



Public Hearing May 11, 2026

City of Rockford, Illinois

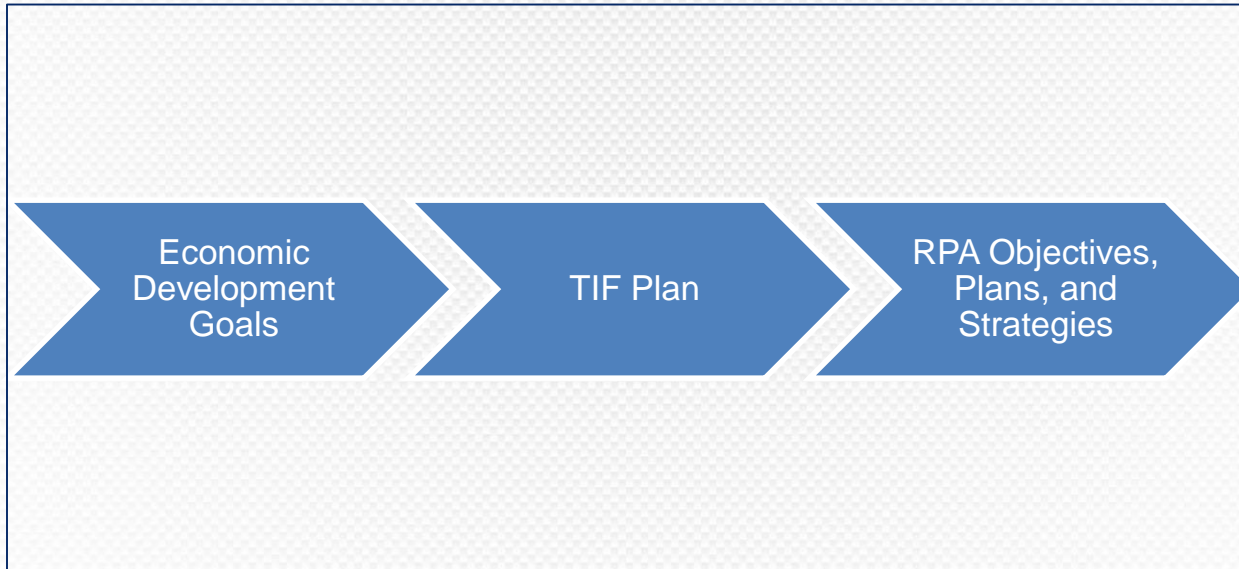
Proposed South Rockford Industrial TIF District

AGENDA

- I. TIF Fundamentals
- II. City Strategic Planning and Objectives
- III. Qualification Factors
- IV. TIF Redevelopment Plan and Project
- V. Process and Next Steps

I. TIF FUNDAMENTALS

▶ TIF is a tool for achieving the City's economic development goals



I. TIF FUNDAMENTALS

Review of TIF Mechanism

- TIF splits property tax revenue generated within the area into two components or “buckets”



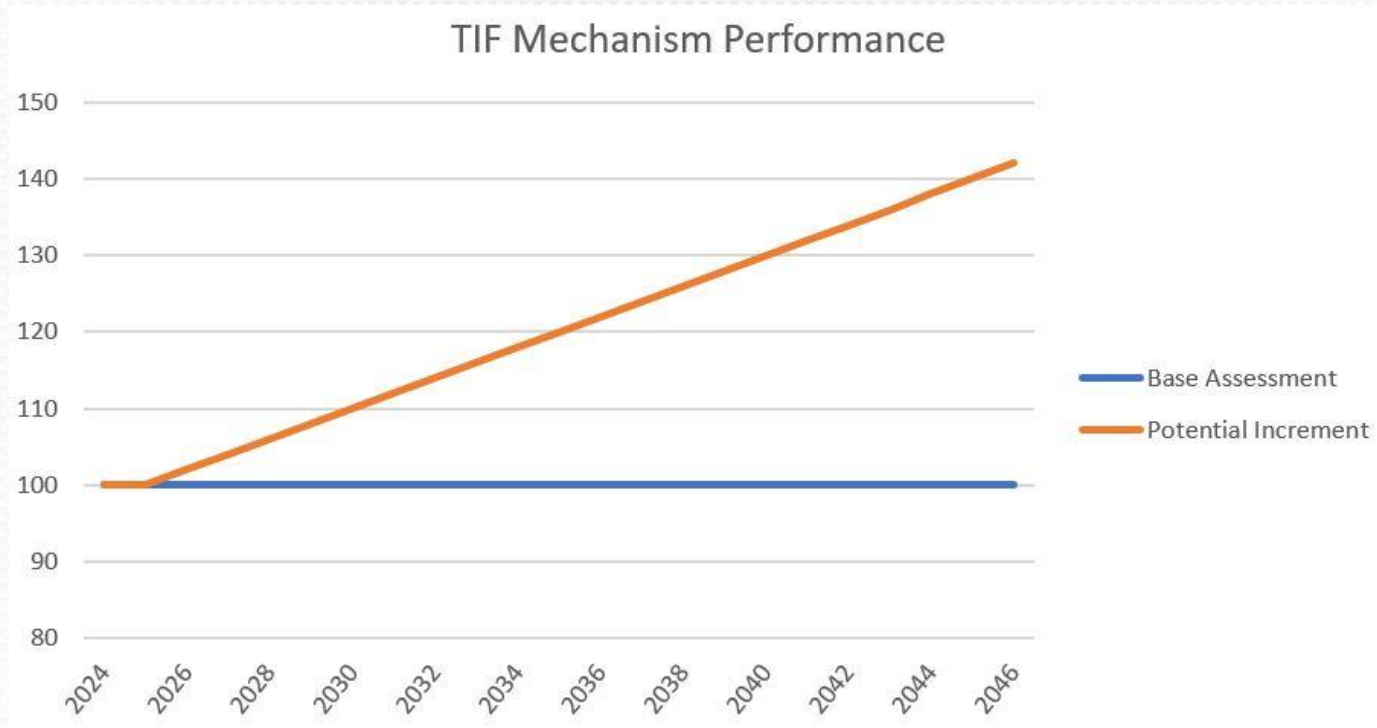
Bucket for Base Revenues-
For All Local Governments



Bucket for Increment Revenues-
For Redevelopment within TIF

I. TIF FUNDAMENTALS

▶ A successful TIF produces positive incremental revenue over time

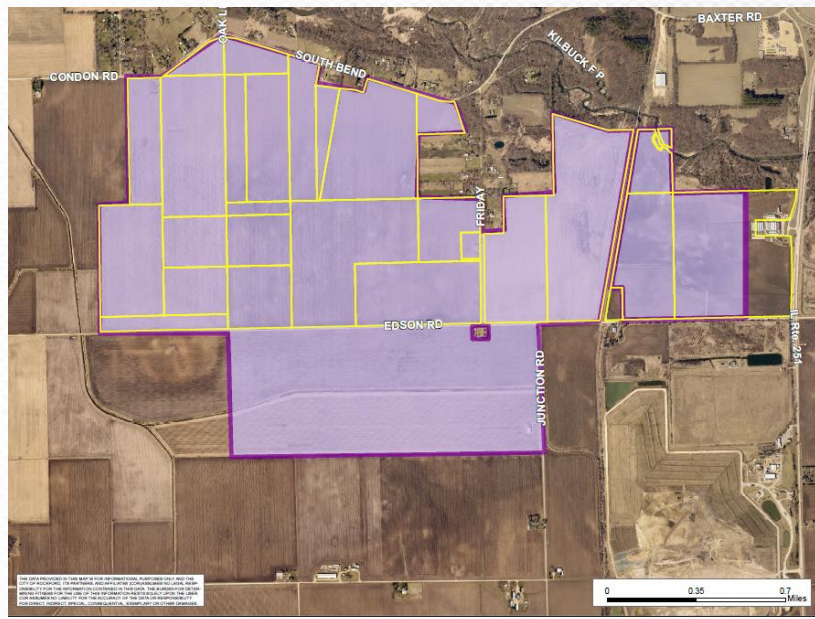


II. CITY STRATEGIC PLANNING AND OBJECTIVES



TIF Project and Plan Objectives:

- ▶ Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal to private investors;
- ▶ Reduce, eliminate or prevent the onset of blight or other negative factors present within the area;
- ▶ Accomplish redevelopment over a reasonable time period;
- ▶ Provide for high quality development industrial land uses within the RPA;
- ▶ Create an attractive overall appearance for the area; and
- ▶ Further the goals and objectives of the *2040 Plan*.



South Rockford Industrial TIF



 South Rockford Industrial TIF

Map Developed: November, 2025

The RPA is located within the far southern portion of the City of Rockford and consists primarily of commercial farmland uses, comprising approximately 1,679 acres. The RPA is a contiguous area and generally bounded by South Bend Road and Condon Road on the north; the City’s municipal boundary and Edson Road on the south; the City’s municipal boundary on the west; and I-39 ALT/State Route 251 on the east.

III. QUALIFICATION FACTORS



TIF Designation:

Pursuant to its 2023 Comprehensive Plan, the City is proposing the redevelopment of a strategically important industrial area:

The TIF designation is needed to encourage private investment, support industrial redevelopment, and revitalize underutilized or flood-impacted properties within the RPA.

The TIF designation is key to:

- ▶ Providing the financial framework necessary to support infrastructure upgrades, utility extensions, stormwater and flooding mitigation, site preparation, and coordinated redevelopment
- ▶ Ensuring long-term financial stability for the proposed TIF District
- ▶ Supporting coordinated redevelopment that would not reasonably be expected to occur “but for” the availability of TIF incentives

III. QUALIFICATION FACTORS



TIF Designation:

The South Rockford Industrial TIF District qualifies under the TIF Act, as follows:

- The TIF District meets the criteria for designation in part as a “*Conservation Area*”
 - 100% of the structures in the TIF District are over 35 years old or older
 - 4 of the 13 qualifying factors for “*conservation area*” are present
- The TIF District meets the criteria for designation in part as a “*Blighted Vacant Area*”
 - Portions of the vacant area are subject to a stand-alone factor of Chronic Flooding
 - 2 of the 6 qualifying factors for “*blighted vacant area*” are present on the remaining vacant parcels
- The factors are distributed to a meaningful extent throughout the TIF District

III. QUALIFICATION FACTORS



The 13 “Conservation” Statutory Qualification Factors:

- 1) Deterioration
- 2) Lack of community planning
- 3) Inadequate utilities
- 4) Lag or decline in EAV
- 5) Deleterious land use or layout
- 6) Obsolescence
- 7) Excessive vacancies
- 8) Excessive land coverage
- 9) Dilapidation
- 10) Environmental clean up
- 11) Code violations
- 12) Illegal uses
- 13) Lack of ventilation or sanitary facilities

III. QUALIFICATION FACTORS



Stand-Alone Factor:

1) Chronic Flooding

III. QUALIFICATION FACTORS



The 6 “Blighted Vacant” Statutory Qualification Factors:

- 1) Deterioration of Adjacent Structures
- 2) Lag or decline in EAV
- 3) Obsolete Platting
- 4) Diversity of Ownership
- 5) Tax Delinquencies
- 6) Environmental Remediation

IV. TIF REDEVELOPMENT PLAN AND PROJECT



- ▶ Proposed Land Uses: The RPA is planned to support a mix of industrial, commercial, and business park uses, along with public infrastructure improvements needed to enable redevelopment.
- ▶ Proposed TIF Budget: \$51,000,000
- ▶ Base EAV: Estimated at approximately \$161,436. This estimated base is from tax year 2024 data.
- ▶ Projected EAV: Upon completion of anticipated development over a 23-year period, the EAV would increase to between approximately \$45,000,000 and \$55,000,000

IV. TIF REDEVELOPMENT PLAN AND PROJECT



Proposed TIF Budget

Program Actions/Improvements	Estimated Costs
Land Acquisition, Assembly, and Relocation	\$9,750,000
Site Preparation, Including Environmental Remediation, Demolition, and Site Grading	\$9,750,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)	\$11,250,000
Rehabilitation of Existing Structures; Taxing District Capital Improvements	\$3,000,000
Public Facilities (including Parking Facilities and Streetscaping)	\$8,250,000
Interest Costs Pursuant to the Act	\$2,250,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)	\$2,250,000
Job Training	\$4,500,000
TOTAL ESTIMATED TIF BUDGET	\$51,000,000

V. PROCESS AND NEXT STEPS

► Process and Next Steps

- **May, 2026:** City Council holds Public Hearing, after mailing notices to all taxpayers within the TIF district and publishes notice twice in the same local newspaper.
- **June, 2026:** City Council considers adoption of ordinances officially creating the TIF district.
- City Council approves all entitlements and development and redevelopment projects.



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