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Tx:4599853

**RETURN TO:**

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TROY, IL 62294**

2023R23158  
STATE OF ILLINOIS  
MADISON COUNTY  
08/30/2023 10:08 AM  
LINDA A. ANDREAS  
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**CITY OF TROY**

**ORDINANCE 2023-46**

50<sup>00</sup> ety

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**ORDINANCE DESIGNATING THE TROY FORMOSA TAX INCREMENT  
FINANCING REDEVELOPMENT PROJECT AREA**

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**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS  
THIS 21ST DAY OF AUGUST 2023**

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DR

**ORDINANCE 2023-46**

**ORDINANCE DESIGNATING THE TROY FORMOSA TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

WHEREAS, the City Council has heretofore, in Ordinance 2023-45, adopted and approved the Troy Formosa TIF Redevelopment Plan and Troy Formosa TIF Redevelopment Project Area with respect to which a public hearing was held on August 7, 2023, and it is now necessary and desirable to designate the area as referred to in said plan as the Troy Formosa TIF Redevelopment Project Area (see attached **Exhibit A**);

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS, that the attached described area is hereby designated as the Troy Formosa TIF Redevelopment Project Area pursuant to Section 11-74.4.4 of the Real Property Tax Increment Allocation Redevelopment Act, P.A. 79-1525:

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

PASSED by the City Council of the City of Troy, Illinois on the 21<sup>st</sup> day of August, 2023.


**Aldermen Vote:**

Dan Dawson	<u>AYE</u>	Sam Italiano	<u>AYE</u>	Ayes:	<u>8</u>
Tim Flint	<u>AYE</u>	Debbie Knoll	<u>AYE</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>AYE</u>	Tony Manley	<u>AYE</u>	Absent:	<u>0</u>
Nathan Henderson	<u>AYE</u>	Troy Turner	<u>AYE</u>	Abstain:	<u>0</u>

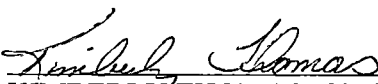
PASSED this 21<sup>st</sup> day of August, 2023.



APPROVED:

  
\_\_\_\_\_  
DAVID NONN, Mayor  
City of Troy, Illinois

ATTEST:

  
\_\_\_\_\_  
KIMBERLY THOMAS, Clerk  
City of Troy, Illinois

Recorded in the Municipality's Records on August 21<sup>st</sup>, 2023.

**MAPS & PLATS**

Survey Required  
For Recording

Initials AE

Date 8/24/23

**Exhibit A**  
**LEGAL 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 "Carrollwood 3<sup>rd</sup> 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 2002R11881; 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.

**END OF DOCUMENT**