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To:
City Clerk
City of Rockford
Legal Department
City of Rockford

Re: Written Objection to Proposed Redevelopment Project Area (Area 1 and Area 2)

Dear City Clerk and Legal Department,

I am submitting this written objection regarding the proposed Redevelopment Project Area affecting Area 1 and Area 2, as identified in the City of Rockford's Notice of Public Hearing for the Proposed Redevelopment Project Area in Winnebago and Ogle Counties, Illinois. I am an interested party due to my residence and reliance on local groundwater sources other potential environmental/health risks. In addition the legal use of a TIF.

TIF Benefits and Fiscal Concerns

The proposed TIF primarily benefits the City of Rockford while surrounding taxing districts and residents, including the county, continue to bear maintenance, safety, and environmental costs. This raises serious concerns about equitable allocation of public resources and long-term fiscal impacts.

- The proposed redevelopment area is probably described as underutilized for TIF purposes, yet the land is currently in productive use as farmland. Farming is a legitimate land use contributing to the local economy and tax base. Using this designation to justify TIF incentives raises questions about whether public funds primarily benefit private development.
- The blight designation itself appears questionable, as the parcels are not deteriorated, abandoned, or unsafe, but are actively farmed and maintained. This raises concerns regarding whether statutory requirements for TIF designation are fully met.

Environmental & Public Health Risks (Including Outside the TIF)

Although my property lies outside Areas 1 and 2, the proposed redevelopment could impact groundwater, environmental conditions, and quality-of-life factors beyond the TIF boundaries. Specific concerns include:

- Groundwater: Potential contamination of aquifers supplying my well and the surrounding community.
- Fertilizers of various make up: Historical application of fertilizers may introduce long-term contaminants to soil and aquifers.
- Industrial / Power Impacts: Proposed industrial or data center activity, including hydrogen electrolysis, could further impact water resources and infrastructure.
- Noise Pollution: Continuous mechanical noise from industrial or data center operations could affect nearby residents' quality of life.
- Hydrogeologic Study Needed: A comprehensive 3D hydrogeologic assessment is necessary to evaluate aquifer vulnerability and groundwater flow.

Legal & Regulatory Considerations

All plans should comply with:

- Illinois TIF Act – statutory requirements for redevelopment and blight designation.
- Illinois Environmental Protection Act – assessment and mitigation of groundwater contamination.
- Common-law obligations: negligence, nuisance, and potential contamination claims.

Ensuring Proper Process to Protect All Parties

Addressing these concerns thoroughly during the TIF review and redevelopment planning process can help ensure compliance with statutory requirements, environmental protections, and community safety. Doing so now can prevent potential litigation or disputes in the future, protecting both the City of Rockford and surrounding counties while safeguarding the interests of local residents.

Public Record & Transparency

Please record this objection formally. I request full disclosure of all studies, reports, and assessments relied upon for Areas 1 and 2 and the redevelopment plan to ensure proper protection of residents, public officials, and critical local water resources.

Thank you for careful consideration of these concerns. I trust these matters will be reviewed thoroughly before any approval is granted.

Sincerely,
Mark Larson

