

**RESOLUTION \_\_\_\_\_**

**A RESOLUTION calling a Public Hearing and convening a Joint Review Board in connection with approval of a Redevelopment Plan and Project for and the designation of the South Rockford Industrial Redevelopment Project Area.**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (65 ILCS 11-74.4-1 *et seq.*) (the “Act”), the Mayor and City Council (the “Corporate Authorities”) of the City of Rockford, Winnebago and Ogle Counties, Illinois (the “City”), do hereby determine that it is advisable and in the best interests of the City that the City propose a redevelopment plan and project (the “Redevelopment Plan and Project”) for and designate a redevelopment project area to be known as the South Rockford Industrial Redevelopment Project Area (the “Redevelopment Project Area”) as further described in Exhibit A attached hereto; and

WHEREAS, the Act requires the City to conduct a Public Hearing, as defined herein, and convene a Joint Review Board prior to the adoption of an Ordinance approving a redevelopment plan and project, designating a redevelopment project area, and then adopting tax increment allocation financing for the redevelopment project area, and at which hearing any interested person or affected taxing district may file with the Legal Director written objections to and may be heard orally with respect to the proposed Redevelopment Plan and Project for the proposed Redevelopment Project Area; and

WHEREAS, the Act further requires that such Joint Review Board consist of a representative selected by each taxing district that has authority to levy real property taxes on the property within the proposed Redevelopment Project Area, a representative selected by the City, and a public member to consider the subject matter of the Public Hearing; and

WHEREAS, the Act further requires that the time and place of such Public Hearing be fixed by Resolution or Ordinance adopted by the Corporate Authorities; and

WHEREAS, the Act further requires that prior to adopting such Resolution or Ordinance fixing the time and place of a Public Hearing, the City must make available for public inspection a copy of the

Redevelopment Plan and Project or a separate report (“Eligibility Report”) that provides in reasonable detail the basis for the proposed Redevelopment Project qualifying as a “conservation area” under the Act; and

WHEREAS, the Act further requires that the Redevelopment Plan and Project or such separate report, along with the name of a person to contact for further information, shall be sent to the affected taxing districts by certified mail within a reasonable time following the adoption of the Resolution or Ordinance establishing the time and place for the Public Hearing; and

WHEREAS, City staff and the firm of Ryan LLC (formerly Kane, McKenna and Associates), have conducted an eligibility analysis of the proposed Redevelopment Project Area and have prepared the draft Redevelopment Plan and Project or Eligibility Report, on behalf of the City, and have concluded that said proposed area qualifies as a “conservation area” and “blighted-vacant area” as defined in the Act which analysis and finding have been presented to the Corporate Authorities and are now on file in the official files and records of the City; and

WHEREAS, the Plan and Project or Eligibility Report has heretofore been placed on file and is available for public inspection in the offices of the Legal Director as required under the Act; and

WHEREAS, the Act requires that notice of the Public Hearing be given by publication and mailing; and

WHEREAS, the City reasonably expects to reimburse itself or third party consultants, developers, or property owners for eligible expenses under the Act by using incremental property tax revenues derived from tax increment financing or from issuing obligations pursuant to the Act (“Reimbursement Obligations”).

NOW, THEREFORE, Be It Resolved by the Mayor and City Council of the City of Rockford, Winnebago and Ogle Counties, Illinois, as follows:

Section 1.     *Preambles.*   The preambles to this Resolution be, and the same hereby are, incorporated into this Resolution by this reference as if set out in this Section in full.

Section 2.      *Time and Place of Public Hearing Fixed.* A Public Hearing (the “Public Hearing”) shall be held by the Planning and Development Committee of the Corporate Authorities at 5:30 o’clock p.m. on the 11<sup>th</sup> day of May 2026, in the City Hall Council Chambers of the City of the Rockford, 425 East State Street, Rockford, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the proposed Redevelopment Project Area, and the adoption of tax increment allocation financing for said Area.

Section 3.      *Publication of Notice of Public Hearing Authorized.* Notice of Public Hearing, substantially in the form attached hereto as Exhibit B, shall be published at least twice. The first publication to be not more than 30 nor less than 10 days prior to the Public Hearing, in a newspaper of general circulation within the taxing districts levying taxes on real property in the proposed Redevelopment Project Area.

Section 4.      *Mailing of Notice of Public Hearing Authorized.* Notice shall be mailed by certified mail not less than 10 days prior to the date set for the Public Hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. Notice shall also be given by certified mail to all taxing districts that levy taxes on real property included in the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Public Hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Public Hearing to the City, to the attention of the Legal Director, City of Rockford Legal Department, 425 East State Street, Rockford, Illinois 61104, concerning the subject matter of the Public Hearing. Each such mailed notice shall include a copy of the Plan and Project and the name of an appropriate person to contact for additional information.

Section 5.      *Public Inspection of Redevelopment Plan.* A draft of the Redevelopment Plan and Project was placed on file at the offices of the Legal Director on or before January 14, 2026.

Section 6.      *Joint Review Board Convened.* A Joint Review Board as set forth in the act is hereby convened. The Board shall meet, review documents, make an advisory recommendation to the City, and issue a report as set forth in the Act. The Mayor, or his designee, is hereby designated the representative of the City. The public member shall be selected by the majority members present of the Joint Review Board. The first meeting of said joint review board shall be held at 10:00 a.m. on the 31<sup>st</sup> day of March at the City Hall, 425 East State Street, Rockford, Illinois 61104.

Section 7.      *Reimbursement of Expenditures.* The City intends to reimburse all or a portion of the expenditures eligible for use of tax increment revenues generated within the RPA under the Act. Reimbursement obligations may be issued for this purpose. This Resolution is a declaration of official intent under Treasury Regulations Section 1.150-2. All negotiations and all agreements relating to redevelopment of the RPA and use of tax increment revenues shall be and shall remain non-binding on the City unless they are formally approved by vote of the City Council. The City shall not be liable for the payment of any costs or expenditures unless and until the same are authorized and approved by City Council.

Section 8.      *Superseder; Effective date.* All resolutions, motions or orders in conflict with the provisions of the Resolution are, to the extent of such conflict, hereby repealed. This Resolution shall become effective upon its adoption.

ADOPTED this 16<sup>th</sup> day of February, 2026.

APPROVED this 16<sup>th</sup> day of February, 2026.

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Thomas P. McNamara, Mayor

ATTEST:

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Legal Director

Alderman \_\_\_\_\_ moved and Alderman \_\_\_\_\_ seconded the motion that said resolution as presented and read by the Legal Director be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Mayor directed that the roll be called for a vote upon the motion to adopt said resolution as read.

Upon the roll being called, the following Aldermen voted AYE:

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The following Aldermen voted NAY:

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The following Aldermen were ABSENT:

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Whereupon the Mayor declared the motion carried and said resolution adopted, approved and signed the same in open meeting and directed the Legal Director to record the same in full in the records of the City Council of the City of Rockford, Winnebago and Ogle Counties, Illinois, which was done.

Other business not pertinent to the adoption of said resolution was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

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Legal Director

STATE OF ILLINOIS            )  
  )  
COUNTY OF WINNEBAGO    )

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**CERTIFICATION OF RESOLUTION AND MINUTES**

I, the undersigned, do hereby certify that I am duly qualified and acting Legal Director of the City of Rockford, Winnebago and Ogle Counties, Illinois (the “City”), and that as such official I am the keeper of the records and files of the City Council of the City (the “Corporate Authorities”).

I do further certify that the foregoing is a full, true, and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 16<sup>th</sup> day of February, 2026 insofar as same relates to the adoption of a Resolution entitled:

A RESOLUTION proposing the approval of a Redevelopment Plan and Project for and designation of the South Rockford Industrial Redevelopment Project and convening a Joint Review Board and calling a public hearing in connection therewith.

A true, correct and complete copy of which said Resolution as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said Resolution were conducted openly, that the vote on the adoption of said Resolution was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City this 16<sup>th</sup> day of February, 2026.

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Legal Director

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**AREA 1**

Part of Section 27, 28, 33, 34 and 35 in Township 43 North, Range 1 East along with Section 3 and 4 in Township 42 North, Range 1 East all of the Third Principal Meridian, State of Illinois, described as follows: Beginning at the intersection of the East right of way line of Junction Road and the South right of way line of Edison Road; thence South 02 Degrees 52 Minutes 27 Seconds East on said East right of way line of Junction Road for 2,656.66 feet; thence South 89 Degrees 12 Minutes 16 Seconds West for 6,487.45 feet; thence North 01 Degrees 33 Minutes 24 Seconds West for 2,582.48 feet; thence South 89 Degrees 58 Minutes 11 Seconds West for 2,656.83 feet; thence North 00 Degrees 15 Minutes 14 Seconds West for 2,657.80 feet; thence North 86 Degrees 14 Minutes 15 Seconds East for 607.92 feet; thence North 00 Degrees 59 Minutes 16 Seconds West for 2,622.18 feet; thence South 87 Degrees 56 Minutes 28 Seconds East for 713.75 feet; thence North 55 Degrees 48 Minutes 00 Seconds East for 1,536.71 feet; thence South 73 Degrees 59 Minutes 17 Seconds East for 2,119.32 feet; thence South 10 Degrees 08 Minutes 19 Seconds West for 408.66 feet; thence South 79 Degrees 49 Minutes 05 Seconds East for 977.38 feet; thence North 15 Degrees 13 Minutes 41 Seconds East for 291.04 feet; thence South 74 Degrees 01 Minutes 20 Seconds East for 1,899.71 feet; thence South 21 Degrees 03 Minutes 02 Seconds East for 642.40 feet; thence South 86 Degrees 52 Minutes 08 Seconds West for 989.80 feet; thence South 01 Degrees 44 Minutes 23 Seconds West for 1,287.73 feet; thence South 88 Degrees 18 Minutes 42 Seconds East for 1,305.06 feet; thence South 05 Degrees 03 Minutes 41 Seconds East for 678.02 feet; thence North 85 Degrees 40 Minutes 18 Seconds East for 451.75 feet; thence North 02 Degrees 07 Minutes 33 Seconds West for 694.49 feet; thence North 85 Degrees 03 Minutes 31 Seconds East for 1,060.38 feet; thence North 01 Degrees 30 Minutes 59 Seconds West for 1,632.15 feet; thence South 72 Degrees 25 Minutes 05 Seconds East for 1,235.66 feet; thence North 87 Degrees 52 Minutes 27 Seconds East for 486.15 feet to the Westerly right of way line of Illinois Railway; thence South 09 Degrees 51 Minutes 54 Seconds West on and along last named line for 4,011.42 feet to said South right of way line of Edison Road; thence South 86 Degrees 18 Minutes 19 Seconds West on and along last named line for 1,267.92 feet; to the Point of Beginning, EXCEPT THE FOLLOWING PARCEL Commencing at the intersection of the East right of way line of Junction Road and the South right of way line of Edison Road; thence South 89 degrees 31 minutes 26 seconds West on and along said South right of way line of Edison Road for 1,035.10 feet to the Point of Beginning; thence South 01 Degrees 40 Minutes 53 Seconds East for 273.30 feet; thence South 89 Degrees 52 Minutes 51 Seconds West for 332.82 feet; thence North 01 Degrees 39 Minutes 48 Seconds West for 262.71 feet to said South right of way line of Edison Road; thence North 88 Degrees 03 Minutes 24 Seconds East on and along last named line for 332.61 feet to the Point of Beginning, All containing 1,481.89 Acres, more or less

**AREA 2**

Part of Section 35 in Township 43 North, Range 1 East, along with Section 2 in Township 42 North, Range 1 East all of the Third Principal Meridian, State of Illinois, described as follows: Beginning at the intersection of the South right of way line of Edison Road and the Southerly extension of the East line of the Southwest Quarter of said Section 35; thence South 88 degrees 41 minutes 46 seconds West on said South right of way line of Edison Road for. 1077.87 feet to

the Southerly extension of the East line of PIN 15-35-300-004; thence North 00 degrees 58 minutes 53 seconds West on said East line for 735.54 feet to the Northeast corner of said PIN 15-35-300-004; thence South 88 degrees 41 minutes 46 seconds West on the North line of said PIN 15-35-300-004 for 242.20 feet to the Easterly right of way line of the Illinois Railway; thence North 09 degrees 55 minutes 32 seconds East on said right of way line for 3,322.76 feet to the South line of Lot 3 of Plat No. I of Reload Center. the Plat of which is recorded in Book 48 of Plats on Page 19/A in the Winnebago County Recorder's Office; thence North 88 degrees 20 minutes 01 seconds East on said South line for 691.22 feet to the East line of the Northwest of said Section 35; thence South 00 degrees 59 minutes 18 seconds East on said East line for 1,323.23 feet to the North line of the Southeast Quarter of said Section 35; thence North 88 degrees 38 minutes 10 seconds East on said North line for 1,203.55 feet; thence South 00 degrees 58 minutes 53 seconds East for 2,677.43 feet to said South right of way line of Edison Road; thence South 88 degrees 42 minutes 31 seconds West on and along last named line for 1,203.54 feet to the Point of Beginning. containing 166.83 Acres, more or less.

## EXHIBIT B

### FORM OF NOTICE OF PUBLIC HEARING

#### NOTICE OF PUBLIC HEARING

##### CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS PROPOSED REDEVELOPMENT PROJECT AREA

Notice is hereby given that on the 11<sup>th</sup> day of May, 2026, at 5:30 p.m. at the Rockford City Hall, 425 East State Street, Rockford, Illinois, a public hearing will be held to consider the approval of the proposed redevelopment plan (the “*Redevelopment Plan*”) and the designation of that certain proposed redevelopment project area to be known as the South Rockford Industrial Redevelopment Project Area (the “*Redevelopment Project Area*”/“*RPA*”). The Redevelopment Project Area consists of the territory legally described in Exhibit 1 attached and is generally described below:

The RPA generally consists of tax parcels on Edson Rd west of IL 251 to Rothwell Rd and Condon Rd/ South Bend Rd to the north.

There will be considered at the hearing approval of the Redevelopment Plan and Project for and the designation of the proposed Redevelopment Project Area and adoption of tax increment allocation financing therefor. The proposed Redevelopment Plan and Project is on file and available for public inspection at the office of the City Clerk, Rockford City Hall, 425 East State Street, Rockford, Illinois. Pursuant to the Redevelopment Plan and Project the City proposes to alleviate blighted area conditions in the Redevelopment Project Area and to enhance the tax base of the City and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The Redevelopment Plan objectives include promoting and protecting the health, safety, morals and welfare of the public by establishing a public/private partnership, establishing economic growth, development and training in the City by working within the guidelines of the business attraction and retention strategies developed by the City, encouraging private investment while conforming with the City’s Comprehensive (2040) Plan, restoring and enhancing the City’s tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project Area. To achieve these objectives, the Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction and installation of public facilities, property assembly, site preparation and improvement, job training and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs.

Prior to the date of the hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the City, to the attention of the City Clerk, 425 East State Street, Rockford, Illinois 61104.

There is hereby convened a joint review board to consider the proposed Redevelopment Plan and Project for and the designation of the proposed Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The joint review board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the Redevelopment Project Area at the time that the Redevelopment Project Area is approved, a representative selected by the City, and a public member. The first meeting of said joint review board shall be held at 10:00 a.m. on the 31st day of March, 2026, at the Rockford City Hall, 425 East State Street, Rockford, Illinois.

At the hearing, all interested persons or affected taxing districts may file written objections with the Legal Department and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project for and the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the City of Rockford Planning and Development Committee of the City Council without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

Legal Director  
City of Rockford  
Winnebago and Ogle Counties, Illinois