
CPI		3.8%	-0.4%	1.6%	3.2%	2.1%

Table 2: Southeast-II Redevelopment Project Area Projected EAV and Tax Increment

Southeast-II Redevelopment Project Area								
Base Value		\$ 45,221,683		Inflation Factor			2.00%	
Construction Year	Valuation Year	Revenue Year	Inflation Increment	Value Added	Valuation Increment	Tax Rate	Tax Increment	
1	2014	2015	2016		0	0	10.5534	0
2	2015	2016	2017	904,434	2,500,000	3,404,434	10.5534	359,284
3	2016	2017	2018	972,522	5,000,000	9,376,956	10.5534	989,588
4	2017	2018	2019	1,091,973	5,000,000	15,468,929	10.5534	1,632,498
5	2018	2019	2020	1,213,812	5,000,000	21,682,741	10.5534	2,288,266
6	2019	2020	2021	1,338,088	5,000,000	28,020,829	10.5534	2,957,150
7	2020	2021	2022	1,464,850	2,000,000	31,485,680	10.5534	3,322,810
8	2021	2022	2023	1,534,147	1,000,000	34,019,827	10.5534	3,590,248
9	2022	2023	2024	1,584,830	500,000	36,104,657	10.5534	3,810,269
10	2023	2024	2025	1,626,527	500,000	38,231,184	10.5534	4,034,690
11	2024	2025	2026	1,669,057		39,900,241	10.5534	4,210,832
12	2025	2026	2027	1,702,438		41,602,680	10.5534	4,390,497
13	2026	2027	2028	1,736,487		43,339,167	10.5534	4,573,756
14	2027	2028	2029	1,771,217		45,110,384	10.5534	4,760,679
15	2028	2029	2030	1,806,641		46,917,025	10.5534	4,951,341
16	2029	2030	2031	1,842,774		48,759,800	10.5534	5,145,817
17	2030	2031	2032	1,879,630		50,639,429	10.5534	5,344,182
18	2031	2032	2033	1,917,222		52,556,651	10.5534	5,546,514
19	2032	2033	2034	1,955,567		54,512,218	10.5534	5,752,892
20	2033	2034	2035	1,994,678		56,506,896	10.5534	5,963,399
21	2034	2035	2036	2,034,572		58,541,468	10.5534	6,178,115
22	2035	2036	2037	2,075,263		60,616,731	10.5534	6,397,126
23	2036	2037	2038	2,116,768		62,733,499	10.5534	6,620,517
Totals					26,500,000			92,820,470
				Present Value at 6.0%				\$ 40,965,255

Attachments

Attachment 1: Southeast-II Redevelopment Project Area Legal Description

Wheeling Southeast-II TIF District Legal Description

All that area bounded by the following-described line, including all streets and rights-of-way located therein:

Beginning at the intersection of the Easterly right-of-way line of Milwaukee Avenue and the Easterly extension of the South line of Astor Place, a Subdivision of Part of Lot 25 in Grewe's Subdivision of part of the Southwest $\frac{1}{4}$ of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian; thence West along the Easterly extension of the South line of Astor Place, aforesaid, to the Southeast corner of Astor Place, aforesaid; thence continuing West along the South line of Astor Place, aforesaid, to the Southeast corner of Harmony Village, a resubdivision of part of Lot 25 in Assessor's Division and part of Lots 1 and 2 in Grewe's Subdivision of part of the Southwest $\frac{1}{4}$ of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian; thence continuing West along the South line of Harmony Village, aforesaid, to the West line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian; thence South along the West line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 12, aforesaid, to the North line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 42 North, Range 11, East of the Third Principal Meridian; thence West along the North line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, aforesaid, to the Northerly extension of the East line of Lot 1 in Ensar Subdivision of Lot 1 in Tideman's Resubdivision and part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 14, Township 42 North, Range 11, East of the Third Principal Meridian; thence South along the Northerly extension of the East line of Lot 1 in Ensar Subdivision, aforesaid, and the East line of Lot 1 in Ensar Subdivision, aforesaid, to the South line of Lot 1 in Ensar Subdivision, aforesaid, (being also the North right-of-way line of Kerry Lane); thence West along the South line of Lot 1 in Ensar Subdivision, aforesaid, to the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, aforesaid, thence South along the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, aforesaid, to the North line of Wheeling Center for Industry Unit Four, a subdivision of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 42 North, Range 11, East of the Third Principal Meridian (being also the South line of Lynn Lane); thence East along the North line of Wheeling Center for Industry Unit Four, aforesaid, to the West right-of-way line of Wolf Road, as relocated; thence Southeasterly along the West right-of-way line of Wolf Road to the South right-of-way line of Larkin Drive; thence East along the South right-of-way line of Larkin Road to the West line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 42 North, Range 11, East of the Third Principal Meridian; thence South along the West line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 13, aforesaid, to a point which is 1800 feet North of the South line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 13, aforesaid; thence East

along a line that is 1800 feet North of and parallel with the South line of Section 13, Township 42 North, Range 11, East of the Third Principal Meridian, (said line also being the boundary line between the Villages of Wheeling and Prospect Heights), to a point located at the intersection of the aforementioned line and the Northerly line of the following described parcel: That part of Lot 1 described as follows: Beginning at the point of intersection of the center line of Milwaukee Avenue and the South line of Lot 1 extended East; thence North 90 degrees, 00 minutes, 00 seconds West 424.77 feet; thence South 25 degrees, 31 minutes, 00 seconds East along a line parallel with the center line of Milwaukee Avenue 120 feet; thence South 64 degrees, 29 minutes, 00 seconds West 46.70 feet; thence North 25 degrees, 31 minutes, 00 seconds West 523.75 feet; thence North 62 degrees, 14 minutes, 00 seconds East 430.10 feet; thence Southeasterly along the center line of Milwaukee Avenue 603.45 feet to the point of beginning; thence North 62 degrees, 14 minutes, 00 seconds East from said point to the Easterly right-of-way line of Milwaukee Avenue; thence Northerly along the Easterly right-of-way line of Milwaukee Avenue to the point of beginning, all in Cook County, Illinois; (excluding therefrom River Mill Crossing Subdivision, being a subdivision of parts of Lots 1, 2 and 3 in Henry Grandt and Others Subdivision of that part of the South 1421.62 feet of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian, lying West of the Center of Milwaukee Avenue, also part of Section 13, Township 42 North, Range 11, East of the Third Principal Meridian, Cook County, Illinois);

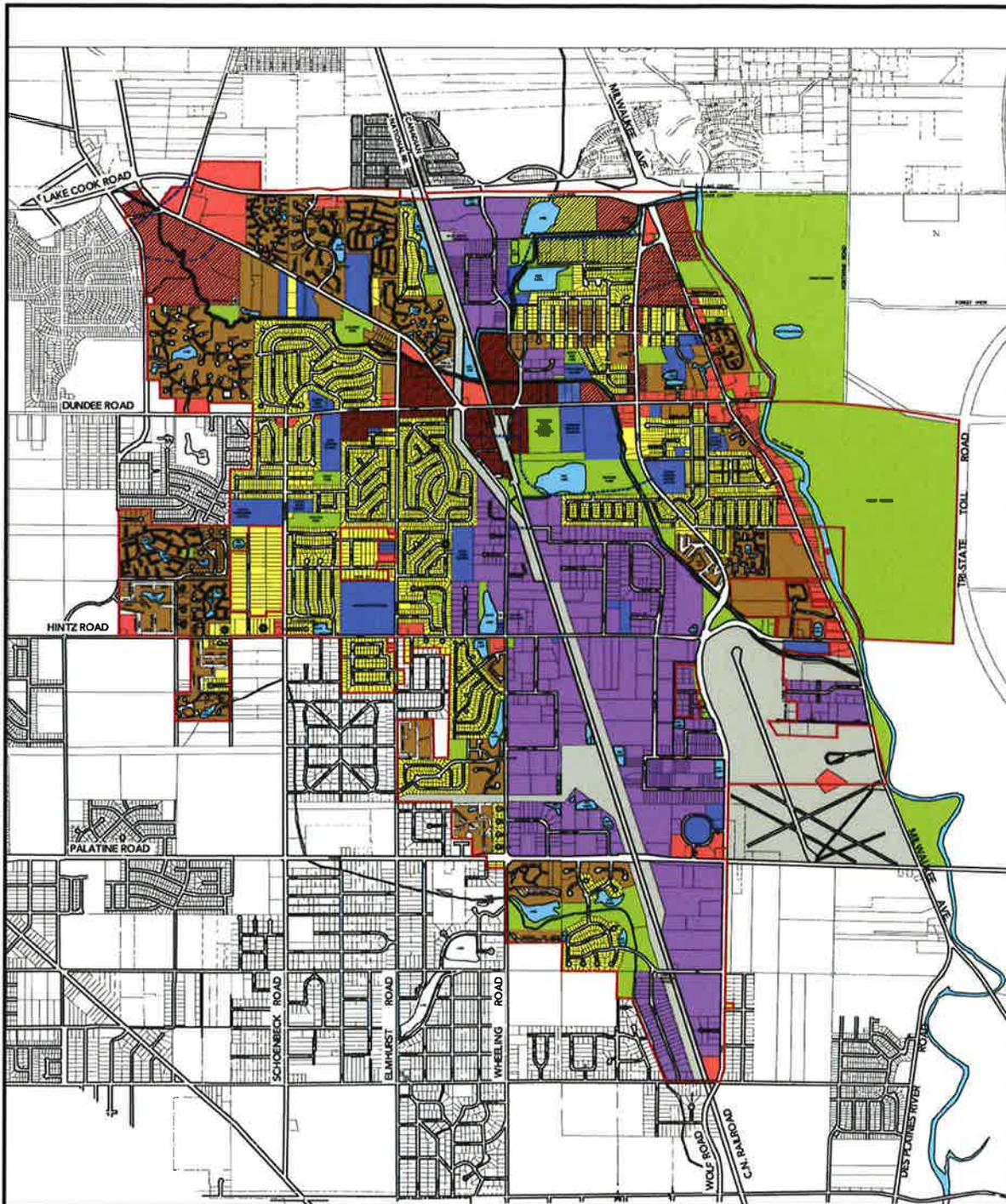
Along with Lots 1 and 2 in South Wheeling Industrial Park Resubdivision of Lot 8 in South Wheeling Industrial Park, a subdivision of the West ½ of the Northeast ¼ and part of the Southeast ¼ of the Northwest ¼ of Section 14, Township 42 North, Range 11, East of the Third Principal Meridian, and that portion of the Chaddick Drive right-of-way located West of and adjacent thereto;

P.I.N.s: 03-12-300-008, -009, -010, -011, -012, -013, -015, -021, -022, -024, -025, -028, -029, -038, -039, -040, -041, -044 and -045; 03-12-300-063-1001 through -1380, inclusive; 03-12-300-075-1001 through -1006, inclusive; 03-12-300-076-1001 through -1006, inclusive; 03-12-300-108 through -112, inclusive; 03-12-300-114 through -188, inclusive; 03-14-201-005, -008, -012, -013, -014, -015, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -035 and -036; 03-14-202-019-8001 and -8002; 03-14-202-020-8001 and -8002; 03-14-202-021-8001 and -8002; 03-14-202-022-8001 and -8002; 03-14-202-023-8001 and -8002; 03-14-202-024-8001 and -8002; 03-14-202-025-8001 and -8002; 03-14-203-001 through -011, inclusive; 03-14-204-001 through -004, inclusive; 03-14-205-001, -002 and -003; 03-14-205-016-8001 and -8002; 03-13-100-005, -006, -008, -009, -010, -011, -012 and -013; 03-13-101-005, -006, -007, -008, -011, -013, -016, -017, -018, -019, -020, -021, -022, -025, -026, -027, -028, -029 and -030; 03-13-102-026, -027, -028, -029, -031, -033, -035, -036, -037, -038, -040, -044 and -046; 03-13-102-047-8001 and -8002; 03-13-102-048-8001 and -8002; 03-13-102-049-8001 and -8002; 03-13-102-050-8001 and -8002; 03-13-200-001, -007, -009, -013, -014, -015, -016, -017, -018, -022, -024, -025, -026 and -027; 03-13-200-029-8001, -8002 and -8003; 03-13-300-007; 03-13-300-013-8001 and -8002; 03-13-300-014-8001 and -8002; 03-13-400-020; 03-14-200-026 and -027;

Commonly known as that area generally bounded by the Harmony Village and Astor Place Townhomes on the North, Wolf Road, Dean Avenue and Chaddick Drive on the West, the Village of Wheeling corporate boundary on the South (running through Chicago Executive Airport, North of Palatine Road) and Milwaukee Avenue on the East, Wheeling, Illinois.

Attachment 2: Southeast-II Redevelopment Project Area Map

Attachment 3: Future Land Use Map



LEGEND

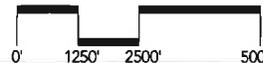
	SINGLE FAMILY RESIDENTIAL		TRANSIT-ORIENTED MIXED USE		PUBLIC/INSTITUTIONAL
	RESIDENTIAL/OPEN SPACE MIXED USE		INDUSTRIAL		POTENTIAL NEIGHBORHOOD PARK SITE (UNDERSERVED AREA)
	MULTI-FAMILY RESIDENTIAL		TRANSPORTATION & UTILITIES		POTENTIAL COMMUNITY COLLECTOR STREET
	COMMERCIAL		OPEN SPACE		GREENWAY CORRIDOR
	COMMERCIAL/RESIDENTIAL MIXED USE		RIVERS & PONDS		VILLAGE BOUNDARY

Figure 12:
FUTURE LAND USE PLAN

Wheeling Comprehensive Plan

Wheeling, Illinois

DATE: JULY 2003
SCALE: 1"=2500'



CAMIROS
Planning, Zoning, Economic Development, Landscape Architecture
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Attachment 4: Southeast-II Redevelopment Project Area Eligibility Report

Tax Increment Finance Village of Wheeling Southeast-II Redevelopment Project Area

Eligibility Report January 2014



Prepared by



Tax Increment Finance Village of Wheeling Southeast-II Redevelopment Project Area Eligibility Report

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I. Executive Summary

This “Tax Increment Finance, Village of Wheeling, Southeast-II Redevelopment Project Area, Eligibility Report, January 2014” (the “Eligibility Report”), among other things, documents the eligibility and qualifications of Southeast-II Redevelopment Project Area (the “Redevelopment Project Area”) in the Village of Wheeling, Illinois (the “Village”) for designation as a “Blighted Area” pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “Act”).

As set forth in the Act, “Redevelopment Project Area” (Redevelopment Project Area) means an area designated by a 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” (an “Industrial Park Conservation Area”) or a blighted area (“Blighted Area”) or a conservation area (“Conservation Area”), or a combination of both “Conservation Area” and “Blighted Area.” The definitions of each of these areas are in **Appendix A: Definitions**.

The Blighted Area provisions apply separately to the improved land and to the vacant land in the Redevelopment Project Area. This Eligibility Report documents the relevant statutory requirements and how the Redevelopment Project Area meets the eligibility criteria.

The Redevelopment Project Area includes most of the same area that was established in 2008 as the Southeast (Industrial Lane) Redevelopment Project Area. The Southeast (Industrial Lane) Redevelopment Project Area was dissolved at the end of December, 2013, prior to the adoption of the Southeast-II Redevelopment Project Area.

II. Basis for Redevelopment

A. Statutory Findings

The Illinois General Assembly made two key findings in adopting the Act:

1. There exist in many municipalities within the State blighted and conservation areas.
2. The eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight, or of conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that each prospective redevelopment project area qualifies either as a “Blighted Area” or as a “Conservation Area” or a combination of Blighted Area and Conservation Area or an “Industrial Park Conservation Area” within the definitions set forth in the Act. The definitions of each of these areas are found in **Appendix A: Definitions**.

B. Eligibility

Each Redevelopment Project Area must meet the requirements for designation as Blighted, Conservation, Blighted and Conservation or Industrial Park Conservation Area. The criteria for each of these requirements are listed in **Appendix B: Eligibility Categories**.

C. Conclusions and Findings

1. The area must meet the criteria under one or more of three categories if it is determined to be blighted. One set of the criteria for both the Blighted Area and Conservation Area designation deals with developed property. Two sets of criteria within the blighted designation deal with vacant property. The minimum number of factors must be present in at least one of these categories and the presence of each must be documented.
2. Each factor to be claimed must be distributed throughout the Redevelopment Project Area and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act.
3. The property must equal or exceed 1½ acres.
4. The Redevelopment Project Area must meet the “but for” requirements in that development and redevelopment would not reasonably occur without financial assistance and intervention by the municipality.

This report concludes that the Southeast-II Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Blighted Area for improved land and for vacant land.

The improved portion of the Redevelopment Project Area meets the requirements of Section 11-74.4-3 (a) (1) (B), (C), (H), (I), (J), (K), (L) and (M) of the Act for designation of improved land as a Blighted Area. For designation as a Blighted Area for improved land five (5) criteria are to be met, and in this case eight (8) criteria have been met.

The following eight (8) Blighted Area criteria are present in the improved land:

- Obsolescence
- Deterioration
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Environmental remediation
- Lack of community planning
- Lagging EAV

The parcels constituting improved land in the Redevelopment Project Area are listed in **Table 3**.

The vacant portion of the Redevelopment Project Area also meets the requirements of the Act for designation of vacant land as a Blighted Area. For designation as a Blighted Area for vacant land, there are two sections of the Act under which vacant land can be determined to be blighted. Two or more of the criteria in one section are required to be met. In the other section, one or more of the criteria is required to be met. In this case, the vacant land meets the requirements for both sections of the Act.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (D), and (F) of the Act. In this section of the Act, two (2) criteria are required for designation of vacant land as a Blighted Area. In this case, three (3) criteria have been met.

The following three (3) Blighted Area criteria are present in the vacant area:

- Obsolete platting
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging EAV

The parcels constituting vacant land in the Redevelopment Project Area are listed in **Table 4**

Further, the Redevelopment Project Area meets the requirement of Section 11-74.4-3 (a) (3) (C) of the Act. In this section, one criterion is required for designation of vacant land as a Blighted Area. Based on this section of the Act, it was determined that the following criterion was present:

- Vacant property in the Redevelopment Project Area suffers from chronic flooding that impacts real property based on certification by an appropriate regulatory agency or by a certified engineer. Either of these serves as a basis for the finding of chronic flooding.

The regulatory agency that documents flooding is the Federal Emergency Management Agency (FEMA). FEMA's floodplain and floodway maps, indicating that much of the Redevelopment Project Area is subject to chronic flooding, are **Attachment 3** of this report. In addition, the Village Engineer has certified that the Redevelopment Project Area suffers from chronic flooding. This letter is included as **Attachment 4** of this report.

These parcels meet the definition of vacant land under the Act in Section 11-74.4-3 (v), as any parcel or combination of parcels without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area. The vacant land has not been "commercially farmed" in the last five (5) years.

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Redevelopment Project Area and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Table 2** of this Eligibility Report contain the results of various research, field survey, and analysis of existing conditions in the Redevelopment Project Area, which demonstrates that the above criteria are present to a meaningful extent and distributed throughout the Redevelopment Project Area.

The Redevelopment Project Area is approximately 434 acres, in excess of the minimum 1½ acres required by the Act.

The Redevelopment Project Area as a whole is adversely impacted by the presence of blighted factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. There has been a lack of growth and development through investment by private enterprise.

These factors go beyond normal development needs and TIF funds will be necessary to finance redevelopment activities.

III. The Redevelopment Project Area

The Redevelopment Project Area is approximately 434 acres. The improved land consists of airport, residential, commercial, and industrial properties. The vacant land is used for airport uses, retention/drainage, and surface parking and is surrounded by improved land.

There are 622 parcels in the Redevelopment Project Area. Of those, 380 parcels are associated with the Plum Creek condominium development and 62 with the Hunt Club apartments. The Chicago Executive Airport owns 57 parcels. (This figure does not include additional parcels owned by other entities related to the airport).

The Redevelopment Project Area is generally located in the vicinity bounded by Milwaukee Avenue on the east, to the Village's corporate boundaries on the south, to Chaddick Drive on the west, to as far north as to include the Hunt Club apartments, but not including the River Mills townhome development.

More specifically, the northeast boundary line starts at Milwaukee Avenue at parcel 03-12-300-109, proceeding south along Milwaukee Avenue until parcel 03-13-400-020, then running west to include parcels 03-13-300-007 and 03-13-300-014. The boundary then moves north up to Wolf Road, including parcel 03-14-205-016, and then west along the southern boundary of parcel 03-14-202-020 to Dean Avenue. The boundary then proceeds south at the intersection of parcels 03-14-203-007 and 03-14-200-026 to include those parcels and 03-14-200-027. The boundary then proceeds north along Dean Avenue until Kerry Lane, where it then moves east to include 03-14-201-018 and 03-14-201-022, and then north again along the western side of parcel 03-14-201-012. The boundary then proceeds east along Hintz Road before turning north at the intersection of parcels 03-14-201-005 and 03-12-300-008, along the west side of the later parcel, proceeding north and then east at the northern boundary of the Hunt Club apartments, 03-12-300-173 and 03-12-300-108, and then continuing directly east to return to the starting point at Milwaukee Avenue. The River Mills townhomes, parcel 03-12-300-198 and its subordinate parcels, are excluded from the Redevelopment Project Area. The boundaries contain all adjoining rights-of-ways.

The Redevelopment Project Area includes much of the same area that was established in 2008 as the Southeast (Industrial Lane) Redevelopment Project Area, with the exception of the addition of two parcels of vacant land just east of Chaddick Drive (parcels 03-14-200-026 and 03-14-200-027), and the exclusion of all parcels related to the River Mills townhome development (03-12-300-198 and all subordinate parcels). The Southeast (Industrial Lane) Redevelopment Project Area was dissolved at the end of December, 2013.

Attachment 1 is the legal description of the Redevelopment Project Area. **Attachment 2** is the Map of the Redevelopment Project Area. **Attachment 2** illustrates that all parcels in the Redevelopment Project Area are contiguous. Both **Attachment 1** and **Attachment 2** are made part of this document by reference hereto.

IV. Analysis of Conditions in the Redevelopment Project Area

In determining whether the proposed Redevelopment Project Area meets the eligibility requirements of the Act, at the Village's direction, Ehlers & Associates, Inc. (the "Consultant") conducted research and field surveys.

A survey and analysis of existing conditions within the Redevelopment Project Area were completed in November 2013 by the Consultant to document the extent to which each eligibility factor are present within the Redevelopment Project Area. Various research and field surveys were undertaken, including:

1. Exterior survey of the condition and use of each building.
2. Field survey of conditions, including streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance.
3. Analysis of existing uses and their relationships.
4. Analysis of tax maps to ascertain platting.
5. Analysis of vacant sites, if any.
6. Review of previously prepared plats, plans, and studies.
7. Review of Federal Emergency Management Agency (FEMA) flood maps.
8. Review of Environmental Protection Agency (EPA) and Illinois Environmental Protection Agency (IEPA) compliance lists.
9. Analysis of public utilities, such as water, sewer, gas utilities, etc.
10. Review of County and Township Tax Records.
11. Contacts with Village officials, county officials, other taxing bodies as appropriate, and private parties knowledgeable as to area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the Redevelopment Project Area.

A. Eligibility Survey and Analysis

1. Building Components Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

a. Primary Structure

These components are the basic structural elements of any building, including foundation walls, load-bearing walls and columns, roof structure, and roof.

b. Secondary Structure

These components are generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, gutters, and downspouts.

2. **Building Components Evaluated**

After completing the review of the exterior building condition survey, each individual building was placed in one of three categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below.

a. Sound Structures

Sound buildings kept in a standard condition, requiring no maintenance at present. These buildings so classified have defects so minor as to not impact the area.

b. Deteriorated

Buildings where deterioration factors were present from a major to extreme extent. Usually these buildings contain defects that are not easily correctable through normal maintenance or required contracted skills to accomplish the level of improvements as part of maintenance or correction of defects. These buildings are noted as being deteriorated on the survey.

c. Dilapidated

Buildings appear to be so severely defective as to need demolition. Structural integrity, however, was not documented. While these dilapidation factors were reviewed, the Consultant did not conduct a documented building condition analysis to reveal major structural problems.

B. Presence of Eligibility Factors

Summarized below are the conclusions of the surveys and analyses completed for each eligibility factor based on existing conditions within the Redevelopment Project Area. In order to qualify the Redevelopment Project Area for a TIF, the Redevelopment Project Area must meet criteria set forth in the Act. The specific criteria as defined by the Act precede each finding. The conclusions indicate whether the factor is found to be present within the Redevelopment Project Area, and the relative extent to which the factor is present.

C. Eligibility of a Blighted Area

As defined in the Act, “blighted area” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of five (5) of thirteen (13) specific factors that are reasonably distributed throughout the improved part of the Redevelopment Project Area. If vacant, the sound growth of the redevelopment project area is impaired by two or more specific factors in one section of the Act or one or more in a second section of the Act.

The following is an analysis of the Blighted Area eligibility factors:

1. **If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors (Blighted Area), 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 repair is required or the defects are so serious and so extensive that the buildings must be removed.

A survey of the structures in the Redevelopment Project Area did not indicate the presence of any structures that appeared to be in a dilapidated state. Therefore, an assessment of the structural state was not completed and this factor will not be used for qualification.

b. **Obsolescence**. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

According to Cook County tax records, Village of Wheeling records, and visual observation, many of the structures in the Redevelopment Project Area are more than 35 years of age. These buildings must be adapted to maintain their suitability for their occupants' needs and are in need of regular maintenance and repair, or renovation to allow them to meet modern day demands for business, industrial and residential facilities.

Almost all of the buildings in the improved areas meet this criterion to some extent due to the age of these buildings (most are between 10 and 60 years old). There are a number of large industrial buildings that would be costly or impracticable to adapt for future uses. The airport is in need of expansion in order to meet future aviation demands within the community and the Chicago metropolitan region. The multi-family housing does not offer the amenities of many newer such buildings. A number of the single family residences have outdoor storage units or ancillary buildings to accommodate storage needs.

Many of the industrial properties have little or no off-street parking, limited off-street loading space, and limited ceiling height. The improved properties have inadequate loading facilities, especially in the Industrial Lane area. Ehlers observed deliveries being unloaded in streets, blocking access to other properties and through the streets.

The properties suffering from obsolescence do not have modern upgrades that are present in competing commercial areas, industrial and office buildings, and residential buildings in the vicinity, such as cohesive building and signage design, distinctive lighting, high ceilings, landscaping, accessible parking areas and ingress/egress, and loading areas.

Table 2 lists the blocks in the Redevelopment Project Area in which this factor is reasonably present (9 of 13 blocks).

- c. **Deterioration.** With respect to building 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.

Varying degrees of deterioration were found in most of the structures (in 9 of 13 blocks) in the improved areas of the Redevelopment Project Area, particularly in the industrial areas on and along Milwaukee Road.

Given the age of structures in the Redevelopment Project Area, structures likely suffer from interior deterioration not detectable through an exterior inspection. A number of commercial, industrial and residential structures exhibited defects with windows, porches, gutters, downspouts, broken windows and doors, as well as rusting HVAC equipment.

Deterioration was observed in the paved areas in both the improved and vacant portions of the Redevelopment Project Area. Parking lots, drive lanes, and loading areas have cracked pavement, pot holes, loose pavement materials, damaged curbs, and weeds protruding through paved surfaces. Some roads are unpaved. On the improved parcels where on-site parking is available, some of the parking areas are gravel and lack any kind of permanent paving materials.

Table 2 lists the blocks in the Redevelopment Project Area in which this factor is reasonably present (9 of 13 blocks).

- 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.

Accessible ingress and egress is an issue within parts of the Redevelopment Project Area. The buildings in the Redevelopment Project Area may lack accessible washrooms and other facilities. However, there is insufficient evidence to apply this factor for qualification of the Redevelopment Project Area.

- 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.

No illegal use of individual structures was apparent. Therefore, this factor does not apply.

- 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.

Excessive Vacancies were not found to a significant extent in the Redevelopment Project Area. Therefore, this factor does not apply.

- 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.

Lack of ventilation, light, or sanitary facilities was not apparent during the exterior survey of properties. Therefore, this factor does not apply.

- 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.

The Redevelopment Project Area is in need of sidewalks, street lighting and road improvements throughout its improved areas. Water and sewer systems will need to be provided in some areas and upgraded in others as part of the overall redevelopment of the Redevelopment Project Area.

Stormwater management must be addressed within the entire Redevelopment Project Area. A majority of the Redevelopment Project Area is within floodplain and floodway boundaries as defined by the Federal Emergency Management Agency (FEMA) and confirmed by the Village Engineer, except for a few of the smaller blocks on the western side. Flooding from the Wheeling Drainage Ditch and Des Plaines River is a major issue and will need to be addressed on most improved parcels, including airport property. Also, if vacant land is developed, this will have an impact on improved land in that it will reduce the availability of water retention areas in the vacant property during flooding events.

Flooding remediation costs will be extraordinary and are unlikely to be mitigated without the assistance of TIF funding. These utility and drainage costs are included in the Redevelopment Plan so that TIF funding can be applied to assist with these issues in the course of implementing the Redevelopment Plan.

Table 2 lists the blocks in the Redevelopment Project Area in which this factor is reasonably present (13 of 13 blocks). **Attachment 3** includes the FEMA National Flood Insurance program maps that document the Redevelopment Project Area's location within existing floodplain and floodway boundaries. **Attachment 4** contains a letter from the Village Engineer certifying that the area is subject to chronic flooding.

- 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 building, 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.

There are buildings that are improperly situated on parcels, buildings that are located on parcels of inadequate size or shape, and multiple buildings on a single parcel throughout the improved portion of the Redevelopment Project Area. Some properties are covered by buildings and pavement with no buffer or landscaping between uses. Some buildings are located on parcels of inadequate size and shape in relation to present-day standards of development. The sub-division or consolidation of parcels may need to occur prior to any redevelopment. There are inadequate loading areas and there is a lack of on-site parking to accommodate the various uses, particularly in the Industrial Lane area. A lack of adequate or proper access to a public right-of-way is present in some areas.

*This factor is reasonably present on 7 of 13 blocks as shown on **Table 2** and illustrated in the picture below.*



Cook County Assessor Aerial Map Showing Overcrowding of Structures on Parcels north and south of Sumac Road, west of Milwaukee Road.

- 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.

The existence of incompatible land-use relationships is present throughout the Redevelopment Project Area. Residential uses to the west and north are located next to an airport, and near industrial and commercial uses. There are no buffers between the existing residential and the adjoining commercial and industrial uses in and around the Redevelopment Project Area. While the airport, commercial and industrial uses are not unsuitable for the area, they do not coexist well with the residential uses within close proximity.

Table 2 lists the blocks in the Redevelopment Project Area in which this factor is reasonably present (13 of 13 blocks).

- k. Environmental clean-up.** The proposed 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.

*Environmental remediation action has been undertaken or is yet to completed in a number of sites within the Redevelopment Project Area. There are two properties that have participated in the Illinois Environmental Protection Agency (ILEPA) Site Remediation Program (SRP). While information obtained from ILEPA indicates that “No Further Remediation Letters” have been issued for both sites, further remediation will be necessary as part of any redevelopment of those sites. Additionally, 14 other properties have had a combined total of 17 Leaking Underground Storage Tanks (LUST) incidents. The remediation costs constitute a material impediment to redevelopment of these sites. **Attachment 5** is the ILEPA identification of the site.*

Funds are included in the Redevelopment Project Costs to assist with environmental clean-up in the Redevelopment Project Area. These expenditures are costly and TIF assistance may be required to incentivize redevelopment.

Table 2 lists the blocks in the Redevelopment Project Area in which this factor is reasonably present (6 of 13 blocks).

- i. Lack of community planning.** The proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Incompatible land-use relationships, inadequate street layout, improper subdivision, and parcels of inadequate shape and size to meet contemporary development standards (as described in the descriptions for prior criteria) are prevalent throughout the Redevelopment Project Area.

The Redevelopment Project Area was developed prior to the development of the Village’s comprehensive plan and without the benefit or guidance of any type of planning standards commonly used after that time.

Table 2 lists the blocks in the Redevelopment Project Area in which this factor is reasonably present (13 of 13 blocks).

- m. The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (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 three (3) of the last five (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 three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

The Equalized Assessed Value (EAV) for the improved land in the Redevelopment Project Area is shown in the table below. It indicates that the total EAV of the improved land has declined for four (4) of the last five (5) calendar years. It also shows that the EAV of the improved parcels within the Redevelopment Project Area has increased at an annual rate that is less than the balance of the Village for four (4) of the last five (5) calendar years. Further, the total EAV of the improved parcels in the Redevelopment Project Area increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for four (4) of the last five (5) calendar years. All three measurements of EAV indicate that EAV is lagging in the improved land of the Redevelopment Project Area. Therefore, this criterion applies.

	TAX YEAR					
	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
Total EAV of Improved Parcels	67,063,863	70,115,423	65,493,343	55,108,764	48,837,127	43,787,495
Percent Change		4.55%	-6.59%	-15.86%	-11.38%	-10.34%
Village Wide EAV	1,335,459,160	1,372,851,543	1,352,391,739	1,226,610,329	1,088,729,315	997,653,697
Balance of Village Wide EAV	1,268,395,297	1,302,736,120	1,286,898,396	1,171,501,565	1,039,892,188	953,866,202
Percent Change		2.71%	-1.22%	-8.97%	-11.23%	-8.27%
CPI		3.8%	-0.4%	1.6%	3.2%	2.1%

*The EAV for the entire Redevelopment Project Area is shown in **Table 1**. All three measurements of EAV within the entire Redevelopment Project Area, both improved and vacant parcels, indicate that EAV is lagging.*

2. If vacant, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present with 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.

Platting of the vacant land is obsolete. The size of some parcels of vacant land is not compatible with contemporary standards. In most cases, platting failed to create rights-of-way for streets, alleys or other rights-of-way. Easements may be needed for the utility work (flood mitigation and stormwater remediation) that is needed in the Redevelopment Project Area. Properties may need to be vacated,

consolidated, and re-subdivided to accommodate future uses or allow for the expansion of existing uses.

Table 2 lists the blocks in the Redevelopment Project Area in which this factor is reasonably present (8 of 13 blocks).

- b. **Diversity of ownership** of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

The Chicago Executive Airport is the owner of the vast majority of vacant parcels with the Redevelopment Project Area. Therefore, this criterion cannot be used to qualify the Redevelopment Project Area.

- 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 five (5) years.

This factor is not significant within the Redevelopment Project Area and will not be used to qualify the Redevelopment Project Area.

- d. **Deterioration of structures or site improvements** in neighboring areas adjacent to the vacant land.

There are sufficient vacant parcels in neighboring areas adjacent to the vacant land in the Redevelopment Project Area to apply this as a qualification for eligibility. Structures and facilities surrounding these parcels were found to have deterioration. Section IV. C. 1. (c) of this Eligibility Report describes this deterioration. Many of the vacant parcels are being used by the airport. Other vacant parcels serve as retention areas for stormwater run-off.

Table 2 lists the blocks in the Redevelopment Project Area in which this factor is reasonably present (7 of 13 blocks).

- 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.

There is only one vacant parcel within the Redevelopment Project Area; therefore, this criterion does not apply to the vacant land in the Redevelopment Project Area. It is on airport property that has been verified by the Illinois Environmental Protection Agency (ILEPA) as requiring environmental remediation. However, as described in Section IV. C. 1. (k) of this Eligibility Report, environmental remediation is required in parcels in 6 of the 13 blocks of the improved land in the Redevelopment Project Area. Environmental clean-up and worker precautions may be necessary in the future in the vacant parcels as well, although it is not apparent at this time. Funds are included in the

Redevelopment Project Costs to assist with these issues in the Redevelopment Project Area, should it be necessary.

- f. The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (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 three (3) of the last five (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 three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

The Equalized Assessed Value (EAV) for the vacant land in the Redevelopment Project Area is shown in the table below. It indicates that the total EAV of the vacant land has declined for four (4) of the last five (5) calendar years. It also shows that the EAV of the vacant parcels within the Redevelopment Project Area has increased at an annual rate that is less than the balance of the Village for three (3) of the last five (5) calendar years. Further, the total EAV of the vacant parcels in the Redevelopment Project Area increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for four (4) of the last five (5) calendar years. All three measurements of EAV indicate that EAV is lagging in the vacant land of the Redevelopment Project Area. Therefore, this criterion applies.

	TAX YEAR					
	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
Total EAV of Vacant Parcels	2,964,224	3,103,740	2,921,876	1,725,769	1,523,097	1,434,188
Percent Change		4.71%	-5.86%	-40.94%	-11.74%	-5.84%
Village Wide EAV	1,335,459,160	1,372,851,543	1,352,391,739	1,226,610,329	1,088,729,315	997,653,697
Balance of Village Wide EAV	1,332,494,936	1,369,747,803	1,349,469,863	1,224,884,560	1,087,206,218	996,219,509
Percent Change		2.80%	-1.48%	-9.23%	-11.24%	-8.37%
CPI		3.8%	-0.4%	1.6%	3.2%	2.1%

*The EAV for the entire Redevelopment Project Area is shown in **Table 1**. All three measurements of EAV within the entire Redevelopment Project Area, both improved and vacant parcels, indicate that EAV is lagging.*

- 3. If vacant**, the sound growth of the Redevelopment Project Area is impaired by one (1) 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.**

There are no quarries, mines, or strip mine ponds in the Redevelopment Project Area. Therefore, this factor does not apply.

b. The area consists of unused rail yards, rail tracks, or rights-of-way.

There are no unused rail yards, rail tracks, or right-of-way in the Redevelopment Project Area. Therefore, this factor does not apply.

c. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

Chronic flooding conditions adversely impact real property within almost the entire Redevelopment Project Area, except for a few of the smaller blocks on the western side. A majority of the Redevelopment Project Area is within floodplain and floodway boundaries as defined by the Federal Emergency Management Agency (FEMA) and confirmed by the Village Engineer. Flooding from the Wheeling Drainage Ditch and Des Plaines River is a major issue and will need to be addressed in most vacant parcels, including airport property. If vacant land is developed, this will have an impact on improved land in that it will reduce the availability of water retention areas in the vacant property during flooding events.

Flooding remediation costs will be extraordinary and are unlikely to be mitigated without the assistance of TIF funding. These utility and drainage costs are included in the Redevelopment Plan so that TIF funding can be applied to assist with these issues in the course of implementing the Redevelopment Plan.

Table 2 lists the blocks in the Redevelopment Project Area in which this factor is reasonably present (8 of 13 blocks). **Attachment 3** includes the FEMA National Flood Insurance program maps that document the Redevelopment Project Area's location within existing floodplain and floodway boundaries. **Attachment 4** contains a letter from the Village Engineer certifying that the area is subject to chronic flooding.

d. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

No unused or illegal disposal sites in the Redevelopment Project Area were found during the survey of the area or in the course of any research. Therefore, this factor does not apply.

- e. **Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, the area is not less than fifty (50), nor more than one hundred (100) acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area), and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or Village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.**

This factor does not apply.

- f. **The area qualified as a blighted improved area immediately prior to becoming vacant**, unless there has been substantial private investment in the immediately surrounding area.

This factor does not apply.

D. Eligibility of Conservation Area

“Conservation Area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the Village in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a Blighted Area, but because of a combination of three (3) or more of the conservation factors as defined in the Act is detrimental to the public safety, health, morals or welfare, and such an area may become a Blighted Area.

The improved portion of the Redevelopment Project Area meets the age criteria and eight (8) of the Conservation Area eligibility factors as defined in the Act. However, the area is being defined as a Blighted Area, in that it can be defined as such in its present state.

E. Eligibility of an Industrial Park Conservation Area

“Industrial Park Conservation Area” means 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 1½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned 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.

The Redevelopment Project Area does not qualify as an Industrial Park Conservation Area.

V. Eligibility Conclusions

This report concludes that the Southeast-II Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Blighted Area for improved land and for vacant land.

The improved portion of the Redevelopment Project Area meets the requirements of Section 11-74.4-3 (a) (1) (B), (C), (H), (I), (J), (K), (L) and (M) of the Act for designation of improved land as a Blighted Area. For designation as a Blighted Area for improved land five (5) criteria are to be met, and in this case eight (8) criteria have been met.

The following eight (8) Blighted Area criteria are present in the improved land:

- Obsolescence
- Deterioration
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Environmental remediation
- Lack of community planning
- Lagging EAV

The parcels constituting improved land in the Redevelopment Project Area are listed in **Table 3**.

The vacant portion of the Redevelopment Project Area also meets the requirements of the Act for designation of vacant land as a Blighted Area. For designation as a Blighted Area for vacant land, there are two sections of the Act under which vacant land can be determined to be blighted. Two or more of the criteria in one section are required to be met. In the other section, one or more of the criteria is required to be met. In this case, the vacant land meets the requirements for both sections of the Act.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (D), and (F) of the Act. In this section of the Act, two (2) criteria are required for designation of vacant land as a Blighted Area. In this case, three (3) criteria have been met.

The following three (3) Blighted Area criteria are present in the vacant area:

- Obsolete platting
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging EAV

The parcels constituting vacant land in the Redevelopment Project Area are listed in **Table 4**.

Further, the Redevelopment Project Area meets the requirement of Section 11-74.4-3 (a) (3) (C) of the Act. In this section, one criterion is required for designation of vacant land as a Blighted Area. Based on this section of the Act, it was determined that the following criterion was present:

- Vacant property in the Redevelopment Project Area suffers from chronic flooding that impacts real property based on certification by an appropriate regulatory agency or by a certified engineer. Either of these serves as a basis for the finding of chronic flooding.

The regulatory agency that documents flooding is the Federal Emergency Management Agency (FEMA). FEMA's floodplain and floodway maps, indicating that much of the Redevelopment Project Area is subject to chronic flooding, are **Attachment 3** of this report. In addition, the Village Engineer has certified that the Redevelopment Project Area suffers from chronic flooding. This letter is included as **Attachment 4** of this report.

These parcels meet the definition of vacant land under the Act in Section 11-74.4-3 (v), as any parcel or combination of parcels without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area. The vacant land has not been "commercially farmed" in the last five (5) years.

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Redevelopment Project Area and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Table 2** of this Eligibility Report contain the results of various research, field survey, and analysis of existing conditions in the Redevelopment Project Area, which demonstrates that the above criteria are present to a meaningful extent and distributed throughout the Redevelopment Project Area.

The Redevelopment Project Area is approximately 434 acres, in excess of the minimum 1½ acres required by the Act.

In addressing the challenges of redeveloping the Redevelopment Project Area, there are many issues which must be overcome.

The Southeast (Industrial Avenue) TIF, comprised of much of the same area as this Southeast-II Redevelopment Project Area, was established in 2008. The existence of this TIF allowed for incentives to facilitate one new construction project within the airport. However, the economic recession experienced in the Village and throughout the country since that time has thwarted the Village's ability to derive sufficient TIF generated revenue to make any of the infrastructure improvements that are needed within the Redevelopment Project Area. With respect to almost all of the parcels within the Redevelopment Project Area and the qualifying factors described previously, conditions have only worsened since 2008.

Chronic flooding, documented by FEMA maps and certified by the Village Engineer, requires that extra measures be taken for the development of the vacant land and redevelopment of structures, not only according to municipal regulatory standards, but also to meet bank requirements. Extraordinary expenses will be needed for land preparation and to alleviate the conditions experienced by current business owners and residents.

There has been a lack of growth and development through investment by private enterprise. The flooding of the location further complicates the problems.

With the exception of a new hangar and associated office space recently constructed at the airport, made possible by the existence of the Southeast (Industrial Avenue) TIF, there have been no building permits issued for new construction in the Redevelopment Project Area in the last ten years.

The Redevelopment Project Area also lacks the infrastructure necessary for development and redevelopment. Water related improvements are needed for the entire vacant area. Stormwater improvements will be needed for the vacant land, particularly in the airport. Lighting and sidewalk improvements are needed for the improved area. Wastewater treatment may need to be addressed in some areas. Access to some of these areas is difficult because of the presence of the airport and the industrial areas on Industrial Lane and Sumac Road. In addition, parcels containing multi-family housing on the north side of the Redevelopment Project Area lack sufficient access. Other improvements, such as utilities, sidewalks, street lighting, and street and alley repairs and upgrades may be needed within the Redevelopment Project Area as well. These factors present extraordinary challenges, which mean there will be extraordinary costs, to make redevelopment possible. TIF funds will be necessary to assist in the financing of infrastructure and the payment of other development costs.

The buildings in the Redevelopment Project Area were constructed prior to the existence of the Village's comprehensive plan and planning and zoning standards that would dictate higher standards. As a result there is not adequate off-street parking and loading areas for these buildings, as well as other issues that make buildings obsolete for the current needs and uses of occupants. Additional expenses will be necessary to remedy parking and loading issues, as well as to upgrade or redevelop properties to meet modern day standards. Demolition and replacement of structures may be necessary to accommodate new development.

Most of the properties in the Redevelopment Project Area suffer from deterioration and obsolescence. Field surveys found deterioration present in both the improved areas and vacant parcels adjacent to those deteriorated improved parcels of the Redevelopment Project Area. Most of the buildings in the Redevelopment Project Area are between 10 and 60 years of age. As buildings age, they generally require more upkeep and maintenance. Structures likely suffer from interior deterioration not detectable through an exterior inspection. A number of commercial, industrial and residential structures exhibited defects with windows, porches, gutters, downspouts, broken windows and doors, as well as rusting HVAC equipment. Deterioration was also observed in paved areas in both the improved and vacant portions of the Redevelopment Project Area. Some roads and parking areas are gravel and

lack any kind of permanent paving materials. Substantial investment will be necessary to repair or demolish these buildings and parking areas.

The Redevelopment Project Area suffers from incompatible land-use relationships, with a mixture of land uses including airport, residential, commercial, office, and industrial uses. There are no buffers between these uses. A lack of community planning is also evidenced by the fact that many properties in the Redevelopment Project Area have inadequate street layout, improper subdivision, and parcels of inadequate shape and size to meet contemporary development standards. Subdivisions, right-of-way vacation, and road improvements will be necessary to consolidate smaller parcels and dedicate appropriate easements and rights-of-way, resulting in sizeable additional costs for development and redevelopment. Village involvement will be required to create appropriate and efficient right-of-ways, easements, and layout of lots. Extraordinary expenses will be needed to develop and redevelop properties with appropriate buffering between conflicting land uses (such as providing additional landscaping materials), and resolving the platting issues that redevelopment will require.

There are multiple sites that have been found by the Illinois Environmental Protection Agency to require environmental remediation. These findings require that special redevelopment measures and precautions be taken as a result. This will add additional costs to the redevelopment of the property. In order to incent private business interests to invest in environmental clean-up efforts on these sites, TIF funds will be necessary to assist in financing these measures.

The property in the Redevelopment Project Area is located in Cook County. In several of the years in which EAV was reviewed as applicable to this report (Tax Years 2007-2012), Cook County had a commercial assessment rate of 38%. During those same years, Counties in the rest of the State had a 33% assessment rate, thereby making them more desirable for development. Cook County adjusted its commercial assessment rate to 25% effective in Tax Year 2009. However, Cook County also has an equalizer (multiplier) that is applied to the assessed value. In Tax Year 2012, the equalizer was 2.8056. In the prior five years, the equalizer has been in excess of 2.8, ranging from 2.8439 to 3.3701. Cook County's past assessment rates and its high equalizer have put Wheeling at a disadvantage to other non-Cook County communities, especially when more favorable tax rates are in place in close proximity to the community, such as in Lake County and McHenry County (both in Illinois), Wisconsin and northwest Indiana. Incentives are needed to overcome these conditions.

In examining the EAV of the area, the EAV for the entire Redevelopment Project Area is lagging, as proven by all three measurements of EAV provided for in the Act (see **Table 1**). Additionally, the total EAV of the improved parcels, and separately, the total EAV within vacant area of the Redevelopment Project Area also indicate lagging EAV in all three measures for both areas. While EAVs dropped throughout the country in the last five years as a result of the economic recession, these measures indicate that the Redevelopment Project Area still compares unfavorably with the rest of the Village and U.S., the later as indicated by the CPI measurement.

The Redevelopment Project Area as a whole is adversely impacted by the presence of blighted factors, and these factors are reasonably distributed throughout the Redevelopment Project Area.

These factors go beyond normal development needs and TIF funds will be necessary to finance redevelopment activities.

This report concludes that Southeast-II Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Blighted Area for improved land and for vacant land.

Based on all of the above factors, the Consultant has recommended that the Village conclude that property within the Redevelopment Project Area qualifies as a Blighted Area for improved land and for vacant land as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long term physical, economic, and social well being of the Village.

Tables

Table 1: Southeast-II Redevelopment Project Area Parcel Numbers and Five Year EAV History

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-008-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-009-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-010-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-011-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-012-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-013-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-015-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-021-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-022-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-024-0000	105,640	119,207	132,794	105,276	94,169	87,605
03-12-300-025-0000	958,778	1,004,190	1,136,192	847,958	763,316	720,919
03-12-300-028-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-029-0000	164,901	179,050	202,580	455,400	350,011	330,570
03-12-300-038-0000	91,804	96,152	101,177	72,666	65,413	61,779
03-12-300-039-0000	1,065,262	1,115,718	876,641	890,990	802,053	757,509
03-12-300-040-0000	271,894	214,769	131,174	355,707	320,201	302,416
03-12-300-041-0000	1,652,550	1,730,823	1,607,346	1,538,246	1,384,701	1,307,788
03-12-300-044-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-045-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-063-1001	8,019	7,019	6,519	6,519	6,519	4,519
03-12-300-063-1002	20,605	22,047	38,470	22,919	20,631	19,485
03-12-300-063-1003	11,483	10,483	9,983	9,983	9,983	7,983
03-12-300-063-1004	47,920	50,189	38,364	26,430	23,792	22,470
03-12-300-063-1005	27,040	28,933	30,958	22,482	19,639	17,215
03-12-300-063-1006	11,483	10,483	9,983	9,983	20,393	7,260
03-12-300-063-1007	51,642	54,088	47,808	28,482	25,639	24,215
03-12-300-063-1008	27,040	24,933	26,958	18,482	25,639	17,215
03-12-300-063-1009	24,664	26,390	28,237	20,430	17,792	15,470
03-12-300-063-1010	27,732	25,673	27,750	19,080	16,177	12,723
03-12-300-063-1011	20,605	22,047	23,590	16,919	14,631	12,485
03-12-300-063-1012	50,562	52,957	46,807	27,888	25,105	23,710
03-12-300-063-1013	26,658	28,524	30,521	22,156	19,345	16,937
03-12-300-063-1014	4,737	3,737	3,237	3,237	3,237	19,712
03-12-300-063-1015	1,665	10,665	10,165	10,165	16,415	8,165
03-12-300-063-1016	25,044	26,797	44,917	26,763	24,092	22,753
03-12-300-063-1017	23,769	25,178	27,220	28,684	25,820	24,386
03-12-300-063-1018	8,088	25,178	6,588	6,588	25,820	24,386
03-12-300-063-1019	27,269	29,178	31,220	22,684	19,820	17,386
03-12-300-063-1020	52,001	54,464	48,142	28,684	25,820	24,386
03-12-300-063-1021	25,044	50,818	44,917	26,763	24,092	22,753
03-12-300-063-1022	11,254	10,254	9,754	28,746	19,877	7,753
03-12-300-063-1023	20,912	22,376	23,942	17,186	14,871	12,712
03-12-300-063-1024	10,391	9,391	8,891	8,891	28,384	6,890
03-12-300-063-1025	27,040	28,933	30,958	22,482	19,639	17,215

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-063-1026	21,217	22,702	24,291	17,450	15,109	12,937
03-12-300-063-1027	53,804	36,974	39,562	23,677	20,715	18,231
03-12-300-063-1028	6,933	23,130	25,029	27,027	24,329	21,081
03-12-300-063-1029	24,154	25,590	38,698	29,014	26,118	22,630
03-12-300-063-1030	36,395	38,943	41,669	23,014	20,118	17,667
03-12-300-063-1031	52,604	55,095	48,698	23,014	20,118	17,667
03-12-300-063-1032	27,654	29,590	31,661	23,014	20,118	17,667
03-12-300-063-1033	7,509	6,509	6,009	6,009	6,009	4,009
03-12-300-063-1034	17,682	26,410	28,539	29,677	26,715	13,231
03-12-300-063-1035	28,217	30,192	32,305	17,450	15,109	12,937
03-12-300-063-1036	27,296	30,254	31,259	21,730	18,562	14,976
03-12-300-063-1037	32,477	34,495	37,190	13,816	25,877	24,440
03-12-300-063-1038	21,602	23,114	24,732	17,780	15,406	11,548
03-12-300-063-1039	29,128	7,596	7,096	7,096	26,952	25,455
03-12-300-063-1040	25,740	27,542	45,918	27,360	24,629	23,261
03-12-300-063-1041	25,740	27,542	29,470	21,360	18,629	16,261
03-12-300-063-1042	27,959	29,916	32,010	23,278	20,355	17,891
03-12-300-063-1043	36,752	39,325	42,078	23,278	20,355	17,891
03-12-300-063-1044	53,084	52,099	49,143	29,278	26,355	24,891
03-12-300-063-1045	25,740	27,542	29,470	21,360	18,629	16,261
03-12-300-063-1046	28,727	30,856	32,890	23,941	20,952	18,455
03-12-300-063-1047	21,602	23,114	24,732	17,780	15,406	13,217
03-12-300-063-1048	31,100	34,757	35,606	21,997	18,803	15,203
03-12-300-063-1049	52,723	55,220	48,809	29,080	26,177	24,723
03-12-300-063-1050	43,597	45,662	40,357	24,044	21,644	20,442
03-12-300-063-1051	54,887	57,487	50,808	30,271	27,249	25,736
03-12-300-063-1052	15,869	23,867	46,362	21,624	18,867	16,486
03-12-300-063-1053	53,684	56,227	49,699	23,611	20,655	18,175
03-12-300-063-1054	53,684	56,227	49,699	29,611	26,655	23,096
03-12-300-063-1055	28,344	30,328	32,451	23,611	20,655	18,175
03-12-300-063-1056	28,344	30,328	32,451	23,611	20,655	18,175
03-12-300-063-1057	34,375	36,781	39,356	21,624	18,867	16,486
03-12-300-063-1058	38,211	40,886	43,748	24,271	21,249	18,736
03-12-300-063-1059	18,407	19,247	18,747	14,044	11,644	20,442
03-12-300-063-1060	41,109	43,987	47,066	26,261	23,041	20,428
03-12-300-063-1061	26,351	28,196	30,170	21,888	19,105	16,710
03-12-300-063-1062	20,605	22,047	23,590	16,919	14,631	12,485
03-12-300-063-1063	27,732	29,673	27,750	19,080	16,177	12,723
03-12-300-063-1064	23,979	25,658	27,454	19,832	17,254	9,962
03-12-300-063-1065	27,040	28,933	30,958	22,482	19,639	17,215
03-12-300-063-1066	20,296	21,717	23,237	16,655	14,393	12,260
03-12-300-063-1067	27,040	28,933	30,958	22,482	19,639	17,215
03-12-300-063-1068	27,040	28,933	30,958	22,482	19,639	17,215
03-12-300-063-1069	47,920	50,189	37,375	20,430	17,792	15,470
03-12-300-063-1070	36,466	39,019	41,750	23,080	20,177	17,723
03-12-300-063-1071	17,105	18,047	19,590	12,919	10,631	7,485
03-12-300-063-1072	22,851	24,196	26,170	27,888	19,105	16,710
03-12-300-063-1073	35,102	37,559	40,188	22,156	19,345	16,937
03-12-300-063-1074	20,912	22,376	23,942	17,186	14,871	12,712
03-12-300-063-1075	28,036	29,999	32,099	23,344	20,415	17,947
03-12-300-063-1076	48,520	50,818	44,917	20,763	18,092	15,753
03-12-300-063-1077	11,209	10,209	9,709	9,709	9,709	7,709

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-063-1078	11,209	10,209	27,220	9,709	25,820	24,386
03-12-300-063-1079	8,088	7,088	6,588	6,588	6,588	4,588
03-12-300-063-1080	27,269	29,178	31,220	22,684	19,820	17,386
03-12-300-063-1081	48,520	50,818	44,917	26,763	24,092	22,753
03-12-300-063-1082	53,204	29,999	32,099	23,344	20,415	17,947
03-12-300-063-1083	20,912	22,376	23,942	17,186	14,871	12,712
03-12-300-063-1084	19,315	18,315	17,815	17,815	28,384	14,808
03-12-300-063-1085	27,040	28,933	30,958	22,482	19,639	17,215
03-12-300-063-1086	17,717	18,702	19,470	13,450	11,109	7,937
03-12-300-063-1087	28,421	30,410	32,539	23,677	16,715	13,231
03-12-300-063-1088	21,855	23,130	25,029	17,027	14,329	22,978
03-12-300-063-1089	27,654	29,590	31,661	23,014	6,779	4,779
03-12-300-063-1090	8,882	7,882	7,382	29,014	16,118	12,667
03-12-300-063-1091	27,654	29,590	48,698	29,014	26,118	24,667
03-12-300-063-1092	27,654	29,590	31,661	23,014	20,118	17,667
03-12-300-063-1093	33,511	35,857	38,367	21,027	18,329	15,978
03-12-300-063-1094	28,421	30,410	32,539	23,677	20,715	18,231
03-12-300-063-1095	21,217	22,702	24,291	17,450	15,109	12,937
03-12-300-063-1096	57,529	60,254	53,258	31,730	28,562	26,976
03-12-300-063-1097	27,347	29,261	31,309	22,746	19,877	17,440
03-12-300-063-1098	43,116	45,159	39,915	23,780	21,406	20,217
03-12-300-063-1099	28,727	30,856	32,890	23,941	20,952	18,455
03-12-300-063-1100	10,300	9,300	25,470	8,800	24,629	6,799
03-12-300-063-1101	-	55,599	49,143	23,278	20,355	17,891
03-12-300-063-1102	53,084	55,599	49,143	29,278	26,355	24,891
03-12-300-063-1103	8,218	7,218	6,718	6,718	6,718	4,718
03-12-300-063-1104	27,959	29,916	32,010	23,278	20,355	17,891
03-12-300-063-1105	22,240	23,542	25,470	27,360	24,629	23,261
03-12-300-063-1106	28,573	30,602	32,713	23,809	20,833	18,343
03-12-300-063-1107	43,116	45,159	39,915	23,780	21,406	20,217
03-12-300-063-1108	11,045	25,590	27,661	29,014	26,118	24,667
03-12-300-063-1109	52,723	55,220	48,809	29,080	26,177	24,723
03-12-300-063-1110	29,186	28,874	30,895	18,044	15,644	13,442
03-12-300-063-1111	38,225	40,901	43,764	24,271	21,249	18,736
03-12-300-063-1112	50,081	52,453	46,362	27,624	24,867	23,486
03-12-300-063-1113	28,344	30,328	32,451	23,611	20,655	18,175
03-12-300-063-1114	8,406	7,406	28,451	29,611	26,655	25,175
03-12-300-063-1115	28,344	30,328	32,451	23,611	20,655	18,175
03-12-300-063-1116	53,684	56,227	49,699	29,611	26,655	25,175
03-12-300-063-1117	26,044	23,867	25,818	17,624	14,867	11,486
03-12-300-063-1118	54,887	57,487	50,808	30,271	27,249	25,736
03-12-300-063-1119	43,597	45,662	25,081	18,044	15,644	13,442
03-12-300-063-1120	58,490	35,261	35,957	26,261	23,041	20,428
03-12-300-063-1121	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1122	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1123	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1124	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1125	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1126	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1127	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1128	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1129	3,239	3,393	2,999	1,785	1,607	1,518

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-063-1130	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1131	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1132	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1133	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1134	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1135	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1136	3,239	3,393	2,999	1,785	1,607	1,394
03-12-300-063-1137	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1138	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1139	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1140	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1141	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1142	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1143	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1144	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1145	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1146	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1147	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1148	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1149	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1150	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1151	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1152	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1153	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1154	3,239	3,393	2,999	1,785	1,607	1,394
03-12-300-063-1155	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1156	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1157	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1158	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1159	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1160	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1161	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1162	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1163	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1164	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1165	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1166	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1167	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1168	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1169	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1170	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1171	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1172	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1173	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1174	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1175	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1176	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1177	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1178	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1179	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1180	3,239	3,393	2,999	1,785	1,607	1,518

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-063-1181	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1182	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1183	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1184	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1185	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1186	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1187	321	337	297	175	157	149
03-12-300-063-1188	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1189	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1190	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1191	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1192	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1193	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1194	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1195	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1196	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1197	50,562	52,957	46,807	27,888	25,105	23,710
03-12-300-063-1198	20,605	22,047	23,590	16,919	14,631	12,485
03-12-300-063-1199	27,732	29,673	31,750	23,080	20,177	17,723
03-12-300-063-1200	47,920	50,189	44,364	26,430	23,792	22,470
03-12-300-063-1201	10,690	9,690	9,190	9,190	9,190	7,190
03-12-300-063-1202	41,074	43,020	38,025	22,655	20,393	19,260
03-12-300-063-1203	23,540	24,933	26,958	18,482	15,639	12,215
03-12-300-063-1204	16,722	15,722	15,222	15,222	15,222	12,215
03-12-300-063-1205	24,664	50,189	44,364	26,430	23,792	22,470
03-12-300-063-1206	27,732	36,118	38,646	23,080	20,177	17,723
03-12-300-063-1207	20,605	22,047	23,590	16,919	14,631	12,485
03-12-300-063-1208	26,351	28,196	30,170	21,888	19,105	16,710
03-12-300-063-1209	26,658	28,524	30,521	22,156	19,345	16,937
03-12-300-063-1210	20,912	22,376	23,942	17,186	14,871	12,712
03-12-300-063-1211	36,880	39,462	42,224	23,344	20,415	17,947
03-12-300-063-1212	25,044	26,797	28,673	18,763	12,092	10,753
03-12-300-063-1213	27,269	29,178	31,220	22,684	19,820	17,386
03-12-300-063-1214	27,269	29,178	31,220	22,684	19,820	17,386
03-12-300-063-1215	27,269	29,178	31,220	22,684	19,820	17,386
03-12-300-063-1216	27,269	29,178	31,220	22,684	15,820	12,386
03-12-300-063-1217	25,044	26,797	28,673	20,763	18,092	15,753
03-12-300-063-1218	53,204	29,999	32,099	23,344	20,415	17,947
03-12-300-063-1219	209,012	18,376	19,942	13,186	10,871	7,712
03-12-300-063-1220	57,168	59,876	52,921	31,532	28,384	26,808
03-12-300-063-1221	27,040	28,933	41,808	22,482	19,639	17,215
03-12-300-063-1222	21,217	22,702	39,356	23,450	21,109	19,937
03-12-300-063-1223	53,804	56,352	49,810	29,677	26,715	25,231
03-12-300-063-1224	25,355	27,130	29,029	21,027	18,329	15,978
03-12-300-063-1225	27,654	29,590	31,661	23,014	20,118	17,667
03-12-300-063-1226	27,654	29,590	31,661	23,014	20,118	17,667
03-12-300-063-1227	52,604	55,095	48,698	29,014	26,118	24,667
03-12-300-063-1228	27,654	29,590	31,661	23,014	20,118	17,667
03-12-300-063-1229	25,355	27,130	29,029	21,027	18,329	15,978
03-12-300-063-1230	33,859	35,974	38,772	16,182	16,182	13,231

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-063-1231	42,513	44,527	39,356	23,450	21,109	19,937
03-12-300-063-1232	27,296	28,952	29,875	21,730	18,562	14,976
03-12-300-063-1233	27,347	29,261	31,309	22,746	19,877	17,440
03-12-300-063-1234	21,602	23,114	24,732	17,780	15,406	13,217
03-12-300-063-1235	25,227	26,856	28,890	19,941	16,952	13,455
03-12-300-063-1236	25,740	27,542	29,470	21,360	18,629	16,261
03-12-300-063-1237	27,959	29,916	32,010	23,278	20,355	17,891
03-12-300-063-1238	24,459	25,501	25,001	19,278	16,355	12,891
03-12-300-063-1239	53,084	55,599	32,010	23,278	20,355	17,891
03-12-300-063-1240	27,959	29,916	32,010	23,278	20,355	17,891
03-12-300-063-1241	25,740	51,950	29,470	21,360	18,629	16,261
03-12-300-063-1242	8,816	26,856	28,890	29,941	26,952	25,455
03-12-300-063-1243	21,602	23,114	24,732	17,780	15,406	13,217
03-12-300-063-1244	27,600	30,757	31,606	25,997	18,803	15,203
03-12-300-063-1245	52,723	55,220	48,809	29,080	26,177	24,723
03-12-300-063-1246	21,907	23,440	25,081	18,044	15,644	13,442
03-12-300-063-1247	9,639	8,639	8,139	8,139	8,139	13,736
03-12-300-063-1248	50,081	52,453	46,362	27,624	24,867	23,486
03-12-300-063-1249	28,344	56,227	49,699	19,611	16,655	25,175
03-12-300-063-1250	24,844	25,900	28,451	19,611	26,655	13,175
03-12-300-063-1251	28,344	30,328	32,451	23,611	20,655	18,175
03-12-300-063-1252	37,241	39,848	42,637	23,611	20,655	18,175
03-12-300-063-1253	26,044	34,017	36,398	21,624	18,867	16,486
03-12-300-063-1254	25,607	27,487	50,808	30,271	27,249	25,736
03-12-300-063-1255	43,597	45,662	40,357	18,044	15,644	13,442
03-12-300-063-1256	58,490	61,261	54,144	32,261	29,041	27,428
03-12-300-063-1257	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1258	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1259	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1260	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1261	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1262	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1263	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1264	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1265	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1266	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1267	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1268	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1269	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1270	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1271	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1272	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1273	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1274	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1275	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1276	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1277	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1278	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1279	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1280	3,239	3,393	2,999	1,785	1,607	1,518

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-063-1281	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1282	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1283	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1284	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1285	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1286	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1287	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1288	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1289	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1290	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1291	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1292	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1293	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1294	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1295	26,351	28,196	30,170	17,888	15,105	11,710
03-12-300-063-1296	41,555	43,523	38,470	22,919	20,631	19,485
03-12-300-063-1297	11,482	10,482	9,982	9,982	9,982	7,982
03-12-300-063-1298	47,920	50,189	44,364	26,430	23,792	22,470
03-12-300-063-1299	7,973	6,973	6,473	6,473	6,473	4,473
03-12-300-063-1300	4,433	3,433	2,933	2,933	2,933	933
03-12-300-063-1301	51,642	38,123	40,792	22,482	19,639	17,215
03-12-300-063-1302	27,040	28,933	47,808	28,482	25,639	24,215
03-12-300-063-1303	24,664	50,189	38,364	26,430	23,792	22,470
03-12-300-063-1304	8,104	7,104	6,604	6,604	6,604	4,604
03-12-300-063-1305	4,586	3,586	3,086	3,086	3,086	1,086
03-12-300-063-1306	26,351	28,196	30,170	21,888	19,105	21,755
03-12-300-063-1307	35,102	37,559	41,252	22,156	19,345	16,937
03-12-300-063-1308	42,033	44,024	38,911	23,186	20,871	19,712
03-12-300-063-1309	28,036	29,999	32,099	23,344	20,415	17,947
03-12-300-063-1310	48,520	50,818	44,917	26,763	24,092	22,753
03-12-300-063-1311	35,917	38,431	48,142	28,684	25,820	24,386
03-12-300-063-1312	23,769	23,178	25,220	18,684	15,820	12,386
03-12-300-063-1313	27,546	26,546	26,046	18,684	25,820	12,386
03-12-300-063-1314	52,001	54,464	48,142	28,684	25,820	22,369
03-12-300-063-1315	7,554	6,554	6,054	6,054	6,054	4,054
03-12-300-063-1316	28,036	25,999	28,099	19,344	16,415	12,947
03-12-300-063-1317	42,033	44,024	23,942	17,186	14,871	12,712
03-12-300-063-1318	40,050	42,854	45,854	21,532	18,384	26,808
03-12-300-063-1319	27,040	28,933	30,958	22,482	19,639	17,215
03-12-300-063-1320	42,513	44,527	39,356	23,450	21,109	18,290
03-12-300-063-1321	17,682	16,682	16,182	19,677	16,182	13,231
03-12-300-063-1322	25,355	27,130	45,362	21,027	18,329	15,978
03-12-300-063-1323	27,654	29,590	31,661	23,014	20,118	17,667
03-12-300-063-1324	24,154	25,590	27,661	19,014	16,118	12,667
03-12-300-063-1325	27,654	25,590	27,661	19,014	16,118	12,667
03-12-300-063-1326	24,154	25,590	26,461	19,014	16,118	12,667
03-12-300-063-1327	25,355	27,130	29,029	21,027	18,329	15,978
03-12-300-063-1328	8,662	7,662	28,539	29,677	26,715	23,149
03-12-300-063-1329	28,217	30,192	32,305	17,450	15,109	12,937
03-12-300-063-1330	55,800	58,443	53,258	31,730	28,562	26,976

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-063-1331	52,123	38,495	41,190	22,746	19,877	17,440
03-12-300-063-1332	18,102	45,159	39,915	23,780	21,406	8,217
03-12-300-063-1333	25,227	26,856	28,890	19,941	26,952	11,357
03-12-300-063-1334	15,636	14,636	14,136	14,136	14,136	11,261
03-12-300-063-1335	27,959	29,916	32,010	23,278	20,355	17,891
03-12-300-063-1336	9,618	8,618	8,118	8,118	8,118	6,118
03-12-300-063-1337	53,084	55,599	49,143	29,278	26,355	24,891
03-12-300-063-1338	53,084	55,599	49,143	29,278	26,355	24,891
03-12-300-063-1339	49,600	51,950	45,918	27,360	24,629	21,339
03-12-300-063-1340	9,234	8,234	7,734	7,734	7,734	5,734
03-12-300-063-1341	43,116	45,159	39,915	23,780	21,406	20,217
03-12-300-063-1342	58,010	60,757	53,703	31,997	28,803	27,203
03-12-300-063-1343	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1344	3,239	3,393	2,999	1,785	1,607	1,394
03-12-300-063-1345	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1346	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1347	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1348	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1349	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1350	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1351	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1352	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1353	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1354	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1355	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1356	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1357	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1358	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1359	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1360	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1361	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1362	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1363	3,239	3,393	2,999	1,785	1,607	1,394
03-12-300-063-1364	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1365	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1366	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1367	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1368	3,239	3,393	2,999	1,785	1,607	1,394
03-12-300-063-1369	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1370	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1371	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1372	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1373	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1374	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1375	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1376	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1377	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1378	3,202	3,354	2,999	1,785	1,607	1,518
03-12-300-063-1379	3,239	3,393	2,999	1,785	1,607	1,518
03-12-300-063-1380	3,239	3,393	2,999	1,785	1,607	1,518

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-075-1001	16,819	17,615	17,427	9,072	8,166	7,713
03-12-300-075-1002	27,208	28,496	28,188	14,682	13,216	12,482
03-12-300-075-1003	19,031	19,933	19,718	10,270	9,245	8,731
03-12-300-075-1004	27,208	28,496	28,188	14,682	13,216	12,482
03-12-300-075-1005	19,031	19,933	19,718	10,270	9,245	8,731
03-12-300-075-1006	27,208	28,496	28,188	14,682	13,216	12,482
03-12-300-076-1001	17,868	18,715	18,515	9,639	8,677	8,195
03-12-300-076-1002	28,908	30,277	29,950	15,599	14,042	13,262
03-12-300-076-1003	20,223	21,181	20,952	10,913	9,824	9,278
03-12-300-076-1004	28,908	30,277	29,950	15,599	14,042	13,262
03-12-300-076-1005	20,223	21,181	20,952	10,913	9,824	9,278
03-12-300-076-1006	9,272	9,921	10,615	9,599	8,042	6,262
03-12-300-108-0000	6	6	7	7	6	6
03-12-300-109-0000	6	6	7	7	6	6
03-12-300-110-0000	1,194,435	1,251,009	870,750	823,000	762,877	778,745
03-12-300-111-0000	1,493,033	1,563,750	1,164,002	1,139,972	1,026,182	969,183
03-12-300-112-0000	277,391	236,057	224,149	365,795	139,957	132,183
03-12-300-114-0000	116,082	124,208	132,903	124,703	111,657	80,585
03-12-300-115-0000	156,284	163,686	161,906	131,406	118,289	88,104
03-12-300-116-0000	143,244	150,029	148,362	130,304	117,297	87,310
03-12-300-117-0000	154,893	162,229	157,990	130,145	117,155	87,204
03-12-300-118-0000	146,629	153,574	151,894	130,878	117,814	87,711
03-12-300-119-0000	156,329	163,734	161,910	130,683	117,639	87,571
03-12-300-120-0000	144,265	151,098	149,437	130,710	117,662	87,591
03-12-300-121-0000	145,494	152,385	150,721	122,305	110,096	87,756
03-12-300-122-0000	139,351	143,539	141,999	131,089	118,004	87,866
03-12-300-123-0000	144,291	142,934	141,372	130,617	117,579	87,526
03-12-300-124-0000	116,279	124,419	133,128	125,020	111,942	80,815
03-12-300-125-0000	110,711	139,331	142,857	124,588	111,553	87,504
03-12-300-126-0000	146,233	153,160	161,158	128,189	93,895	88,679
03-12-300-127-0000	145,733	152,635	151,034	130,730	117,680	88,609
03-12-300-128-0000	144,041	150,863	149,194	130,522	117,493	110,967
03-12-300-129-0000	158,948	166,477	164,626	130,868	117,805	87,667
03-12-300-130-0000	116,311	124,453	133,165	117,760	105,406	88,834
03-12-300-131-0000	151,827	159,019	157,259	130,710	117,662	87,591
03-12-300-132-0000	155,172	162,521	171,012	118,704	106,855	88,020
03-12-300-133-0000	145,647	152,546	150,893	123,869	111,504	88,915
03-12-300-134-0000	146,825	153,779	150,637	130,766	117,713	87,591
03-12-300-135-0000	154,944	162,283	160,538	130,680	117,636	88,306
03-12-300-136-0000	116,168	128,771	133,120	117,473	105,148	89,283
03-12-300-137-0000	154,648	161,973	152,446	103,613	93,271	88,090
03-12-300-138-0000	115,786	140,586	138,918	116,846	97,573	88,806
03-12-300-139-0000	146,111	153,032	151,109	130,343	117,333	87,964
03-12-300-140-0000	115,796	123,902	132,575	116,862	104,598	81,820
03-12-300-141-0000	115,525	123,612	132,265	116,420	104,200	88,500
03-12-300-142-0000	154,478	161,795	159,999	129,835	116,875	87,591
03-12-300-143-0000	115,584	127,142	132,332	116,516	104,286	88,567
03-12-300-144-0000	115,931	140,772	147,845	117,090	104,803	88,988
03-12-300-145-0000	146,361	153,294	151,584	129,443	116,522	87,319
03-12-300-146-0000	144,661	151,512	149,878	130,370	117,357	87,981
03-12-300-147-0000	115,090	123,146	131,766	116,846	104,584	88,806
03-12-300-148-0000	144,521	151,366	149,696	129,713	116,765	87,504

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-12-300-149-0000	145,517	152,409	160,370	122,522	110,292	87,930
03-12-300-150-0000	142,499	149,249	157,043	122,021	109,841	87,504
03-12-300-151-0000	151,583	158,762	167,052	127,515	114,368	87,265
03-12-300-152-0000	145,485	152,376	160,333	122,965	110,690	88,306
03-12-300-153-0000	154,555	161,875	160,080	129,878	116,914	87,622
03-12-300-154-0000	118,627	126,931	135,816	117,938	97,576	88,808
03-12-300-155-0000	146,290	153,219	151,564	123,829	111,469	88,971
03-12-300-156-0000	144,393	151,232	149,545	123,067	110,783	88,261
03-12-300-157-0000	118,754	127,198	135,962	117,816	105,457	88,963
03-12-300-158-0000	113,142	127,064	131,375	116,516	104,286	88,567
03-12-300-159-0000	115,584	146,068	144,473	122,516	103,320	88,567
03-12-300-160-0000	154,987	162,328	160,548	130,693	117,648	87,902
03-12-300-161-0000	159,011	166,542	164,710	130,980	117,906	87,905
03-12-300-162-0000	145,201	145,657	144,045	122,186	109,989	88,337
03-12-300-163-0000	154,347	161,658	159,884	130,261	117,258	87,902
03-12-300-164-0000	145,838	146,949	145,342	122,536	110,304	88,581
03-12-300-165-0000	141,160	143,259	141,699	129,891	102,783	97,074
03-12-300-166-0000	145,045	145,490	143,873	122,707	106,541	88,245
03-12-300-167-0000	147,542	148,105	146,569	120,529	108,498	89,706
03-12-300-168-0000	154,953	152,469	160,434	130,343	117,333	87,964
03-12-300-169-0000	154,165	161,467	159,682	118,216	106,416	87,647
03-12-300-170-0000	115,974	139,045	139,339	117,156	99,100	82,036
03-12-300-171-0000	154,512	161,830	166,820	116,965	105,290	87,605
03-12-300-172-0000	3	3	3	3	3	2
03-12-300-173-0000	3	3	3	3	3	2
03-12-300-174-0000	160,379	167,975	176,752	130,683	117,639	87,235
03-12-300-175-0000	151,347	158,515	156,757	122,136	109,945	88,216
03-12-300-176-0000	143,412	150,205	158,054	130,687	117,642	87,473
03-12-300-177-0000	112,994	141,271	139,194	117,978	97,736	88,960
03-12-300-178-0000	150,596	157,729	156,012	122,681	110,435	82,928
03-12-300-179-0000	148,801	150,349	148,182	117,998	105,620	82,226
03-12-300-180-0000	145,790	152,695	151,051	124,087	111,701	89,078
03-12-300-181-0000	119,115	126,632	132,055	119,110	106,621	86,435
03-12-300-182-0000	154,793	162,125	170,591	125,684	113,138	93,185
03-12-300-183-0000	154,663	161,988	165,243	125,087	112,601	92,478
03-12-300-184-0000	154,492	161,809	170,261	125,080	112,595	92,927
03-12-300-185-0000	154,284	161,592	159,793	125,294	112,788	92,846
03-12-300-186-0000	154,580	161,902	160,164	125,463	112,939	93,707
03-12-300-187-0000	141,868	148,587	156,352	125,327	112,817	88,539
03-12-300-188-0000	2,218	2,323	2,389	2,340	2,106	1,989
03-13-100-005-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-006-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-008-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-009-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-010-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-011-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-012-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-013-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-101-005-0000	271,007	598,052	676,659	461,997	415,881	392,781
03-13-101-006-0000	189,643	198,625	224,732	266,544	239,938	226,611
03-13-101-007-0000	456,915	478,557	541,460	448,298	403,550	381,135
03-13-101-008-0000	612,843	641,870	726,240	619,090	557,293	526,339

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-13-101-011-0000	434,807	455,401	515,258	254,298	228,914	216,200
03-13-101-013-0000	510,444	534,617	411,634	402,240	362,089	341,977
03-13-101-016-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-101-017-0000	365,356	382,661	432,960	259,142	233,275	220,318
03-13-101-018-0000	11,700	12,254	9,628	10,256	9,233	8,720
03-13-101-019-0000	735,205	770,028	625,063	646,612	582,068	549,738
03-13-101-020-0000	436,493	457,167	517,263	379,497	341,616	322,641
03-13-101-021-0000	306,820	233,519	264,212	238,564	214,751	202,822
03-13-101-022-0000	294,136	147,685	328,804	206,250	185,663	175,350
03-13-101-025-0000	2,120,307	2,220,734	2,264,532	2,115,482	1,904,321	1,798,547
03-13-101-026-0000	232,876	243,906	275,967	234,320	210,930	199,214
03-13-101-027-0000	264,938	277,486	313,955	258,548	232,741	219,813
03-13-101-028-0000	179,120	187,604	212,262	227,921	205,170	193,774
03-13-101-029-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-101-030-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-026-0000	705,051	738,446	603,511	759,733	683,897	556,668
03-13-102-027-0000	851,862	892,210	671,257	804,276	723,995	573,406
03-13-102-028-0000	453,619	475,105	417,050	425,109	382,676	361,420
03-13-102-029-0000	1,104,409	1,156,718	907,251	1,045,394	941,044	1,175,594
03-13-102-031-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-033-0000	2,572,484	2,694,328	1,710,322	1,628,543	1,465,985	1,384,558
03-13-102-035-0000	909,934	952,509	1,077,704	1,126,349	1,013,919	957,602
03-13-102-036-0000	534,070	559,366	416,366	573,352	516,121	487,453
03-13-102-037-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-038-0000	4,485,607	4,698,065	3,691,365	3,464,993	3,119,124	2,945,874
03-13-102-040-0000	89,771	94,022	67,180	74,016	66,628	62,927
03-13-102-044-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-046-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-047-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-047-8002	255,985	268,110	301,540	296,350	266,769	251,951
03-13-102-048-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-048-8002	2,137,947	2,239,210	1,666,794	1,378,651	1,241,036	1,172,104
03-13-102-049-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-049-8002	27,719	29,032	15,684	12,312	11,083	10,468
03-13-102-050-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-050-8002	109,123	114,292	85,071	26,809	24,133	22,793
03-13-200-001-0000	189,219	202,209	216,644	198,842	178,994	157,051
03-13-200-007-0000	582,835	610,440	454,387	606,788	546,219	463,216
03-13-200-009-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-200-013-0000	638,851	669,110	499,290	783,750	292,331	282,145
03-13-200-014-0000	95,185	99,694	71,746	113,758	102,403	96,715
03-13-200-015-0000	190,715	198,866	148,001	267,785	242,707	228,853
03-13-200-016-0000	1,165,820	1,077,098	1,132,630	697,079	692,634	596,558
03-13-200-017-0000	329,545	345,154	259,383	222,225	200,043	188,932
03-13-200-018-0000	2,477,839	2,671,408	2,325,662	1,980,917	1,837,566	1,735,499
03-13-200-022-0000	336,840	352,794	399,158	363,759	327,449	309,261
03-13-200-024-0000	4,735	4,959	3,694	8,920	8,030	3,650
03-13-200-025-0000	245,241	256,857	290,813	303,920	273,583	157,944
03-13-200-026-0000	24,637	25,804	20,275	25,684	23,120	21,836
03-13-200-027-0000	1,147,738	1,035,826	813,852	815,163	733,795	693,037

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-13-200-029-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-200-029-8002	3,236,648	3,389,951	2,784,137	1,546,845	1,392,442	1,315,100
03-13-200-029-8003	1,522,880	1,595,011	1,804,655	1,250,875	1,126,015	1,063,471
03-13-300-007-0000	1,559,686	1,633,560	1,270,100	1,263,580	847,649	798,530
03-13-300-013-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-300-013-8002	692,109	724,887	815,278	801,247	721,268	681,205
03-13-300-014-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-300-014-8002	941,829	986,438	1,116,100	407,431	366,762	346,391
03-13-400-020-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-200-026-0000	1,634,480	1,711,897	1,936,908	1,961,368	1,765,588	785,986
03-14-200-027-0000	478,114	500,759	312,722	306,217	275,651	260,340
03-14-201-005-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-008-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-012-0000	925,695	969,540	845,285	749,843	637,063	601,678
03-14-201-013-0000	365,438	382,747	288,069	293,466	232,111	219,218
03-14-201-014-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-015-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-018-0000	14,771	15,471	10,939	16,068	14,464	13,660
03-14-201-019-0000	14,771	15,471	10,939	16,068	14,464	13,660
03-14-201-020-0000	14,771	15,471	10,939	16,068	14,464	13,660
03-14-201-021-0000	14,771	15,471	10,939	16,068	14,464	13,660
03-14-201-022-0000	14,771	15,471	10,939	16,068	14,464	13,660
03-14-201-023-0000	106,692	111,745	94,926	95,505	78,751	74,376
03-14-201-024-0000	110,835	116,085	122,149	105,336	94,822	89,555
03-14-201-025-0000	56,361	67,594	78,484	79,290	73,379	72,415
03-14-201-026-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-027-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-028-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-029-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-030-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-031-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-032-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-033-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-035-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-036-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-019-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-019-8002	866,698	907,749	1,027,068	229,116	206,246	194,790
03-14-202-020-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-020-8002	691,102	723,836	818,978	258,096	232,334	219,429
03-14-202-021-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-021-8002	514,971	539,362	610,258	136,132	122,543	115,737
03-14-202-022-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-022-8002	22,251	23,305	26,368	5,877	5,291	4,997
03-14-202-023-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-023-8002	225,473	236,152	267,192	59,601	53,652	50,672
03-14-202-024-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-024-8002	99,625	104,343	118,058	37,204	33,491	31,630
03-14-202-025-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-025-8002	616,967	646,189	731,126	230,413	207,413	195,893

PROPERTY NUMBER	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV	2012 EAV
03-14-203-001-0000	72,486	84,482	96,255	76,413	70,789	72,816
03-14-203-002-0000	84,513	97,079	109,506	85,930	79,356	81,060
03-14-203-003-0000	63,997	49,324	52,777	56,471	61,426	64,654
03-14-203-004-0000	73,140	85,167	96,976	79,017	73,133	72,182
03-14-203-005-0000	16,814	15,814	15,314	15,314	15,314	13,314
03-14-203-006-0000	63,855	65,476	52,311	66,691	62,038	64,083
03-14-203-007-0000	71,255	58,590	64,449	64,960	97,504	73,953
03-14-203-008-0000	62,629	74,158	85,393	62,239	59,433	62,918
03-14-203-009-0000	95,629	74,158	85,393	73,100	70,620	72,152
03-14-203-010-0000	64,045	75,642	86,950	60,458	68,745	68,038
03-14-203-011-0000	66,141	77,837	60,373	64,599	69,121	73,959
03-14-204-001-0000	47,627	50,961	54,528	65,714	62,429	59,706
03-14-204-002-0000	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-204-003-0000	65,277	76,931	88,308	69,450	64,521	65,626
03-14-204-004-0000	46,444	49,695	89,181	60,335	60,879	61,300
03-14-205-001-0000	79,519	91,848	104,003	78,789	73,268	76,988
03-14-205-002-0000	647	49,341	52,795	56,491	61,476	64,676
03-14-205-003-0000	74,909	87,020	98,921	15,350	15,350	85,764
03-14-205-016-8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-205-016-8002	24,429	25,586	28,949	9,121	8,211	7,755
Total EAV of Redevelopment Project Area	70,028,087	73,219,163	68,415,219	56,834,533	50,360,224	45,221,683
Percent Change		4.56%	-6.56%	-16.93%	-11.39%	-10.20%
Village Wide EAV	1,335,459,160	1,372,851,543	1,352,391,739	1,226,610,329	1,088,729,315	997,653,697
Balance of Village Wide EAV	1,265,431,073	1,299,632,380	1,283,976,520	1,169,775,796	1,038,369,091	952,432,014
Percent Change		2.70%	-1.20%	-8.89%	-11.23%	-8.28%
CPI		3.8%	-0.4%	1.6%	3.2%	2.1%

Table 2: Conditions Survey of Parcels in Southeast-II Redevelopment Project Area

The table below indicates the blocks in the Redevelopment Project Area in which a reasonable presence of and distribution of Blighted Area qualifying factors apply to the parcels within each block at the time of this report.

Section-Block No.	Improved Land Eligibility Factors								Vacant Land Eligibility Factors			
	Obsolescence	Deterioration	Inadequate Utilities	Excessive Land Coverage	Deleterious Land Use	Environmental	Lack of Community Planning	EAV	Obsolete Platting	Deterioration of Nearby Structures	Flooding	EAV
12-300	x	x	x	x	x		x	x	x	x	x	x
13-100			x		x	x	x	x	x		x	x
13-101	x	x	x	x	x	x	x	x				x
13-102	x	x	x	x	x	x	x	x			x	x
13-200	x	x	x	x	x	x	x	x	x	x	x	x
13-300			x		x	x	x	x	x	x	x	x
13-400			x		x		x	x		x	x	x
14-200	x	x	x	x	x		x	x		x		x
14-201	x	x	x	x	x		x	x	x	x	x	x
14-202			x	x	x	x	x	x	x		x	x
14-203	x	x	x		x		x	x				x
14-204	x	x	x		x		x	x	x	x		x
14-205	x	x	x		x		x	x	x			x

Lagging EAV is measured as a whole rather than by parcel.

- The total EAV of the improved land has declined for four (4) of the last five (5) calendar years. It also shows that the EAV of the improved parcels within the Redevelopment Project Area has increased at an annual rate that is less than the balance of the Village for four (4) of the last five (5) calendar years. Further, the total EAV of the improved parcels in the Redevelopment Project Area increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for four (4) of the last five (5) calendar years.

- The total EAV of the vacant land has declined for four (4) of the last five (5) calendar years. It also shows that the EAV of the vacant parcels within the Redevelopment Project Area has increased at an annual rate that is less than the balance of the Village for three (3) of the last five (5) calendar years. Further, the total EAV of the vacant parcels in the Redevelopment Project Area increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for four (4) of the last five (5) calendar years.

WHEELING SOUTHEAST - II REDEVELOPMENT PROJECT AREA

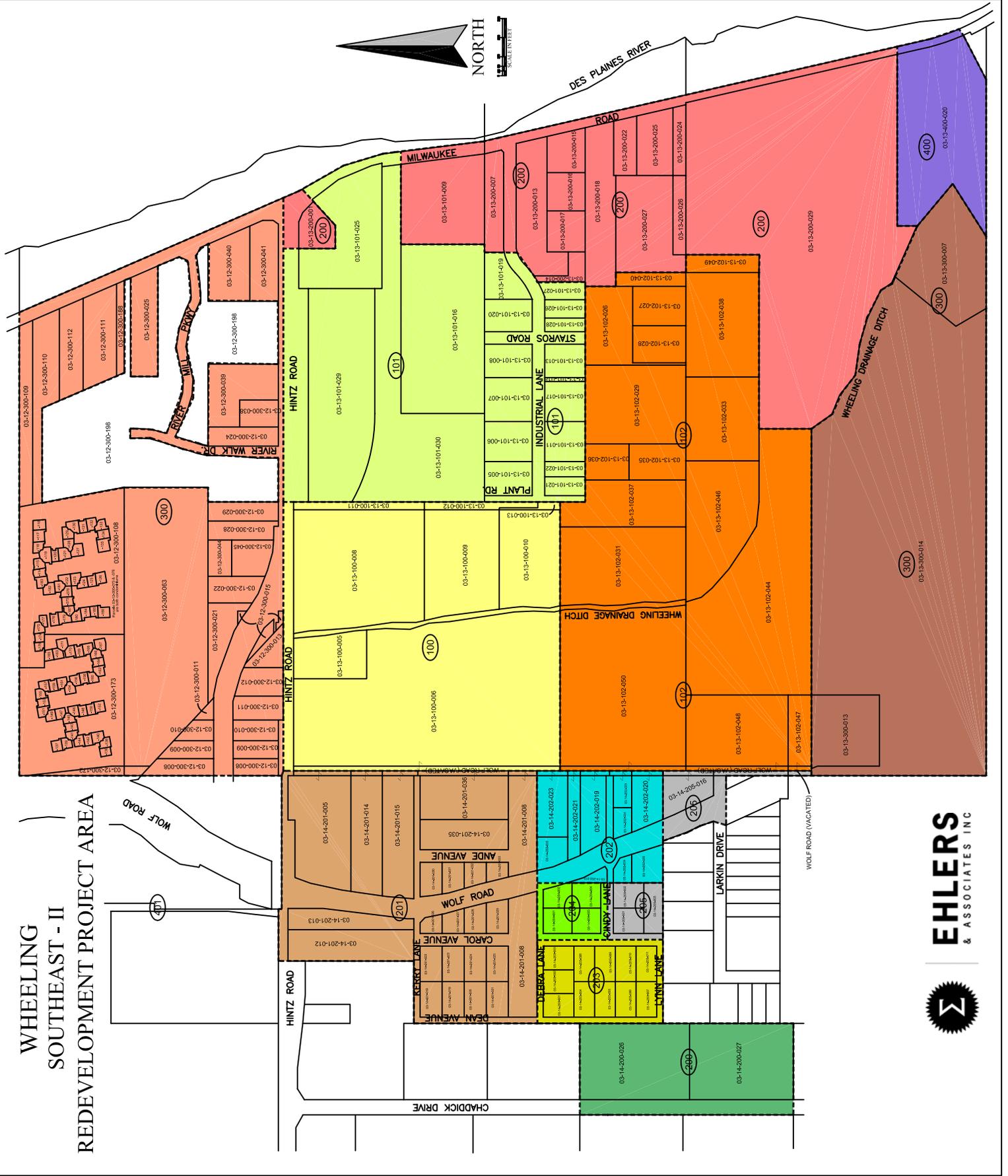
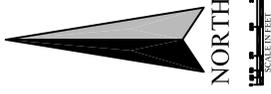


Table 3: Improved Parcels in Southeast-II Redevelopment Project Area

IMPROVED PARCELS				
03-12-300-024-0000	03-12-300-063-1026	03-12-300-063-1058	03-12-300-063-1090	03-12-300-063-1122
03-12-300-025-0000	03-12-300-063-1027	03-12-300-063-1059	03-12-300-063-1091	03-12-300-063-1123
03-12-300-029-0000	03-12-300-063-1028	03-12-300-063-1060	03-12-300-063-1092	03-12-300-063-1124
03-12-300-038-0000	03-12-300-063-1029	03-12-300-063-1061	03-12-300-063-1093	03-12-300-063-1125
03-12-300-039-0000	03-12-300-063-1030	03-12-300-063-1062	03-12-300-063-1094	03-12-300-063-1126
03-12-300-040-0000	03-12-300-063-1031	03-12-300-063-1063	03-12-300-063-1095	03-12-300-063-1127
03-12-300-041-0000	03-12-300-063-1032	03-12-300-063-1064	03-12-300-063-1096	03-12-300-063-1128
03-12-300-063-1001	03-12-300-063-1033	03-12-300-063-1065	03-12-300-063-1097	03-12-300-063-1129
03-12-300-063-1002	03-12-300-063-1034	03-12-300-063-1066	03-12-300-063-1098	03-12-300-063-1130
03-12-300-063-1003	03-12-300-063-1035	03-12-300-063-1067	03-12-300-063-1099	03-12-300-063-1131
03-12-300-063-1004	03-12-300-063-1036	03-12-300-063-1068	03-12-300-063-1100	03-12-300-063-1132
03-12-300-063-1005	03-12-300-063-1037	03-12-300-063-1069	03-12-300-063-1101	03-12-300-063-1133
03-12-300-063-1006	03-12-300-063-1038	03-12-300-063-1070	03-12-300-063-1102	03-12-300-063-1134
03-12-300-063-1007	03-12-300-063-1039	03-12-300-063-1071	03-12-300-063-1103	03-12-300-063-1135
03-12-300-063-1008	03-12-300-063-1040	03-12-300-063-1072	03-12-300-063-1104	03-12-300-063-1136
03-12-300-063-1009	03-12-300-063-1041	03-12-300-063-1073	03-12-300-063-1105	03-12-300-063-1137
03-12-300-063-1010	03-12-300-063-1042	03-12-300-063-1074	03-12-300-063-1106	03-12-300-063-1138
03-12-300-063-1011	03-12-300-063-1043	03-12-300-063-1075	03-12-300-063-1107	03-12-300-063-1139
03-12-300-063-1012	03-12-300-063-1044	03-12-300-063-1076	03-12-300-063-1108	03-12-300-063-1140
03-12-300-063-1013	03-12-300-063-1045	03-12-300-063-1077	03-12-300-063-1109	03-12-300-063-1141
03-12-300-063-1014	03-12-300-063-1046	03-12-300-063-1078	03-12-300-063-1110	03-12-300-063-1142
03-12-300-063-1015	03-12-300-063-1047	03-12-300-063-1079	03-12-300-063-1111	03-12-300-063-1143
03-12-300-063-1016	03-12-300-063-1048	03-12-300-063-1080	03-12-300-063-1112	03-12-300-063-1144
03-12-300-063-1017	03-12-300-063-1049	03-12-300-063-1081	03-12-300-063-1113	03-12-300-063-1145
03-12-300-063-1018	03-12-300-063-1050	03-12-300-063-1082	03-12-300-063-1114	03-12-300-063-1146
03-12-300-063-1019	03-12-300-063-1051	03-12-300-063-1083	03-12-300-063-1115	03-12-300-063-1147
03-12-300-063-1020	03-12-300-063-1052	03-12-300-063-1084	03-12-300-063-1116	03-12-300-063-1148
03-12-300-063-1021	03-12-300-063-1053	03-12-300-063-1085	03-12-300-063-1117	03-12-300-063-1149
03-12-300-063-1022	03-12-300-063-1054	03-12-300-063-1086	03-12-300-063-1118	03-12-300-063-1150
03-12-300-063-1023	03-12-300-063-1055	03-12-300-063-1087	03-12-300-063-1119	03-12-300-063-1151
03-12-300-063-1024	03-12-300-063-1056	03-12-300-063-1088	03-12-300-063-1120	03-12-300-063-1152
03-12-300-063-1025	03-12-300-063-1057	03-12-300-063-1089	03-12-300-063-1121	03-12-300-063-1153

IMPROVED PARCELS

03-12-300-063-1154	03-12-300-063-1186	03-12-300-063-1218	03-12-300-063-1250	03-12-300-063-1282
03-12-300-063-1155	03-12-300-063-1187	03-12-300-063-1219	03-12-300-063-1251	03-12-300-063-1283
03-12-300-063-1156	03-12-300-063-1188	03-12-300-063-1220	03-12-300-063-1252	03-12-300-063-1284
03-12-300-063-1157	03-12-300-063-1189	03-12-300-063-1221	03-12-300-063-1253	03-12-300-063-1285
03-12-300-063-1158	03-12-300-063-1190	03-12-300-063-1222	03-12-300-063-1254	03-12-300-063-1286
03-12-300-063-1159	03-12-300-063-1191	03-12-300-063-1223	03-12-300-063-1255	03-12-300-063-1287
03-12-300-063-1160	03-12-300-063-1192	03-12-300-063-1224	03-12-300-063-1256	03-12-300-063-1288
03-12-300-063-1161	03-12-300-063-1193	03-12-300-063-1225	03-12-300-063-1257	03-12-300-063-1289
03-12-300-063-1162	03-12-300-063-1194	03-12-300-063-1226	03-12-300-063-1258	03-12-300-063-1290
03-12-300-063-1163	03-12-300-063-1195	03-12-300-063-1227	03-12-300-063-1259	03-12-300-063-1291
03-12-300-063-1164	03-12-300-063-1196	03-12-300-063-1228	03-12-300-063-1260	03-12-300-063-1292
03-12-300-063-1165	03-12-300-063-1197	03-12-300-063-1229	03-12-300-063-1261	03-12-300-063-1293
03-12-300-063-1166	03-12-300-063-1198	03-12-300-063-1230	03-12-300-063-1262	03-12-300-063-1294
03-12-300-063-1167	03-12-300-063-1199	03-12-300-063-1231	03-12-300-063-1263	03-12-300-063-1295
03-12-300-063-1168	03-12-300-063-1200	03-12-300-063-1232	03-12-300-063-1264	03-12-300-063-1296
03-12-300-063-1169	03-12-300-063-1201	03-12-300-063-1233	03-12-300-063-1265	03-12-300-063-1297
03-12-300-063-1170	03-12-300-063-1202	03-12-300-063-1234	03-12-300-063-1266	03-12-300-063-1298
03-12-300-063-1171	03-12-300-063-1203	03-12-300-063-1235	03-12-300-063-1267	03-12-300-063-1299
03-12-300-063-1172	03-12-300-063-1204	03-12-300-063-1236	03-12-300-063-1268	03-12-300-063-1300
03-12-300-063-1173	03-12-300-063-1205	03-12-300-063-1237	03-12-300-063-1269	03-12-300-063-1301
03-12-300-063-1174	03-12-300-063-1206	03-12-300-063-1238	03-12-300-063-1270	03-12-300-063-1302
03-12-300-063-1175	03-12-300-063-1207	03-12-300-063-1239	03-12-300-063-1271	03-12-300-063-1303
03-12-300-063-1176	03-12-300-063-1208	03-12-300-063-1240	03-12-300-063-1272	03-12-300-063-1304
03-12-300-063-1177	03-12-300-063-1209	03-12-300-063-1241	03-12-300-063-1273	03-12-300-063-1305
03-12-300-063-1178	03-12-300-063-1210	03-12-300-063-1242	03-12-300-063-1274	03-12-300-063-1306
03-12-300-063-1179	03-12-300-063-1211	03-12-300-063-1243	03-12-300-063-1275	03-12-300-063-1307
03-12-300-063-1180	03-12-300-063-1212	03-12-300-063-1244	03-12-300-063-1276	03-12-300-063-1308
03-12-300-063-1181	03-12-300-063-1213	03-12-300-063-1245	03-12-300-063-1277	03-12-300-063-1309
03-12-300-063-1182	03-12-300-063-1214	03-12-300-063-1246	03-12-300-063-1278	03-12-300-063-1310
03-12-300-063-1183	03-12-300-063-1215	03-12-300-063-1247	03-12-300-063-1279	03-12-300-063-1311
03-12-300-063-1184	03-12-300-063-1216	03-12-300-063-1248	03-12-300-063-1280	03-12-300-063-1312
03-12-300-063-1185	03-12-300-063-1217	03-12-300-063-1249	03-12-300-063-1281	03-12-300-063-1313

IMPROVED PARCELS				
03-12-300-063-1314	03-12-300-063-1346	03-12-300-063-1378	03-12-300-128-0000	03-12-300-160-0000
03-12-300-063-1315	03-12-300-063-1347	03-12-300-063-1379	03-12-300-129-0000	03-12-300-161-0000
03-12-300-063-1316	03-12-300-063-1348	03-12-300-063-1380	03-12-300-130-0000	03-12-300-162-0000
03-12-300-063-1317	03-12-300-063-1349	03-12-300-075-1001	03-12-300-131-0000	03-12-300-163-0000
03-12-300-063-1318	03-12-300-063-1350	03-12-300-075-1002	03-12-300-132-0000	03-12-300-164-0000
03-12-300-063-1319	03-12-300-063-1351	03-12-300-075-1003	03-12-300-133-0000	03-12-300-165-0000
03-12-300-063-1320	03-12-300-063-1352	03-12-300-075-1004	03-12-300-134-0000	03-12-300-166-0000
03-12-300-063-1321	03-12-300-063-1353	03-12-300-075-1005	03-12-300-135-0000	03-12-300-167-0000
03-12-300-063-1322	03-12-300-063-1354	03-12-300-075-1006	03-12-300-136-0000	03-12-300-168-0000
03-12-300-063-1323	03-12-300-063-1355	03-12-300-076-1001	03-12-300-137-0000	03-12-300-169-0000
03-12-300-063-1324	03-12-300-063-1356	03-12-300-076-1002	03-12-300-138-0000	03-12-300-170-0000
03-12-300-063-1325	03-12-300-063-1357	03-12-300-076-1003	03-12-300-139-0000	03-12-300-171-0000
03-12-300-063-1326	03-12-300-063-1358	03-12-300-076-1004	03-12-300-140-0000	03-12-300-174-0000
03-12-300-063-1327	03-12-300-063-1359	03-12-300-076-1005	03-12-300-141-0000	03-12-300-175-0000
03-12-300-063-1328	03-12-300-063-1360	03-12-300-076-1006	03-12-300-142-0000	03-12-300-176-0000
03-12-300-063-1329	03-12-300-063-1361	03-12-300-110-0000	03-12-300-143-0000	03-12-300-177-0000
03-12-300-063-1330	03-12-300-063-1362	03-12-300-111-0000	03-12-300-144-0000	03-12-300-178-0000
03-12-300-063-1331	03-12-300-063-1363	03-12-300-112-0000	03-12-300-145-0000	03-12-300-179-0000
03-12-300-063-1332	03-12-300-063-1364	03-12-300-114-0000	03-12-300-146-0000	03-12-300-180-0000
03-12-300-063-1333	03-12-300-063-1365	03-12-300-115-0000	03-12-300-147-0000	03-12-300-181-0000
03-12-300-063-1334	03-12-300-063-1366	03-12-300-116-0000	03-12-300-148-0000	03-12-300-182-0000
03-12-300-063-1335	03-12-300-063-1367	03-12-300-117-0000	03-12-300-149-0000	03-12-300-183-0000
03-12-300-063-1336	03-12-300-063-1368	03-12-300-118-0000	03-12-300-150-0000	03-12-300-184-0000
03-12-300-063-1337	03-12-300-063-1369	03-12-300-119-0000	03-12-300-151-0000	03-12-300-185-0000
03-12-300-063-1338	03-12-300-063-1370	03-12-300-120-0000	03-12-300-152-0000	03-12-300-186-0000
03-12-300-063-1339	03-12-300-063-1371	03-12-300-121-0000	03-12-300-153-0000	03-12-300-187-0000
03-12-300-063-1340	03-12-300-063-1372	03-12-300-122-0000	03-12-300-154-0000	03-12-300-188-0000
03-12-300-063-1341	03-12-300-063-1373	03-12-300-123-0000	03-12-300-155-0000	03-13-100-009-0000
03-12-300-063-1342	03-12-300-063-1374	03-12-300-124-0000	03-12-300-156-0000	03-13-100-010-0000
03-12-300-063-1343	03-12-300-063-1375	03-12-300-125-0000	03-12-300-157-0000	03-13-101-005-0000
03-12-300-063-1344	03-12-300-063-1376	03-12-300-126-0000	03-12-300-158-0000	03-13-101-006-0000
03-12-300-063-1345	03-12-300-063-1377	03-12-300-127-0000	03-12-300-159-0000	03-13-101-007-0000

IMPROVED PARCELS				
03-13-101-008-0000	03-13-102-026-0000	03-13-200-016-0000	03-14-201-023-0000	03-14-203-006-0000
03-13-101-011-0000	03-13-102-027-0000	03-13-200-017-0000	03-14-201-024-0000	03-14-203-007-0000
03-13-101-013-0000	03-13-102-028-0000	03-13-200-018-0000	03-14-201-025-0000	03-14-203-008-0000
03-13-101-016-0000	03-13-102-029-0000	03-13-200-022-0000	03-14-201-036-0000	03-14-203-009-0000
03-13-101-017-0000	03-13-102-033-0000	03-13-200-025-0000	03-14-202-019-8002	03-14-203-010-0000
03-13-101-018-0000	03-13-102-035-0000	03-13-200-027-0000	03-14-202-020-8001	03-14-203-011-0000
03-13-101-019-0000	03-13-102-036-0000	03-13-200-029-8001	03-14-202-021-8002	03-14-204-001-0000
03-13-101-020-0000	03-13-102-038-0000	03-13-200-029-8002	03-14-202-022-8002	03-14-204-003-0000
03-13-101-021-0000	03-13-102-047-8001	03-13-200-029-8003	03-14-202-023-8002	03-14-204-004-0000
03-13-101-022-0000	03-13-102-047-8002	03-13-300-007-0000	03-14-202-024-8002	03-14-205-001-0000
03-13-101-025-0000	03-13-102-048-8001	03-13-300-013-8001	03-14-202-025-8002	03-14-205-002-0000
03-13-101-026-0000	03-13-102-048-8002	03-13-300-013-8002	03-14-203-001-0000	03-14-205-003-0000
03-13-101-027-0000	03-13-102-049-8001	03-14-200-026-0000	03-14-203-002-0000	
03-13-101-028-0000	03-13-102-049-8002	03-14-201-012-0000	03-14-203-003-0000	
03-13-101-029-0000	03-13-200-001-0000	03-14-201-019-0000	03-14-203-004-0000	
03-13-101-030-0000	03-13-200-007-0000	03-14-201-020-0000	03-14-203-005-0000	

Table 4: Vacant Parcels in Southeast-II Redevelopment Project Area

VACANT PARCELS	
03-12-300-008-0000	03-13-200-026-0000
03-12-300-009-0000	03-13-300-014-8001
03-12-300-010-0000	03-13-300-014-8002
03-12-300-011-0000	03-13-400-020-0000
03-12-300-012-0000	03-14-200-027-0000
03-12-300-013-0000	03-14-201-005-0000
03-12-300-015-0000	03-14-201-008-0000
03-12-300-021-0000	03-14-201-013-0000
03-12-300-022-0000	03-14-201-014-0000
03-12-300-028-0000	03-14-201-015-0000
03-12-300-044-0000	03-14-201-018-0000
03-12-300-045-0000	03-14-201-021-0000
03-12-300-108-0000	03-14-201-022-0000
03-12-300-109-0000	03-14-201-026-0000
03-12-300-172-0000	03-14-201-027-0000
03-12-300-173-0000	03-14-201-028-0000
03-13-100-005-0000	03-14-201-029-0000
03-13-100-006-0000	03-14-201-030-0000
03-13-100-008-0000	03-14-201-031-0000
03-13-100-011-0000	03-14-201-032-0000
03-13-100-012-0000	03-14-201-033-0000
03-13-100-013-0000	03-14-201-035-0000
03-13-102-031-0000	03-14-202-019-8001
03-13-102-037-0000	03-14-202-020-8002
03-13-102-040-0000	03-14-202-021-8001
03-13-102-044-0000	03-14-202-022-8001
03-13-102-046-0000	03-14-202-023-8001
03-13-102-050-8001	03-14-202-024-8001
03-13-102-050-8002	03-14-202-025-8001
03-13-200-009-0000	03-14-204-002-0000
03-13-200-015-0000	03-14-205-016-8001
03-13-200-024-0000	03-14-205-016-8002

Attachments

Attachment 1: Southeast-II Redevelopment Project Area Legal Description

Wheeling Southeast-II TIF District Legal Description

All that area bounded by the following-described line, including all streets and rights-of-way located therein:

Beginning at the intersection of the Easterly right-of-way line of Milwaukee Avenue and the Easterly extension of the South line of Astor Place, a Subdivision of Part of Lot 25 in Grewe's Subdivision of part of the Southwest $\frac{1}{4}$ of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian; thence West along the Easterly extension of the South line of Astor Place, aforesaid, to the Southeast corner of Astor Place, aforesaid; thence continuing West along the South line of Astor Place, aforesaid, to the Southeast corner of Harmony Village, a resubdivision of part of Lot 25 in Assessor's Division and part of Lots 1 and 2 in Grewe's Subdivision of part of the Southwest $\frac{1}{4}$ of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian; thence continuing West along the South line of Harmony Village, aforesaid, to the West line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian; thence South along the West line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 12, aforesaid, to the North line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 42 North, Range 11, East of the Third Principal Meridian; thence West along the North line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, aforesaid, to the Northerly extension of the East line of Lot 1 in Ensar Subdivision of Lot 1 in Tideman's Resubdivision and part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 14, Township 42 North, Range 11, East of the Third Principal Meridian; thence South along the Northerly extension of the East line of Lot 1 in Ensar Subdivision, aforesaid, and the East line of Lot 1 in Ensar Subdivision, aforesaid, to the South line of Lot 1 in Ensar Subdivision, aforesaid, (being also the North right-of-way line of Kerry Lane); thence West along the South line of Lot 1 in Ensar Subdivision, aforesaid, to the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, aforesaid, thence South along the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, aforesaid, to the North line of Wheeling Center for Industry Unit Four, a subdivision of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 42 North, Range 11, East of the Third Principal Meridian (being also the South line of Lynn Lane); thence East along the North line of Wheeling Center for Industry Unit Four, aforesaid, to the West right-of-way line of Wolf Road, as relocated; thence Southeasterly along the West right-of-way line of Wolf Road to the South right-of-way line of Larkin Drive; thence East along the South right-of-way line of Larkin Road to the West line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 42 North, Range 11, East of the Third Principal Meridian; thence South along the West line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 13, aforesaid, to a point which is 1800 feet North of the

South line of the West ½ of the Southwest ¼ of Section 13, aforesaid; thence East along a line that is 1800 feet North of and parallel with the South line of Section 13, Township 42 North, Range 11, East of the Third Principal Meridian, (said line also being the boundary line between the Villages of Wheeling and Prospect Heights), to a point located at the intersection of the aforementioned line and the Northerly line of the following described parcel: That part of Lot 1 described as follows: Beginning at the point of intersection of the center line of Milwaukee Avenue and the South line of Lot 1 extended East; thence North 90 degrees, 00 minutes, 00 seconds West 424.77 feet; thence South 25 degrees, 31 minutes, 00 seconds East along a line parallel with the center line of Milwaukee Avenue 120 feet; thence South 64 degrees, 29 minutes, 00 seconds West 46.70 feet; thence North 25 degrees, 31 minutes, 00 seconds West 523.75 feet; thence North 62 degrees, 14 minutes, 00 seconds East 430.10 feet; thence Southeasterly along the center line of Milwaukee Avenue 603.45 feet to the point of beginning; thence North 62 degrees, 14 minutes, 00 seconds East from said point to the Easterly right-of-way line of Milwaukee Avenue; thence Northerly along the Easterly right-of-way line of Milwaukee Avenue to the point of beginning, all in Cook County, Illinois; (excluding therefrom River Mill Crossing Subdivision, being a subdivision of parts of Lots 1, 2 and 3 in Henry Grandt and Others Subdivision of that part of the South 1421.62 feet of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian, lying West of the Center of Milwaukee Avenue, also part of Section 13, Township 42 North, Range 11, East of the Third Principal Meridian, Cook County, Illinois);

Along with Lots 1 and 2 in South Wheeling Industrial Park Resubdivision of Lot 8 in South Wheeling Industrial Park, a subdivision of the West ½ of the Northeast ¼ and part of the Southeast ¼ of the Northwest ¼ of Section 14, Township 42 North, Range 11, East of the Third Principal Meridian, and that portion of the Chaddick Drive right-of-way located West of and adjacent thereto;

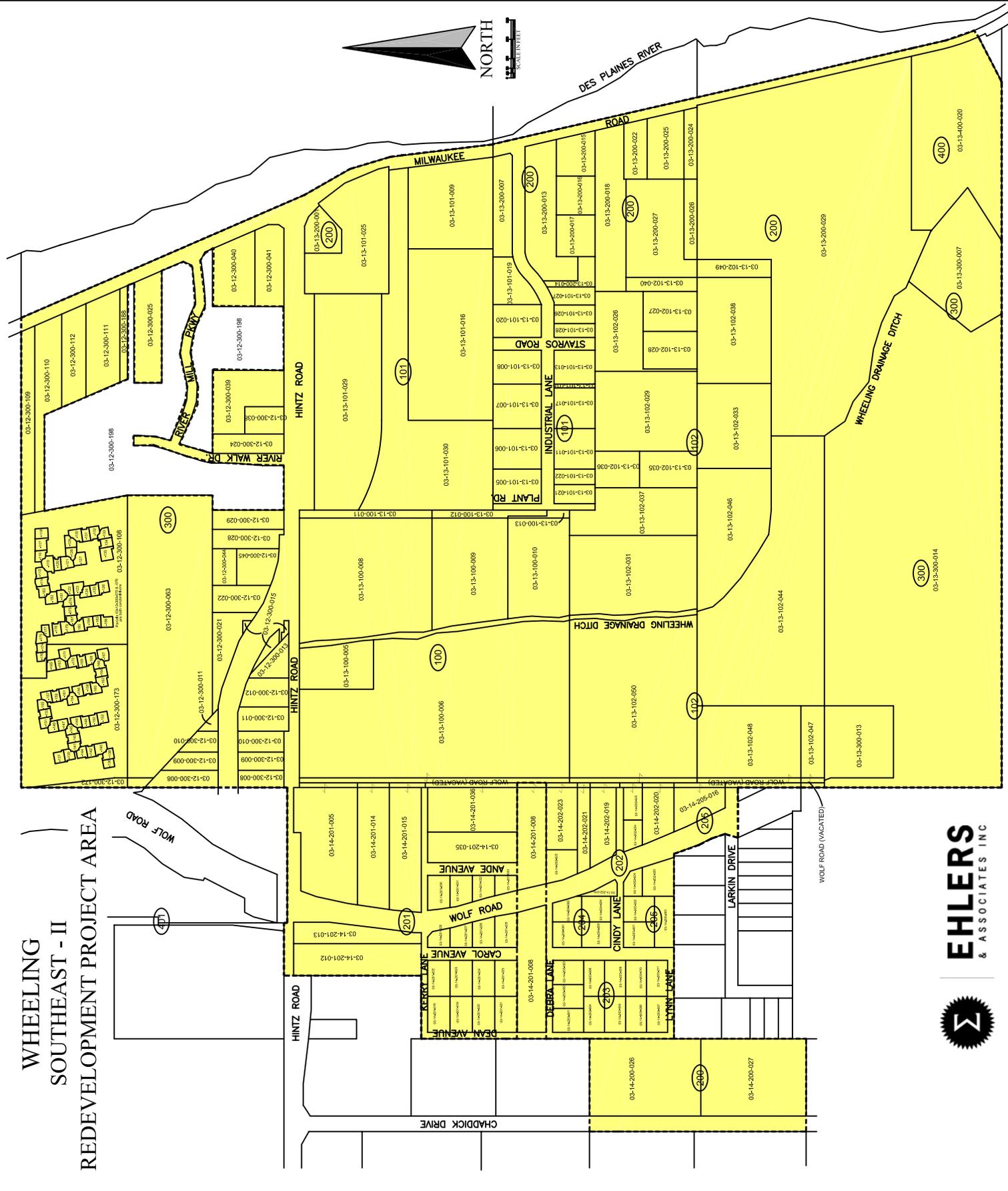
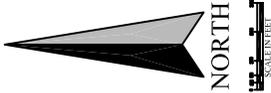
P.I.N.s: 03-12-300-008, -009, -010, -011, -012, -013, -015, -021, -022, -024, -025, -028, -029, -038, -039, -040, -041, -044 and -045; 03-12-300-063-1001 through -1380, inclusive; 03-12-300-075-1001 through -1006, inclusive; 03-12-300-076-1001 through -1006, inclusive; 03-12-300-108 through -112, inclusive; 03-12-300-114 through -188, inclusive; 03-14-201-005, -008, -012, -013, -014, -015, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -035 and -036; 03-14-202-019-8001 and -8002; 03-14-202-020-8001 and -8002; 03-14-202-021-8001 and -8002; 03-14-202-022-8001 and -8002; 03-14-202-023-8001 and -8002; 03-14-202-024-8001 and -8002; 03-14-202-025-8001 and -8002; 03-14-203-001 through -011, inclusive; 03-14-204-001 through -004, inclusive; 03-14-205-001, -002 and -003; 03-14-205-016-8001 and -8002; 03-13-100-005, -006, -008, -009, -010, -011, -012 and -013; 03-13-101-005, -006, -007, -008, -011, -013, -016, -017, -018, -019, -020, -021, -022, -025, -026, -027, -028, -029 and -030; 03-13-102-026, -027, -028, -029, -031, -033, -035, -036, -037, -038, -040, -044 and -046; 03-13-102-047-8001 and -8002; 03-13-102-048-8001 and -8002; 03-13-102-049-8001 and -8002; 03-13-102-050-8001 and -8002; 03-13-200-001, -007, -009, -013, -014, -015, -016, -017, -018, -022, -024, -025, -026 and -027; 03-13-200-029-8001, -8002 and -

8003; 03-13-300-007; 03-13-300-013-8001 and -8002; 03-13-300-014-8001 and -8002; 03-13-400-020; 03-14-200-026 and -027;

Commonly known as that area generally bounded by the Harmony Village and Astor Place Townhomes on the North, Wolf Road, Dean Avenue and Chaddick Drive on the West, the Village of Wheeling corporate boundary on the South (running through Chicago Executive Airport, North of Palatine Road) and Milwaukee Avenue on the East, Wheeling, Illinois.

Attachment 2: Southeast-II Redevelopment Project Area Map

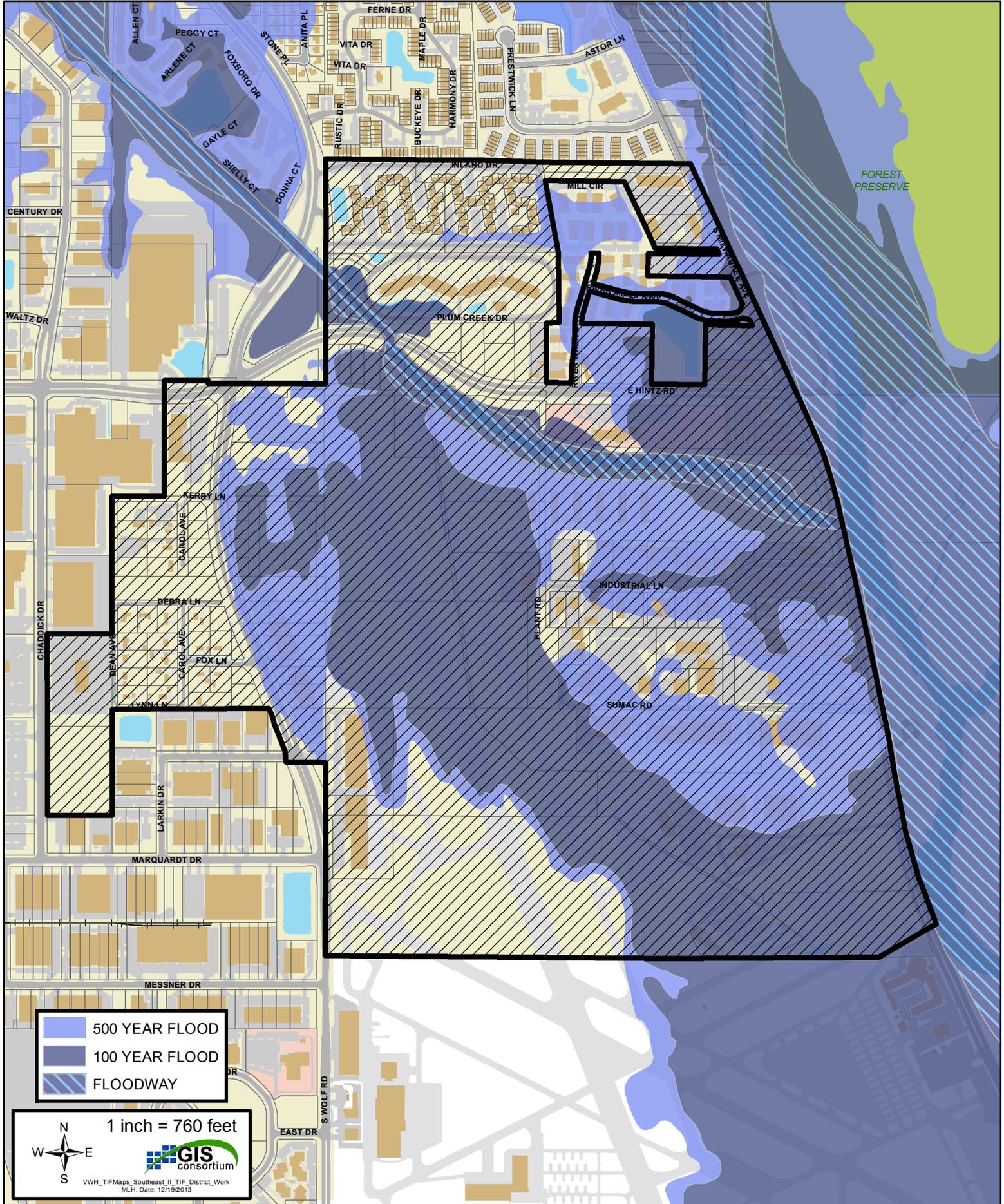
WHEELING SOUTHEAST - II REDEVELOPMENT PROJECT AREA



Attachment 3: Southeast-II Redevelopment Project FEMA Flood Maps

Village of Wheeling

Southeast II TIF District: FEMA Overlay



- 500 YEAR FLOOD
- 100 YEAR FLOOD
- FLOODWAY

1 inch = 760 feet

GIS consortium

VWH_TIFMaps_Southeast_II_TIF_District_Work
MLH: Date: 12/19/2013

Attachment 4: Engineering Certification of Chronic Flooding



December 27, 2013

Maureen Barry
Financial Advisor
Ehlers & Associates, Inc
550 Warrenville Rd Suite 220
Lisle, IL 60532

Ms. Berry,

In regards to the Southeast T.I.F. District, much of this district is within the S.F.H.A., i.e. floodplain, including a substantial portion of Chicago Executive Airport. The general topography of the area is relatively flat (little relief in ground elevation or height) and experiences poor, inadequate drainage characteristics particularly during heavy or prolonged rainfall events. This is evidenced by the standing water along such roadways as the Industrial Lane and Sumac Road area during such events which in turn causes problems for the septic systems associated with some of the industrial businesses located along these roadways.

Other areas outside the limits of the floodplain mapping have inadequate storm water facilities that over the years have failed, are difficult to maintain, and in many cases are undersized. The Village does respond to drainage concerns in these areas and maintenance is completed to establish some minimal flow to relieve the inundated areas. A complete storm water design and construction plans are necessary to provide the needed relief.

If I can be of further assistance please feel free to contact me in the office at 847.499.9059.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon M. Tack", is written over a circular scribble.

Jon M. Tack
Village Engineer

Attachment 5: Representative Photographs of Conditions in Southeast-II Redevelopment Project Area

The photographs below are graphic examples of the Blighted Area qualifying factors found in Southeast-II Redevelopment Project Area at the time of this report.











Appendices

Appendix A: Definitions

As defined in the Act “blighted area” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of five of thirteen specific factors that are reasonably distributed throughout the improved part of the Redevelopment Project Area. If vacant, the sound growth of the redevelopment project area is impaired by two or more specific factors in one section of the Act or one or more in a second section of the Act.

As defined in the Act “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of thirteen specific factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

As defined in the Act “[i]ndustrial park conservation area’ means 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.”

Appendix B: Eligibility Categories

Eligibility of a Blighted Area

There are three categories under which an area can be determined to meet the “Blighted area” criteria. The area must meet the criteria under one of the following three categories.

“Blighted area,” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where:

1. If improved, industrial commercial and residential building or improvements are detrimental to the public safety, health, or welfare because of a combination of five or more of the following factors, each of which is (i) present, with the 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:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- EPA remediation finding
- Lack of community planning
- Lagging EAV

OR

2. If vacant (Vacant Land), the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present with the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:

- Obsolete platting
- Diversity of ownership

- Tax sale and special assessment delinquencies
- Deterioration of structures or site improvements in neighboring or adjacent areas
- EPA remediation finding
- Lagging EAV

OR

3. If vacant (Vacant Land), 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 area to which it pertains:
 - The area consists of one or more unused quarries, mines or strip mine ponds.
 - The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
 - The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
 - The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
 - Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, the area is not less than fifty (50), nor more than one hundred (100) acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area, and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or Village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
 - The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding.

Eligibility of a Conservation Area

“Conservation area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the Village in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Lack of community planning
- EPA remediation finding
- Lagging EAV

Eligibility of an Industrial Park Conservation Area

“Industrial Park Conservation Area” means 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 area if the area is annexed to the municipality; which area is zoned 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.

**Attachment 5: Village of Wheeling, Southeast-II Redevelopment Project
Area Housing Impact Study**

TAX INCREMENT FINANCING

SOUTHEAST-II
REDEVELOPMENT PROJECT AREA

HOUSING IMPACT STUDY

VILLAGE OF WHEELING, ILLINOIS

December 20, 2013

Prepared by:

Ehlers & Associates, Inc.



EHLERS
LEADERS IN PUBLIC FINANCE

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Introduction to Assessment of Housing Impact

The purpose of this report is to conduct a Housing Impact Study for the Southeast-II Redevelopment Project Area (“Redevelopment Project Area”) in the Village of Wheeling, Cook County, Illinois (the “Village”) as set forth in the Tax Increment Allocation Redevelopment Act (the “Act”) 65 ILCS 5/11-74.4-1 et seq., as amended.

The Southeast-II Redevelopment Project Area is generally located in the vicinity bounded by Milwaukee Avenue on the east, to the Village’s corporate boundaries on the south, to Chaddick Drive on the west, to as far north as to include the Hunt Club apartments, but not including the River Mills townhome development.

The Redevelopment Project Area is shown in Figure 1.

The Act requires that if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the Village is unable to certify that no displacement of residents will occur, the Village shall prepare a Housing Impact Study and incorporate the study into the separate feasibility report required by subsection 11-74.4-5(a) of the Act, which for the purposes hereof shall also be the “Southeast-II Redevelopment Plan and Project,” or “Redevelopment Plan and Project,” or the “Redevelopment Plan.” The Redevelopment Plan incorporates this document by reference.

As of December 17, 2013, the Redevelopment Project Area has approximately 706 total dwelling units in a mix of 22 single-family buildings and 80 multi-family buildings or mixed-use buildings. The primary goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the redevelopment area as a “Blighted Area” and to provide the direction and mechanisms necessary to revitalize the Redevelopment Project Area. The Redevelopment Plan provides for public and private projects that may be accomplished through a combination of tax increment financing and normal market transactions with property owners. Public projects and new development and redevelopment by the private sector, with or without incentives from the Village, may result in the displacement of residents from 10 or more inhabited residential units. Therefore, the Village cannot certify that no displacement will occur over the remaining term of the Redevelopment Project Area and a housing impact study is required.

Under the provisions of the Act, Part I of the housing impact study shall include:

- (i) Data from field surveys and census data as to whether the residential units are single-family or multi-family units;
- (ii) Documentation of the number and type of rooms within the units, provided that information is available;
- (iii) Documentation of whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and

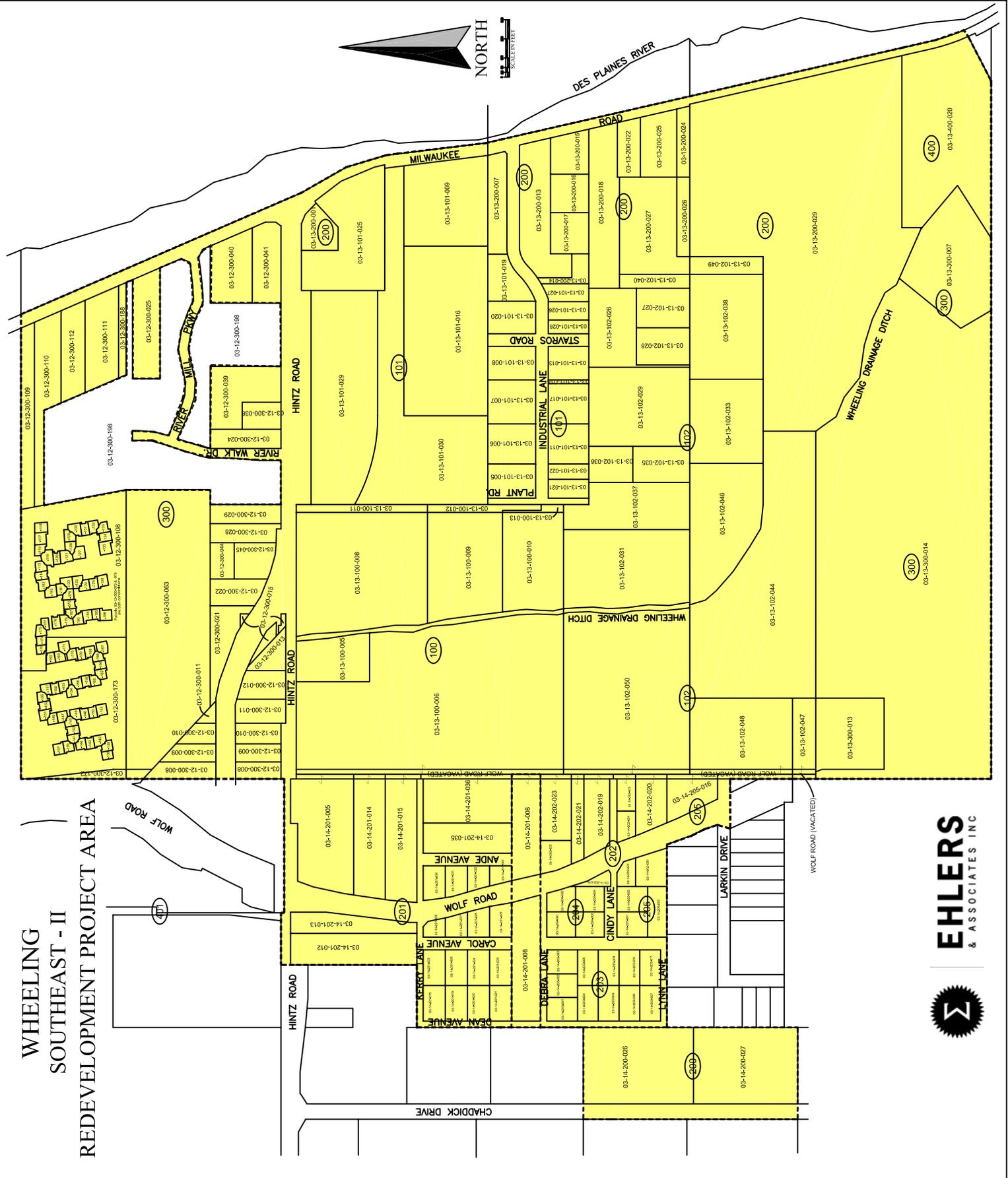
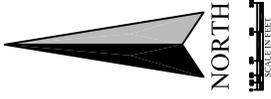
- (iv) Data as to the racial and ethnic composition of the residents in the inhabited residential units. (This data requirement shall be deemed to be fully satisfied if based on data from the most recent federal Census).

Part II of the housing impact study identifies the inhabited residential units in the proposed redevelopment project area that are to be, or may be, removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- (i) The number and location of those units that may be removed;
- (ii) The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences may be removed;
- (iii) The availability of replacement housing for those residents whose residences may be removed, and identification of the type, location, and cost of the replacement housing; and
- (iv) The type and extent of relocation assistance to be provided.

Figure 1. Southeast-II Redevelopment Project Area

WHEELING SOUTHEAST - II REDEVELOPMENT PROJECT AREA



PART I

Part I of this study provides the type, size and number of residential units within the Redevelopment Project Area; the number of inhabited and uninhabited units; and the racial and ethnic composition of the residents in the inhabited residential units.

(i) Number and Type of Residential Units

Ehlers conducted a field survey in November 2013 to identify and determine the number and type of residential buildings in the Redevelopment Project Area. In order to identify residential units in the field, *Ehlers and Associates, Inc.* (“Ehlers”) utilized several methods, including counts of door buzzers, mailboxes, doors and windows, and electric meters, contacting management companies, and other indicators. This survey revealed that the Redevelopment Project Area contains 102 residential buildings containing approximately 706 dwelling units, comprised of 22 single-family residential homes and 684 dwelling units in 80 multi-family buildings or mixed-use buildings. Ehlers would like to note that while the field survey data, combined with data obtained from the Village of Wheeling and Cook County revealed these results, many of the tables in this report present data that is based on estimates and percentages derived from the 2010 U.S. Census.

Table 1. Dwelling Units by Building Type

	Residential Buildings	Percentage	Dwelling Units	Percentage
Total:	102		706	
Single Family (detached)	22	22%	22	3%
Multi-Family/Mixed Use (attached)	80	78%	684	97%

Source: Cook County and Ehlers Field Survey, December 2013

(ii) Number and Type of Rooms within Units

The distribution within the Redevelopment Project Area of the 706 residential units by number of rooms and by number of bedrooms is estimated in tables within this section. The methodology to estimate this information is described below.

Methodology

In order to estimate the distribution of residential units by number and type of rooms within the Redevelopment Project Area, Ehlers analyzed 2008-2012 American Community Survey 5-Year Estimates from the Census Bureau for Census Tract 8025.05 (the Census Tract encompassing the Redevelopment Project Area). We have relied upon the 2008-2012 American Community Survey data because no data from the 2010 Census has been posted to the www.census.gov website as it pertains to these data points, and because using data from the 2000 Census, from fourteen (14) years ago, would not necessarily accurately depict the current status of the Redevelopment Project Area.

The Census Tract data show the distribution of occupied housing units by the number of bedrooms and the total number of rooms within each unit. The estimated distribution of units by bedroom type and number of rooms are contained in Table 2. Units by Bedroom Type.

Table 2. Units by Bedroom Type

	Census Tract 8025.05, Cook County, Illinois	Percent	Redevelopment Project Area (Estimated)
BEDROOMS			
Total housing units	2,641		706
No bedroom	49	2%	13
1 bedroom	716	27%	191
2 bedrooms	1,083	41%	290
3 bedrooms	679	26%	182
4 bedrooms	89	3%	24
5 or more bedrooms	25	1%	7
ROOMS			
Total housing units	2,641		706
1 room	49	2%	13
2 rooms	85	3%	23
3 rooms	506	19%	135
4 rooms	931	35%	249
5 rooms	508	19%	136
6 rooms	328	12%	88
7 rooms	170	6%	45
8 rooms	45	2%	12
9 rooms or more	19	1%	5

Source: U.S. Census Bureau, 2008-2012 American Community Survey

(iii) Number of Inhabited Units

The U.S. Census data for the Census Tract containing the Redevelopment Project Area have 1,083 owner-occupied units and 1,362 renter-occupied units. Ehlers relied on the 2010 U.S. Census Tract sample data for occupied households because it is the best available information regarding the structures and residents of the Redevelopment Project Area.

According to data compiled from the survey completed by Ehlers in November 2013 and evidence from the 2010 U.S. Census, the Redevelopment Project Area contains 706 residential units. Approximately 42 units (5.96%) are estimated to be vacant based on the Census statistics since it provides a more conservative estimate than observed vacancies. Therefore, there are at least 664 inhabited units within the Redevelopment Project Area. For the purposes of estimating population, housing unit demographics, and potentially displaced housing units, all housing units are assumed to be occupied (for the purposes of estimating potential replacement housing observed or estimated vacancies are used). As required by the Act, this information was ascertained as of December 17, 2013, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

(iv) Demographics and Race and Ethnicity of Residents

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined by using 2010 U. S. Census data. The average household size within the Census Tract which include the Redevelopment Project Area was 2.58 persons for owner occupied units and 2.97 persons for renter-occupied units. Therefore, there are an estimated 1,975 residents living within the proposed boundaries. The race and ethnic composition of these residents are estimated in Table 3. Race and Ethnicity of Households & Populations.

Table 3. Race and Ethnicity of Households & Population

	Village of Wheeling	Census Tract 8025.05, Cook County, Illinois	Percent	Redevelopment Project Area (Estimated)
Total:	14,461	2,445		706
Owner occupied housing units	9,332	1,083	44%	313
Not Hispanic or Latino householder	7,842	926	86%	267
White alone householder	6,739	719	66%	208
Black or African American alone householder	128	21	2%	6
American Indian and Alaska Native alone householder	11	1	0%	0
Asian alone householder	897	174	16%	50
Native Hawaiian and Other Pacific Islander alone householder	0	0	0%	0
Some Other Race alone householder	6	0	0%	0
Two or More Races householder	61	11	1%	3
Hispanic or Latino householder	1,490	157	14%	45
White alone householder	733	86	8%	25
Black or African American alone householder	13	2	0%	1
American Indian and Alaska Native alone householder	25	5	0%	1
Asian alone householder	4	0	0%	0
Native Hawaiian and Other Pacific Islander alone householder	0	0	0%	0
Some Other Race alone householder	644	59	5%	17
Two or More Races householder	71	5	0%	1
Renter-occupied housing units	5,129	1,362	56%	393
Not Hispanic or Latino householder	3,842	669	49%	193
White alone householder	2,765	459	34%	133
Black or African American alone householder	219	67	5%	19
American Indian and Alaska Native alone householder	4	2	0%	1
Asian alone householder	790	129	9%	37
Native Hawaiian and Other Pacific Islander alone householder	2	0	0%	0
Some Other Race alone householder	4	3	0%	1
Two or More Races householder	58	9	1%	3
Hispanic or Latino householder	1,287	693	51%	200
White alone householder	609	381	28%	110
Black or African American alone householder	6	7	1%	2
American Indian and Alaska Native alone householder	28	21	2%	6
Asian alone householder	5	0	0%	0
Native Hawaiian and Other Pacific Islander alone householder	1	0	0%	0
Some Other Race alone householder	594	252	19%	73
Two or More Races householder	44	32	2%	9

Source: 2010 U.S. Census Bureau

v) Income Characteristics of Residents

Ehlers estimated the potential distribution by income of the households living in the inhabited units within the Redevelopment Project Area. The following values were obtained from the 2008-2012 American Community Survey (5-Year Estimates), as income data has not been posted to the www.census.gov website for the 2010 U.S. Census. The estimated median household income within the U.S. Census Tract encompassed by the Redevelopment Area was \$57,692. The estimated median family income within the U.S. Census Tract encompassed by the Redevelopment Area was \$58,606. The estimated median household income for the Village of Wheeling was \$57,364. The estimated median family income for the Village of Wheeling was \$64,691.

The estimated median family income for Cook County, according to the US Department for Housing and Urban Development (“HUD”) for FY2013 is \$73,600.

In order to estimate the number of moderate-, low-, very low-, and very, very low-income households in the Redevelopment Project Area, Ehlers used Census Tract data on household incomes from 2008-2012 American Community Survey (5-Year Estimates) compared with the 2013 income limits established by HUD and IDHA for Cook County. As determined by HUD, the definitions of the income categories, adjusted for family size, are as follows:

- (i) A very, very low-income household has an adjusted income of less than 30% of the area median income.
- (ii) A very low-income household earns between 30% and 50% of the area median income.
- (iii) A low-income household earns between 50% and 80% of the area median.
- (iv) A moderate-income household earns between 80% and 120% of the area median.

Of all households residing within the U.S. Census Tract encompassed by the Redevelopment Project Area: 11% may be classified as very, very low-income or lower, 9% may be classified as very low-income; 20% may be classified as low income; and 21% may be classified as moderate-income households. These findings are summarized in Table 6.

Table 4. Distribution of Income by Households

	Village of Wheeling	Census Tract 8025.05, Cook County, Illinois	Percentage	Redevelopment Project Area (Estimated)
Total households	14,294	2,428		706
Less than \$10,000	634	102	4%	30
\$10,000 to \$14,999	787	128	5%	37
\$15,000 to \$24,999	1,339	131	5%	38
\$25,000 to \$34,999	1,499	273	11%	79
\$35,000 to \$49,999	1,998	504	21%	147
\$50,000 to \$74,999	2,983	504	21%	147
\$75,000 to \$99,999	1,876	435	18%	126
\$100,000 to \$149,999	2,063	237	10%	69
\$150,000 to \$199,999	690	39	2%	11
\$200,000 or more	425	75	3%	22

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Table 5. Income Limits of the Redevelopment Project Area

2013 INCOME LIMITS

Cook County (Chicago-Joliet-Naperville, IL Metro Area)

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Very Very Low Income (30%)	15,500	17,700	19,900	22,100	23,900	25,650	57,450	29,200
Very Low Income (50%)	25,800	29,450	33,150	36,800	39,750	42,700	45,650	48,600
Low Income (80%)	41,250	47,150	53,050	58,900	63,650	68,350	73,050	77,750
Moderate Income (120%)	61,920	70,680	79,560	88,320	95,400	102,480	109,560	116,640

Income limits effective December 11, 2012 under IDHA programs and from HUD.

Table 6. Distribution of Income (2013 Limits) by Poverty Status in the U.S. Census Tract of the Redevelopment Project Area

Income Category	Annual Median Household Income* (2 Persons)	PERCENT
Very Very Low Income (30%)	\$0 - \$17,700	11%
Very Low Income (50%)	\$17,701 - \$29,450	9%
Low Income (80%)	\$29,451 - \$47,150	20%
Moderate Income (120%)	\$47,151 - \$70,680	21%
Subtotal of Very Very Low to Moderate Income	\$0 - \$70,680	61%
Over 120% Average Median Income	Over \$70,680	39%
Total:		100%

*Income Limits effective December 11, 2012 under IDHA programs and HUD (2 person household).

Source: U.S. Census Bureau, 2008-2012 American Community Survey

As identified in Table 7, the estimates of households at or below the moderate-income level collectively represent approximately 61% of the total inhabited residential units. As a result, the Village will implement the "Southeast-II Redevelopment Plan and Project" (including the requirements applicable to composition of the joint review board under Section 11-74.4-5(b) of the Act) as if more than 50 percent of the residential units are occupied by very, very low-, very low-, low-, or moderate-income households.

PART II

(i) Number and Location of Units to be Removed

The Redevelopment Plan calls for new development and redevelopment of industrial, commercial, governmental, institutional, and residential uses, throughout the Redevelopment Project Area consistent with the Village's *Comprehensive Plan*. Improvement projects supported by the Redevelopment Plan include rehabilitation and reuse of existing sound buildings; redevelopment of obsolete industrial, commercial, and residential buildings and sites; new industrial and commercial development; refurbished existing and new parking facilities, and creation and enhancement of airport related facilities. Because the Redevelopment Project Area includes a number of inhabited residential units that may be impacted by implementation of the Redevelopment Plan, information is provided regarding the Redevelopment Plan's potential impact on housing.

The Redevelopment Project, presented in Section I. F. of the Redevelopment Plan, identifies the overall redevelopment concept and future land uses to be in effect upon adoption of the Redevelopment Plan. If public or private redevelopment occurs as a result of the Redevelopment Plan, displacement of inhabited residential properties may result. Properties that may be subject to change due to redevelopment efforts could result in the displacement of 20 residential units. In addition to being located in key redevelopment opportunity areas, some of these buildings are also characterized as deteriorated. The location for each of the properties with inhabited residential units that may be subject to displacement is shown in Table 7.

Table 7. Properties with inhabited residential units that may be subject to displacement

Parcel Number	Site Address	Housing Type	Total Units
03-14-201-023-0000	1022 Carol Ave	Single-family	1
03-14-201-024-0000	1026 Carol Ave	Single-family	1
03-14-201-025-0000	1030 Carol Ave	Single-family	1
03-14-203-001-0000	105 Debra Ln	Single-family	1
03-14-203-002-0000	103 Debra Ln	Single-family	1
03-14-203-003-0000	1038 Carol Ave	Single-family	1
03-14-203-004-0000	1039 Dean Ave	Single-family	1
03-14-203-005-0000	1041 Dean Ave	Single-family	1
03-14-203-006-0000	1043 Dean Ave	Single-family	1
03-14-203-007-0000	104 Lynn Ln	Single-family	1
03-14-203-008-0000	1040 Carol Ave	Single-family	1
03-14-203-009-0000	1042 Carol Ave	Single-family	1
03-14-203-010-0000	1044 Carol Ave	Single-family	1
03-14-203-011-0000	102 Lynn Ln	Single-family	1
03-14-204-001-0000	97 Debra Ln	Single-family	1
03-14-204-003-0000	96 Fox Ln	Single-family	1
03-14-204-004-0000	98 Fox Ln	Single-family	1
03-14-205-001-0000	99 Fox Ln	Single-family	1
03-14-205-002-0000	95 Fox Ln	Single-family	1
03-14-205-003-0000	1047 Carol Ave	Single-family	1
TOTAL			20

Source: Cook County Tax Records and Ehlers Field Survey, December 2013

(ii) Relocation Plan

The Village’s plan for relocation assistance for those qualified residents in the Redevelopment Project Area whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (iv) below. No specific relocation plan has been prepared by the Village as of the date of this report because no project has been approved by the Village. Until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

(iii) Replacement Housing

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the Village shall make a good faith effort to ensure that affordable replacement housing located in or near the Redevelopment Project Area is available for any qualified displaced residents. Under the potential redevelopment scenarios involving the redevelopment or rehabilitation of the existing residential uses within the Redevelopment Project Area, it is possible that rehabilitation or redevelopment could be staged to limit or prevent displacement of households and the need to provide for affordable replacement units within the Redevelopment Project Area. Based on the nature of redevelopment that could occur in the Redevelopment Project Area, it may be possible to locate replacement units both inside and outside of the Redevelopment Project Area.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, Ehlers examined several data sources, including vacancy data from the 2010 U.S. Census, multiple listing service information, and field research.

A. Vacancy Data

According to the 2010 U.S. Census figures, the Census Tract encompassing the Redevelopment Project Area contained 2,600 housing units, of which 155 (5.96%) were vacant and/or for rent in 2010. Table 8 summarizes the distribution of vacant residential units in the Census Tract of the Redevelopment Project Area by vacancy status, as compared to the Village of Wheeling as a whole.

Table 8. Vacancy Status

	Village of Wheeling	Census Tract 8025.05, Cook County, Illinois	Percent	Redevelopment Project Area (Estimated)
Total:	936	155		42
For rent	397	75	48%	20
Rented, not occupied	8	2	1%	1
For sale only	256	27	17%	7
Sold, not occupied	24	1	1%	0
For seasonal, recreational, or occasional use	55	10	6%	3
For migrant workers	0	0	0%	0
Other vacant	196	40	26%	11

Source: 2010 U.S. Census Bureau

B. Availability of Replacement Single-Family, For-Purchase Housing

Available single-family homes “for purchase” identified within the neighborhood market area of the Redevelopment Project Area are summarized in Table 9. The average listed price for a single-family home in this area as of December 19, 2013 is \$144,149 and the average bedroom size is 3 bedrooms.¹

Table 9. Availability of Replacement Single-Family, For Purchase Housing in Wheeling, Illinois

Address	Type	List Price	# of Bedrooms
461 Bernice Court	Single-family	\$ 79,900.00	3
224 N Wolf Road	Single-family	\$ 99,000.00	3
66 George Road	Single-family	\$ 114,900.00	3
216 Wayne Place	Single-family	\$ 115,000.00	3
615 Bridget Place	Single-family	\$ 127,500.00	3
462 Bernice Court	Single-family	\$ 127,500.00	3
935 Valley Stream Drive	Single-family	\$ 134,500.00	3
351 Mors Avenue	Single-family	\$ 135,000.00	4
17 Redwood Trail	Single-family	\$ 139,900.00	4
45 Cedar Drive	Single-family	\$ 144,900.00	2
275 6th Street	Single-family	\$ 145,000.00	5
363 E Norman Lane	Single-family	\$ 155,000.00	3
1320 Anthony Road	Single-family	\$ 157,800.00	4
1005 Valley Stream Drive	Single-family	\$ 159,900.00	3
1041 Kenilworth Drive	Single-family	\$ 169,000.00	4
372 Willie Avenue	Single-family	\$ 169,999.00	3
318 W Dundee Road	Single-family	\$ 190,000.00	3
1016 Valley Stream Drive	Single-family	\$ 229,900.00	4

Information compiled from Realtor.com website for properties listed in Wheeling, IL on 12/19/13

¹ Data per Realtor.com website for properties listed in Wheeling, IL on December 19, 2013.

C. Availability of Replacement Rental Housing

Available rental housing units identified within the neighborhood market area of the Redevelopment Project Area are summarized in Table 10. An internet search was the method used to research available rental housing within the general area of the Redevelopment Project Area. The location, type and cost of a sample of possible replacement rental housing units within the Village of Wheeling were determined through the examination of real estate information available on the Internet by accessing apartment rental websites (*www.rent.com*).

Table 10. Available Replacement Rental Units, on December 19, 2013

Address	Type	Aproximate Size	Utilities included in rental price	Rental Price	Availability
Foxboro Apartments	Apartment	1 bedroom	No	\$949	asap
Foxboro Apartments	Apartment	2 bedroom	No	\$1,185	asap
Woodland Creek Apartments	Apartment	1 bedroom	No	\$1,150	asap
Woodland Creek Apartments	Apartment	2 bedroom	No	\$1,250	asap
Woodland Creek Apartments	Apartment	3 bedroom	No	\$1,548	asap
VIP Apartments	Apartment	Studio	No	\$800	asap
VIP Apartments	Apartment	1 bedroom	No	\$900	asap
VIP Apartments	Apartment	2 bedroom	No	\$1,200	asap

Information is based on data obtained on *www.rent.com*.

Sample conducted on December 19, 2013

HUD affordability standards state that monthly rent, including utilities, should equal no more than 30% of gross household income. The range of maximum affordable monthly rents, according to HUD standards, is shown in Table 11 in comparison with the number of advertised vacant units by bedroom size and rent (where information was available) for rental housing found during our research. The information in Table 10 demonstrates that there are housing units affordable to households of very low-, low- and moderate-income currently available in the general market area that includes the Redevelopment Project Area.

Table 11. Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket

Number of Bedrooms	Implied Family Size ¹	Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket				Observed Range of Advertised Units ²	Units Identified ³
		Very, Very Low (30%)	Very Low (50%)	Low (80%)	Moderate (120%)		
0	1	\$387	\$645	\$1,031	\$1,548	\$800	3
1	1.5	\$414	\$690	\$1,105	\$1,657	\$900 - \$1,150	4
2	3	\$497	\$828	\$1,326	\$1,989	\$1,200 - \$1,250	3
3	4.5	\$574	\$956	\$1,531	\$2,296	\$1,548	2
4	6	\$640	\$1,067	\$1,708	\$2,562	n/a	n/a
Total Number of Vacant Units in Sample:							12

Maximum Monthly Rent Data from IHDA "Maximum Monthly Gross Rent Multifamily Programs, Effective December 11, 2012 for Cook County (Chicago-Joliet-Naperville Metro Area)

¹ Derived from the number of bedrooms using HUD formulas.

² Based on a sample of rental units containing specified number of bedrooms located in Wheeling, Illinois is a compilation of units advertised on www.rent.com.

³ Refers to the number of units in the sample taken by Ehlers & Associates, Inc.

In addition to a search for market-rate apartments, Ehlers estimated the number of government assisted affordable housing units available within Cook County. Ehlers consulted United States Department of Housing and Urban Development and Illinois Housing Development Authority sources regarding the availability of these units in Cook County. For purposes of this analysis, affordable housing indicates units affordable to households earning less than 80% of the regional median income adjusted for size of household, consistent with the Illinois Affordable Housing Act. Ehlers' research focused on units receiving some form of assistance from the Illinois Housing Development Authority or the U.S. Department of Housing and Urban Development. A total of approximately 440 subsidized housing dwelling units for family households were located in the Village of Wheeling and approximately 642 residents of Wheeling were receiving subsidized housing assistance.²

² Illinois Housing Development Authority website query for the Village of Wheeling, Illinois.

(iv) Relocation Assistance

In the event that the implementation of the Redevelopment Plan results in the removal of residential housing units in the Redevelopment Project Area occupied by low-income households or very low-income households, or the permanent displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The Village is required by the Act to make a good faith effort to ensure that affordable replacement housing for such households is located in or near the Redevelopment Project Area.

As used in the above paragraph, “low-income households,” “very low-income households,” and “affordable housing” have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, *310 ILCS 65/3 et seq.*, as amended. As of the date of this study, these statutory terms have the following meaning:

(i) “low-income household” means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937;

(ii) “very low-income household” means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and

(iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable.

The Village of Wheeling will make a good faith effort to relocate these households to affordable housing located in or near the Redevelopment Project Area and will provide relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Policies Act of 1970. Additionally, the Village will take proactive measures to work with local housing agencies and organizations to ensure that displaced residents find adequate housing.