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**ORDINANCE NO. 6651-05-2020**

**ORDINANCE APPROVING THE 2019 AMENDMENT TO THE  
TAX INCREMENT FINANCING  
REDEVELOPMENT PLAN AND PROJECT FOR  
REDEVELOPMENT PROJECT AREA NO. 2 (TIF NO. 2), DESIGNATION OF AN  
AMENDED REDEVELOPMENT PROJECT AREA, AND  
ADOPTING TAX INCREMENT FINANCING FOR  
PARCELS OF REAL PROPERTY ADDED TO TIF NO. 2**

50.00 COE

**PREPARED BY AND RETURN TO:**

**CITY OF EDWARDSVILLE  
CITY CLERK  
118 HILLSBORO, PO BOX 407  
EDWARDSVILLE, ILLINOIS 62025**

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TAX INCREMENT FINANCING  
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REDEVELOPMENT PROJECT AREA NO. 2 (TIF NO. 2), DESIGNATION OF AN  
AMENDED REDEVELOPMENT PROJECT AREA, AND  
ADOPTING TAX INCREMENT FINANCING FOR  
PARCELS OF REAL PROPERTY ADDED TO TIF NO. 2**

**WHEREAS**, the City Council of the City of Edwardsville, Illinois (the “City”), on April 15, 1997, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “TIF Act”), adopted (a) Ordinance No. 4993-4-97 approving a redevelopment plan (the “Redevelopment Plan”) and the redevelopment projects described therein (the “Redevelopment Projects”), (b) Ordinance No. 4992-4-97 designating and approving a redevelopment project area described in the Redevelopment Plan (“TIF No. 2”), and (c) Ordinance No. 4994-4-97 adopting tax increment financing within TIF No. 2; and

**WHEREAS**, to achieve additional projects that would be beneficial to TIF No. 2, the City made a request to the Illinois General Assembly to pass such legislation necessary and appropriate to extend the estimated date of completion of the redevelopment project and retirement of obligations to finance redevelopment project costs associated with TIF No. 2 by up to 12 additional years; and

**WHEREAS**, the Illinois General Assembly passed Senate Bill 2445, which was signed into law by the Governor on August 14, 2018, becoming Public Act 100-0873; and

**WHEREAS**, Public Act 100-0873 amends the TIF Act by authorizing the City to establish the estimated date of completion of the redevelopment projects and retirement of obligations issued to finance redevelopment project costs associated with TIF No. 2 by not later than December 31 of the year in which payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the TIF Act is to be made with respect to ad valorem taxes levied in the thirty-fifth (currently the twenty-third) calendar year after the year in which the ordinance approving TIF No. 2 was adopted; and

**WHEREAS**, the City believes that the extension of the estimated date of completion of the redevelopment projects and retirement of obligations issued to finance redevelopment project costs associated with TIF No. 2 is in the vital and best interest of the City and the welfare of its residents and is in accordance with the public purpose provisions of applicable federal, state and local laws and that the same will stimulate growth and development by private enterprise and, therefore, improve the real estate tax base of the City; and

**WHEREAS**, the City now desires to further amend the Redevelopment Plan and Redevelopment Projects to further advance revitalization objectives for TIF No. 2 and to update the Redevelopment Plan to comply with the current provisions of the TIF Act, including the provisions authorized by Public Act 100-0873; and

**WHEREAS**, the TIF Act, Section 11-74.4-5(c), provides that a redevelopment plan and redevelopment project area may be amended, provided that changes that:

- (1) add additional parcels of property to the proposed redevelopment project area;

- (2) substantially affect the general land uses proposed in the redevelopment plan;
- (3) substantially change the nature of the redevelopment project;
- (4) increase the total estimated redevelopment project costs set out in the re-development plan by more than 5% after adjustment for inflation from the date the plan was adopted;
- (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or,
- (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, shall be made only after the municipality gives notice, convenes a joint review board, and conducts a public hearing pursuant to the procedures set forth in Sections 11-74.4-5 and 11-74.4-6 of the TIF Act; and

**WHEREAS**, the City of Edwardsville has drafted “2019 Amendment to the Tax Increment Financing Redevelopment Plan and Project for Redevelopment Project Area No. 2 (TIF No. 2)” (the “2019 Amendment”) to (a) extend the estimated date of completion of Redevelopment Projects and retirement of obligations issued to finance redevelopment project costs associated with TIF No. 2 by an additional 12 years; (b) amend the estimated costs required to complete the Redevelopment Plan and Redevelopment Projects; (c) add certain properties to TIF No. 2; and (d) make other modifications to the text of the Redevelopment Plan as deemed necessary; and

**WHEREAS**, the 2019 Amendment was made available for public inspection at the City Clerk’s office beginning on **December 20, 2019**; and

**WHEREAS**, a public meeting was held on **January 7, 2020**, notice of which was provided in accordance with Section 11-74.4.6(e) of the TIF Act, to advise the public of the municipality’s intent to consider the 2019 Amendment; and

**WHEREAS**, the City Council did on **February 4, 2020** pass **Resolution 395-02-2020** setting **March 24, 2020** as the date for the public hearing on the 2019 Amendment, with the time and place of such hearing identified in said Resolution; and

**WHEREAS**, due notice with respect to the availability of the 2019 Amendment, which contains an eligibility analysis of the parcels to be added to TIF No. 2, was given by mail on **February 6, 2020**, pursuant to Section 11-74.4-5 of the TIF Act, to all interested parties that have registered with the City concerning the proposed 2019 Amendment and to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of TIF No. 2, as amended; and

**WHEREAS**, notice of the date, time and place for a public hearing on the 2019 Amendment was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, with said notice and a copy of the 2019 Amendment report being sent by certified mail on **February 5, 2020** to all taxing districts of which taxable property is located within TIF No. 2 and to the Department of Commerce and Economic; and

**WHEREAS**, notice of the date, time and place for a public hearing on the 2019 Amendment was given by publication in the Edwardsville Intelligencer on **March 4, 2020** and **March 11, 2020**; and

**WHEREAS**, notice of the date, time and place for a public hearing on the 2019 Amendment was sent on **March 6, 2020** by certified mail 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 TIF No. 2; and

**WHEREAS**, notice of the date, time and place for a public hearing on the 2019 Amendment was sent on **March 6, 2020** by mail addressed to all residential addresses located within TIF No. 2; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the TIF Act, the City held a public hearing on the 2019 Amendment on **March 24, 2020** at Edwardsville City Hall; and

**WHEREAS**, the 2019 Amendment documents the factors present with respect to the properties to be added to TIF No. 2, causing them to qualify as a “blighted area”, as defined in the TIF Act, and the City Council has reviewed the eligibility analysis contained in the 2019 Amendment and is generally informed of the conditions in the area proposed to be added to TIF No. 2; and

**WHEREAS**, the City Council has reviewed the conditions pertaining to lack of private investment in the properties to be added to TIF No. 2 to determine whether private development would take place in this addition to TIF No. 2, as a whole, without the adoption of the 2019 Amendment; and

**WHEREAS**, the City Council has reviewed the conditions pertaining to the properties to be added to the TIF No. 2 to determine whether contiguous parcels of real property in said area would be substantially benefited by the proposed redevelopment project improvements; and

**WHEREAS**, the City Council has reviewed the 2019 Amendment and its Comprehensive Plan for the development of the City as a whole to determine whether the 2019 Amendment conforms to the Comprehensive Plan of the City:

**NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF EDWARDSVILLE, ILLINOIS, that:**

**SECTION 1: Recitals.** The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

**SECTION 2: Findings.** The City Council of the City of Edwardsville makes the following findings:

- a. The parcels of real property to be added to TIF No. 2 include the following identified by the Madison County Permanent Identification Numbers:  
  
14-2-15-11-11-202-008  
14-2-15-11-11-202-008.002  
14-2-15-11-11-202-009  
14-2-15-11-11-202-010
- b. A map of TIF No 2, as amended, is depicted on **Exhibit A** attached hereto and made part of this Ordinance.
- c. There exist conditions that cause the properties to be added to TIF No. 2 to be designated as a redevelopment project area under the TIF Act.

- d. The properties to be added to TIF No. 2, on the whole, have 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 2019 Amendment.
- e. The 2019 Amendment conforms to the Comprehensive Plan for the development of the City as a whole.
- f. The parcels of real property to be added to TIF No. 2 are contiguous and will be substantially benefited by the proposed redevelopment projects that are included in the 2019 Amendment.
- g. The estimated date for the completion of redevelopment projects or retirement of obligations issued to finance redevelopment project costs (including refunding bonds under Section 11-74.4-7 of the TIF Act) may not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the TIF Act is to be made with respect to ad valorem taxes levied in the 35th calendar year after the year in which Ordinance No. 4992-4-97 was passed approving the original Redevelopment TIF No. 2. This translates to December 31, 2033.

**SECTION 3: Plan Amendment Adoption.** The “2019 Amendment to the Tax Increment Financing Redevelopment Plan and Project for Redevelopment Project Area No. 2 (TIF No. 2)”, dated December 17, 2019, which was the subject matter of the public hearing held on **March 24, 2020**, is hereby adopted and approved. A copy of the 2019 Amendment, which includes a legal description of TIF No. 2, as amended, is attached to and made a part of this Ordinance as **Exhibit B**.

**SECTION 4: Designation of Amended Redevelopment Project Area.** The parcels of real property, identified in Section 2, are hereby designated as part of TIF No. 2 pursuant to Section 11-74.4.4 of the TIF Act.

**SECTION 5: Adoption of Tax Increment Financing.** Pursuant to Section 11-74.4-8 of the TIF Act, tax increment financing is hereby adopted with respect to the parcels of real property added to TIF No. 2 as part of the 2019 Amendment.

**SECTION 6: Distribution of Ad Valorem Taxes.** After the total equalized assessed valuation of taxable real property added to TIF No. 2 by the 2019 Amendment exceeds the total initial equalized assessed value of all taxable real property added to TIF No. 2, the ad valorem taxes, if any, arising from the levies upon said taxable real property by taxing districts and the rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the TIF Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations issued in respect thereto have been paid shall be divided as follows:

- a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property added to TIF No. 2 by the 2019 Amendment shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property added to TIF No. 2 by the 2019 Amendment over and above the initial equalized assessed value of each property in the area added to TIF No. 2 by the 2019 Amendment shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into the Special Tax

Allocation Fund for Redevelopment TIF No. 2 of the City of Edwardsville for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

**SECTION 7: Notification.** The City Clerk is hereby directed to notify the County Clerk of the 2019 Amendment and request that the initial equalized assessed valuation be certified for those parcels of real property added to TIF No. 2.

**SECTION 8: Severability.** If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

**SECTION 9: Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

**SECTION 10:** All ordinances or parts of ordinances thereof in conflict with this Ordinance are hereby repealed to the extent of any such conflict.

**SECTION 11:** Any section or provision of this Ordinance that is construed to be invalid or void shall not affect the remaining sections or provisions which shall remain in full force and effect thereafter.

**PASSED BY THE CITY COUNCIL OF THE CITY OF EDWARDSVILLE, ILLINOIS**, this 4<sup>th</sup> day of May, 2020.

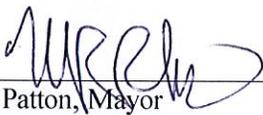
AYES: RISAVY, MORRISON, KRAUSE, FARRAR, LOUER, STACK, BURNS

NAYS:

ABSTENTIONS:

ABSENT:

**APPROVED BY THE MAYOR OF THE CITY OF EDWARDSVILLE, ILLINOIS**, this 5<sup>th</sup> day of May, 2020.

  
\_\_\_\_\_  
Hal Patton, Mayor

ATTEST:

  
\_\_\_\_\_  
Jeanne Wojcieszak, City Clerk

Attachments: Exhibit A Existing and Proposed Addition to TIF No. 2

Exhibit B “2019 Amendment to the Tax Increment Financing Redevelopment Plan and Project for Redevelopment Project Area No. 2 (TIF No. 2)”, December 17, 2019

**Exhibit A**

**Existing and Proposed Addition to TIF No. 2**

**Exhibit B**

**“2019 Amendment to the Tax Increment Financing Redevelopment Plan and Project for  
Redevelopment Project Area No. 2 (TIF No. 2)”, December 17, 2019**

**Exhibit A**

**Existing and Proposed Addition to TIF No. 2**

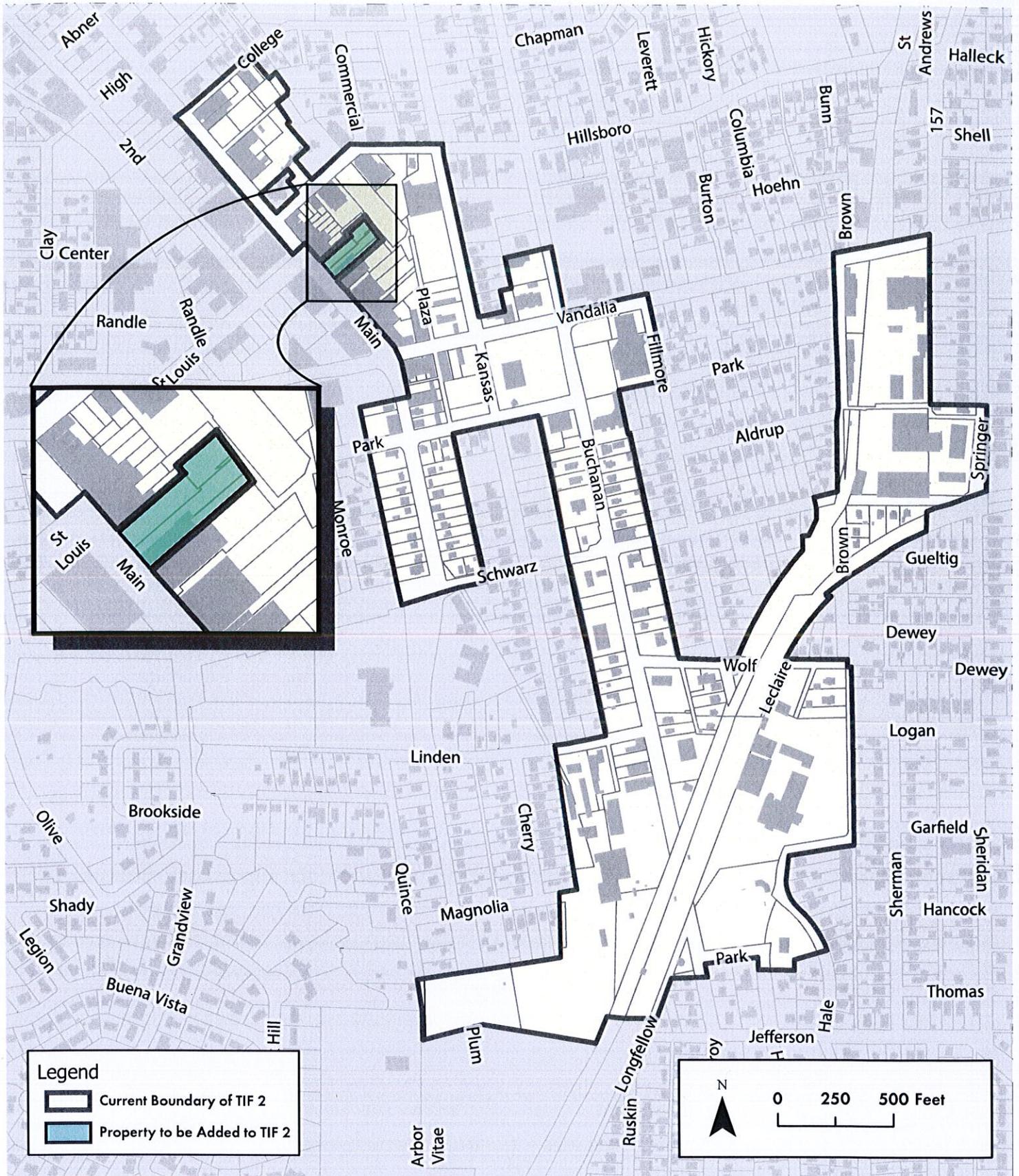


Exhibit A

December 2019

Existing and Proposed Addition to Redevelopment Project Area  
 Redevelopment Project Area No. 2

City of Edwardsville, IL

**Exhibit B**

**"2019 Amendment to the Tax Increment Financing Redevelopment Plan and Project for Redevelopment  
Project Area No. 2 (TIF No. 2)", December 17, 2019**

**2019 Amendment to the  
Tax Increment Financing  
Redevelopment Plan & Project**

.....  
Redevelopment Project Area No.2  
(TIF No. 2)  
.....

Prepared for  
**City of Edwardsville, Illinois**

Prepared by  
**PGAV** PLANNERS LLC

December 17, 2019

**MAYOR**

Hal Patton

**CITY COUNCIL**

Chris Farrar, 1<sup>st</sup> Ward Alderman  
Jack Burns, 2<sup>nd</sup> Ward Alderman  
Janet Stack, 3<sup>rd</sup> Ward Alderman  
SJ Morrison, 4<sup>th</sup> Ward Alderman  
William Krause, 5<sup>th</sup> Ward Alderman  
Craig Louer, 6<sup>th</sup> Ward Alderman  
Art Risavy, 7<sup>th</sup> Ward Alderman

**CITY CLERK**

Jeanne Wojcieszak

**CITY ADMINSTRATOR**

Kevin Head

**ECONOMIC/COMMUNITY DEVELOPMENT DIRECTOR**

Walter D. Williams

**CITY ATTORNEY/CORPORATION COUNSEL**

Jeffery S. Berkbigler

**DIRECTOR OF PUBLIC WORKS**

Eric Williams

**CITY PLANNER**

Emily Fultz

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## SECTION I

### INTRODUCTION

On April 15, 1997, the City Council of the City of Edwardsville, Illinois (the “City”) adopted Ordinance No. 4993-4-97 approving a Redevelopment Plan and Project (the “Original Plan”) for an area designated by Ordinance No. 4992-4-97 as Redevelopment Project Area No. 2 (the “Project Area” or “TIF No. 2”) and adopted tax increment financing for the Project Area pursuant to Ordinance 4994-4-97. This was accomplished pursuant to the provisions of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “Act”).

Since the establishment of TIF No. 2, significant progress has been made with respect to economic growth and community improvements in this area of the City. In fact, the success of TIF No. 2 caused a significant increase in demand for off-street parking that was anticipated to be an issue in the Original Plan. To address this increased demand for parking, the City came up with a plan to increase the supply of parking. However, to accomplish this, the City will need to build a costly structured parking. The City proposes to build a parking structure on several City-owned parcels and several small parcels that are currently privately owned.

The City plans to use tax increment financing to help fund this proposed parking structure. However, the original deadline to pay all project costs was December 31<sup>st</sup> of the year after the 23<sup>rd</sup> tax levy year for TIF No. 2 (i.e., December 31, 2021). This provides too little time to provide any meaningful level of TIF financing. This led the City to pursue legislative approval from the Illinois General Assembly to extend the term of TIF No. 2 by up to 12 years. With support of all affected taxing districts, the General Assembly approved Senate Bill 2445, which authorized the extension. This bill was approved by the Governor as Public Act 100-0873, effective August 14, 2018.

While the authorization from the State to extend the term of TIF No. 2 has been accomplished, the City still needs to officially amend the Original Plan to extend the estimated date of completion of projects. This document constitutes the amendment to the Original Plan, which provides for (1) the TIF extension, (2) an addition of approximately 0.66 acres of real estate to the redevelopment Project Area boundary, (3)

an update to the redevelopment projects to be undertaken, (4) an update to the estimated redevelopment project costs and (5) other changes deemed to be appropriate to bring the Original Plan into compliance with the current Act (collectively constituting the “2019 Plan Amendment”).

The boundaries of the areas to be added to the Project Area are illustrated on **Exhibit A – Proposed Addition to Redevelopment Project Area No. 2**. A boundary description of this added area is included in the **Appendix as Attachment A – Boundary Description for Area Added to Redevelopment Project Area No. 2**. The parcel identification number (**PINs**) for the **added properties** are as follows:

- 14-2-15-11-11-202-008
- 14-2-15-11-11-202-008.002
- 14-2-15-11-11-202-009
- 14-2-15-11-11-202-010

The following sections of this report present the amended Redevelopment Plan and Project.

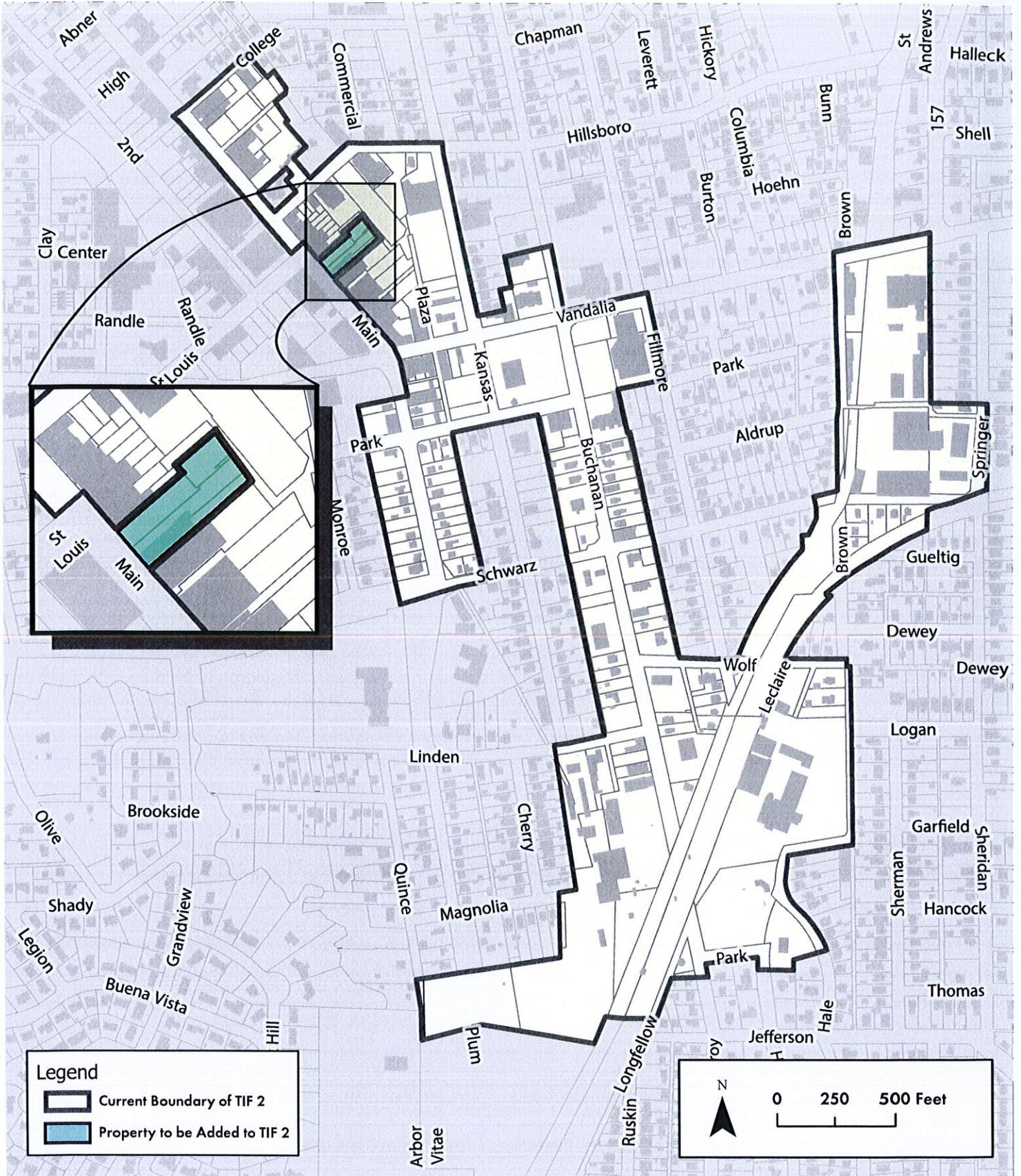


Exhibit A

December 2019

**Existing and Proposed Addition to Redevelopment Project Area  
Redevelopment Project Area No. 2**

City of Edwardsville, IL

## SECTION II

### BASIS FOR ELIGIBILITY OF THE ADDED AREA AND FINDINGS

#### A. Introduction

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act. This 2019 Plan Amendment recites the relevant statutory requirements and sets forth the eligibility criteria or the added area.

#### B. Analysis of Conditions in the Are Proposed to be Added to the Project Area

There are four parcels of land, totaling approximately 0.66 acres, proposed to be added to the Project Area. Three of the four parcels, which comprise 78% of the area to be added to TIF No. 2, will be assembled and utilized to provide the necessary improvements for one of the access points to the proposed parking structure (see Section III, Revised Redevelopment Plan and Project). These parcels of real estate are considered “vacant” land, as defined by the Act. The fourth parcel contains a building situated on the front two-thirds of the lot and surface parking on the rear one-third of the lot. A portion of this surface parking will become part of the site for the proposed parking structure.

The single “improved” parcel in the area to be added constitutes only 22% of the area proposed to be added to the Project Area and is a de minimis amount of the total Project Area. The inclusion of this parcel does not affect the Project Area, as a whole, established under the Act. Moreover, the “improved” parcel’s EAV has lagged behind the EAV of the balance of the City for each of the last five (5) years, indicating that it’s contributing to the eligibility factors considered for the Project Area.

The same conclusion could be applied to the vacant parcels as well. However, a finding of blight can be readily made with respect to these vacant parcels. The following presents the statutory definition of vacant land and the findings with respect to the vacant parcels.

## **1. Statutory Requirements Regarding Vacant Land**

For vacant land to qualify as blighted, it must first be found to be “vacant” as defined in the Act. Vacant land is “*any parcel or combination of parcels of real property without industrial, commercial and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment area ...*” (65 ILCS 5/11-74.4-3(v)).

As vacant land, the property may qualify as blighted if the “*sound growth of the taxing districts is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:*

- (1) “*Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities.*”
- (2) “*Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.*”
- (3) “*Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.*”
- (4) “*Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.*”
- (5) “*The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in*

*environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.”*

- (6) *“The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.” (65 ILCS 5/11-74.4-3(a)(2)).*

## **2. Findings on Vacant Land**

The vacant parcels proposed to be added to the Project Area, while they are used for off-street parking, do not contain any buildings. Furthermore, they have not been used for commercial agricultural purposes within the last five years. These parcels have been used for off-street parking as far back as 1991 based on Google Earth aerial photo images.

## **3. Findings of blight for the Parcels Proposed to be Added to the Project Area**

The vacant parcels proposed to be added to the Project Area constitute only 0.66 acres of the 105.4 acres of land within the original Project Area and, therefore, are inconsequential to the eligibility findings of the Original Plan. Nonetheless, the qualifying factors relevant to these vacant parcels include obsolete platting and the EAV of the area to be added has been subpar relative to balance of the City (**see Exhibit B - Comparison of EAV Growth Rates (2013-2018)**). With respect to obsolete platting, two of the vacant parcels are narrow, owned by separate entities and are dependent upon each other for access. The third vacant lot, owned by the City, is land locked having no access to a public street

or alley right-of-way. Clearly, it makes sense for the parcels to be consolidated and reused for access to and be part of the proposed public parking structure.

**C. Conclusion of Investigation of Blighting Factors for the Parcels to be Added to the Project Area**

It is found that the area to be added to the Project Area, as a whole, contains conditions that qualify it as a **blighted area**. It is essential that these parcels be added to the existing Project Area to enable the redevelopment of surface parking lots into a parking structure to help alleviate the parking shortage that hinders other redevelopment projects within the Project Area.

**Exhibit B**  
**COMPARISON OF EAV GROWTH RATES (2013-2018)**  
 2019 Amendment to TIF No. 2

Tax Year	EAV of Parcels Added to RPA *	Balance of City	Added Area Growth Rate Less Than Balance of City?
2013	\$ 129,660	\$677,868,066	
2014	\$ 129,660	\$684,754,228	
% Change	0.0%	1.0%	YES
2015	\$ 132,260	\$713,569,337	
% Change	2.0%	4.2%	YES
2016	\$ 139,870	\$771,721,575	
% Change	5.8%	8.1%	YES
2017	\$ 142,900	\$821,043,798	
% Change	2.2%	6.4%	YES
2018	\$ 148,300	\$856,139,950	
% Change	3.8%	4.3%	YES

\* Redevelopment Project Area

## SECTION III

### REVISED REDEVELOPMENT PLAN AND PROJECT

#### A. Introduction

The Act defines a **Redevelopment Plan** as the “comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a “blighted area” or “conservation area” or combination thereof or “industrial park conservation area,” and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.” The term **Redevelopment Project** means “any public and private development project in furtherance of the objectives of a redevelopment plan.”

#### B. General Land Uses to Apply

The general land uses to apply in the downtown portion of TIF No. 2, as amended, will be a continuation of mixed uses typifying a downtown core including commercial, residential and public uses. More specifically, a portion of the parcels to be added to the Project Area, the current surface parking areas behind City Hall and the buildings along the east side of Main Street between Vandalia Street and Hillsboro Avenue, is the location of a proposed new public parking structure.

For the other corridors within the Project Area, the land uses to apply are consistent with the Comprehensive Plan for the City as illustrated on **Exhibit C – Land Use Plan**. Exhibit C also denotes parcels with legal, non-conforming residential uses (e.g., residential dwellings on lots located in areas proposed for another use such as Commercial or Downtown). They are considered “legal non-conforming uses” from a zoning standpoint. The intent of such Land Use Plan is to permit the continuation of existing residential uses indefinitely, but if redeveloped, the indicated land use category is recommended. However, it is not the intent of this 2019 Plan Amendment to use TIF to assist with displacing occupied housing units. Instead, TIF assistance will only be used to assist redevelopment projects involving residential property whereby: a) the owner of an owner-occupied dwelling(s) is a willing seller(s), b) rental dwelling units are

not occupied, and c) the redevelopment project meets current development policies and codes.

**C. Objectives**

The objectives of this 2019 Plan Amendment are to:

1. Reduce or eliminate those conditions that qualified the Project Area, including the added Area, as eligible for tax increment financing by carrying out the Redevelopment Plan, as amended, including property assembly, building renovations, construction of a new parking structure(s), site improvements, and public works improvements.
2. Prevent the recurrence of blighting conditions by implementing actions outlined in the Original Plan and herein.
3. Enhance the real estate tax base for the City and all other taxing districts that extend into the Redevelopment Project Area through the implementation and completion of the activities identified in the Original Plan and herein.
4. Encourage and assist private investment to redevelop property and/or rehabilitate existing buildings within the Project Area through the provision of financial assistance permitted by the Act.
5. Provide for safe and efficient vehicular and pedestrian traffic circulation within the Project Area.
6. Complete all public and private actions anticipated by this 2019 Plan Amendment in an expeditious manner.

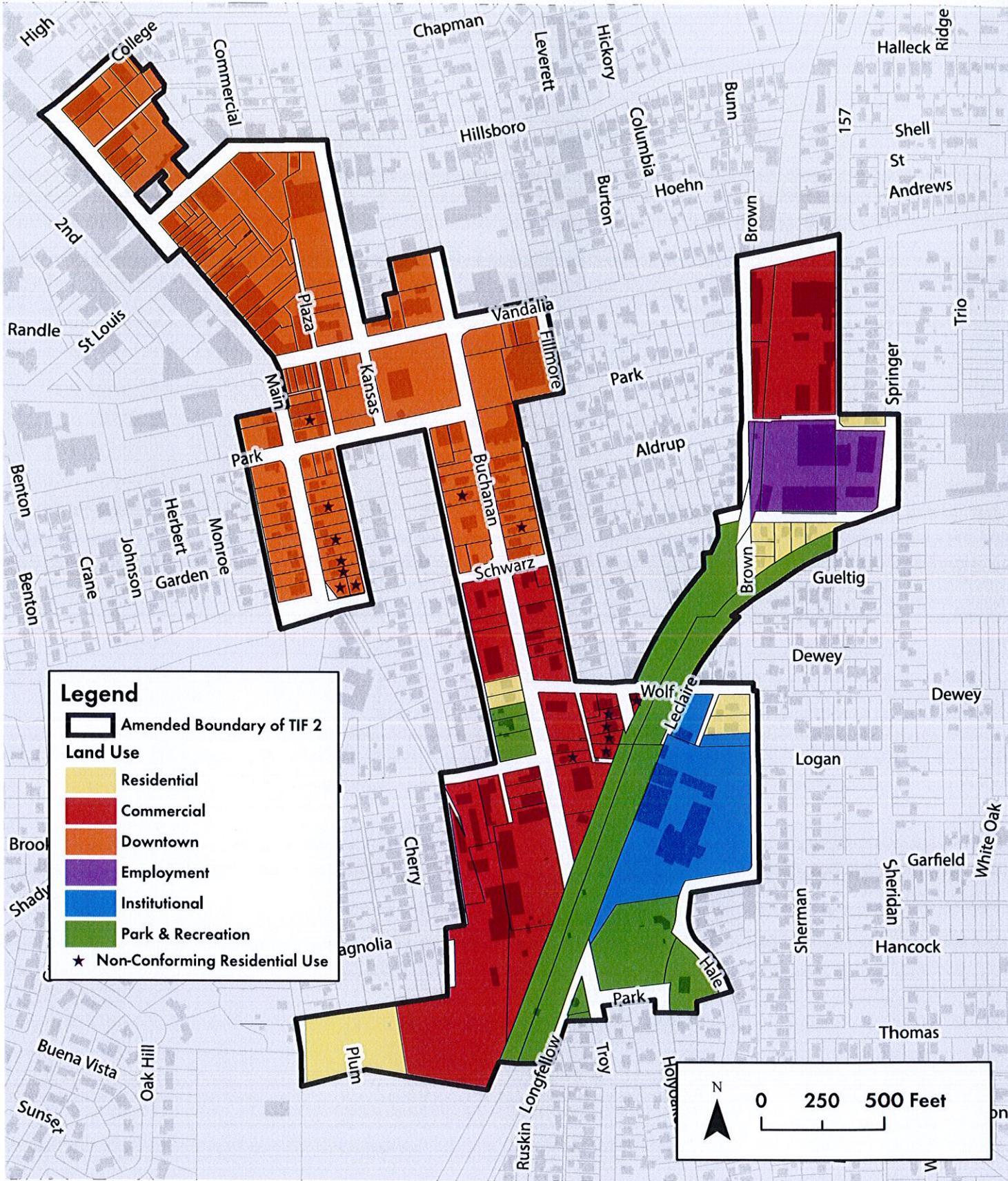


Exhibit C - Land Use Plan  
 Redevelopment Project Area No. 2

December 2019

City of Edwardsville, IL

**D. Program to be Undertaken to Accomplish Objectives**

The City of Edwardsville has determined that it is appropriate to continue its program to provide limited financial incentives for private investment within the Project Area along with public investment to increase parking supply. It has been determined, through private and public project implementation experience, that tax increment financing constitutes one of the most effective means available for enabling redevelopment and conservation within the Project Area. The Project Area, as modified by this 2019 Plan Amendment, and the City as a whole, along with all other local taxing bodies, will benefit from the implementation of this Redevelopment Plan. The City will incorporate appropriate provisions within any redevelopment agreement, entered into between the City and private parties, to assure that redevelopment projects make progress toward achieving the objectives stated herein.

**E. Redevelopment Project**

To achieve the objectives proposed in the Plan, multiple Redevelopment Projects will be undertaken. Redevelopment Projects will involve a combination of private investment and public investment to help overcome the extraordinary costs associated with redevelopment and building renovations. Activities necessary to implement the Plan may include the following:

**1. Private Redevelopment Activities:**

Continuation of renovation and repairs to existing buildings, particularly with respect to vacant or underutilized upper floors. Also, continuation of redevelopment of properties with new buildings and site improvements in furtherance of the Plan objectives stated herein.

**2. Public Redevelopment Activities:**

Public improvements and support activities will be used to induce and complement private investment. These may include but are not limited to: street and sidewalk improvements, land assembly and site

preparation, public utilities (e.g., water, sanitary and storm sewer facilities), and provision of public parking, as well as other programs of financial assistance, as may be provided by the City. Public projects may also include assistance for renovating and retrofitting existing buildings.

**3. Land Assembly, Displacement Certificate & Relocation Assistance:**

To achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary to attract private development interest in the area to be added and the balance of TIF No. 2. Therefore, any property located within TIF No. 2 may be acquired by the City, as necessary, to assemble various parcels of land to achieve marketable tracts, or if such property is necessary for the implementation of a specific public or private redevelopment project. This may include the displacement of inhabited housing units located in the Project Area (see below).

***Displacement Certificate:***

Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Act, the City hereby certifies that this 2019 Plan Amendment will not result in the displacement of more than nine (9) inhabited residential units. If, at some time in the future, a redevelopment project is proposed that will result in the displacement of ten (10) or more inhabited residential units, the City will prepare, or cause to be prepared, the requisite housing impact study pursuant to the Act.

***Relocation Assistance:***

If households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that

Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the Act, “low-income households”, “very low-income households” and “affordable housing” have the meanings set forth in the Illinois Affordable Housing Act.

**F. Revised Estimated Redevelopment Project Costs**

The estimated costs associated with the eligible redevelopment activities are presented in **Exhibit D** entitled **Revised Estimated Redevelopment Project Costs**. These estimates do not include costs incurred to date but does include estimated costs to be incurred to implement this 2019 Plan Amendment (from Fiscal Years 2020 through 2034). These estimated costs are expressed in 2019 dollars and are subject to refinement as specific plans are finalized and experience is gained in implementing this Redevelopment Plan. Note that, unless otherwise funded from other sources, payment of any project cost will be limited to that which can be funded by the incremental revenues generated within the Project Area, as amended.

**G. Description of Redevelopment Project Costs**

Costs that may be reimbursed as TIF eligible costs in implementing the 2019 Plan Amendment include project costs and expenses as itemized Exhibit D. Itemized below is an abbreviated listing of “redevelopment project costs”, as defined in the Act, which are most applicable to this 2019 Plan Amendment [**bold typeface added for ease of reference**]. See the Act for the full text of the definition of redevelopment project costs.

1. **Costs of studies, surveys, development of plans, and specifications, implementation and administration** of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years.

**Exhibit D**

**REVISED ESTIMATED REDEVELOPMENT PROJECT COSTS  
 (FY 2020 through FY 2034)  
 2019 TIF Plan Amendment - Redevelopment Project Area No. 2**

<b>Description</b>	<b>Estimated Cost</b>
<b>A. Public Works or Improvements:</b>	
1. TIF No. 2 share of new public parking structure	\$8,500,000
2. Improvement of streets, sidewalks, utilities and other public improvements	\$2,500,000
<b>B. Property Assembly</b> (Acquisition of land, building demolition and site preparation)	\$1,000,000
<b>C. Building Rehabilitation</b>	\$1,500,000
<b>D. Relocation Costs</b>	\$100,000
<b>E. Cost of Marketing Sites</b>	\$100,000
<b>F. Taxing District Capital Costs</b>	\$100,000
<b>G. General Administration</b>	\$375,000
<b>H. Financing Costs</b>	see Note 3
<b>I. Contingency</b>	\$1,400,000
<b>Total Estimated Costs</b>	<b>\$15,575,000</b>
<b>TIF Revenue Surplus Declarations (see Note 6)</b>	<b>\$1,560,000</b>

**Notes:**

- All costs shown are in 2019 dollars.
- Adjustments may be made among line items within the budget to reflect program implementation experience.
- Municipal financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total redevelopment project cost if and when such financing costs are incurred.
- Private redevelopment costs and investment are in addition to the above.
- The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of this 2019 Plan Amendment, per subsection 11-74.4.5 (c) of the Act.
- The estimate of total annual surplus declaration is in 2019 dollars. This is not considered a redevelopment project cost. It simply reflects the City's commitment to declare a surplus of 10% of the annual tax increment deposited into the TIF Fund, net of administration costs. See Subsection D of Section IV of this 2019 Plan Amendment.

In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has

designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- 1.5. After July 1, 1999, **annual administrative costs shall not include general overhead or administrative costs of the municipality** that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
- 1.6. The **cost of marketing sites** within the redevelopment project area to prospective businesses, developers, and investors;
2. **Property assembly costs**, including but not limited to **acquisition of land** and other property, **real or personal**, or rights or interests therein, **demolition of buildings, site preparation**, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and **the clearing and grading of land**;
3. **Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings**, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs **shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building** as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 **unless** either
  - (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or
  - (ii) the **municipality makes a reasonable determination in the redevelopment plan**, supported by information that provides the basis for that determination, **that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;**
5. **Costs of job training and retraining projects**, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
6. **Financing costs**, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a

- taxing district in furtherance of the objectives of the redevelopment plan and project.
8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);
  9. **Payment in lieu of taxes** [see Sec. 11-74.4-3 (m) of the Act];
  10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs
    - (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and
    - (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
  11. **Interest cost incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
  - (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  - (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - (D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total
    - (i) cost paid or incurred by the redeveloper for the redevelopment project plus
    - (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.
12. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
13. After November 1, 1999 (the effective date of Public Act 91-478), **none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location** within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.

For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation

for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

## SECTION IV

### OTHER FINDINGS AND REQUIREMENTS

#### A. Conformance with the Comprehensive Plan

Redevelopment projects completed to date and proposed to be undertaken pursuant this 2019 Plan Amendment are consistent with the Comprehensive Plan for the City as adopted March 2, 2010. Exhibit C, contained in Section III of this Plan Amendment, replicates the Comprehensive Plan for area within TIF No. 2 with some clarification on land use policy regarding existing legal non-conforming residential properties. In addition, all development in the Redevelopment Project Area will comply with applicable codes and ordinances.

#### B. Area to be Added, on the Whole, not Subject to Growth and Development

The privately-owned vacant parcels to be added have been used for off-street parking with no prima facia evidence that would indicate any significant investment other than periodic maintenance on one of the parcels (e.g., resealing the asphalt parking surface). In addition, the City has no record of any building permits for these vacant parcels. The one small improved parcel, constituting only 22% of the area to be added to the Project Area, had a covered patio added ten years ago, with an addition thereto nine years ago. Therefore, it is concluded that the area to be added to the Project Area, on the whole, has not been subject to growth and development through investment of private enterprise.

#### C. Would Not be Developed "but for" TIF

The success to date with private investment within TIF No. 2 is a direct result of TIF investment in public infrastructure improvements and TIF incentive agreements with private parties. To continue this momentum and to address the unmet needs for the Project Area, including addressing off-street public parking supply, the TIF term extension is needed. It is the intent of this 2019 Plan Amendment to provide TIF financing to address remaining deficiencies in TIF No. 2.

**D. Assessment of Financial Impact**

Taxing districts do not realize any tax revenue from the increased property values within the TIF district. Taxing districts only receive tax revenue from the property values that existed when the TIF No. 2 was established (known as the “base EAV”). So, are taxing districts losing tax revenue because of this TIF district?

Private investment in redevelopment projects and building improvement projects has contributed to property values increases in TIF No. 2 and thus, incremental tax revenue that flows to the TIF fund and not to the taxing districts. However, the TIF No. 2 redevelopment projects and other private investment would not have happened anywhere near the levels that have taken place “BUT FOR” the use of TIF financing to make significant upgrades to public infrastructure and induce private investment in redevelopment and building renovation projects. Prior to the establishment of TIF No. 2, property values were relatively stagnant, as was documented in the Original Plan.

Furthermore, increases in rate setting property values in areas outside of the TIF No. 2 have significantly outpaced the incremental EAV growth inside TIF No. 2. **Exhibit E – Taxing District Rate Setting EAV & TIF No. 2 EAV Trends** clearly demonstrates that nominal growth in TIF No. 2 EAV pales in comparison to each affected tax district’s rate setting tax base growth. Thus, the growth in property taxes generated on the “rate setting EAV”<sup>1</sup> far exceeds the unrealized taxing district revenue generated on the TIF EAV.

It is anticipated that these trends will continue and TIF No. 2 will not have a significant financial impact on the taxing districts and taxpayers. Nonetheless, to offset any potential financial impact, the City, beginning with tax year 2020, commits to declaring a surplus of 10% of the incremental revenues generated within TIF No. 2 on an annual basis. These annual surplus revenues will be distributed to the affected taxing jurisdictions pursuant to the requirements of the Act.

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<sup>1</sup> Rate setting EAV is “taxable value” upon which tax rates are calculated to yield a taxing district’s levy request. Rate setting EAV excludes incremental TIF EAV.

**Exhibit E**

**Taxing District Rate Setting EAV & TIF No. 2 EAV Trends**

Taxing District	Tax Year (\$millions)			TIF No. 2 EAV Increase as a % of District Rate Setting EAV Increase
	2000	2018	Increase	
Lewis & Clark College #536	\$ 2,113.7	\$ 5,262.6	\$ 3,148.8	0.49%
Madison County	\$ 2,613.6	\$ 5,173.5	\$ 2,559.9	0.61%
Edwardsville CU #7	\$ 570.4	\$ 1,456.7	\$ 886.3	1.75%
City of Edwardsville	\$ 272.9	\$ 752.5	\$ 479.7	3.24%
Edwardsville Township	\$ 417.0	\$ 1,040.2	\$ 623.1	2.49%
Edwardsville Road & Bridge	\$ 417.0	\$ 1,040.2	\$ 623.1	2.49%
<b>Edwardsville TIF No. 2*</b>	<b>\$ 5.3</b>	<b>\$ 20.9</b>	<b>\$ 15.5</b>	

\* TIF No. 2 EAV for 2000 represents the adjusted base EAV for the 2018 Tax Year.

**E. Estimated Date for Completion of Redevelopment Projects**

The estimated date for the completion of the Redevelopment Projects or retirement of obligations issued to finance redevelopment project costs (including refunding bonds under Section 11-74.4-7 of the Act) may not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the 35th calendar year after the year in which Ordinance No. 4992-4-97 was passed approving the original Redevelopment Project Area No. 2. This translates to December 31, 2033.

**F. Sources of Funds**

The primary source of funds to pay for redevelopment project costs associated with implementing this Plan shall be funds collected pursuant to tax increment financing to be adopted by the City. Under such financing, tax increment revenue resulting from an increase in the EAV of property in the Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay redevelopment project costs and retire any obligations incurred to finance redevelopment project costs.

In order to expedite the implementation of this Redevelopment Plan and construction of the public improvements, the City, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for the eligible redevelopment project costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, applicable revenues from any adjoining tax increment financing areas, and proceeds from the sale of land in the Project Area, as well as other revenues.

**G. Nature and Term of Obligations**

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Tax Allocation Fund of monies received from the taxes on the increased EAV (above the initial EAV) of real property in the Area. These monies may be used to reimburse private or public entities for the redevelopment project costs incurred or to amortize obligations issued pursuant to the Act for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for any other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution to the taxing districts to the extent that this distribution of surplus does not impair the financial viability of the any projects. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

**H. Most Recent EAV and Redevelopment Valuation**

The most recent total equalized assessed valuation (EAV) for the added area is \$148,300 (2018 tax year EAV for the four PINs identified in Section I of this Plan Amendment). After adoption of this 2019 Plan Amendment, establishing the revised boundaries of the Redevelopment Project Area and adopting tax increment financing for added area, the City will make a request to the County Clerk of Madison County to certify the base

EAV for parcels of real estate added to the Project Area. These added parcels will have a different “base” year value than the original parcels located in TIF No. 2.

Contingent on the adoption of this 2019 Plan Amendment and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in the added area will cause the equalized assessed valuation of said area to increase by \$3.0 to \$3.5 million (2019 dollars) upon completion of the redevelopment projects.

**I. Fair Employment Practices and Affirmative Action**

The City complies with fair employment practices and affirmative action. Furthermore, the City will require that all recipients of tax increment financing assistance comply with state and federal laws dealing with fair employment practices and affirmative action.

**J. Reviewing and Amending the TIF Plan**

This Redevelopment Plan may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. Also, the City shall adhere to all reporting requirements and other statutory provisions.

## **APPENDIX**

### **Boundary Description of Area to be Added to Redevelopment Project Area No. 2**

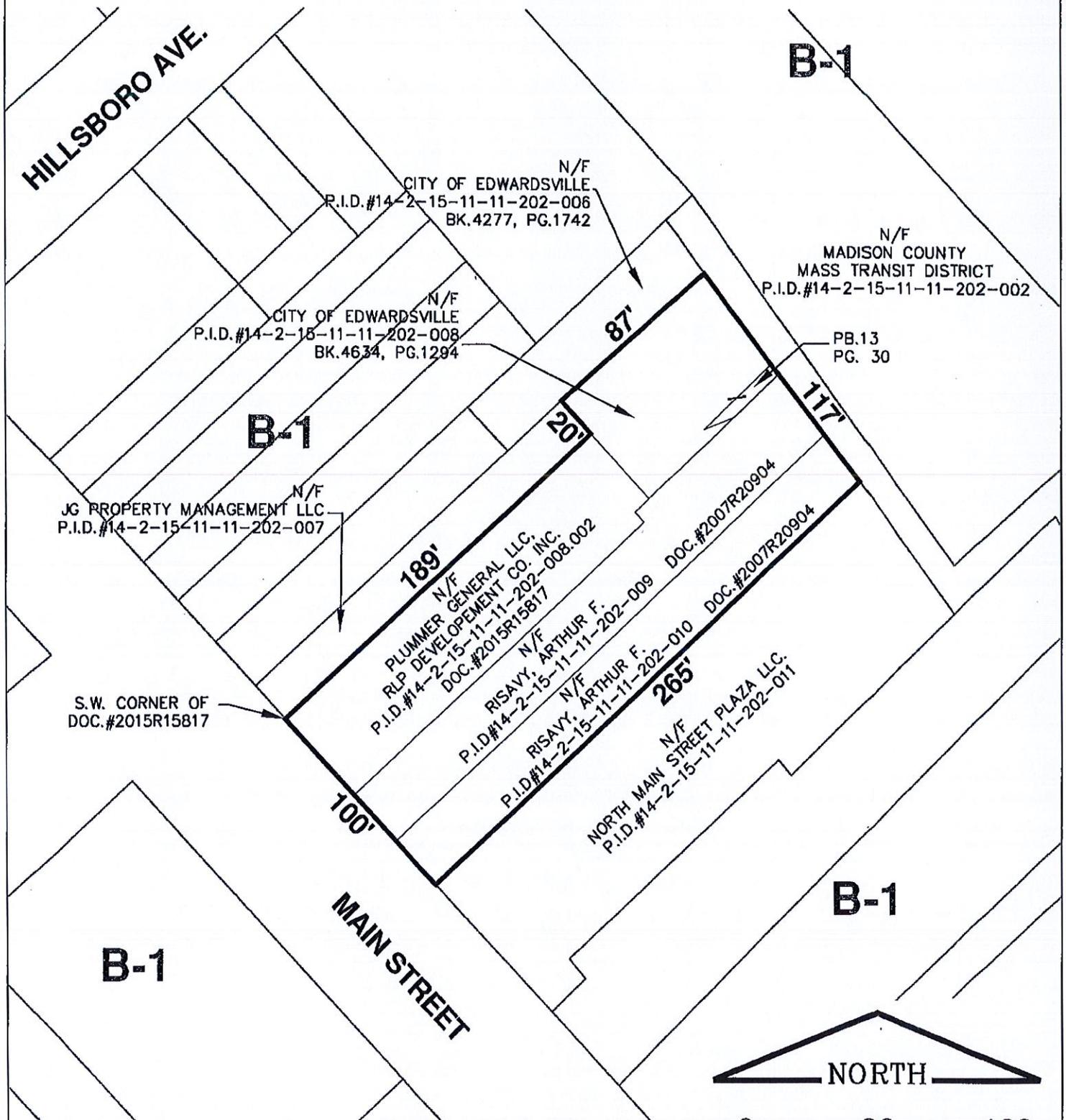


**Addition to TIF Redevelopment Project Area No. 2  
City of Edwardsville, Illinois**

Part of the northeast Quarter of Section 11, Township 4 North, Range 8 West of the Third Principal Meridian, City of Edwardsville, Madison County, Illinois, described as follows:

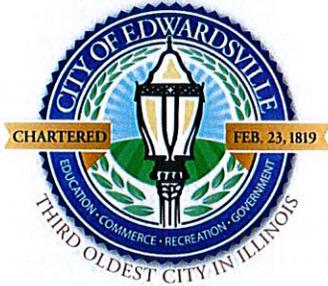
Beginning at the southwest corner of a tract of land as described in Document #2015R15817 of Madison county records, also being the northeasterly right of way of Main Street; thence northeasterly, along the northwest line of said tract of land, 189 feet to the southwest line of a tract of land as described in Book 4634 on Page 1294 of said Madison County Records; thence northwesterly, along said southwest line, 20 feet to the southwest corner of said tract of land; thence northeasterly along the northwesterly line of said tract of land, 87 feet to the northwest corner said tract of land as described in the aforementioned Book 4634 on Page 1294 of said Madison County Records; thence southeasterly, along the northeasterly line of said tract of land and the northeasterly line of tracts of lands as described in Document #2007R20904, 117 feet to the most easterly corner of said tracts; thence southwesterly, 265 feet to the aforementioned northeasterly right of way of Main Street; thence northwesterly, along said right of way, 100 feet to the POINT OF BEGINNING.

EXHIBIT: PART OF THE NORTHEAST QUARTER OF  
SECTION 11, TOWNSHIP 4 NORTH, RANGE 8 WEST OF  
THE THIRD PRINCIPAL MERIDIAN, CITY OF  
EDWARDSVILLE, MADISON COUNTY, ILLINOIS



**B-1** DENOTES CENTRAL BUSINESS DISTRICT

**END OF DOCUMENT**



**DATE:** April 14, 2020

**ACTION ITEM TITLE: ORDINANCE APPROVING THE 2019 AMENDMENT TO THE TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT FOR REDEVELOPMENT PROJECT AREA NO. 2 (TIF NO. 2), DESIGNATION OF AN AMENDED REDEVELOPMENT PROJECT AREA, AND ADOPTING TAX INCREMENT FINANCING FOR PARCELS OF REAL PROPERTY ADDED TO TIF NO. 2**

**ORIGIN:** Public Works

**SUMMARY:**

Public Act 100-0873, signed into law on August 14, 2018, amended the TIF Act by authorizing the City of Edwardsville extend the life of TIF 2 from 23 years to 35 years. This Ordinance formally adopts the 2019 Amendment to the TIF 2 Redevelopment Plan and Project, designates an amended project area, and adopts tax increment financing for parcels of real property added to TIF 2.

**RATIONALE:**

The 2019 Amendment to the Tax Increment Financing Redevelopment Plan and Project for Redevelopment Project Area No. 2 (TIF 2) not only updates the redevelopment plan and budget, but it incorporates four (4) additional parcels into the redevelopment project area, as well. All requirements set forth in the TIF Act (65 ILCS 5/11-74.4) have been met with regard to this amendment.

**COMPLIANCE WITH COMPREHENSIVE PLAN OR OTHER PLAN:**

Not Applicable

**SUGGESTED COUNCIL ACTION:**

Approval