

ORDINANCE NO. 2023-0-31

**ORDINANCE APPROVING THE
TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT
FOR THE TIF 1 Redevelopment Project Area**

WHEREAS, the City of Marshall, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (hereinafter referred to as the "TIF Act") for the proposed Redevelopment Plan and Project (the "Plan") within the municipal boundaries of the City of Marshall and within TIF 1 Redevelopment Project Area (the "Project Area") as described in Exhibit A attached to this Ordinance, which constitutes in the aggregate more than 1-1/2 acres; and

WHEREAS, the Plan was made available for public inspection at the City Clerk's office on **3/31/2023**; and

WHEREAS, the City Council did on **4/24/2023** pass **Resolution 2023-R-06**, setting **6/19/2023** as the date for the public hearing on the Plan, with the time and place of such hearing identified in said Resolution; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on **5/5/2023** pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all interested parties that have registered with the City concerning the Project Area; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on **5/5/2023** pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the Project Area; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing to be held relative to the Plan and the designation of the Project Area on **6/19/2023** at City Hall; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on **5/5/2023**; by publication on **5/29/2023** and **6/5/2023**; and by certified mail to property owners within the Project Area on **6/5/2023**; and

WHEREAS, the Plan sets forth the factors constituting the need for abatement of conditions within the Project Area that have led to blight or may lead to blight, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the Project Area as the term "conservation area" is defined in the TIF Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the Project Area to determine whether private development would take place in the Project Area, as a whole, without the adoption of the Plan for the Project Area; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the Project Area to determine whether contiguous parcels of real property in the Project Area would be substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the City Council has reviewed the proposed TIF 1 Tax Increment Redevelopment Plan and Project and the Comprehensive Plan for the development of the municipality as a whole to determine whether the Plan conforms to the Comprehensive Plan of the City.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF Marshall, Illinois, that:

1. The City Council of the City of Marshall makes the following findings:
 - a. The area constituting the TIF 1 Redevelopment Project Area in the City of Marshall, Illinois is described in Exhibit A, attached hereto and made part of this Ordinance.
 - b. There exist conditions that enables the Project Area to be designated as a "redevelopment project area" and be classified as a combination "blighted area" and "conservation area" as defined in Section 11-74.4-3 of the TIF Act.
 - c. The TIF 1 Redevelopment Project 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 Redevelopment Plan.
 - d. The Redevelopment Plan and Redevelopment Project for the TIF 1 Redevelopment Project Area conforms to the Comprehensive Plan for the development of the City as a whole.
 - e. The parcels of real property in the proposed Redevelopment Project Area are contiguous and only those contiguous parcels of real property, which will be substantially benefited by the proposed redevelopment project, are included in the TIF 1 Redevelopment Project Area.
 - f. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall 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 twenty-third calendar year after the year in which the ordinance approving the TIF 1 Redevelopment Project Area is adopted (12/31/2047).
2. The Tax Increment Redevelopment Plan and Project for the TIF 1 Redevelopment Project Area, which was the subject matter of the hearing held on **6/19/2023**, is hereby adopted and approved. A copy of the aforementioned

Redevelopment Plan and Project, marked as Exhibit B, is attached to and made a part of this Ordinance.

3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

APPROVED:


John Hasten, Mayor

ATTEST:


Nancy Smitley, City Clerk

Exhibit A

BOUNDARY DESCRIPTION TIF 1 Redevelopment Project Area City of Marshall, Illinois

Beginning at the Northwest corner of the intersection of Illinois State Route 1 (Michigan Ave) & Archer Avenue also being the Southeast corner of Lot 8 of Block 21 of the Original Town (now City) of Marshall; thence Northeasterly along the North Right of Way line of Archer Avenue to the East Right of Way line of 14TH Street; thence Southeasterly along the East Right of Way line of 14th Street to the South Right of Way line of Maple Street, also being the North line of OutLot 11 in William B. Archer's Second Addition to the Town (now City) of Marshall; thence Northeasterly along the South Right of Way line of Maple Street, also being the North line of said OutLot 11 to the Westerly Right of way line of the now vacated C.C.C. and ST. L. Railway; thence Southeasterly along the West Right of way line of the now vacated C.C.C. and ST. L. Railway to the South Line of said OutLot 11, also being the North line of the Northeast Quarter of Section 24, Township 11 North, Range 12 West of the Second Principal Meridian; thence West along the South Line of said OutLot 11, also being the North line of the Northeast Quarter of said Section 24 to the Northeast corner of Parcel Number 08-08-24-08-201-017 also being a point on the West line of a strip of ground 12 rods (198 feet ±) wide and parallel with the now vacated C.C.C. and ST. L. Railway; thence Southeasterly along the East Line of Parcel Number 08-08-24-08-201-017 and said West line of a strip of ground, for an approximate distance of 644 feet to the Southeast corner of Parcel Number 08-08-24-08-201-017; thence West along the South line of Parcel Number 08-08-24-08-201-017, for an approximate distance of 680 feet to the Southwest corner of said Parcel Number 08-08-24-08-201-017 and the Northwest corner of Parcel Number 08-08-24-08-201-006; thence South along the West line of Parcel Number 08-08-24-08-201-006, for an approximate distance of 225 feet to the Southwest corner of Parcel Number 08-08-24-08-201-006 and a point on the North line of Parcel Number 08-08-24-08-201-007; thence West on the North line of Parcel Number 08-08-24-08-201-007, for an approximate distance of 18 feet to the Northwest corner of Parcel Number 08-08-24-08-201-007; thence South along the West line of Parcel Number 08-08-24-08-201-007, for an approximate distance of 330 feet, to the Southeast corner of Parcel Number 08-08-24-08-201-011; thence West along the South line of Parcel Number 08-08-24-08-201-011, for an approximate distance of 132 feet to the Southwest corner Parcel Number 08-08-24-08-201-011 and the East Right of way line of 11th street; thence South along said East Right of way line of 11th street, for an approximate distance of 60 feet to the Northwest corner of Parcel Number 08-08-24-08-201-013; thence East along the North line of Parcel Number 08-08-24-08-201-013, for an approximate distance of 132 feet to the Northeast corner of Parcel Number 08-08-24-08-201-013; thence South along the East line of Parcel Number 08-08-24-08-201-013, for an approximate distance of 174 feet to a point on the North line of Spires Subdivision; thence East along the North line of Spires Subdivision, Spires 2nd Addition Subdivision, and Spires 3rd Addition Subdivision, for an approximate distance of 1,039 feet to the Northeast corner of Spires 3rd Addition Subdivision and also the West Right of way line of the now vacated C.C.C. and ST. L. Railway; thence South along the East line of Spires 3rd Addition Subdivision and also the West Right of way line of the now vacated C.C.C. and ST. L. Railway, for an approximate distance of 329 feet to the Southeast corner of Spires 3rd Addition Subdivision; thence West along the South line of Spires 3rd Addition Subdivision, Spires 2nd Addition Subdivision, and Spires Subdivision, for an approximate distance of 978 feet; thence North, for an approximate distance of 32 feet to the Southeast corner of Spires Subdivision Lot Number 5 and Parcel Number 08-08-24-12-201-021; thence West along the South Line of Spires Subdivision Lot Number 5 and Parcel Number 08-08-24-12-201-021, for an approximate distance of 132 feet to the Southwest corner of said Spires Subdivision Lot Number 5 and Parcel Number 08-08-24-12-201-021, also being a point on the East line of Parcel Number 08-08-24-12-201-022; thence South along the East line of Parcel Number 08-08-24-12-201-022, for an approximate distance of 74 feet to the Southeast corner Parcel Number 08-08-24-12-201-022 and a point on the North line of Parcel Number 08-08-24-12-202-009; thence East along the North line of Parcel Number 08-08-24-12-202-009, for an approximate distance of 16 feet to the Northeast corner Parcel Number 08-08-24-12-202-009; thence South along the East line of Parcel Number 08-08-24-12-202-009, for an approximate distance of 70 feet to the Southeast corner Parcel Number 08-08-24-12-202-009; thence West along the South line of Parcel Number 08-08-24-12-202-009, for an approximate

distance of 132 feet to the Southwest corner Parcel Number 08-08-24-12-202-009, also being a point on the East Right of Way line of 11th Street; thence South along the East Right of Way line of 11th Street to the Northwest corner of Parcel Number 08-08-24-12-202-006 and Phillipe Subdivision #1 Lot Number 7; thence East along the North line of Parcel Number 08-08-24-12-202-006 and Phillipe Subdivision #1 Lot Number 7, for an approximate distance of 132 feet to the Northeast corner of Parcel Number 08-08-24-12-202-006 and Phillipe Subdivision #1 Lot Number 7; thence South along the East line of Parcel Number 08-08-24-12-202-006 and Phillipe Subdivision #1 Lot Number 7, for an approximate distance of 66 feet to the Southeast corner of Parcel Number 08-08-24-12-202-006 and Phillipe Subdivision #1 Lot Number 7; thence West along the South line of Parcel Number 08-08-24-12-202-006 and Phillipe Subdivision #1 Lot Number 7, for an approximate distance of 132 feet to the Southwest corner of Parcel Number 08-08-24-12-202-006 and Phillipe Subdivision #1 Lot Number 7, also being a point on the East Right of Way line of 11th Street; thence South along the East Right of Way line of 11th Street to the Northwest corner of Parcel Number 08-08-24-12-202-005 and Phillipe Subdivision #1 Lot Number 3; thence East along the North line of Parcel Number 08-08-24-12-202-005 and Phillipe Subdivision #1 Lot Number 3, for an approximate distance of 132 feet to the Northeast corner of Parcel Number 08-08-24-12-202-005 and Phillipe Subdivision #1 Lot Number 3; thence South along the East line of Parcel Number 08-08-24-12-202-005 and Phillipe Subdivision #1 and the extension there of to the South Right of Way line of Vine Street; thence West along the South Right of Way line of Vine Street to the intersection of the South Right of Way line of Vine Street and the Southwesterly Right of Way line of Michigan Avenue extended; thence Northwesterly along the Southwesterly Right of Way line of Michigan Avenue and the extension there of to the intersection of the Southwesterly Right of Way line of Michigan Avenue and the West Right of Way line of Illinois State Route 1 (Michigan Ave); thence North along the West Right of Way line of Illinois State Route 1 (Michigan Ave) to the Point of Beginning, being all situated in the City of Marshall, Clark County, Illinois and containing 152.5 acres more or less.

Exhibit B
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN & PROJECT
TIF 1 Redevelopment Project Area
Dated 3/31/2023