

ORDINANCE NO. 2026-____-O

**AN ORDINANCE OF THE CITY OF ROCKFORD,
WINNEBAGO AND OGLE COUNTIES, ILLINOIS,
ADOPTING TAX INCREMENT ALLOCATION FINANCING
FOR THE SOUTH ROCKFORD INDUSTRIAL
REDEVELOPMENT PROJECT AREA**

WHEREAS, the City of Rockford, Winnebago and Ogle Counties, Illinois (the "*City*"), is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, it is desirable and in the best interest of the citizens of the City of Rockford, Winnebago and Ogle Counties, Illinois, for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "*Act*"), and

WHEREAS, the City has heretofore approved a redevelopment plan and project (the "*Plan and Project*") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "*Area*") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Rockford, Winnebago and Ogle Counties, Illinois, as follows:

SECTION 1. Recitals. That the above recitals and findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

SECTION 2. Definitions. For the purposes of this Ordinance, a "Data Center" shall mean any

facility, campus, or portion thereof used primarily for housing, managing, and operating centralized computer servers, data storage devices, network switching equipment, and associated cooling and power infrastructure, including but not limited to server farms, cloud computing facilities, and artificial intelligence (AI) training centers. This definition shall not include traditional telecommunications switching facilities or local corporate/institutional network rooms.

SECTION 3. *Ineligible Uses and Projects.* No TIF increment revenues, TIF notes, property tax rebates, sales tax exemptions, or any other financial assistance or public subsidies authorized under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) shall be approved, granted, or allocated to any developer, property owner, or operator of a Data Center within the South Rockford Industrial TIF District.

SECTION 4. *Tax Increment Financing Adopted.* That tax increment allocation financing is hereby amended to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in EXHIBIT A, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The general street location for the Area is described in EXHIBIT B, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The map of the Area is depicted in EXHIBIT C, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety.

SECTION 5. *Allocation of Ad Valorem Taxes.* That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial

equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the Counties collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area which shall be deposited into a special fund, hereby created, and designated the " South Rockford Industrial Redevelopment Project Area Special Tax Allocation Fund" of the City and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

SECTION 6. *Severability.* This Ordinance, and its parts, is declared to be severable and if any section, clause, provision, or portion thereof of this Ordinance is declared invalid, the invalidity thereof shall not affect the validity of any other provisions of this Ordinance which shall remain in full force and effect.

SECTION 7. *Superseder.* All ordinances, resolutions, motions, or orders in conflict with any provision of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 8. *Effective Date.* This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

PASSED BY THE MAYOR AND THE CITY COUNCIL of the City of Rockford, Illinois, at a regular meeting thereof on the _____ day of _____, 2026, and approved by me as Mayor on the same day.

VOTING AYE: _____

VOTING NAY: _____

ABSENT: _____

ABSTAIN: _____

APPROVED: _____, 2026

MAYOR

ATTESTED:

LEGAL DIRECTOR

PASSED:

APPROVED:

PUBLISHED:

ATTESTED and **FILED** in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

Legal Director and ex officio
Keeper of the Records and Seal

**APPROVED AND
RECOMMENDED BY:**

Angela L. Hammer, Legal Director

Exhibit A
LEGAL DESCRIPTION

DRAFT

EXHIBIT B

GENERAL STREET LOCATION

DRAFT

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

DRAFT

STATE OF ILLINOIS)
) SS
COUNTIES OF WINNEBAGO AND OGLE)

I, **ANGELA L. HAMMER**, Legal Director and ex officio Keeper of the Records and Seal of the City of Rockford, County of Winnebago, State of Illinois, do hereby certify that the foregoing is a true and correct copy of the *City of Rockford Ordinance Adopting Tax Increment Financing For the South Rockford Industrial Project Area, Ordinance No: 2026-__-O* approved by the City Council of the City of Rockford at its meeting held on _____, _____, 2026.

IN WITNESS WHEREOF, I hereunto set my hand and affixed the Corporate Seal of the City of Rockford, Illinois this ____ day of _____, 2026.

ANGELA L. HAMMER, Legal Director and ex officio Keeper of the Records and Seal

(SEAL)