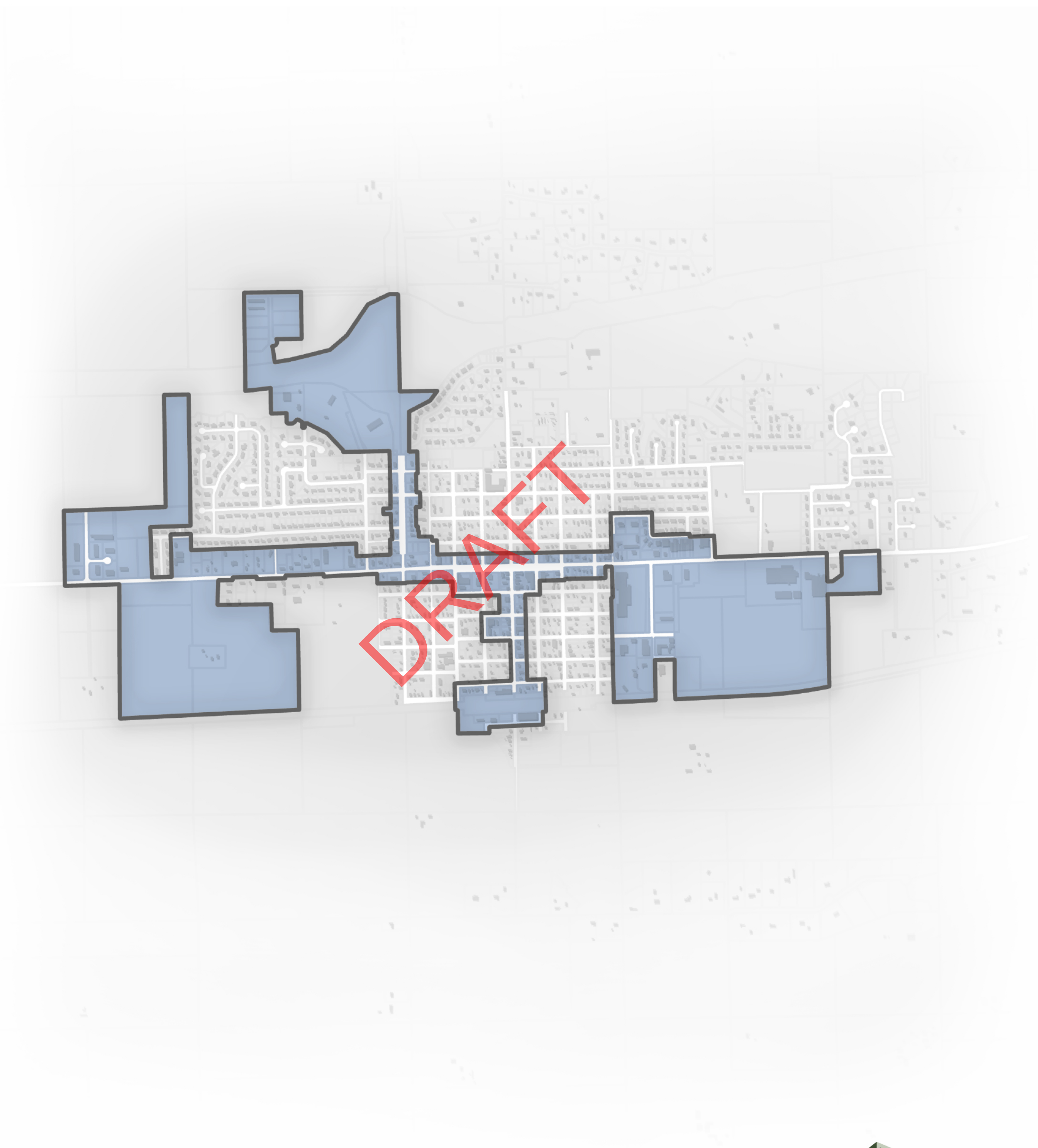
TRENTON BUSINESS DISTRICT 3
BUSINESS DISTRICT REDEVELOPMENT PLAN & PROJECT



THE CITY OF
TRENTON, ILLINOIS
May 2026

MORAN
ECONOMIC DEVELOPMENT

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SECTION I. INTRODUCTION

Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. ("Act"). The Act sets forth the requirements and procedures for establishing a Business District ("District") and a Business District Plan ("Plan"). The purposes of this Plan are to provide a document that demonstrates that the Business District (as defined below) is blighted, provide actions and activities to eradicate the blighting conditions found in this portion of the City, and assist in the development of the Business District. This Plan also identifies those activities, sources of funds, procedures, and other necessary requirements needed to implement the Plan, and use the sales taxes raised within the District to pay for certain eligible District costs. The City of Trenton ("City") desires to pursue the establishment of a Business District Redevelopment Project Area ("Area") to provide for necessary infrastructure and utility improvements throughout the proposed Business District Boundary. Some of the objectives of the Redevelopment Plan include, but are not limited to, the following:

- Upgrade the utilities and infrastructure throughout the Area.
- Improve the sidewalks throughout the Area, including reconstructing/repairing those exhibiting deteriorated conditions and construction of sidewalks in areas currently without.
- Resurfacing, constructing curb and gutter, and other improvements to the street network.
- Redevelopment of those properties exhibiting deteriorated conditions, and other general site improvements.
- Enhance the sales tax base of the District.
- Recruit new retail businesses to promote future sales tax growth.
- Retain small businesses to the community.
- Enhance the property tax base of the District.
- Provide for public safety-related improvements throughout the Area.

The proposed Business District encompasses 244 parcels of property and rights-of-way generally located in the central north/south and east/west corridors of the City. Parcels adjacent to North Lincoln and First Street make up the westernmost portion of the Area, and the boundary continues east along Old US Highway 50 taking in parcels on the north and south side of the roadway. East of North Filmore Street the boundary takes in property on the north side of Old US 50, and at Madison Street the boundary expands to both sides of the road. North along Madison Street the area includes properties on both sides of the roadway until reaching the intersection with US-50, where property on the southwest side and northwest side of the intersection make up the northern portion of the Area. Along North Main Street the boundary extends south to take in property adjacent to Front Street and the railroad tracks and continues east back along Old US 50/Broadway. Parcels north of the railroad and south of Broadway adjacent to King Oak Street are included, and the boundary extends east to take in property south of Broadway to Cottonwood Drive, which makes up the easternmost portion of the boundary. The boundary map for the Area is attached as Exhibit A, with the existing land use map as Exhibit B. The Area is legally described in Appendix A.

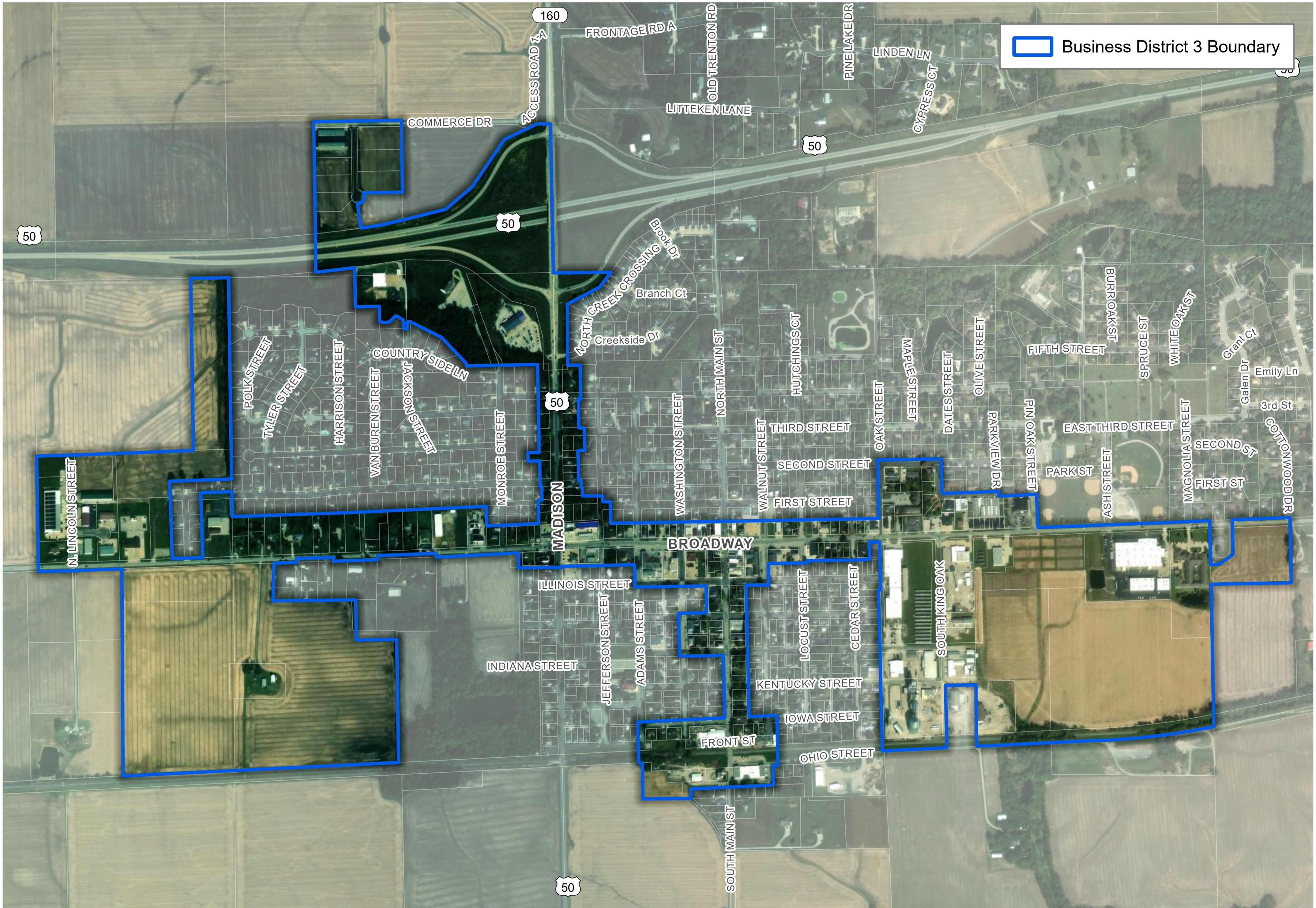

EXHIBIT A - BOUNDARY MAP
BUSINESS DISTRICT 3
Trenton, IL

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MORAN
ECONOMIC DEVELOPMENT

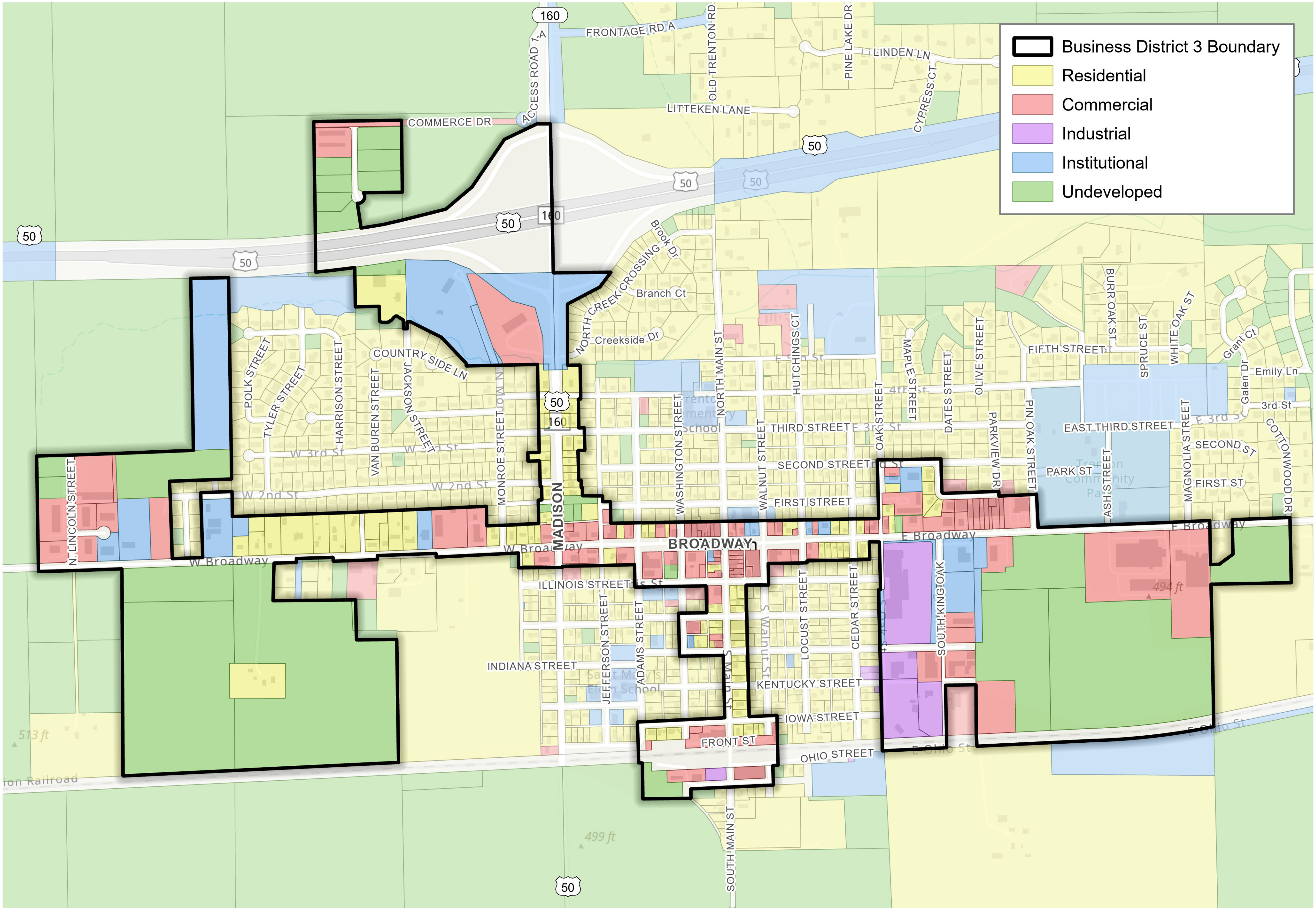

EXHIBIT B - EXISTING LAND USE

BUSINESS DISTRICT 3

Trenton, IL

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MORAN ECONOMIC DEVELOPMENT

SECTION II. STATUTORY BASIS FOR BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT

Business Districts are authorized by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 “the Act”. The Act finds and declares that:

- *It is essential to the economic and social welfare of each municipality that business districts be developed, redeveloped, improved, maintained and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development, or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth;*

- *It is further found and determined that as a result of economic conditions unfavorable to the creation, development, improvement, maintenance, and redevelopment of certain business and commercial areas within municipalities opportunities for private investment and sound and stable commercial growth have been and will continue to be negatively impacted and business and commercial areas within many municipalities have deteriorated and will continue to deteriorate, thereby causing a serious menace to the health, safety, morals, and general welfare of the people of the entire State, unemployment, a decline in tax revenues, excessive and disproportionate expenditure of public funds, inadequate public and private investment, the unmarketability of property, and the growth of delinquencies of crime.*

- *In order to reduce threats to and to promote and protect the health, safety, morals, and welfare of the public and to provide incentives which will create employment and job opportunities, will retain commercial businesses in the State and related job opportunities and will eradicate blighting conditions if blighting conditions are present, and for the relief of unemployment and the maintenance of existing levels of employment, it is essential that plans for business districts be created and implemented and that business districts be created, developed, improved, maintained, and redeveloped.*

- *The creation, development, improvement, maintenance, and redevelopment of business districts will stimulate economic activity in the State, create and maintain jobs, increase tax revenues, encourage the creation of new and lasting infrastructure, other improvements, and facilities, and cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services and increase the general tax base, including, but not limited to, increased retail sales, hotel or restaurant sales, manufacturing sales, or entertainment industry sales, thereby increasing employment and economic growth.*

- *It is hereby declared to be the policy of the State, in the interest of promoting the health, safety, morals, and general welfare of all the people of the State, to provide incentives which will create new job opportunities and retain existing commercial businesses within the State and related job opportunities, and it is further determined and declared that the relief of conditions of unemployment, the maintenance of existing levels of employment, the creation of new job opportunities, the retention of existing commercial businesses, the increase of industry and commerce within the State, the reduction of the evils attendant upon unemployment, and the increase and maintenance of the tax base of the State and its political subdivisions are public purposes and for the public safety, benefit, and welfare of the residents of this State.*

- *The exercise of the powers provided in this Law is dedicated to the promotion of the public interest, to the enhancement of the tax base within business districts, municipalities, and the State and its political subdivisions, the creation of employment, and the eradication of blight, if present within the business district, and the use of such powers for the creation, development, improvement, maintenance, and redevelopment of business districts of a municipality is hereby declared to be for the public safety, benefit, and welfare of the residents of the State and essential to the public interest and declared to be for public purposes.*

- The Act is intended to be used by municipalities to address and eradicate problems that cause areas to qualify as "blighted", and to carry out development and redevelopment projects that serve this end.

The Act allows a municipality to accomplish development, redevelopment and rehabilitation activities on a locally-controlled basis. Development, redevelopment and rehabilitation within a designated District will maintain existing taxes from sales within the District and, thus, maintain existing tax revenues and create new tax revenues which will be used to improve the District. These tax revenues can be used to finance certain "Business District Costs" as identified within the Act.

The statute allows the corporate authorities to designate an area of the municipality as a business district after a public hearing. Powers extended to the corporate authorities in a designated business district include the following:

- *To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (11)) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.*

- *Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the municipality in connection therewith. To acquire property by eminent domain in accordance with the Eminent Domain Act.*

- *To clear any area within a Business District by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.*

- *To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.*

- *To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.*

- *To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.*

- *To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.*

- *To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs* *incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.*

- *Utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax imposed under paragraph (10) and a hotel operators' occupation tax under paragraph (11) of Section 11-74.3-3 in connection with one business district for eligible costs in another business district that is: (A) contiguous to the business district from which the revenues are received; (B) separated only by a public right of way from the business district from which the revenues are received; or (C) separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.*

- *To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.*

- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.*

- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.*

The Act specifies that before a municipality can designate a District which imposes a retailers' occupation tax and create a Plan for such a District, the municipality must find that the District is "blighted", as that term is defined in the Act.

The Act also requires that any Plan adopted by a municipality include:

- A specific description of the District boundaries and map;
- A general description of each project proposed to be undertaken within the District including a description of the approximate location of each project and a description of any developer, user, or tenant of any property to be located or improved within the proposed business district;
- The name of the proposed District;
- The estimated business district project costs;
- Anticipated source of funds to pay District project costs;
- Anticipated type and terms of any obligations to be issued; and
- The retailers' occupation tax and service occupation tax, if any, and the rate of such taxes and the period of time for which the tax shall be imposed.

SECTION III. BLIGHT ANALYSIS

A. Introduction

Municipalities are authorized to create business districts by the Illinois Municipal Code (65 ILCS 5/11-74.3 et seq. - the "Act"). The Act sets forth the requirements and procedures for establishing a business district and a business district plan. The City has deemed such action desirable in order to facilitate requisite public infrastructure and utility improvements in this portion of the City, as well as to stimulate and support private investment to induce economic development. The criteria and individual factors that were utilized in conducting the evaluation of the conditions in the proposed business district are outlined on the following pages.

B. Statutory Qualifications

The definitions for qualifying the District as "blighted" are defined in the Act as follows:

"Blighted area" means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.

C. Investigation and Analysis of Blighting Conditions

In determining whether or not the District meets the eligibility requirements of the Act, various methods of research and field surveys were utilized. These included:

- Examination of conditions in the District by experienced staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc., and determination of eligibility of areas for business district designation.
- Contacts with City officials and other individuals knowledgeable about Area conditions and history, the age and condition of site improvements, utility and infrastructure improvements, and related items.
- Examination of maps, aerial photographs, and historic data related to the proposed Area.
- Research of Illinois Department of Revenue ("IDOR") sales tax revenue disbursement data.
- Review of Illinois State Geological Survey ("ISGS") maps and data.
- Review of the Clinton County Multi-Hazard Mitigation Plan ("Hazard Plan").
- Research of Illinois Department of Transportation ("IDOT") maps and data.
- Review of the findings and determinations established by the Act in creating business districts. These findings include:

    - That it may be considered essential to the economic or social welfare of the municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable business and commercial growth.
    - That such a result should conform to the comprehensive plan of the municipality and a specific plan for business districts officially approved by the corporate authorities of the municipality after the public hearing.
    - That the exercise of the powers provided in Section 11-74.3-1 (of the Act) is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts, and the use of such powers for the development and redevelopment of business districts of a municipality is hereby declared to be a public use essential to the public interest.

The Act specifies that certain requirements must be met before a municipality can proceed with implementing business district development and redevelopment projects and imposing the retailers' occupation tax, service occupation tax, and hotel operators' occupation tax. One of these is that the municipality must demonstrate that the District qualifies as eligible for business district designation.

D. The Proposed District

The proposed Business District encompasses 244 parcels of property and rights-of-way generally located in the central north/south and east/west corridors of the City. Parcels adjacent to North Lincoln and First Street make up the westernmost portion of the Area, and the boundary continues east along Old US Highway 50 taking in parcels on the north and south side of the roadway. East of North Filmore Street the boundary takes in property on the north side of Old US 50, and at Madison Street the boundary expands to both sides of the road. North along Madison Street the area includes properties on both sides of the roadway until reaching the intersection with US-50, where property on the southwest side and northwest side of the intersection make up the northern portion of the Area. Along North Main Street the boundary extends south to take in property adjacent to Front Street and the railroad tracks and continues east back along Old US 50/Broadway. Parcels north of the railroad and south of Broadway adjacent to King Oak Street are included, and the boundary extends east to take in property south of Broadway to Cottonwood Drive, which makes up the easternmost portion of the boundary.

E. Review of Findings & Qualifications of the District

In order to impose the retailers' occupation tax and service occupation tax, the corporate authorities of the municipality shall make a formal finding that the Area is a "Blighted Area", as defined in Section III-B. The following is a review of some of the conditions noted in the Area and how they contribute to the definition of being considered blighted per the Act.

There are conditions within the Area indicative of an inadequate street layout, primarily in the form of portions of Broadway needing replacement of sidewalks and curbs, and also a redesign for safety and traffic improvements. The existing parking in these areas creates a safety issue, with limited visibility for the ingress and egress of the angled spots along one of the most trafficked roadways in the City. Per the most recent four years of IDOT crash data (2021-2024), there were approximately 79 incidents in the City. Approximately 67% of those incidents occurred within the proposed Area, with the majority occurring along this stretch of Broadway. Engineering plans have been prepared to detail the streetscape project and scope of necessary improvements, which include sidewalk replacement, aesthetic enhancements, ADA compliance measures, pedestrian safety improvements, and additional hardscaping. Prior to any new improvements being constructed this Area will need significant demolition and site preparation, which includes sidewalk removal, pavement and driveway removal, and excavation to establish the new subgrade profile.

Most of the Area (70%) exhibits deteriorated site improvements in some form, which can be generally classified as either structural or surface improvements. Examples of deteriorated surface conditions include unkempt gravel areas, cracked and deteriorated roadway surfacing, potholes, crumbling asphalt, and grass or weed growth in some of the surface improvements. In other portions of the proposed district parking lots, entry ways, alleyways, and driveways lack proper pavement and exhibit clear signs of deterioration. As detailed prior, there is a need for improvements along the Broadway corridor in the center of the proposed Area. This includes aprons to be constructed along North Main Street, particularly at the intersection with Broadway on the south side, due to the heavy volumes of truck traffic in these areas. Another goal for future surface improvements in this area is to reconstruct all of the curbing along Broadway to push the curb closer to the business storefronts. The existing curbs are severely deteriorated, with some nearing rubble. Overall, the age of these surface improvements and a lack of regular maintenance, including sealing cracks, patching potholes, and repainting markings, contributes to surface deterioration on parcels. Neglected surfaces deteriorate more rapidly and require costly repairs or replacement eventually. Similarly to the surface deterioration, much of the structural deterioration can be attributed to general age, as over time exposure to the elements degrades the improvements. Per Clinton County property assessment records, the average age of the structures in the Area is 65.3 years old. Common forms of these conditions noted were defects in the structural components, including foundations, exterior walls, roofs, doors, windows, gutters, downspouts, siding, and other fascia materials.

Similarly to the structural and surface deterioration noted, a significant portion of the properties also have aged and deteriorated infrastructure and utilities. The water line serving the entire City is in need of replacement due to issues with the existing line, which include leaks, breaks and other problems. The system needs complete reengineering, and the City is in the process of seeking additional funding sources for the project. Other aged water lines consist of cast-iron mains, which are less desirable to the more modern PVC pipe lines due to the iron's susceptibility to breakages. In other portions of the water system, the existing water tower that serves the Area needs rehabilitation, requiring interior and mechanical upgrades in addition to exterior repainting. The City is also in need of an additional water tower to adequately serve the properties in both the proposed Area and the City as a whole. The sanitary sewer system is also in need of upgrades and improvements. The older portions of the system consist of clay tile lines, which again are less desirable than modern PVC due to the issues with breakages and root intrusion, which then contribute to additional stress of the treatment plant. City officials noted issues with infiltration and inflow, with the treatment facility seeing five to ten times the processing load during heavy rain events. This is likely due to water entering the system through downspouts and other inadequacies with the stormwater management infrastructure that create issues during heavy rain events. Sewer lining for these older lines has been noted as a priority for infrastructure improvements. The City's sewer treatment plant is relatively new, but these conditions can put a strain on the plant and shorten its useful lifespan. The stormwater management infrastructure also contributes to these issues, and there are numerous portions of the Area in need of improvements. Along Parkview Drive would be one area, as the rear side of the businesses that front Broadway experience standing water during heavy rain events, and there have been instances of the businesses being flooded. Generally, aging infrastructure was cited in the Comprehensive Plan as a challenge facing the City, and numerous goals and objectives of the plan include infrastructure and utility improvements as a priority.

There are also conditions which potentially could endanger property. Data from the ISGS was utilized in creating Exhibit C, which shows that portions of the Area are undermined. The mined area is shown in addition to the mine proximity zone, per the ISGS. The proximity zone is land over or adjacent to the mines that, on the basis of the mapped extent and general depth of the mine, could be affected by subsidence. Mine subsidence is the downward movement of rocks and soils triggered by a structural failure in an active or abandoned underground mine. Subsidence generally manifests in two forms, either pit or sag. Pit subsidence results in moderate depressions (six to eight feet) and range from 20 to 40 feet in diameter. Pit subsidence occurs when the roof of a mine collapses and the void reaches up through the bedrock to the surface, where a hole eventually forms. Sag subsidence forms a general depression over a large area, originating in places where mine pillars have failed (disintegrated, collapsed, or settled into the mine floor). Sag sites can be quite large, spanning areas of several hundred feet in diameter. Pit subsidence is generally found in shallow mines (less than 60 feet), whereas sag subsidence is found in deeper mines. These conditions pose a potential barrier to future development, as mine subsidence could threaten any structural improvements over undermined areas. The Multi-Hazard Mitigation Plan for Clinton County details the potential damage to structures built over mined areas, as well as roadways, utility lines/pipes, railroads, and bridges. The Plan establishes that planned construction should be reviewed with mining maps to minimize potential subsidence-related structural damage, as any structures located in these areas would be considered vulnerable. The City's Comprehensive Plan also details the issue and provides an outline of strategies when potentially developing property which may be over these mined areas, which include: encouraging low-density, single-family residences; avoiding heavier commercial or industrial uses; avoiding public buildings such as schools and hospitals; avoiding big-box stores; and, designing subsidence protection in infrastructure installations to minimize potential damage.

There are also issues with improper subdivision and obsolete platting throughout the Area. Some of the existing platting does not meet the needs of the contemporary standards, exhibited by characteristics such as being too large, too small, or in a size or shape that would not comply with guidelines for development. In numerous cases property was subdivided in a way that cause parcel lines to intersect with right-of-way, or parcels that primarily consist of right-of-way only. There were also instances of properties that were divided in a way that seems to have occurred on an as-needed basis, but has left properties in dimensions that are unusable in their current configuration. Further, many of the larger undeveloped properties are unlikely to be utilized to their highest and best use until they are subdivided. A number of the uses in the Area have changed over time, and consequently the manner in which they were platted makes little sense for their current use and would hamper future land use. These parcels are an inefficient use of land and represent improper subdivision and obsolete platting. These types of issues can be hurdles to the development or redevelopment of an Area, as the need for parcel combinations or splits can be difficult

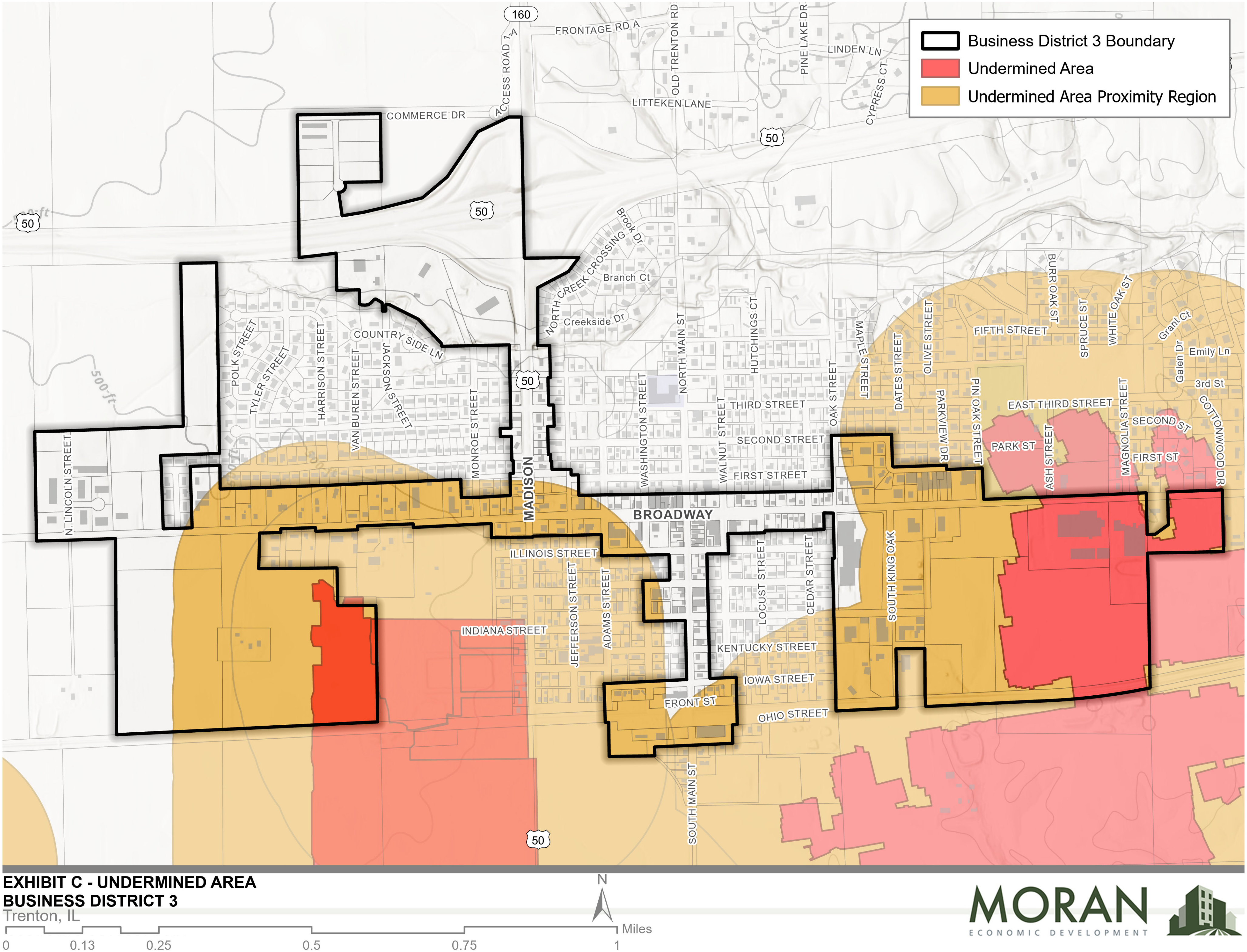

EXHIBIT C - UNDERMINED AREA
BUSINESS DISTRICT 3
Trenton, IL

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with multiple property owners or other stakeholders involved. Without a guided plan for redevelopment it is unlikely the properties exhibiting these conditions will be utilized to their highest and best use.

The Area, by reason of the predominance of conditions such as inadequate street layout, deterioration of site improvements, the existence of conditions which threaten property, and improper subdivision or obsolete platting, constitutes an economic liability to the City. Additionally, these factors in combination contribute to the economic underutilization of the Area. Finally, there could be conditions which are considered a menace to public health, safety, or welfare.

The presence of deteriorated structures and conditions can create a perception of localized economic decline, which in turn deters future investment in the neighboring properties. When reinvestment does not occur, particularly in the older portions of the Area, then the structural and surface improvements decline and in turn economic development can stagnate. Additionally, conditions such as obsolete platting can make coordinating development difficult. In order for these properties to be utilized to their highest and best uses some sort of reconfiguration of the land would be necessary, either through splits, combinations, or both. When multiple stakeholders and property owners are involved, the process becomes more difficult, resulting in the parcels remaining undeveloped or without any investment in redevelopment, and contributes to economic stagnation. The proposed Area contains approximately 78% of the retail sales tax entities (with a permanent location) in the City. When looking at economic growth from a sales tax revenue generation perspective, the City has experienced stagnation and decline in recent years. Excluding the years impacted by the Leveling the Playing Field for Illinois Retail Act, which required remote retailers and marketplace facilitators to collect and remit the same local sales taxes as brick-and-mortar stores, the City has averaged an annual growth rate of just 0.12% in sales tax revenue since 2019. There were also multiple years where total sales tax revenue declined. Even when looking at the years when the Leveling the Playing Field caused an increase in collections, the City averaged an increase of approximately 10%, compared with the increase of over 18% state-wide. This is an indication that there are conditions present in the Area which cause it to be an economic liability to the City, and if there is not some program of intervention to reverse the trend of stagnant or declining economic growth then the conditions will continue to worsen, which in turn will reduce the amount of revenues the City will draw from the properties.

The Area could also be considered to be economically underutilized. There have been developments in the Area, but these have not contributed to the widespread economic growth of the parcels which make up the Area has a whole. The potential use of Business District Redevelopment Project resources should serve to provide necessary infrastructure and utility upgrades to adequately serve existing and future development in the Area, which in turn will allow the properties to be developed or redeveloped to their highest and best uses. This type of development can only occur but for the properties having access to adequate infrastructure, both in the form of utilities and street network improvements. The proposed streetscape improvements would result in increased access for vehicle and pedestrian traffic in the commercial core of the Area, which will enhance the viability of the properties and encourage investment for business development and expansion. The proposed boundary includes the most trafficked corridors in the City, with an Average Annual Daily Traffic count of over 5,000 along Madison Street and along Broadway, as shown in Exhibit D. The use of Redevelopment Project resources to capitalize on this visibility and maximize the potential of the properties in the Area would result in increased property and sales tax revenue growth for the City and would result in the Area to no longer be considered economically underutilized.

The conditions in the Area also pose as a menace to public health, safety, and welfare. The aforementioned deficiencies in the street network pose as a safety risk to pedestrian traffic along one of the busiest corridors in the City, and the lack of ADA compliance in some of these areas can further cause issues for pedestrians. City officials also noted the safety issues that are a result of the existing street layout, and the goal of the streetscape redevelopment project is to alleviate some of these conditions. The crash data from IDOT reinforces the need for these types of improvements, showing that the majority of accidents in the City occur along this corridor.

F. Qualification Summary & Findings

The District is found to be eligible as “blighted” due to the presence conditions representative of those outlined in the Act. These include:

- Inadequate Street Layout
- Deterioration of Site Improvements
- Existence of Conditions which Threaten Property
- Improper Subdivision or Obsolete Platting

These factors, in combination, constitute an economic liability to the City, an economic underutilization of the Area, and create a potential menace to public health, safety, or welfare. Additional findings for the Proposed Business District Area include:

- The Proposed Business District, on the whole, has not been subject to growth and development through private enterprise.
- The Proposed Business District would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Development or Redevelopment Plan.
- The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole.

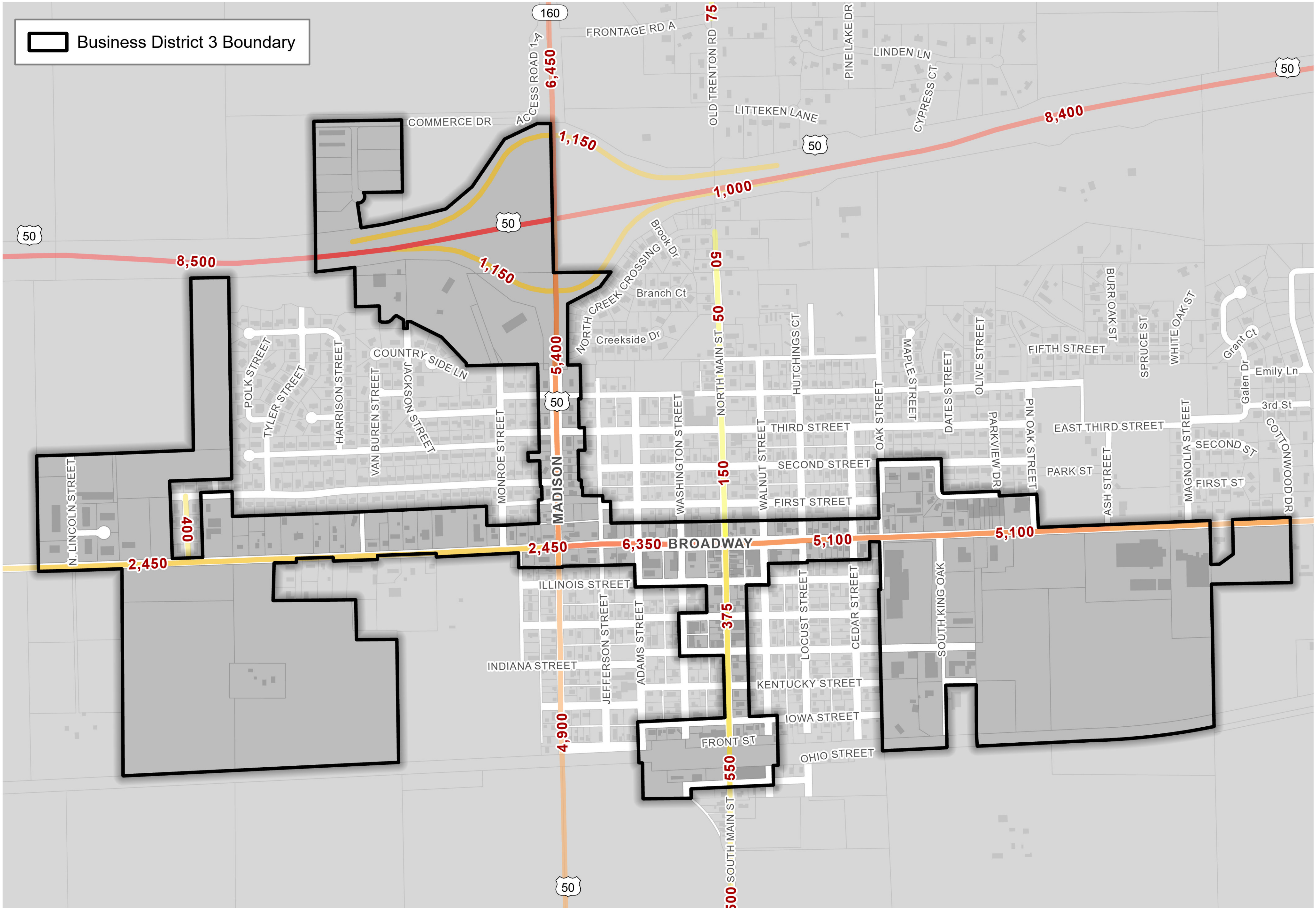

EXHIBIT D - AADT COUNTS
BUSINESS DISTRICT 3
Trenton, IL

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0 0.13 0.25 0.5 0.75 1 Miles

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ECONOMIC DEVELOPMENT

SECTION IV. BUSINESS DISTRICT REDEVELOPMENT PLAN

The City of Trenton is considering the approval of the Business District Plan in order to provide an important tool for the remediation of blighting conditions present in the City. In looking to achieve this end, the City will seek to adhere to certain objectives and policies.

A. Objectives

The objectives of the Plan are to:

- Upgrade the utilities and infrastructure throughout the Area.
- Improve the sidewalks throughout the Area, including reconstructing/repairing those exhibiting deteriorated conditions and construction of sidewalks in areas currently without.
- Ameliorate the blighting conditions within the District.
- Resurfacing, constructing curb and gutter, and other improvements to the street network, including along Broadway.
- Redevelopment of those properties exhibiting deteriorated conditions, and other general site improvements.
- Demolition of any structures which may be beyond repair.
- Provide for public safety-related improvements throughout the Area.
- Enhance the sales tax base of the District.
- Recruit new retail businesses to promote future sales tax growth.
- Retain small businesses to the community.
- Enhance the property tax base of the District.

B. Policies

The City of Trenton will follow certain policies to achieve the objectives outlined above. These policies include:

- Use Business District-derived revenues to implement the Plan.
- Use Business District-derived revenues to carry out public infrastructure and utility improvements.
- Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side actions and activities outlined in the Business District Plan.
- Provide financial assistance, as permitted by the Act, to complete those certain private actions and activities as outlined in the Business District Plan. The Council recognizes that most revenues will be used to support public improvements but in cases where private development needs assistance the City should consider aiding only after application to the City is made. The Council is to further develop policies regulating the type and form of development to support. Only then can the City consider assistance.
- Use Business District-derived revenues to support new development paying particular attention to the impact that development will have on the community.
- Utilize the powers extended to the corporate authorities in a designated District.

These objectives and policies may be amended from time to time as determined by the City.

C. Components of the Business District Plan

1. Boundary Delineation

A number of factors were taken into consideration in establishing the boundary of the District. Established planning guidelines and standards have been followed in delineating the boundary and preparing the Plan.

Discussions with City officials and review of the physical conditions in the Area largely determined the proposed Business District Boundary. Based upon these investigations, the eligibility requirements for establishing and enabling taxes, the determination of redevelopment needs within the City, the location of requisite infrastructure and utility improvements, and the location of the blighting factors found, the boundaries of the District were determined. The proposed Business District encompasses 244 parcels of property and rights-of-way generally located in the central north/south and east/west corridors of the City. Parcels adjacent to North Lincoln and First Street make up the westernmost portion of the Area, and the boundary continues east along Old US Highway 50 taking in parcels on the north and south side of the roadway. East of North Filmore Street the boundary takes in property on the north side of Old US 50, and at Madison Street the boundary expands to both sides of the road. North along Madison Street the area includes properties on both sides of the roadway until reaching the intersection with US-50, where property on the southwest side and northwest side of the intersection make up the northern portion of the Area. Along North Main Street the boundary extends south to take in property adjacent to Front Street and the railroad tracks and continues east back along Old US 50/Broadway. Parcels north of the railroad and south of Broadway adjacent to King Oak Street are included, and the boundary extends east to take in property south of Broadway to Cottonwood Drive, which makes up the easternmost portion of the boundary.

2. The Development Project

The development goals of the City of Trenton for the Business District envision a program resulting in the ability to provide for repair and rehabilitation of the existing site improvements and construction of new improvements. The satisfaction of these needs will ultimately increase the sales and property tax revenues generated in the Area for the City, as well as provide a revenue source for the City to make necessary infrastructure improvements throughout the Area. Additionally, the City wishes to promote and enhance the existing commercial properties in the City. These goals will be accomplished through both public and private projects to encourage economic growth in the District. These projects will be undertaken by a range of stakeholders, from developers and property owners in the Area to the City itself. The Plan is to be adopted without specific designation of the developers for these projects as they will be executed in phases throughout the life of the Business District. Projects may include multiple developers on a larger scale site development, individual property owners making building or site improvements on a smaller scale, or improvement projects initiated by the City. Thus, no specific users or tenants are presently identified; rather, as Developers are attracted to redevelop the Area, these will be considered by the City. The City may provide economic development assistance through the funding of certain development costs to be incurred by a developer(s) for these projects under the terms and conditions of separate development agreements, as guided by the policies of this Plan. Economic development assistance shall include expenditures for public improvements and extraordinary project costs. The estimated costs for the Redevelopment Project as a whole are detailed in Table A on the following page. These estimated costs should not be construed to limit the ability of the City to enter into development agreements, which provide for other costs, additional costs, or a different distribution of these costs among the various line items. Specific limitations on such cost items and any distribution between them will be specified in development agreements by and between the City and any developer(s).

3. Name of Business District

The name of the District is the Trenton Business District 3.

4. Estimated Business District Project Costs

The cost estimate associated with development activities to be funded from available revenues of the City ("Pledged Revenues") as discussed below, is presented in Table A - Estimated Business District Project Costs. The estimate includes reasonable and necessary costs incurred, or estimated to be incurred, during the implementation of the Business District Plan. The estimated costs in Table A are subject to refinement as specific plans and designs are finalized and experience is gained in implementing the Plan and do not include financing costs and the retail sales tax which will be applied to pay the portion of such costs which are eligible to be funded under the Act. As such, debt service and expenses associated with issuance bonds, or other obligations, are in addition to costs stated in Table A. It should also be noted that the Estimated Business District Project Costs listed are likely to be more than might be extended to a developer through any formal agreement between a developer and the City.

TABLE A - ESTIMATED BUSINESS DISTRICT PROJECT COSTS

DESCRIPTION	ESTIMATED COSTS
Costs of studies, surveys development of plans, and specifications, implementation and administration of the district including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning and other services;	$1,225,000
Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;	$7,175,000
Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by those developers or nongovernmental persons;	$3,575,000
Costs of installation or construction within the business district of buildings, including structures, works, streets, improvements, equipment, utilities, or fixtures	$3,275,000
TOTAL ESTIMATED BUDGET	$15,250,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed $15,250,000 plus any additional interest and financing costs as may be required. Adjustments may be made among budget categories to reflect implementation of the Plan.

5. Anticipated Source of Funds to Pay Business District Project Costs

The anticipated source of funds to pay District project costs are those tax revenues raised by the retailers' occupation tax to be imposed by the Business District (the "Business District Tax") which will be applied to pay eligible costs under the Act. In addition, the District's costs and obligations may be paid for, in whole or in part, by revenues from other funding sources. These may include state and federal programs, municipal sales tax revenue and tax increment financing revenues in those portions of the Business District which overlap with the Business District Redevelopment Area (collectively, the "Pledged Revenues").

6. Anticipated Type and Terms of Any Obligations to be Issued

In order to expedite the implementation of the Business District Plan, The City of Trenton, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Business District Costs. These obligations may be secured by future amounts to be collected and allocated to the Business District Tax Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act. Such loans or obligations may be issued pursuant to the Business District Plan. The City anticipates that notes, bonds, or similar obligations may be issued secured by revenues in the Business District Tax Allocation Fund to fund eligible District costs. When District costs, including all municipal obligations financing Business District project costs incurred under Section 11-74.3-3 have been paid, any surplus funds then remaining in the Business District Tax Allocation Fund shall then by distributed to the municipal treasurer for deposit into the municipal general corporate fund.

7. The rate of Any Tax to be Imposed pursuant to Subsection (10) and (11) of Section 11-74.3-3 of the Act

Within the District, a rate of tax of 1.0% shall be imposed as a retailer's occupation tax and service occupation tax. Such tax shall be imposed for up to, but no more than, 23 years.

SECTION V. FINDINGS AND COMPLETION OF OBLIGATIONS

A. Formal Findings

The City of Trenton makes the following formal findings with respect to establishing the Business District Plan: the area to be designated as a Business District is contiguous and includes only parcels of real property directly and substantially benefited by the Business District Plan; the Business District, in its entirety, is located within the City limits of Trenton, Illinois; the City's exercise of the powers provided in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of the Business District, and the use of the powers for the development and redevelopment of the Business District as provided in this Plan is declared to be a public use essential to the public interest of the residents of the City of Trenton, Illinois; the Business District is a blighted area by reason of the presence of conditions such as inadequate street layout, deterioration of site improvements, the existence of conditions which threaten property, and improper subdivision or obsolete platting, which, in combination, constitute an economic liability to the City, contribute to the economic underutilization of the Area, and potentially create a menace to the public health, safety, and welfare; the Business District, on the whole, has not been subject to growth and development through investment by private enterprise or would not reasonably be anticipated to be redeveloped without the adoption of the Business District Development Plan; and, the Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole, as determined by the City Council.

B. Completion of Business District Projects / Retirement of Obligations

Upon payment of all Business District project costs and retirement of outstanding obligations, but in no event more than 23 years after the date of adoption of the ordinance approving the Business District Plan, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsections of (10) and (11) of Section 11-74.3-3.

APPENDIX A
LEGAL DESCRIPTION

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APPENDIX A – LEGAL DESCRIPTION

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APPENDIX B
PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST

05-05-18-400-014	05-05-19-257-005	05-05-20-113-014	05-05-20-172-004	05-05-20-305-002
05-05-18-400-020	05-05-19-258-005	05-05-20-114-004	05-05-20-172-005	05-05-20-305-003
05-05-18-400-021	05-05-19-258-006	05-05-20-114-005	05-05-20-172-006	05-05-20-305-004
05-05-18-400-022	05-05-19-258-009	05-05-20-114-006	05-05-20-172-007	05-05-20-305-005
05-05-18-400-023	05-05-19-258-010	05-05-20-114-007	05-05-20-172-009	05-05-20-305-006
05-05-18-400-024	05-05-19-258-013	05-05-20-114-008	05-05-20-172-011	05-05-20-305-007
05-05-18-400-026	05-05-19-258-014	05-05-20-115-004	05-05-20-172-012	05-05-20-305-008
05-05-18-400-027	05-05-19-258-015	05-05-20-115-005	05-05-20-200-005	05-05-20-305-009
05-05-18-400-028	05-05-19-258-016	05-05-20-115-006	05-05-20-200-016	05-05-20-317-001
05-05-19-000-002	05-05-19-259-015	05-05-20-115-007	05-05-20-200-020	05-05-20-317-002
05-05-19-000-004	05-05-19-259-018	05-05-20-116-008	05-05-20-200-022	05-05-20-317-003
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05-05-19-256-012	05-05-20-113-012	05-05-20-172-003	05-05-20-305-001	

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APPENDIX C
ADDRESS LIST

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APPENDIX C - ADDRESS LIST

412 N 1ST ST	TRENTON	62293
1106 W 1ST ST	TRENTON	62293
420 E 2ND ST	TRENTON	62293
316 W 3RD ST	TRENTON	62293
404 W 3RD ST	TRENTON	62293
43 N ADAMS ST	TRENTON	62293
500 S ADAMS ST	TRENTON	62293
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2 E BROADWAY	TRENTON	62293
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16 E BROADWAY	TRENTON	62293
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707 W BROADWAY	TRENTON	62293
715 W BROADWAY	TRENTON	62293
723 W BROADWAY	TRENTON	62293
789 W BROADWAY	TRENTON	62293

APPENDIX C - ADDRESS LIST (CONT.)

813 W BROADWAY	TRENTON	62293	407 N MADISON ST	TRENTON	62293
817 W BROADWAY	TRENTON	62293	408 N MADISON ST	TRENTON	62293
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831 W BROADWAY	TRENTON	62293	5 S MADISON ST	TRENTON	62293
843 W BROADWAY	TRENTON	62293	6 S MAIN ST	TRENTON	62293
909 W BROADWAY	TRENTON	62293	7 S MAIN ST	TRENTON	62293
1001 W BROADWAY	TRENTON	62293	10 S MAIN ST	TRENTON	62293
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128 W IOWA ST	TRENTON	62293	203 S MAIN ST	TRENTON	62293
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105 N LINCOLN ST	TRENTON	62293	20 W MISSOURI ST	TRENTON	62293
217 N LINCOLN ST	TRENTON	62293	24 W MISSOURI ST	TRENTON	62293
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46 N MADISON ST	TRENTON	62293	118 N OAK ST	TRENTON	62293
103 N MADISON ST	TRENTON	62293	164 N OAK ST	TRENTON	62293
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206 N MADISON ST	TRENTON	62293	127 PARKVIEW DR	TRENTON	62293
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220 N MADISON ST	TRENTON	62293	502 S WALNUT ST	TRENTON	62293
305 N MADISON ST	TRENTON	62293	9 N WASHINGTON ST	TRENTON	62293
306 N MADISON ST	TRENTON	62293	11 E WISCONSIN ST	TRENTON	62293
317 N MADISON ST	TRENTON	62293	13 W WISCONSIN ST	TRENTON	62293
320 N MADISON ST	TRENTON	62293	101 W WISCONSIN ST	TRENTON	62293