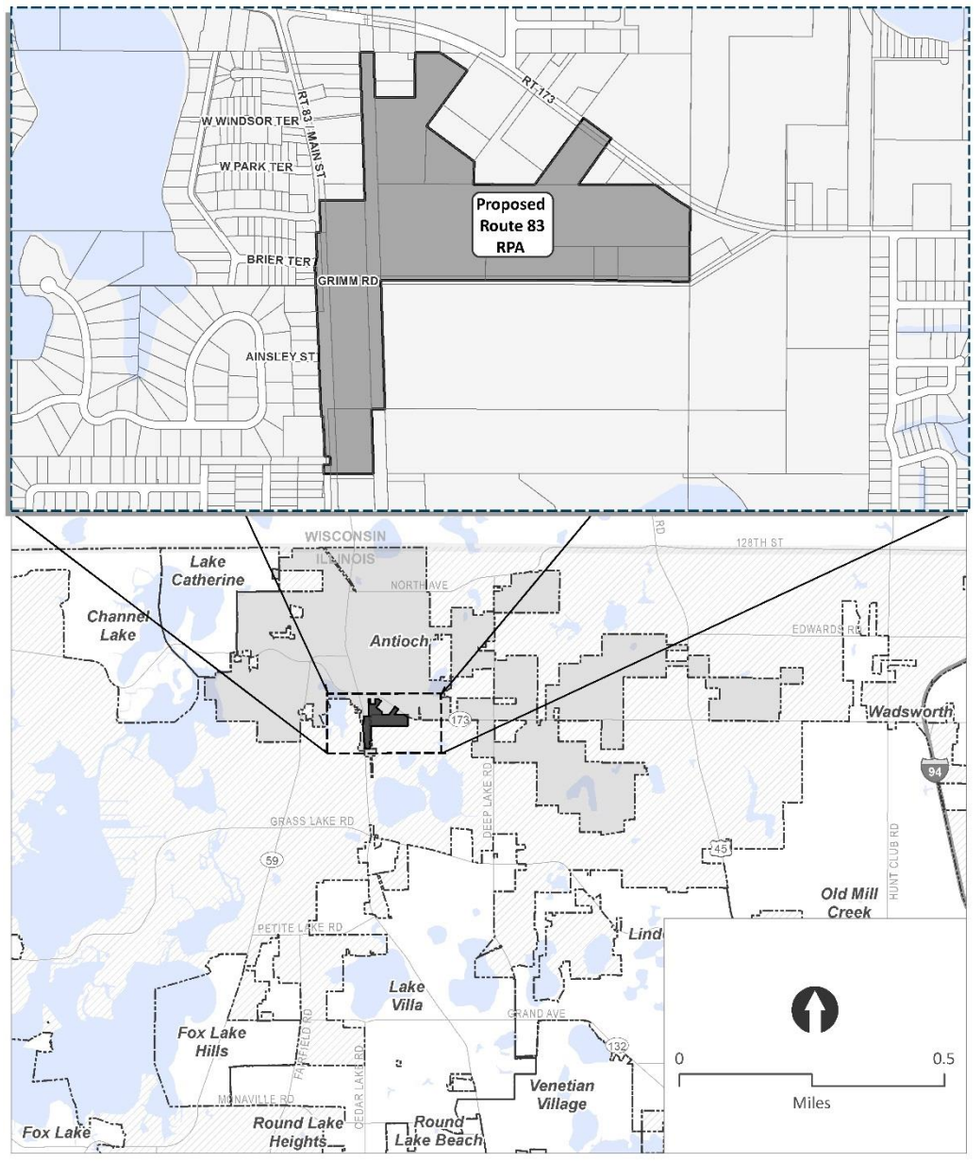
Village of Antioch
Proposed Route 83 TIF District

Antioch, Illinois

Joint Review Board Meeting

February 6, 2018
10:00 AM



Sources: ESRI, Lake County, *SB Friedman*

SB Friedman
Development Advisors

VISION | ECONOMICS | STRATEGY | FINANCE | IMPLEMENTATION

Introduction

SB Friedman Development Advisors

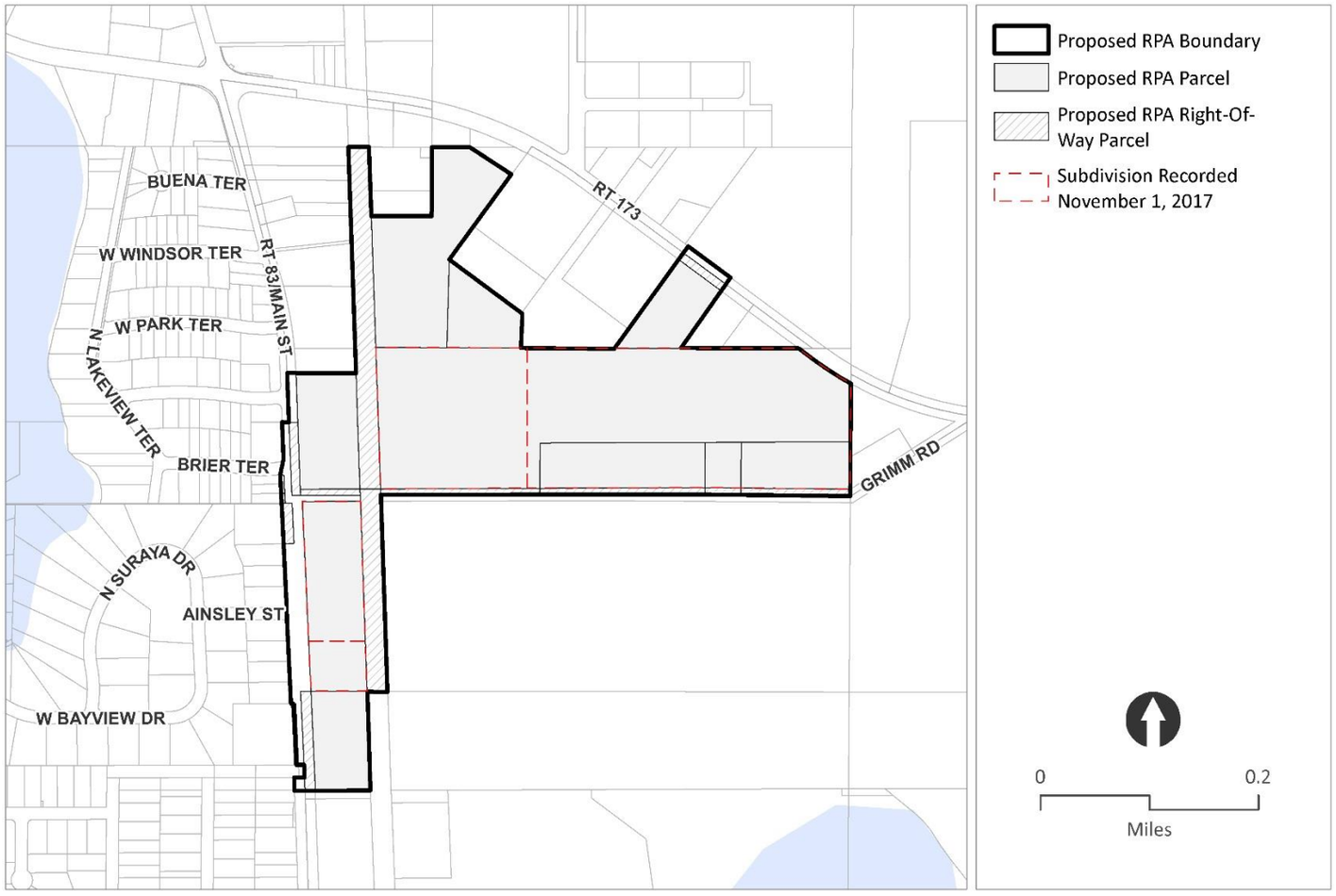
VISION | ECONOMICS | STRATEGY | FINANCE | IMPLEMENTATION

- **Fran Lefor Rood, AICP**
  Senior Vice President
- **Caitlin Amos, AICP**
  Associate Project Manager
- **Brock Thompson**
  Research Associate

Proposed Route 83 Redevelopment Project Area (RPA)

- The RPA comprises vacant property

- RPA characteristics
  - 73 acres
    - 58 acres of vacant land
    - 15 acres of right-of-way
  - 19 parcels
    - 10 vacant parcels
    - 9 right-of-way parcels (excluded from eligibility)
  - Two subdivisions were recorded on 11/1/2017
    - Eligibility analyzed using existing tax parcels at the time of analysis (June 2017)



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Eligibility Analysis: Factors for Vacant Land

Two Paths to Blighted Eligibility for "Vacant" Land

- At least **two (2) of 6 possible factors** must be present to a meaningful extent and reasonably distributed
- Potential factors
  - Obsolete platting of vacant land
  - Diversity of ownership
  - Tax and special assessment delinquencies
  - Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land
  - Environmental contamination
  - Lack of growth in equalized assessed value ("EAV")

- At least **one (1) of 6 possible factors** must be present to a meaningful extent and reasonably distributed
- Potential factors
  - The area contains unused quarries, strip mines or strip mine ponds
  - The area contains unused rail yards, rail track, or railroad rights-of-way
  - The area, prior to its designation, is subject to or contributes to chronic flooding
  - The area contains unused or illegal dumping sites
  - The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land
  - The area qualified as blighted prior to becoming vacant

Eligibility Methodology

- **Collected parcel-level data** from Lake County
- **Conducted parcel-by-parcel fieldwork** to document external property conditions
- **Analyzed historic trends in property value** (EAV) from 2012-2017
- Compiled and **analyzed all data using GIS** to evaluate eligibility factors
- Evaluated evidence of **private investment** prior to TIF district designation
- Reviewed **current Village Comprehensive Plan**

Findings – Vacant Land – Blighted Area

The RPA qualifies as a "Blighted Area" based on the following **two (2) eligibility factors**:

1. Lack of Growth in Equalized Assessed Value ("EAV")
2. Adjacent Deterioration

Findings – Lack of Growth in EAV

- For three of the last five year-to-year periods, the total EAV of the area must have either:
  a) Declined;
  b) Increased at an annual rate that is less than the balance of the Village; or
  c) Increased at a rate that is less than the Consumer Price Index (CPI) for All Urban Consumers
- EAV increased at a rate less than CPI
- Area-wide factor

Percent Change in Annual Equalized Assessed Value ("EAV")

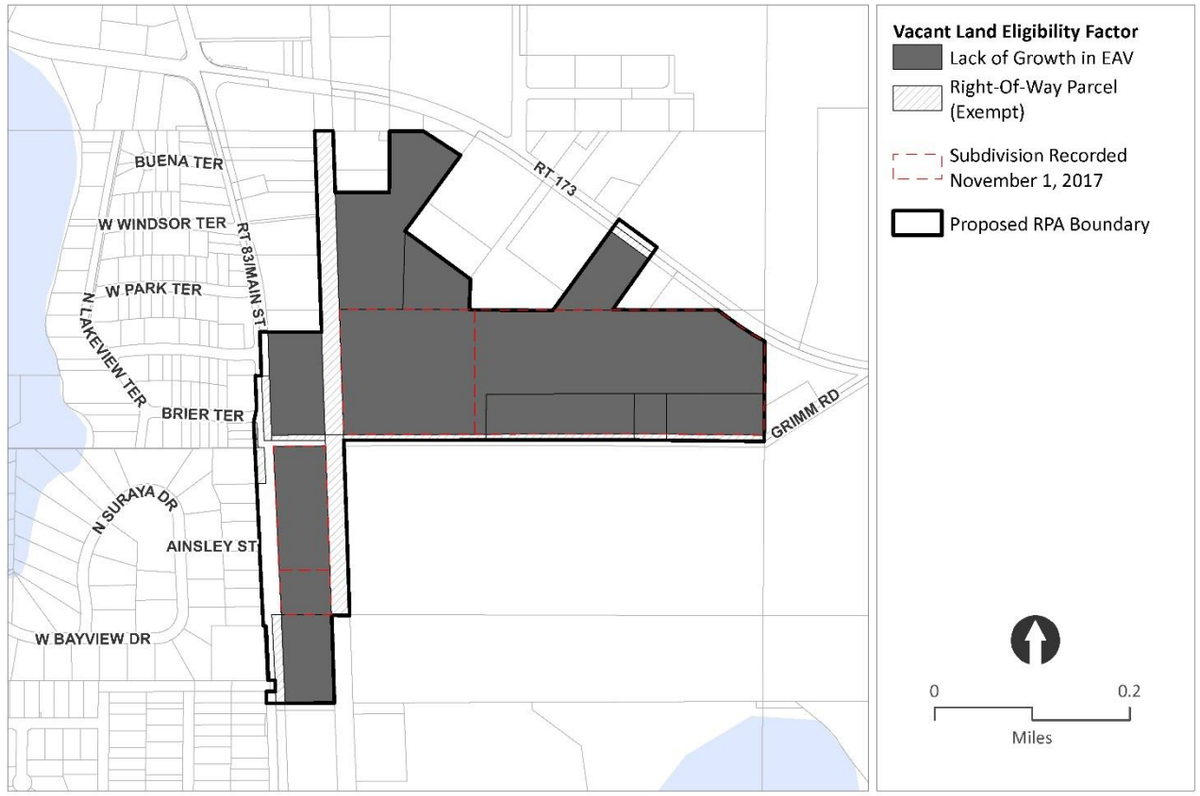
	2012 - 2013	2013-2014	2014-2015	2015-2016	2016-2017
RPA Parcels	-1.6%	0.1%	-3.8%	2.8%	-72.9%
Decline in RPA EAV	YES	NO	YES	NO	YES
Consumer Price Index (CPI)	1.1%	1.7%	-0.3%	0.7%	1.6% [1]
RPA Parcels Growth Less than CPI	YES	YES	YES	NO	YES

SOURCE: Lake County Assessor's Office; *SB Friedman;* U.S. Bureau Of Labor Statistics, Chicago-Gary-Kenosha, IL-IN-WI, All Consumer Items.
Analysis updated with revised EAV January 2018.
[1] CPI Based on monthly average through August 2017

Findings – Adjacent to Deterioration

- Parcels throughout RPA are adjacent to deterioration, including:
  - Cracked and crumbling roadway on Grimm Road
  - Cracked and alligatoring of parking surfaces on adjacent property
  - Uneven parking surfaces and puddling
  - Cracked building foundation

- This factor was found to be present on 10 out of 10 (100%) vacant land parcels within the RPA



Sources: ESRI, Lake County, *SB Friedman*

Cracking in the private drive of an adjacent parcel

Cracking/crumbling in Grimm Road

Required Findings and Tests

- Lack of growth and private investment
  - EAV increased at a rate that is less than the CPI in four of the last five year-to-year periods
  - No building permit activity over the last five years
- But for…
  - ***But for*** the creation of a TIF district, critical resources would be lacking that would otherwise support the redevelopment of the TIF district, and the TIF district would not reasonably be anticipated to be developed
- RPA includes only the contiguous real property that is expected to substantially benefit from the TIF District
- Conformance to Village Plans
  - Future land use conforms with the Village's Comprehensive Plan from 1991

Major Redevelopment Objectives of the RPA

- Facilitate and encourage development of vacant properties
- Replacement, repair, construction and/or improvement of public infrastructure (utilities, sidewalks, streets, curbs, underground water and sanitary systems, and stormwater)
- Streetscaping, landscaping and signage to improve image, attractiveness and accessibility
- Support the goals and objectives of other overlapping plans:
  - Including the 2017-2020 Strategic Plan Summary Report and the Comprehensive Plan
- Coordinate available federal, state and local resources to further the goals of the Redevelopment Plan and Project

Proposed Budget

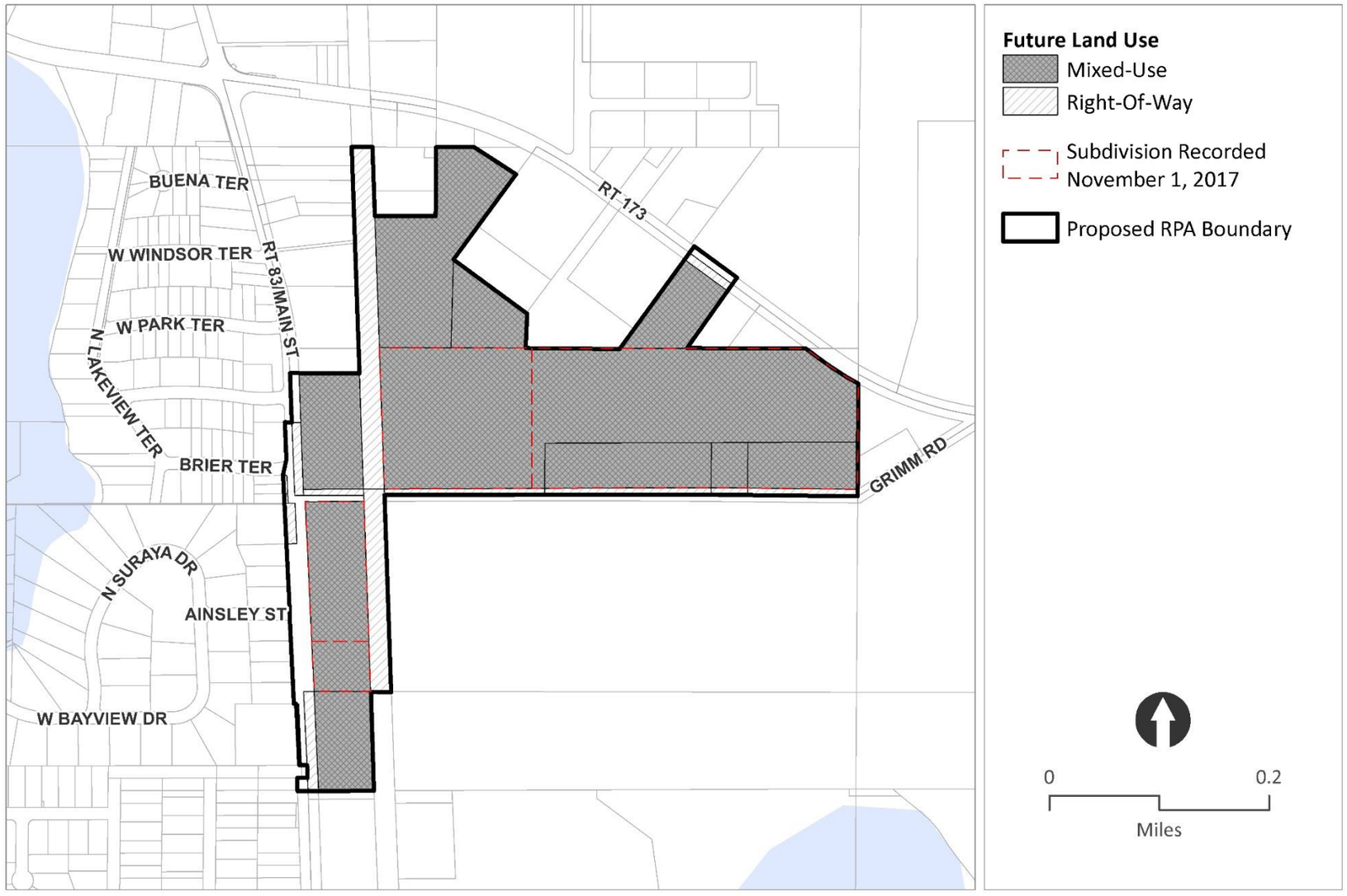
Project/Improvement [1]	Estimated Project Costs
Administration and Professional Service Costs	$2,000,000
Site Marketing Costs	$500,000
Property Assembly and Site Preparation Costs	$6,500,000
Costs of Building Rehabilitation	$200,000
Costs of Construction of Public Works or Improvements	$13,000,000
Costs of Job Training or Retraining (Businesses)	$200,000
Financing Costs	$600,000
Taxing District Capital Costs	$200,000
Relocation Costs	$200,000
Payments in Lieu of Taxes	$200,000
Costs of Job Training (Community College)	$200,000
Interest Costs (Developer or Property Owner)	$200,000
TOTAL REDEVELOPMENT PROJECT COSTS	**$24,000,000**

[1] See Redevelopment Plan for additional details.

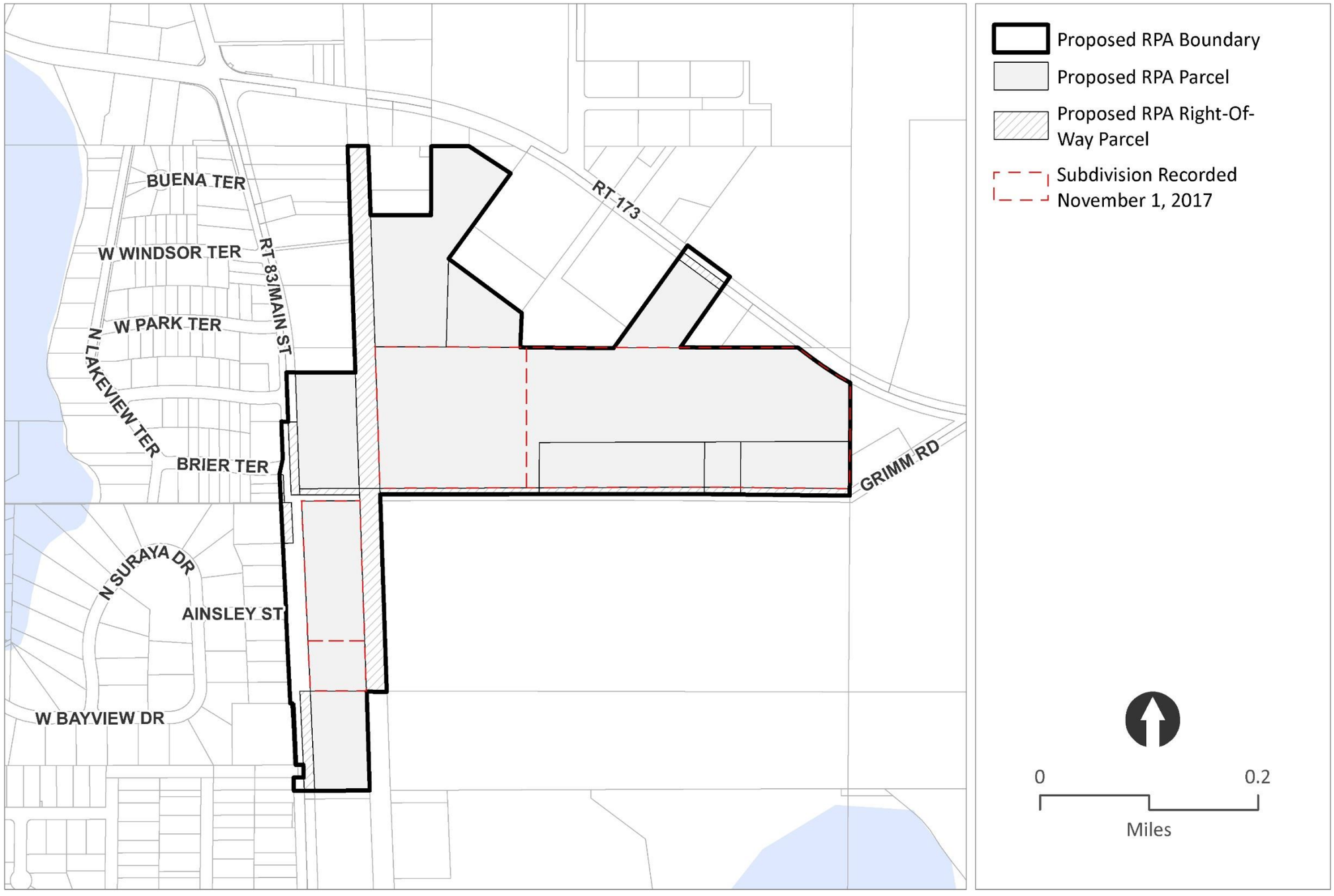
Future Land Use Map

The mixed-use designation allows for the following land uses within the RPA:

- Commercial (Retail/Office/Service)
- Industrial
- Right-of-Way
- Conservation Areas



Discussion


BUENA TER
W WINDSOR TER
W PARK TER
N LAKEVIEW TER
BRIER TER
RT 83/MAIN ST
RT 173
GRIMM RD
N SURAYA DR
AINSLEY ST
W BAYVIEW DR
Proposed RPA Boundary
Proposed RPA Parcel
Proposed RPA Right-Of-Way Parcel
Subdivision Recorded November 1, 2017
0
0.2
Miles

Development Advisors to the Public & Private Sectors

- Public-Private Development Finance
- Public-Private Partnerships
- Market and Economic Feasibility
- Fiscal and Economic Impact
- Community and Economic Development
- Urban Economic and Policy Studies

SB Friedman Development Advisors
221 North LaSalle Street
Suite 820
Chicago, IL 60601
(312) 424-4250
www.sbfriedman.com