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CITY OF TROY

ORDINANCE 2023-39

**AN ORDINANCE TO SET DATE FOR A PUBLIC HEARING
FOR THE CITY OF TROY TAX INCREMENT FINANCING REDEVELOPMENT PLAN
AND PROJECT**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS
THIS 19TH DAY OF JUNE 2023**

CITY OF TROY
ORDINANCE 2023-39

AN ORDINANCE TO SET DATE FOR A PUBLIC HEARING FOR THE CITY OF TROY TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT

WHEREAS, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4.1 et seq.), as supplemented and amended (the “Act”), authorizes any municipality within the State of Illinois to designate a “redevelopment project area” with respect to any area which is not less in the aggregate than 1½ acres and in respect to which such municipality has made a finding that there exist conditions which cause such area to be classified as an “industrial park conservation area” or a “blighted area” or a “conservation area”, or a combination of both “blighted areas” and “conservation areas”, as all such quoted terms are defined in the Act; and

WHEREAS, the City of Troy, Madison County, Illinois (the “Municipality”) is a “municipality” within the meaning of the Act; and

WHEREAS, the Mayor and City Council (the “Corporate Authorities”) of the Municipality have determined that it is advisable for the Municipality to afford itself of the provisions of the Act and to undertake preliminary proceedings related to a proposed redevelopment plan entitled “Troy Formosa TIF District”, dated June 5, 2023, prepared for the Municipality by Moran Economic Development, LLC, Edwardsville, Illinois, a copy of which was placed on file with the City Clerk of the Municipality on June 6, 2023, and is now before the meeting of the Corporate Authorities at which this Ordinance is adopted (the “Redevelopment Plan”), including certain proposed redevelopment projects identified therein to further the objectives of the Act (the “Redevelopment Projects”) for such areas as are more particularly described in Exhibit A of this Ordinance below in connection with the adoption of tax increment allocation financing therefor, all as provided in the Act; and

WHEREAS, the Act requires the Municipality to conduct a public hearing prior to the adoption of an ordinance or ordinances approving the proposed Redevelopment Plan and Redevelopment Projects, establishing the proposed Redevelopment Project Area and adopting the proposed tax increment allocation financing therefor, at which public hearing any interested person or any affected taxing district may file written objections with the City Clerk of the Municipality and may be heard orally with respect to the proposed approval of the proposed Redevelopment Plan and Redevelopment Projects, the proposed establishment of the Redevelopment Project Area and the proposed adoption of tax increment allocation financing therefor; and

WHEREAS, the Act requires that certain notices of the availability of the proposed Redevelopment Plan and of such public hearing be given by publication and by mailing; and

WHEREAS, the Act further requires that the Municipality convene a joint review board consisting of a representative designated by each community college district, local elementary school district and high school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time the Redevelopment Project Area is to be approved, including a representative designated by the Municipality and a public member, for the purpose of reviewing the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects proposed to be adopted by the Municipality.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TROY, MADISON COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Corporate Authorities hereby find, determine and declare as follows:

A. that the matters hereinabove set forth in the preambles and recitals to this Ordinance are true, correct and complete and are hereby incorporated herein by this reference thereto;

B. that the proposed approval of the Redevelopment Plan and Redevelopment Projects, establishment of the Redevelopment Project Area and adoption of tax increment allocation financing therefor are necessary and proper public purposes in order to promote and protect the health, safety, morals and welfare of the public and thereby eradicate blighted conditions, institute conservation measures, undertake the redevelopment of the proposed Redevelopment Project Area, remove and alleviate adverse conditions and encourage private investment and enhance the tax base of the various taxing districts; and

C. that the Redevelopment Project Area, as proposed and identified in Exhibit A of this Ordinance below, meets the requirements of a “redevelopment project area” as defined in the Act, except for the subsequent approval and certification thereof by an ordinance or ordinances adopted by the Corporate Authorities of the Municipality under and pursuant to the Act.

Section 2. Proposed Establishment of Redevelopment Project Area. The boundaries of the proposed Redevelopment Project Area shall be substantially as more particularly described in the attached Boundary Description (Exhibit A).

Section 3. Public Hearing. Under and pursuant to the requirements of the Act, the Corporate Authorities of the Municipality shall hold a public hearing on the proposed Redevelopment Plan and Redevelopment Projects, Redevelopment Project Area and adoption of tax increment allocation financing therefor. The time, date and place of such public hearing is hereby fixed to be at **6:00 p.m. on Monday, August 7, 2023**, at the City Hall, 116 E Market Street, Troy, IL 62294.

Section 4. Notices of Public Hearing. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to give or cause to be given notice of such public hearing by publication at least twice and 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 the proposed Redevelopment Project Area, to all taxing districts that have taxable property included within the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity (“DCEO”), each such notice to include such information and be given at such times and in such manner as may be specified under and pursuant to the applicable provisions of the Act.

Section 5. Public Inspection of Eligibility Study and Proposed Redevelopment Plan. The proposed Redevelopment Plan was placed on file with the City Clerk on June 6, 2023, and such document has been and shall continue to be made available for public inspection since at least ten (10) days prior to the adoption of this Ordinance. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to: (i) publish notice in a newspaper of general circulation within the Municipality that interested persons may register with the Municipality in order to receive information on the proposed designation of the Redevelopment Project Area and the proposed approval of the proposed Redevelopment Plan; (ii) send by certified mail within a reasonable time after the adoption of this Ordinance a copy of the proposed Redevelopment Plan, along with the name of the person to contact for further information, to each affected taxing district and DCEO; and (iii) give or cause to be given notice of the availability of the proposed Redevelopment Plan, including how to obtain this information, by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that, after a good

faith effort, are determined to be located within 750 feet of the boundaries of the proposed Redevelopment Project Area.

Section 6. Joint Review Board. A joint review board as specified in the Act shall be convened by the Municipality and such joint review board shall meet, review the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects and submit any recommendation or report on the proposed approval of the Redevelopment Plan and Redevelopment Projects, establishment of the Redevelopment Project Area and adoption of tax increment allocation financing therefor within thirty (30) days after the convening of such joint review board. The first meeting of such joint review board shall be held at least 14 but not more than 28 days after the mailing of notice by the Municipality to each of the taxing districts as specified under and pursuant to the Act at the City Hall, 116 E Market Street, Troy, IL 62294. The Mayor of the Municipality, or his designee, shall be the representative of the Municipality on such joint review board.

Section 7. Effective Date. This Ordinance shall become effective upon its passage and approval as required by law.


Upon motion by Alderman ITALIANO, seconded by Alderman HELLRUNG, adopted this 19th day of June, 2023 by roll call vote, as follows:

Aldermen Vote:

Dan Dawson	<u>AYE</u>	Sam Italiano	<u>AYE</u>	Ayes:	<u>6</u>
Tim Flint	<u>AYE</u>	Debbie Knoll	<u>ABSENT</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>AYE</u>	Tony Manley	<u>AYE</u>	Absent:	<u>2</u>
Nathan Henderson	<u>AYE</u>	Troy Turner	<u>ABSENT</u>	Abstain:	<u>0</u>

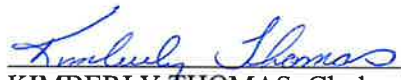
PASSED this 19th day of June, 2023.

APPROVED:



DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:



KIMBERLY THOMAS, Clerk
City of Troy, Illinois



Exhibit A
Boundary Description

Part of Section 5, the East Half of Section 6, the East Half of Section 7, and Section 8, all in Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, AND part of the Southeast Quarter of Section 31, and the Southwest Quarter of Section 32, all in Township 4 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, described as follows: Beginning at the point of intersection of the southwesterly right of way line of Illinois Route 162 with the west line of "Carrolwood 3rd Addition", reference being had to the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 51 on Page 93; thence northwesterly on said southwesterly right of way line of Illinois Route 162 to the southerly extension of the west line of a tract of land described as Parcel 2 in the deed to Yiu Kai Chiu and Yee Hing Chiu, trustees as recorded in said Recorder's Office, in Book 3782 on Page 1200; thence northerly on said west line, its southerly extension and the west line of a tract of land described in the deed to SMAG Property Development, LLC as recorded in said Recorder's Office as Document 2018R23770 to the north line of said SMAG Property Development, LLC tract; thence easterly on said north line to the west line of "Waterford Place Industrial Park", reference being had to the plat thereof recorded in said Recorder's Office in Plat Cabinet 66 on Page 71; thence northerly on said west line to the south right of way line of Bouse Road; thence westerly on said south right of way line to the southerly extension of the east line of "Seasons Village", reference being had to the plat thereof recorded in said Recorder's Office in Plat Cabinet 65 on Page 188; thence northerly on said east line and its southerly extension to the north line of a tract of land described as Parcel 2 in the deed to Clarence A Adelhart, trustee as recorded in said Recorder's Office, in Book 4061 on Page 343; thence easterly on said north line to the northerly extension of the west right of way line of Formosa Road, reference being had to the right of way dedication recorded in said Recorder's Office as Document 2002R50568; thence southerly on said west right of way line and its northerly extension to the north right of way line of Formosa Road; thence easterly on said north right of way line to the northerly line of a tract of land described in the deed to Quad County Ready Mix Corporation as recorded in said Recorder's Office, as Document 2002R118811; thence easterly on said northerly line and its easterly extension to the easterly right of way line of Federal Aid Interstate 55 / Federal Aid Interstate 70; thence southerly on said easterly right of way line to the north line of a tract of land described in the deed to Roserock Holdings, LLC as recorded in said Recorder's Office, as Document 2018R34785; thence easterly on said north line to the east line of said Roserock Holdings, LLC tract; thence southerly on said east line and the east line of a tract of land described in the deed to Barco Investments, LLC as recorded in said Recorder's Office, in Book 4258 on Page 697 to the north line of a tract of land described in the deed to CIT Trucks, LLC as recorded in said Recorder's Office, as Document 2016R01107; thence easterly on said north line to the east line of said CIT Trucks, LLC tract; thence southerly on said east line to the south line of a tract of land described as Tract 4 in the deed to Edna C. Meier, trustee as recorded in said Recorder's Office, as Document 2002R05056; thence easterly on said south line to the east line of a tract of land described in the deed to Osborn Development, LLC as recorded in said Recorder's Office, as Document 2009R21850; thence southerly on said east line to the north line of "Troy Town Centre", reference being had to the plat thereof recorded in said Recorder's Office, in Plat Cabinet 65 on Page 242; thence westerly on said north line to the easterly right of way line of Troy Boulevard; thence southerly on said easterly right of way line, its southerly extension and the east right of way line of SRA Bradley R. Smith Drive to the south line of "One Sixty Two West Subdivision", reference being had to the plat thereof in said Recorder's Office, in Plat Book 40 on Page 108; thence easterly on said south line to the easterly right of way line of Dorothy Drive; thence southerly on said easterly right of way line to the easterly line of Lot 10 of "The Greens of Troy-No. 4", reference being had to the plat thereof recorded in said Recorder's Office, in Plat Cabinet 57 on Page 66; thence southerly on said easterly line and the east lines of Lots 9, 8, and 7 of said "The Greens of Troy-No. 4" to the north line of Lot 6 of said "The Greens of Troy-No. 4"; thence easterly on said north line and the north line of a tract of land described as Parcel 1 in the deed to the City of Troy as recorded in said Recorder's Office, as Document 2019R35231 to the east line of said City of Troy tract; thence southerly on said east line and its southerly extension to the southeasterly right of way line of Collinsville Road; thence southwesterly on said southeasterly right of way line to the southerly extension of the westerly line of said City of Troy tract; thence northerly on said westerly line and its southerly extension to the southerly line of said City of Troy tract; thence westerly on said southerly line to the east line of Lot 3 of "The Greens of Troy-No. 2", reference being had to the plat thereof recorded in said Recorder's Office, in Plat Cabinet 65 on Page 346; thence southerly on said east line to the south line of the Northeast Quarter of said Section 8; thence westerly on said south line to the east line of the Southwest Quarter of said Section 8; thence southerly on said east line to the southeasterly right of way line of Collinsville Road; thence southwesterly on said southeasterly right of way line to the west right of way line of Formosa Road; thence northerly on said west right of way line to the south line of the Northeast Quarter of said Section 7; thence westerly on said south line to the westerly right of way line of Federal Aid Interstate 55 / Federal Aid Interstate 70; thence northerly on said westerly right of way line to the southwesterly right of way line of Illinois Route 162; thence northwesterly on said southwesterly right of way line to the Point of Beginning. Excepting the following Parcel: Part of the Northeast Quarter of Section 6, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, more particularly described as follows: Beginning at the Northeast corner of said Section 6; thence South 0 degrees 00 minutes East (assumed bearing) along the east line of said Section 6, a distance of 167.00 feet; thence North 89 degrees 02 minutes 40 seconds West a distance of 146.00 feet; thence North 0 degrees 00 minutes East, a distance of 167.00 feet to the north line of said Section 6; thence South 89 degrees 02 minutes 40 seconds East along said North line, a distance of 146.00 feet to the Point of Beginning and containing 0.56 acres. Except coal, gas and other mineral rights conveyed, excepted or reserved in prior conveyances.