



To: Ald. Janessa Wilkins, Chair, Planning & Development Committee

Cc: Mayor Thomas McNamara
City Council

From: Anna Carlson, Economic Development Manager

RE: Adoption of the Ordinance to Terminate the Global Trade Park South TIF and Ordinances for the South Rockford Industrial TIF

Date: June 22, 2026

The City of Rockford has been working with Ryan LLC to complete the qualification and redevelopment plan for a proposed new South Rockford Industrial Tax Increment Financing District.

With the assistance of Ryan and in conformance with the Illinois TIF Act, the City of Rockford has completed the following procedures in connection to the proposed designation of the South Rockford Industrial TIF District:

1. On February 23, 2026 Ryan delivered for placement with the City's Legal Department a TIF Plan and TIF Eligibility Report that demonstrated that the proposed TIF District met all of the criteria required for its designation under TIF Law.
2. The proposed TIF District, as proposed for designation, was added to the City's Interested Parties Registry and Rules filings on February 1, 2026.
3. The Public Hearing and Joint Review Board (JRB) Resolution for the proposed TIF District was adopted on March 2, 2026.
4. Legal notices regarding the public hearing and Joint Review Board (JRB) were sent by certified mail to all affected taxing districts and the Illinois Department of Commerce and Economic Opportunity on March 9, 2026.
5. Notices regarding the City's intent to consider adoption of the proposed TIF District were sent out by regular mail to residential properties located within 750' of TIF boundaries on March 16, 2026.



6. The Joint Review Board (JRB) for the proposed TIF District was duly convened by the City on March 31, 2026. At the meeting, the JRB members were presented with an overview of both the TIF Plan and the TIF Eligibility Report pursuant to State law.

The JRB consists of the following members:

- The City;
- The County of Winnebago;
- Rockford Park District;
- Rockford Township;
- Rockford School District No. 205;
- Meridian School District No. 223;
- Scott Township;
- The County of Ogle;
- Rock Valley College; and
- A public member.

Members present and participating in the JRB proceedings included all members except for Rockford Township, Scott Township, and Ogle County.

At the meeting, the JRB members present voted 6-0 to recommend that the City proceed with the designation of the proposed TIF District. Meridian School District No. 223 abstained from voting.

7. Legal notices regarding the public hearing were sent out by certified mail to all property owners of record of March 31, 2026.
8. Publication of the legal notice regarding the public hearing was placed in the local newspaper, in the manner proscribed by State law, on April 14, 2026 and April 15, 2026.
9. A public hearing in Rockford City Council Chambers was started on May 11, 2026 and concluded May 21, 2026 and verbal and written comments are part of the record.

At the public hearing, Ryan LLC provided a review of the TIF eligibility report and plan.

Qualification Factors

Conservation Area

- 100% of structures over 35 years



- 4 of the 13 qualifications are present (need three): Deterioration, Lack of Community Planning, Inadequate Utilities, & Lag or Decline in EAV.

Blighted Vacant Area

- Chronic Flooding (standalone factor)
- 2 of the 6 qualification factors are present (need two): Deterioration of Adjacent Structures and Lag of Decline in EAV.

Redevelopment Plan and Project

- The redevelopment plan area is planned to support a mix of industrial, commercial, and business park uses, along with public infrastructure improvements needed to enable redevelopment.

Comments at the public hearing included concerns regarding water usage, electrical capacity, industrial development near residential and natural areas, industrial development near forest preserves, and potential projects – specifically concern about a data center locating in the area.

The South Rockford Industrial TIF District is to support industrial growth benefiting from its location at a rail line, highway/interstate system, and proximity to the Chicago Rockford International Airport. With the comments received during the public hearing, the ordinances approving the South Rockford TIF District state that TIF Funds, public subsidies, and tax increment revenue available through South Rockford TIF District is prohibited to be used to incentivize Data Centers.

Staff is now presenting for City Council consideration the following attached ordinances:

1. An Ordinance for the Termination of the Global Trade Park South Redevelopment Project Area and the Dissolution of the Special Tax Allocation Fund for Global Trade Park South Tax Increment Financing District;
2. An Ordinance Approving the South Rockford Industrial Tax Increment Financing District Redevelopment Project Area;
3. An Ordinance Designating the South Rockford Industrial Redevelopment Project Area;
4. An Ordinance Adopting Tax Increment Allocation Financing for The South Rockford Industrial Redevelopment Project Area.

Please contact me with any questions at 779.348.7449