Where City Life & Nature Meet

Gigabit City

VisitRockFalls.com • Just 35 Miles Away
Rock Falls at a Glance

9200 Population – Whiteside County
✓ New 2017 estimates 8911 population

Staggering loss of Industry since 2001

Low Median Income
✓ Risen to $40,543 since 2010 census

Utility Driven City Budget (ESW&F)
✓ 3300 Water & Sewer Customers
✓ 5500 Electric Customers

EAV realizing low increases
✓ 2017 EAV $73,793,527 – 1.39% increase
River Front
Illinois EPA SRP Program 2005

- Site Remediation Program, Voluntary
- Comprehensive Site Investigation
- Remedial Objectives Development
- Remediation Action Plan
- Implementation
- Remediation Action Completion/NFR
- End Goal - Redevelopment
RB&W Clean Up Begins

City of Rock Falls took involuntary possession of Reliant Fastener property, which made the property eligible for EPA clean up funding.

Site after fire & EPA Cleanup 2008
Busiest Intersection in Whiteside County

Riverfront location is adjacent to busiest intersection in Whiteside County.
Route 40 (1st Street and 2nd Street)

Our road construction project in 2011 through the riverfront site connected East 2nd Street with West 2nd Street at this intersection.
Ready for Redevelopment

30 structures demolished

17 acre RB&W site
Holiday Inn Express & Suites
Economic Impact to City of Redevelopment

To Date:

- 40 Permanent Jobs
- $150,000 Property Taxes paid into TIF
- $80,000 annually in Hotel/Motel Tax
- $80,000 annually in Electric, Sewer & Water

Expected from development of additional 6 acres

- 120 additional Permanent Jobs
- $700,000 additional Property Taxes paid into TIF
- $80,000 additional in Hotel/Motel Tax
- $200,000 additional in Electric, Sewer & Water
RB&W District Greenspace Project
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Movie Night in RB&W District
With Greenspace Comes More Commercial Development
History of Limestone Building
The Beautiful Eyesore
Limestone Project

City took possession in 2009, received USEPA Assessment Grant in 2014.
In order to complete assessment demolition was necessary
Summer 2017
Demolition
Rendering of Future Development Proposal for Limestone Site
Federal, State & Local Investment on Blighted Site

- $2,640,000  USEPA
- $317,500  IEPA
- $500,000  IDOT
- $750,000  DCEO
- $400,000  OSLAD - DNR
- $37,500  State Representative Jerry Mitchell
- $3,346,000  City of Rock Falls – Including Road & Greenspace Construction
- $990,000  Economic Redevelopment Incentives

Total Investment $8,581,000
Biggest Obstacles

✓ Public Participation in redevelopment plan
✓ Public Perception of redevelopment plan
✓ Keeping Vision Alive
✓ Demolition of Limestone Building for Assessment
My Advice

Hire VERY good Brownfields consultants