

Ordinance No. 2026-02

AN ORDINANCE OF THE VILLAGE OF CARBON CLIFF, ROCK ISLAND COUNTY, ILLINOIS, APPROVING THE CARBON CLIFF REDEVELOPMENT PROJECT AREA #1 PLAN AND PROGRAM

WHEREAS, the Village President and Board of Trustees (collectively, the “*Corporate Authorities*”) of the Village of Carbon Cliff, Rock Island County, Illinois (the “*Village*”), have determined that the stable economic and physical development of the Village is endangered by the presence of both blighting and conservation area factors as often manifested by progressive and advanced deterioration of structures, by a lack of physical maintenance of such structures, by obsolete structures and inadequate utilities, by obsolete platting, by deleterious land use and layout, and by a decline or minimal marginal growth in the equalized assessed value, all of which impair the value of private investments, threaten the sound growth and the tax base of the Village and the taxing districts having the power to tax real property in the Village (the “*Taxing Districts*”), and threaten the health, safety, morals, and welfare of the public; and

WHEREAS, the Corporate Authorities have determined that in order to promote and protect the health, safety, morals, and welfare of the public, blighted conditions in the Village need to be eradicated and redevelopment of the Village be undertaken in order to remove and alleviate adverse conditions, encourage private investment, and restore and enhance the tax base of the Village and the Taxing Districts; and

WHEREAS, the Village has authorized an eligibility study to determine whether the proposed Carbon Cliff Redevelopment Project Area #1 (the “*Proposed Area*”) qualifies as a “redevelopment project area” pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the “*TIF Act*”) 65 ILCS 5/11-74.4-1, *et seq.*; and

WHEREAS, the Village has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the Village for the Proposed Area; and

WHEREAS, the Village has been advised by Teska Associates, Inc. in December of 2025, that the Proposed Area qualifies as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act; and

WHEREAS, it is therefore concluded by the Corporate Authorities that the Proposed Area remains qualified as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act as of the date hereof; and

WHEREAS, the Village has further caused the preparation of and made available for public inspection the Carbon Cliff Redevelopment Project #1 Area Plan and Program, which includes a proposed redevelopment plan for the Proposed Area (the “*Plan*”); and

WHEREAS, the Plan sets forth in writing the program to be undertaken to accomplish the objectives of the Village and includes estimated redevelopment project costs for the Proposed Area, evidence indicating that the Proposed Area on the whole has not been subject to growth and

development through investment by private enterprise, an assessment of the financial impact of the Proposed Area on or any increased demand for services from any taxing district affected by the Plan, any program to address such financial impact or increased demand, the sources of funds to pay costs, the nature and term of any obligations to be issued, the most recent equalized assessed valuation of the Proposed Area, an estimate as to the equalized assessed valuation after redevelopment, the land use to apply in the Proposed Area, and a commitment to fair employment practices and an affirmative action plan, and the Plan and Program accordingly complies in all respects with the requirements of the TIF Act; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by an ordinance adopted on January 20, 2026, called a public hearing (the “*Hearing*”) relative to the Plan and the designation of the Proposed Area as a redevelopment project area under the TIF Act, and fixed the time and place for such Hearing for the 18th day of March, 2026 at 5:30 p.m., at the Village of Carbon Cliff Village Hall, 1001 Mansur Avenue, Carbon Cliff, Illinois; and

WHEREAS, due notice in respect to such Hearing was given pursuant to Sections 11-74.4-5 and 11-74.4-6 of the TIF Act, said notice was sent to the Taxing Districts and to the Illinois Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on January 30, 2026, was published on February 27, 2026 and March 6, 2026, and sent by certified mail to taxpayers within the Proposed Area on March 3, 2026; and

WHEREAS, the Village has established and published notice of an “interested parties registry” for the Proposed Area in compliance with the requirements of the TIF Act; and

WHEREAS, the Village gave such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the TIF Act; and

WHEREAS, the Village convened a Joint Review Board, as required by and in all respects in compliance with the provisions of the TIF Act; and

WHEREAS, the Joint Review Board met at the time and as required by the TIF Act, and reviewed the public record, planning documents, and a form of proposed ordinance approving the Plan; and

WHEREAS, the Joint Review Board adopted by a majority vote an advisory, non-binding recommendation that the Village approve the Plan and designate the Proposed Area as a redevelopment project area under the TIF Act; and

WHEREAS, the Joint Review Board based its decision to approve the proposal on the basis of the Proposed Area satisfying the eligibility criteria defined in Section 11-74.4-3 of the TIF Act, all as provided in Section 11-74.4-5(b) of the TIF Act; and

WHEREAS, the Village held the Hearing on March 18, 2026, at the Village of Carbon Cliff Village Hall, 1001 Mansur Avenue, Carbon Cliff, Illinois, at 5:30 p.m.; and

WHEREAS, at the Hearing, any interested party or affected Taxing District was permitted to file with the Village Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the Village heard and determined all protests and objections at the Hearing; and

WHEREAS, the Hearing was adjourned on the 18th day of March 2026; and

WHEREAS, the Plan and Eligibility Report set forth the factors which cause the improved parcels in the Proposed Area to be a blighted area and a conservation area, the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing, and are generally informed of the conditions in the Proposed Area which could cause the Proposed Area to be qualified as a “blighted area” and a “conservation area”, as these terms are defined in the TIF Act; and

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the Proposed Area, on the whole, has not been subject to growth and development through investment by private enterprise, and have reviewed the conditions pertaining to lack of private investment in the Proposed Area to determine whether private development would take place in the Proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the Proposed Area to determine whether contiguous parcels of real property and improvements thereon in the Proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the Proposed Area on or any increased demand for services from any Taxing District affected by the Plan, and any program to address such financial impact or increased demand; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and the existing comprehensive plan for development of the Village as a whole, to determine whether the proposed Plan conforms to the comprehensive plan of the Village.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Carbon Cliff, Rock Island County, Illinois, as follows:

Section 1. Findings. The Corporate Authorities hereby make the following findings:

- (a) The Proposed Area is legally described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference. The map of the

Proposed Area showing the street location is depicted in *Exhibit B*, attached hereto as and incorporated herein as if set out in full by this reference.

- (b) There exist conditions which cause the Proposed Area to be subject to designation as a redevelopment project area under the TIF Act and for the parcels included therein to be classified as a “blighted area” and a “conservation area,” as defined in Section 11-74.4-3 of the TIF Act.
- (c) The Proposed Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan and Program.
- (d) The Village has not adopted a comprehensive plan, and the Plan conforms to the Village’s plans for development of the Village as a whole.
- (e) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Project is December 31, 2049, and the estimated date of the retirement of any obligation incurred to finance redevelopment project costs as defined in the Plan is December 31, 2049.
- (f) The parcels of real property in the Proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed Project improvements are included in the Proposed Area.

Section 2. Exhibits Incorporated by Reference. The Plan and Program, which were the subject matter of the public hearing held on the 18th day of March, 2026, are hereby adopted and

approved. A copy of the Plan and a copy of the Eligibility Report are attached hereto as *Exhibit C*, and incorporated herein.

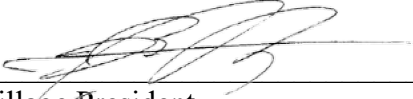
Section 3. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Passed this 7th day of April 2026.


	Ayes:	Nays:	Absent:
Susan Allison	X	_____	_____
Wendi Alonzo	X	_____	_____
Todd Cantrell	X	_____	_____
Robert Dreher	X	_____	_____
Lisa Dreifurst	X	_____	_____
LeeVon Harris	X	_____	_____
V.P. Bill Hintz	n/a	_____	_____
Results:	6	0	0

Approved this 7th day of April 2026.



Village President

Attest:



Village Clerk

Published in pamphlet form:

8 April 2026

EXHIBIT A

Legal Description of the Carbon Cliff Redevelopment Project Area #1

THAT PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 4, THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND THE SOUTHEAST QUARTER OF SECTION 32, AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ALL IN VILLAGE OF CARBON CLIFF, COUNTY OF ROCK ISLAND, STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 8; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 8, 1340 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 8, BEING ALSO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, 1000 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE EAST ALONG SAID NORTH LINE, 1363.92 FEET TO A POINT ON THE WEST LINE OF LOT 58 IN MERRY OAKS THIRD ADDITION IN PART OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE NORTH ALONG SAID WEST LINE AND THE WEST LINE OF OUTLOT 1 IN SAID MERRY OAKS THIRD ADDITION, 331 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 1, BEING ALSO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, 1320 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, BEING ALSO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 5; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, 1320 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, BEING ALSO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 5 AND THE SOUTHWEST CORNER OF EAGLE RIDGE SCHOOL SUBDIVISION, BEING A REPLAT OF OUTLOT 1 IN CLIFF HEIGHTS ADDITION TO THE VILLAGE OF CARBON CLIFF, ROCK ISLAND COUNTY, ILLINOIS, SITUATED IN PART OF THE EAST HALF OF SAID NORTHEAST QUARTER OF SECTION 5 RECORDED IN PLAT BOOK 47, PAGE 403 IN THE OFFICE OF THE ROCK ISLAND COUNTY RECORDER AS DOCUMENT NUMBER 2006-01827 ON JANUARY 24, 2006; THENCE NORTH ALONG THE WEST LINE OF SAID EAGLE RIDGE SCHOOL SUBDIVISION, 1340.59 FEET TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID EAGLE RIDGE SCHOOL SUBDIVISION AND THE NORTH LINE OF LOT 33 IN CLIFF HEIGHTS FIRST ADDITION, RECORDED IN PLAT BOOK 29, PAGE 326 IN THE OFFICE OF THE ROCK ISLAND COUNTY RECORDER, 571.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 33, BEING ALSO A POINT ON THE WEST LINE OF PLEASANT AVE; THENCE NORTH ALONG SAID WEST LINE AND ITS NORTH EXTENSION, CROSSING 10TH AVE, 186 FEET, TO THE SOUTHEAST CORNER OF THE TRACT HERETOFORE CONVEYED TO THE BOARD OF EDUCATION OF UNITED TOWNSHIP HIGH SCHOOL, DISTRICT NO. 30, ROCK ISLAND AND HENRY COUNTIES, ILLINOIS; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT CONVEYED TO THE BOARD OF EDUCATION, 862.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT CONVEYED TO THE BOARD OF EDUCATION, BEING ALSO A POINT ON THE SOUTH LINE OF LOT 10 IN MANSUR WOOD ADDITION, AN ADDITION TO SAID VILLAGE OF CARBON CLIFF; THENCE EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF LOTS 6 AND 7 IN SAID MANSUR WOOD ADDITION, 761.5 FEET, MORE OR LESS, TO THE WEST LINE OF MANSUR AVENUE (OLD SILVIS-CARBON CLIFF ROAD), A PUBLIC ROAD; THENCE SOUTH ALONG SAID WEST LINE, 149 FEET TO A POINT 1327.06 FEET NORTHWEST FROM THE INTERSECTION BETWEEN SAID WEST LINE AND THE

SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33 (MEASURED ALONG SAID WEST LINE); THENCE ANGLE TO THE RIGHT 105 DEGREES FROM SAID WEST LINE, 358.7 FEET; THENCE ANGLE TO THE RIGHT 85 DEGREES 8 MINUTES FROM LAST DESCRIBED LINE, 246.6 FEET; THENCE ANGLE TO THE RIGHT 163 DEGREES 40 MINUTES FROM LAST DESCRIBED LINE, 194.5 FEET; THENCE ANGLE TO THE RIGHT 163 DEGREES 5 MINUTES FROM LAST DESCRIBED LINE, 591.4 FEET; THENCE ANGLE TO THE RIGHT 156 DEGREES 53 MINUTES FROM LAST DESCRIBED LINE, 215.54 FEET TO A POINT ON SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33, 193 FEET WEST OF SAID INTERSECTION, 3397 FEET, MORE OR LESS, EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 32; THENCE WEST ALONG SAID SOUTH LINES OF THE SOUTHWEST QUARTER OF SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 32, 1349.2 FEET TO THE EAST LINE OF LOT 32 IN SAID CLIFF HEIGHTS FIRST ADDITION; THENCE SOUTH ALONG THE EAST LINE OF LOTS 32, 31 AND 30 IN SAID CLIFF HEIGHTS FIRST ADDITION, 312.7 FEET TO THE SOUTH LINE OF SAID LOT 30; THENCE WEST ALONG SAID SOUTH LINE, 100 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30; THENCE SOUTHWEST CROSSING VALLEY VIEW DRIVE, 73 FEET TO THE NORTHWEST CORNER OF LOT 26 IN SAID CLIFF HEIGHTS FIRST ADDITION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 26, 115.09 FEET TO THE SOUTHWEST CORNER THEREOF, BEING ALSO A POINT ON THE NORTH LINE OF LOT 24 IN SAID CLIFF HEIGHTS FIRST ADDITION; THENCE WEST ALONG SAID NORTH LINE, 40.82 FEET TO THE WEST LINE THEREOF; THENCE WEST CROSSING A 20 FEET ALLEY, 20 FEET TO WEST LINE OF SAID ALLEY; THENCE SOUTH ALONG THE WEST LINE, 549.09 FEET TO THE SOUTH LINE OF GREENWOOD AVE; THENCE EAST ALONG SAID SOUTH LINE, 134.72 FEET TO THE SOUTHEAST CORNER OF THAT PORTION OF GREENWOOD AVE DEDICATED IN SAID EAGLE RIDGE SCHOOL SUBDIVISION; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID EAGLE RIDGE SCHOOL SUBDIVISION, 142 FEET; THENCE EAST ALONG THE BOUNDARY OF SAID EAGLE RIDGE SCHOOL SUBDIVISION, 195.18 FEET; THENCE SOUTH ALONG THE BOUNDARY OF SAID EAGLE RIDGE SCHOOL SUBDIVISION, 197.06 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5; THENCE EAST ALONG SAID SOUTH LINE, 335 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, BEING ALSO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 4; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, 1195.4 FEET TO A POINT ON SAID NORTH LINE, 100 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG A LINE 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, 214.34 FEET TO A POINT 61 FEET NORTH OF THE WEST EXTENSION OF THE SOUTH LINE OF LOT 2 IN HY-GRADE SUBDIVISION, AS RECORDED IN PLAT BOOK 27 AT PAGE 47 IN THE OFFICE OF THE RECORDER OF ROCK ISLAND COUNTY, ILLINOIS; THENCE EAST PARALLEL WITH SAID WEST EXTENSION OF THE SOUTH LINE OF LOT 2, 50 FEET TO A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 2; THENCE SOUTH ALONG SAID PARALLEL LINE, 50 FEET TO A LINE 11 FEET NORTH AND PARALLEL WITH THE WEST EXTENSION OF SAID SOUTH LINE OF LOT 2; THENCE WEST ALONG WITH THE SAID WEST EXTENSION, 50 FEET TO SAID LINE 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE SOUTH ALONG SAID LINE 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, 270.66 FEET; THENCE EAST ALONG WITH A LINE PARALLEL WITH SAID NORTH LINE, 100 FEET TO THE SAID EAST LINE; THENCE SOUTH ALONG SAID EAST LINE, 70.2 FEET, MORE OR LESS, TO THE NORTH LINE OF A TRACT OWNED BY GEORGE ARGEROS, BEING ALSO THE SOUTH LINE OF LOT 8 IN SAID HY-GRADE SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE OF LOT 8, 257.2 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, BEING ALSO ON THE WEST RIGHT-OF-WAY LINE OF S.B.I. ROUTE 7 (ILLINOIS ROUTE 84); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF S.B.I. ROUTE 7 (ILLINOIS ROUTE 84), 712 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF SECTION 4, BEING ALSO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 4; THENCE WEST ALONG SAID NORTH LINE, 183.5 FEET TO A POINT 32.5 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 4; THENCE SOUTH ALONG A LINE

PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, 153 FEET TO THE SOUTH LINE OF THE NORTH 153 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4; THENCE WEST ALONG SAID SOUTH LINE, 32.5 FEET TO THE SAID WEST LINE, BEING ALSO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 4; THENCE SOUTH ALONG SAID EAST LINE, 1267 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4; THENCE WEST ALONG SAID SOUTH LINE, 1320 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, BEING ALSO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, 1028.4 FEET TO THE EAST LINE OF OUTLOT 1 IN SAID MERRY OAKS THIRD ADDITION; THENCE SOUTH ALONG SAID EAST LINE, 176.4 FEET TO THE NORTH LINE OF LOT 57 IN SAID MERRY OAKS THIRD ADDITION; THENCE WEST ALONG SAID NORTH LINE, 109.46 FEET TO THE WEST LINE OF SAID LOT 57; THENCE SOUTH ALONG SAID WEST LINE, 120.92 FEET TO THE SOUTH LINE OF SAID LOT 57, BEING ALSO THE NORTH LINE LINCOLNWOOD AVE; THENCE WEST ALONG SAID NORTH LINE, 50.5 FEET TO THE EAST LINE OF SAID LOT 58 IN MERRY OAKS THIRD ADDITION; THENCE SOUTH ALONG THE EAST LINE OF LOTS 58 TO 61 IN SAID MERRY OAKS THIRD ADDITION, 325.84 FEET TO THE SOUTH LINE OF SAID LOT 61; THENCE WEST ALONG SAID SOUTH LINE, 150.75 FEET TO THE WEST LINE OF SAID LOT 61, BEING ALSO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE SOUTH ALONG SAID EAST LINE, 17 FEET TO THE SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE WEST ALONG SAID SOUTH LINE, 390 FEET TO THE EAST LINE OF LOT 5 IN MEGAN PARK SUBDIVISION TO THE VILLAGE OF CARBON CLIFF, ROCK ISLAND COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1987 IN PLAT BOOK 46, PAGE 203 AS DOCUMENT NO. 87-07008; THENCE SOUTH ALONG SAID EAST LINE, 247.42 FEET TO A BEND POINT; THENCE CONTINUE SOUTH ALONG SAID EAST LINE, 199.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE WEST ALONG SAID SOUTH LINE, 60 FEET TO THE NORTHEAST CORNER OF LOT 4 IN SAID MEGAN PARK SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4, 220 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE WEST ALONG SAID SOUTH LINE, 155.48 FEET TO THE NORTHEAST CORNER OF LOT 3 IN SAID MEGAN PARK SUBDIVISION, BEING ALSO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 8; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, 648 FEET TO THE NORTH LINE OF THE PAVED HIGHWAY KNOWN AS 23RD AVENUE OR COLONA ROAD; THENCE WEST ALONG SAID NORTH LINE, 260 FEET, MORE OR LESS, TO THE NORTH EXTENSION OF THE EAST LINE OF THE WEST 386.8 FEET OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE SOUTH ALONG SAID EAST LINE, 583 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 103.2 FEET OF THE WEST 436.8 FEET OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE EAST ALONG SAID NORTH LINE, 50 FEET TO THE EAST LINE OF THE WEST 436.8 FEET OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 436.8 FEET, 103.2 FEET TO THE SOUTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE WEST ALONG SAID SOUTH LINE, 436.8 FEET TO THE POINT OF BEGINNING.

PINs:

0932400010	0933300020	1804100013	1804100014	1804100015	1804100017
1804100018	1804100019	1804100021	1804100022	1804100023	1804100033
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1805404001	1805404002	1805404003	1805404004	1805404005	1805404007
1808200001	1808200002	1808200003	1808200013		

EXHIBIT B

Map of the Carbon Cliff Redevelopment Project Area #1

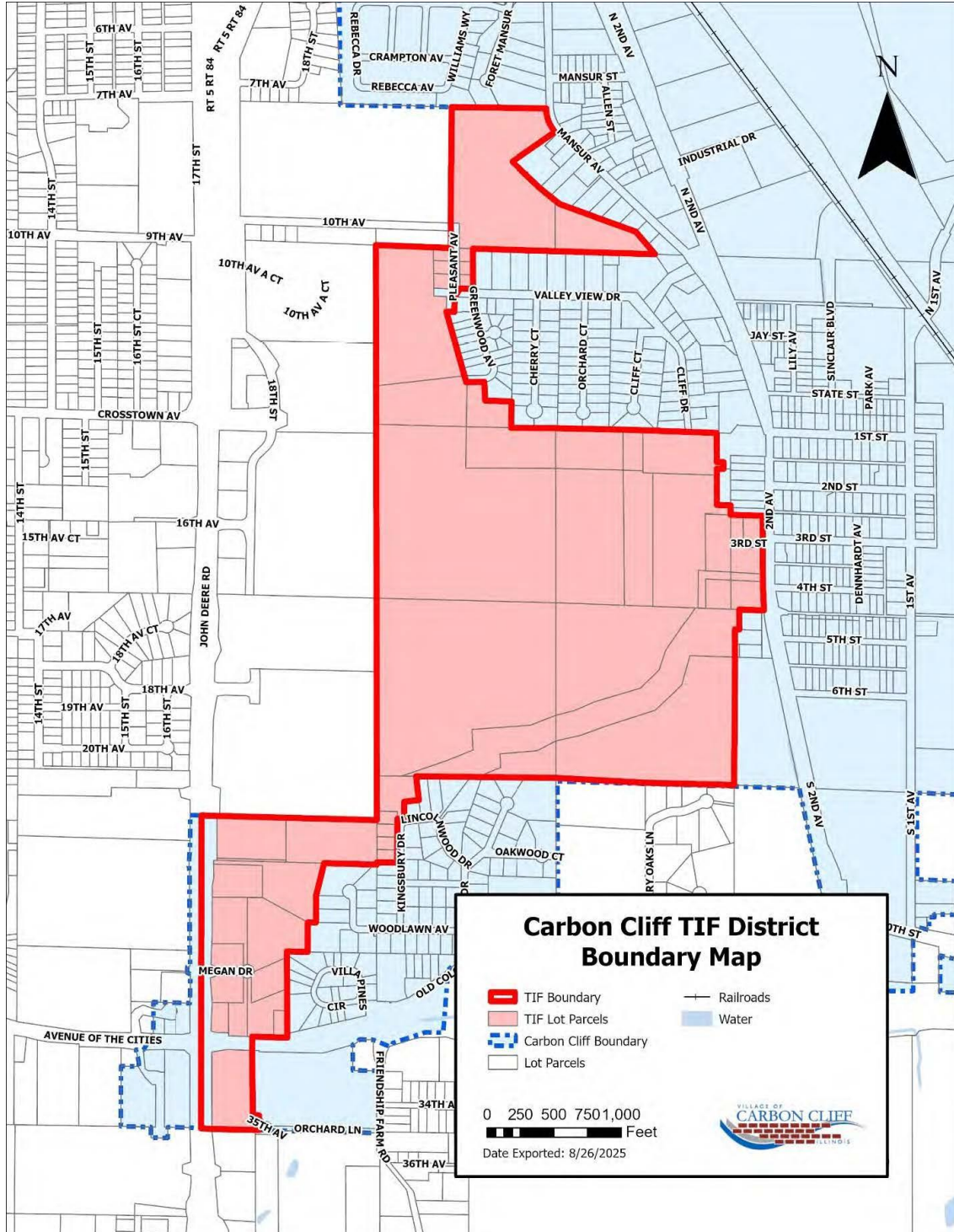


EXHIBIT C

*Carbon Cliff Redevelopment Project Area #1
Redevelopment Plan and Program and Eligibility Report*