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City of Troy  
Attn: City Clerk  
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Troy, Illinois 62294

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MADISON COUNTY  
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Ordinance 2020-07

**ORDINANCE NO. 2020-07**

**AN ORDINANCE ESTABLISHING THE TROY BUSINESS DISTRICT IV; APPROVING A BUSINESS DISTRICT PLAN; AUTHORIZING THE IMPOSITION AND COLLECTION OF A SALES TAX WITHIN SUCH BUSINESS DISTRICT; AND APPROVING CERTAIN ACTIONS IN CONNECTION WITH THE ESTABLISHMENT OF SUCH BUSINESS DISTRICT.**

**WHEREAS**, the City of Troy, Illinois (the "City") is authorized pursuant to the provisions of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 et seq. as amended (the "Business District Law") to designate an area within its boundaries as a business district for purposes of carrying out the development or redevelopment of such area pursuant to a specific plan; and

**WHEREAS**, the City's exercise of the powers granted in the Business District Law is dedicated to the promotion of the public interest, the enhancement of the tax base within the City, the creation of employment and the eradication of blight, and the use of such powers for the creation, development, improvement, maintenance and redevelopment of business districts is hereby declared to be for the public safety, benefit and welfare of the residents of the City and the State of Illinois, essential to the public interest and for public purposes; and

**WHEREAS**, a business district plan has been prepared by the consulting firm of Moran Economic Development, dated February 3, 2020, entitled "*Troy Business District IV Redevelopment Plan and Project*" (the "Business District Plan"), which sets forth a plan for the development and redevelopment of an area which encompasses 5 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area (the "Area") encompasses parcels near the northwest corner of the intersection of Buckeye Dr and IL-162, consisting of the vacant grocery store and associated lots extending to Buckeye Dr on the northeast side and IL-162 on the south side. Beginning at the northeast corner of the boundary, the Area takes in the undeveloped parcel east of the grocery store that is adjacent to Buckeye Dr. Next the Area takes in the grocery store parcel and the parcels just south that are adjacent to IL-162, which make up the southern portion of the boundary.

**WHEREAS**, the City on February 6, 2020 and February 7, 2020 published a notice of public hearing to be held with respect to the approval of the Business District Plan and the designation of the Business District, and the City held a public hearing as provided in such notice on February 18, 2020 at which members of the public were allowed to comment with respect to the provisions of the Business District Plan; and

**WHEREAS**, the City now desires to form the Business District, to authorize the imposition within the Business District of certain taxes, and to make such other findings as necessary pursuant to the Business District Law.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TROY, ILLINOIS, AS FOLLOWS:**

**Section 1. Incorporation of Recitals.** The City Council hereby finds that the recitals to this Ordinance are true, complete and correct and hereby incorporates them into this Ordinance.

**Section 2. Findings.** The City hereby makes the following findings as supported by the Business District Plan:

(a) The Business District, on the whole, has not been subject to growth and development through investment by private enterprise or would not reasonably be anticipated to be developed without the adoption of the Business District Development Plan;

(b) The Business District Plan conforms to the comprehensive plan for the development of the City as a whole; and

(c) The Business District is a blighted area due to the presence, individually and in combination, of several conditions representative of those outlined in the Act.

These include:

- Existence of Conditions Which Endanger Property
- Deterioration of Site Improvements

Thus, the District is found to be eligible, as it represents a blighted portion of the City of Troy by reason of the existence of conditions which endanger property and the deterioration of site improvements. These factors, in combination, contribute to the economic underutilization of the Area, as well as cause the Area to be an economic liability to the City. Additionally, the property in the District would not be reasonably anticipated to be developed or without the establishment of the Troy Business District IV and adoption of the Troy Business District IV Plan.

**Section 3. Approval of the District Plan.** The Business District Plan, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved.

**Section 4. Establishment of the Business District.** The Business District is hereby established pursuant to the Business District Plan and the Business District Law. The boundaries of the Business District are legally described in Appendix A of the Business District Plan and depicted in Exhibit A of the Business District Plan, which legal description and depiction are incorporated herein by this reference. The Business District includes 5 parcels of real property which are directly and substantially benefitted by the Business District Plan. The City Council shall have and possess, without limitation, such powers with respect to the Business District as authorized under the Business District Law and the Business District Plan.

**Section 5. Imposition of Business District Taxes.**

(a) A Business District Retailers' Occupation Tax is hereby imposed upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of the State of Illinois, at retail within the Business District at the rate of 1.00% of the gross receipts from such sales made in the course of such business; and a Business District Service Occupation Tax is hereby imposed upon all persons engaged, in the Business District, in the business of making sales of service, **at the rate of 1.00% of the selling price of all tangible personal property transferred by such serviceman as an incident to a sale of service.** This "Business District Retailers' Occupation Tax" and this "Business District Service Occupation Tax" shall not be applicable to the sale of food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption) and prescription and non-prescription medicines, drugs, medical appliances,

modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes and needles used by diabetics, for human use.

(b) An occupation tax is hereby imposed upon all persons engaged in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators' Occupation Tax Act, at a rate of 1.00% of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the Business District, excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators' Occupation Tax Act, and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act.

(c) The taxes imposed pursuant to (a) and (b) above shall be for the planning, execution and implementation of the Business District Plan and to pay for business district project costs as set forth in the Business District Plan, including payment of bonds, notes or other obligations (the "Obligations") issued to finance such business district project costs. These taxes shall be in full force and effect until the earlier of (i) payment of all Obligations in accordance with the Business District Plan, or (ii) the Dissolution date (as such term is defined in the Business District Law) of the Business District.

(d) The imposition of these Business District taxes is in accordance with the provisions of subsections (b), (c) and (d), respectively, of Section 11-74.3-6 of the Business District Law.

(e) The taxes imposed pursuant to (a) above and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department of Revenue of the State of Illinois. The Department of Revenue shall have full power to administer and enforce such provisions of this Ordinance. The taxes imposed pursuant to (b) above and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the City. The City shall have full power to administer and enforce such provisions of this Ordinance.

**Section 6. Business District Tax Allocation Fund.** The City hereby establishes the Troy Business District IV Tax Allocation Fund in the custody of the City Treasurer and each distribution of taxes imposed by this Ordinance to the City from the Department of Revenue shall be deposited in such fund for the purpose of paying or reimbursing business district project costs and obligations incurred in the payment of the costs.

**Section 7. Filing of Ordinance.** The City Clerk is hereby directed to file a certified copy of this Ordinance with the Department of Revenue on or before the 31st day of March, 2020.

**Section 8. Severability.** It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof, and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. If any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

**Section 9. Governing Law.** This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Illinois.

**Section 10. Further Authorization.** The Mayor is hereby authorized and directed to execute and deliver for and on behalf of the City, and the City Clerk is hereby authorized and directed where appropriate to attest, all certificates, documents, agreements or other instruments, and the Mayor or his designated representative is hereby authorized and directed to take any and all actions, as may be necessary, desirable, convenient or proper to carry out and comply with the provisions of all agreements or contracts, necessary or reasonably incidental to the implementation of this Ordinance.

**Section 11. Repealer.** All ordinances, resolutions and parts of ordinances and resolutions in conflict with this Ordinance are hereby repealed.

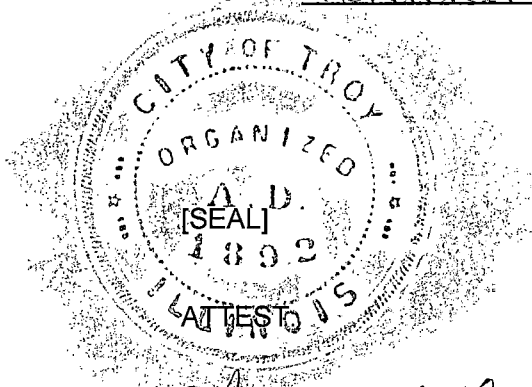
**Section 12. Adoption.** This Ordinance shall be in full force and effect from and after its passage, approval and publication, if required, as provided by law. The imposition of these Business District taxes shall take effect on the first day of July 2020.

Passed by the City Council of the City of Troy, Illinois on this 2nd day of March, 2020 on the following vote:

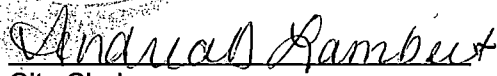
YEAS: Dawson, Hellrung, Italiano, Knoll, Levo, Manley, Turner

NAYS: \_\_\_\_\_

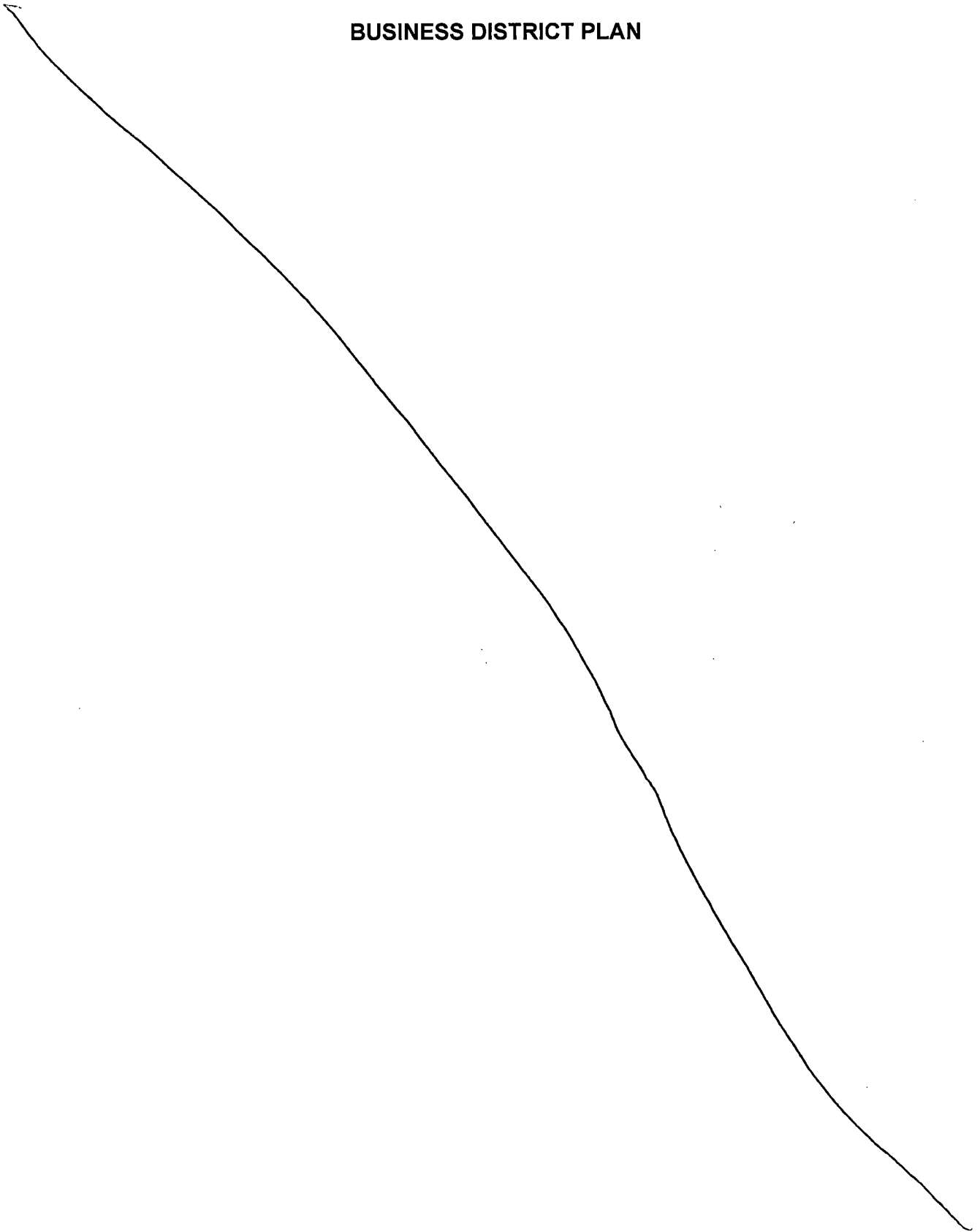
ABSENT: Henderson



  
Allen Adomite, Mayor

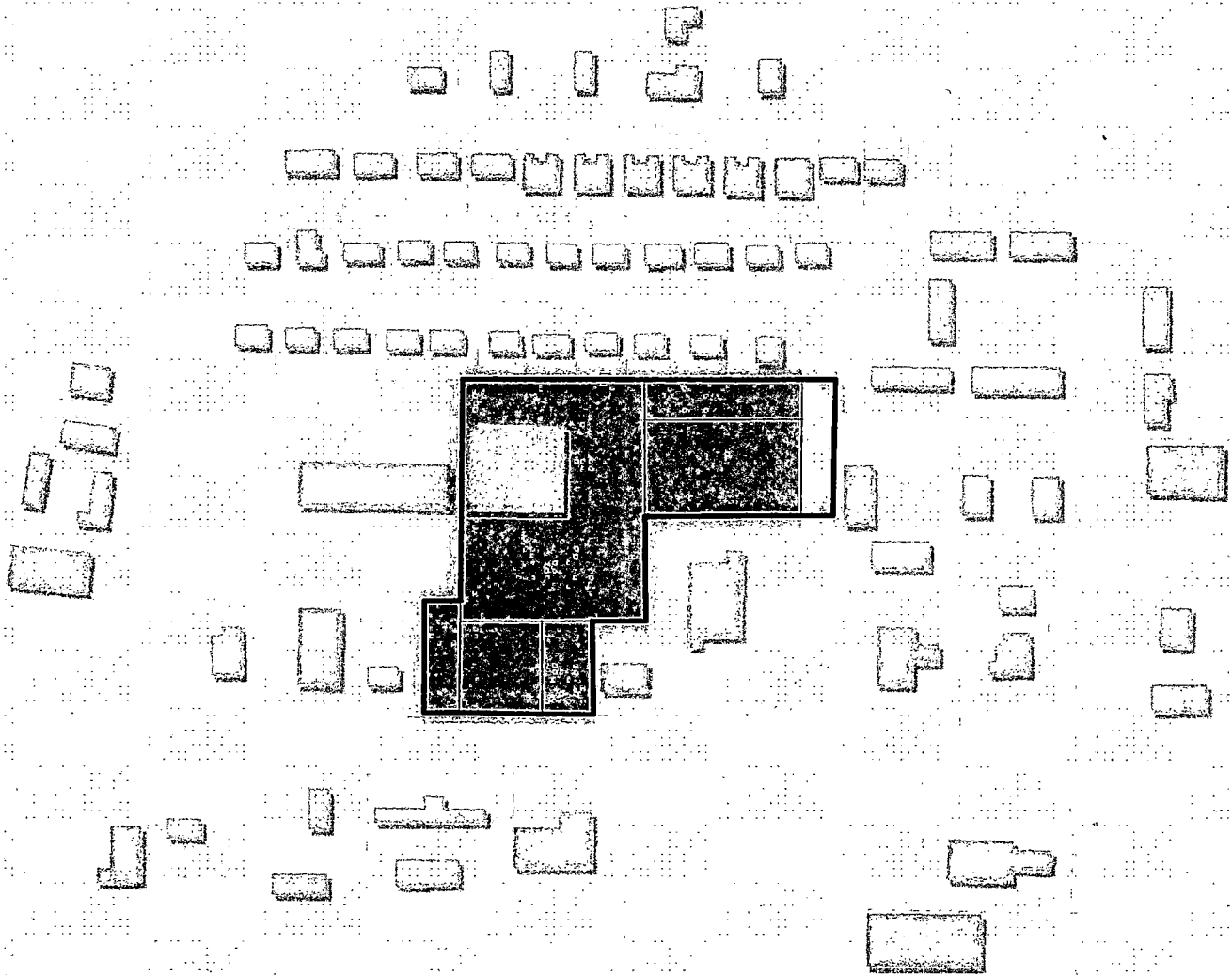
  
City Clerk

**EXHIBIT A**  
**BUSINESS DISTRICT PLAN**



# TROY BUSINESS DISTRICT IV

## BUSINESS DISTRICT REDEVELOPMENT PLAN & PROJECT



The City of  
**TROY, IL**  
February 3, 2020

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## SECTION I. INTRODUCTION

Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. (the "Act"). The Act sets forth the requirements and procedures for establishing a Business District and a Business District Plan. The purposes of this Plan are to provide a document that demonstrates that the Business District (as defined below) is blighted, provide actions and activities to eradicate the blighting conditions found in this portion of the City, and assist in the development of the Business District. This Plan also identifies those activities, sources of funds, procedures, and other necessary requirements needed to implement the Plan, and use the sales tax and hotel taxes if any, raised within the District to pay for certain eligible District costs.

The City of Troy (the "City") desires to encourage investment and redevelopment of what is now a vacant commercial structure and adjacent undeveloped parcels. The intent of the Business District IV Plan (the "Plan") is to facilitate the development of this area, through the use of Business District revenues to fund those eligible costs associated with the development. The City has used the Business District Redevelopment program in the past with great success, and once again seeks to establish a Redevelopment Project Area in order to achieve these goals.

The proposed Business District (the "District") encompasses five parcels of property in the City. Generally, the Proposed Business District Area (the "Area") encompasses parcels near the northwest corner of the intersection of Buckeye Dr and IL-162, consisting of the vacant grocery store and associated lots extending to Buckeye Dr on the northeast side and IL-162 on the south side. Beginning at the northeast corner of the boundary, the Area takes in the undeveloped parcel east of the grocery store that is adjacent to Buckeye Dr. Next the Area takes in the grocery store parcel and the parcels just south that are adjacent to IL-162, which make up the southern portion of the boundary. The boundary map for the Area is attached as Exhibit A, with the existing land use map as Exhibit B. The Area is legally described in Appendix A.

The Blight Analysis for the Area was presented to the City Council on February 3, 2020. The Blight Analysis outlined the qualifying factors found in the Area, and this information is referenced within this Business District Plan.

Legend  
Business District IV Boundary

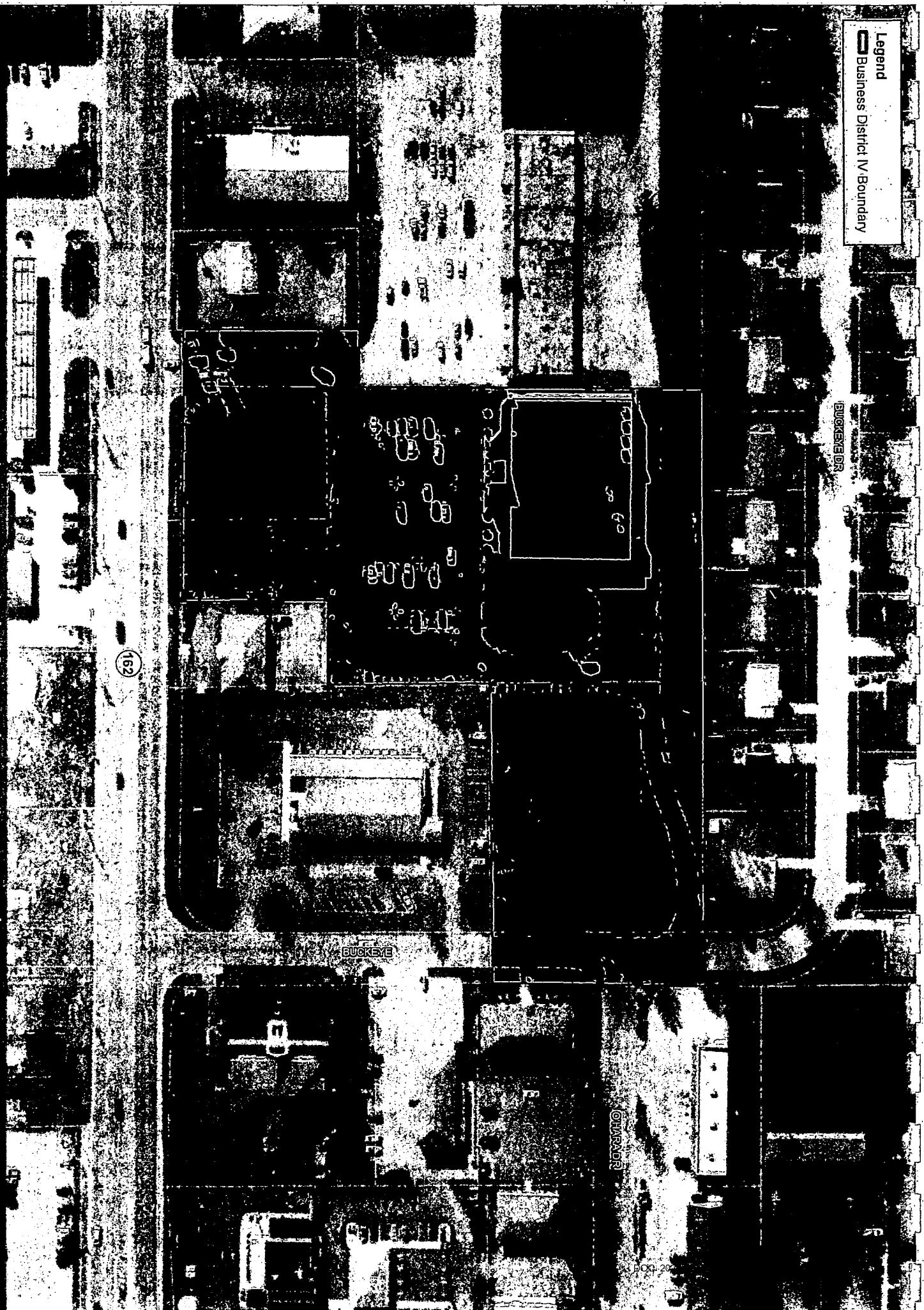
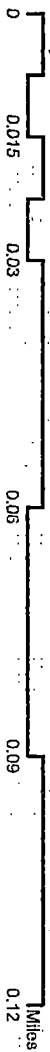





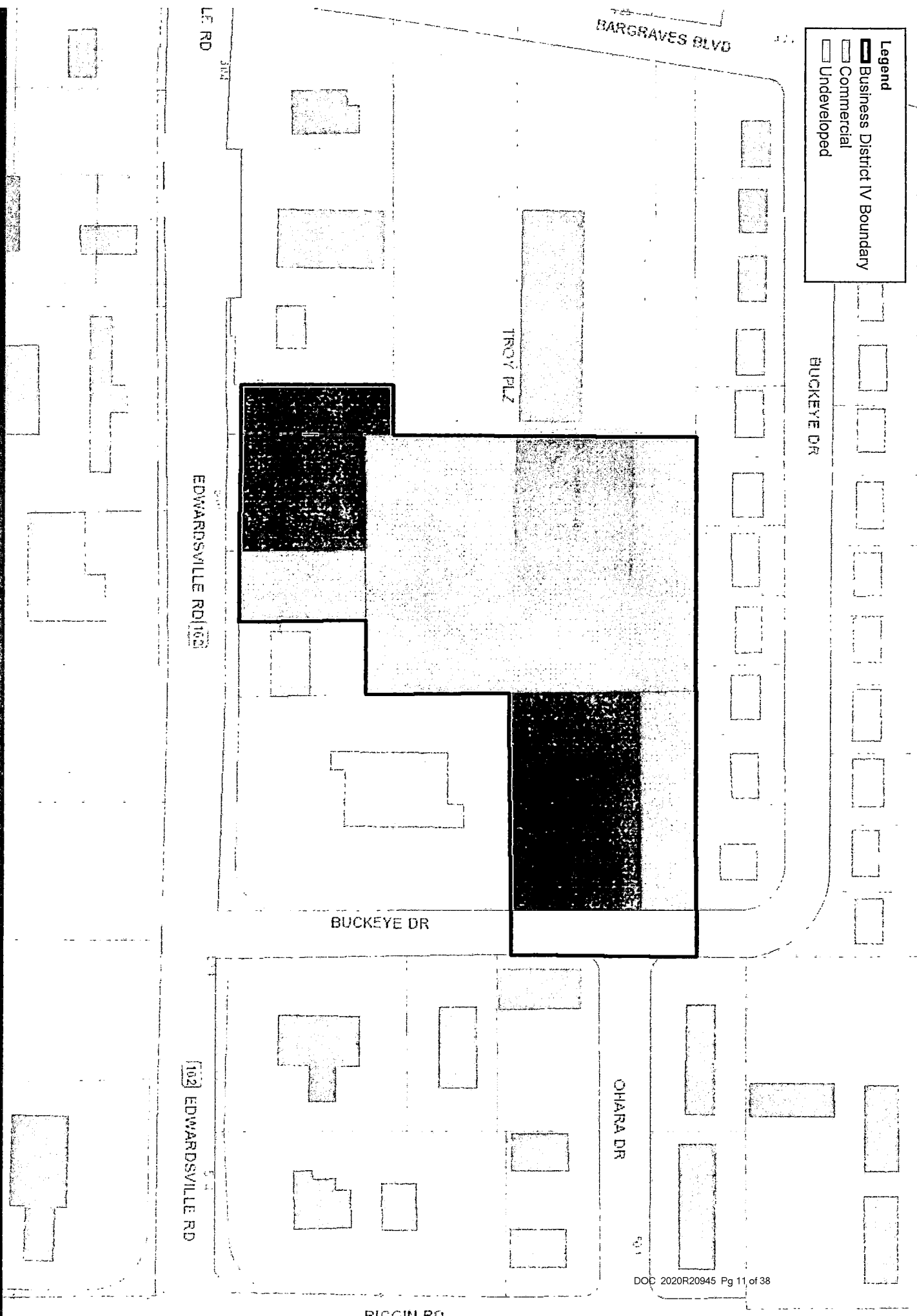
EXHIBIT A - BOUNDARY MAP  
BUSINESS DISTRICT IV  
TROY, IL



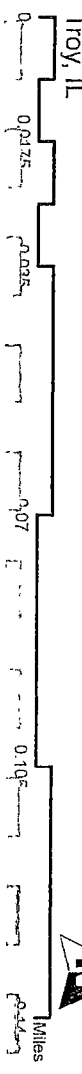
**MORAN**  
ECONOMIC DEVELOPMENT

**Legend**

-  Business District IV Boundary
-  Commercial
-  Undeveloped



**EXHIBIT B - EXISTING LAND USE**  
**BUSINESS DISTRICT IV**  
 Troy, IL



## SECTION II. STATUTORY BASIS FOR BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT

Business Districts are authorized by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 "the Act". The Act finds and declares that:

- *It is essential to the economic and social welfare of each municipality that business districts be developed, redeveloped, improved, maintained and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development, or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth;*
- *It is further found and determined that as a result of economic conditions unfavorable to the creation, development, improvement, maintenance, and redevelopment of certain business and commercial areas within municipalities opportunities for private investment and sound and stable commercial growth have been and will continue to be negatively impacted and business and commercial areas within many municipalities have deteriorated and will continue to deteriorate, thereby causing a serious menace to the health, safety, morals, and general welfare of the people of the entire State, unemployment, a decline in tax revenues, excessive and disproportionate expenditure of public funds, inadequate public and private investment, the unmarketability of property, and the growth of delinquencies of crime.*
- *In order to reduce threats to and to promote and protect the health, safety, morals, and welfare of the public and to provide incentives which will create employment and job opportunities, will retain commercial businesses in the State and related job opportunities and will eradicate blighting conditions if blighting conditions are present, and for the relief of unemployment and the maintenance of existing levels of employment, it is essential that plans for business districts be created and implemented and that business districts be created, developed, improved, maintained, and redeveloped.*
- *The creation, development, improvement, maintenance, and redevelopment of business districts will stimulate economic activity in the State, create and maintain jobs, increase tax revenues, encourage the creation of new and lasting infrastructure, other improvements, and facilities, and cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services and increase the general tax base, including, but not limited to, increased retail sales, hotel or restaurant sales, manufacturing sales, or entertainment industry sales, thereby increasing employment and economic growth.*
- *It is hereby declared to be the policy of the State, in the interest of promoting the health, safety, morals, and general welfare of all the people of the State, to provide incentives which will create new job opportunities and retain existing commercial businesses within the State and related job opportunities, and it is further determined and declared that the relief of conditions of unemployment, the maintenance of existing levels of employment, the creation of new job opportunities, the retention of existing commercial businesses, the increase of industry and commerce within the State, the reduction of the evils attendant upon unemployment, and the increase and maintenance of the tax base of the State and its political subdivisions are public purposes and for the public safety, benefit, and welfare of the residents of this State.*
- *The exercise of the powers provided in this Law is dedicated to the promotion of the public interest, to the enhancement of the tax base within business districts, municipalities, and the State and its political subdivisions, the creation of employment, and the eradication of blight, if present within the business district, and the use of such powers for the creation, development, improvement, maintenance, and redevelopment of business districts of a municipality is hereby declared to be for the public safety, benefit, and welfare of the residents of the State and essential to the public interest and declared to be for public purposes.*

- The Act is intended to be used by municipalities to address and eradicate problems that cause areas to qualify as “blighted”, and to carry out development and redevelopment projects that serve this end.

The Act allows a municipality to accomplish development, redevelopment and rehabilitation activities on a locally-controlled basis. Development, redevelopment and rehabilitation within a designated District will maintain existing taxes from sales within the District and, thus, maintain existing tax revenues and create new tax revenues which will be used to improve the District. These tax revenues can be used to finance certain “Business District Costs” as identified within the Act.

The statute allows the corporate authorities to designate an area of the municipality as a business district after a public hearing. Powers extended to the corporate authorities in a designated business district include the following:

- *To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (11)) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.*
- *Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the municipality in connection therewith. To acquire property by eminent domain in accordance with the Eminent Domain Act.*
- *To clear any area within a Business District by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.*
- *To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.*
- *To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.*
- *To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.*
- *To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.*

- *To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.*
- *Utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax imposed under paragraph (10) and a hotel operators' occupation tax under paragraph (11) of Section 11-74.3-3 in connection with one business district for eligible costs in another business district that is: (A) contiguous to the business district from which the revenues are received; (B) separated only by a public right of way from the business district from which the revenues are received; or (C) separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.*
- *To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.*

The Act specifies that before a municipality can designate a District which imposes a retailers' occupation tax and create a Plan for such a District, the municipality must find that the District is "blighted", as that term is defined in the Act.

The Act also requires that any Plan adopted by a municipality include:

- A specific description of the District boundaries and map;
- A general description of each project proposed to be undertaken within the District including a description of the approximate location of each project and a description of any developer, user, or tenant of any property to be located or improved within the proposed business district;
- The name of the proposed District;
- The estimated business district project costs;
- Anticipated source of funds to pay District project costs;
- Anticipated type and terms of any obligations to be issued; and
- The retailers' occupation tax and service occupation tax, if any, and the rate of such taxes and the period of time for which the tax shall be imposed.

### SECTION III. BLIGHT ANALYSIS

#### A. Introduction

Municipalities are authorized to create business districts by the Illinois Municipal Code (65 ILCS 5/11-74.3 et seq. - the "Act"). The Act sets forth the requirements and procedures for establishing a business district and a business district plan. The City has deemed such action desirable in order to remedy existing conditions detrimental to existing development in this portion of the City.

The criteria and individual factors that were utilized in conducting the evaluation of the conditions in the proposed business district are outlined on the following pages.

#### B. Statutory Qualifications

The definitions for qualifying the District as "blighted" are defined in the Act as follows:

*"Blighted area" means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.*

#### C. Investigation and Analysis of Blighting Conditions

In determining whether or not the District meets the eligibility requirements of the Act, various methods of research and field surveys were utilized. These included:

- On-site field examination of conditions in the District by experienced staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc., and determination of eligibility of areas for business district designation.
- Madison County property tax records and assessment information.
- Review of the Madison County Multi-Hazard Mitigation Plan.
- Review of the City of Troy's Comprehensive Plan.
- Review of developer estimates on construction budgets for site improvements.
- Review of the findings and determinations established by the Act in creating business districts.

These findings include:

- That it may be considered essential to the economic or social welfare of the municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable business and commercial growth.
- That such a result should conform to the comprehensive plan of the municipality and a specific plan for business districts officially approved by the corporate authorities of the municipality after the public hearing.
- That the exercise of the powers provided in Section 11-74.3-1 (of the Act) is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts, and the use of such powers for the development and redevelopment of business districts of a municipality is hereby declared to be a public use essential to the public interest.

The Act specifies that certain requirements must be met before a municipality can proceed with implementing business district development and redevelopment projects and imposing the retailers' occupation tax, service occupation tax, and hotel operators' occupation tax. One of these is that the municipality must demonstrate that the District qualifies as eligible for business district designation.



#### **D. The Proposed District**

The proposed District encompasses five parcels of property in the City. Generally, the Proposed Area encompasses parcels near the northwest corner of the intersection of Buckeye Dr and IL-162, consisting of the vacant grocery store and associated lots extending to Buckeye Dr on the northeast side and IL-162 on the south side. Beginning at the northeast corner of the boundary, the Area takes in the undeveloped parcel east of the grocery store that is adjacent to Buckeye Dr. Next the Area takes in the grocery store parcel and the parcels just south that are adjacent to IL-162, which make up the southern portion of the boundary.

#### **E. Review of Findings & Qualifications of the District**

In order to impose the retailers' occupation tax and service occupation tax, the corporate authorities of the municipality shall make a formal finding that the Area is a "Blighted Area", as defined in Section III-B. The following is a review of the findings:

- **Existence of Conditions which Endanger Property**

The Illinois State Geological Survey (ISGS) maintains records of active and abandoned coal mines in the state. Data from the ISGS was utilized in creating Exhibit C – Undermined Area, and shows that the Area is undermined. The mine in the Project Area is the Troy Mine, mined by the Troy Domestic Mining Co. (No. 644, 1900-1953). The Madison County Hazard Mitigation Plan classifies the City as a "High-Risk" for subsidence, landslides, and land failures. Additionally the City's Comprehensive Plan makes note of the existence of the underground mines, as well as the special considerations that would need to be made due to their presence. The Plan indicates that "development over mines, particularly non-residential uses, often requires backfilling of the mine area underneath the structures, depending on the size and footprint of the structure, the type of mine, and the manner in which it was closed, or if it had been abandoned." As such, the Area exhibits this factor.

- **Deterioration of Site Improvements**

The existing site improvements in the Area are deteriorated and in need of significant repair. Since 2018 the grocery store located within the Area has been sitting vacant. Developer estimates from several years ago indicate improvements exceeding \$2.6M would be necessary to bring the structure and site improvements up to modern standards, and since this time the improvements have only deteriorated further. The proposed improvements include site work and demolition, relocation of utilities including storm sewers, new asphalt for the entryways and parking lot, roof improvements, plumbing improvements, and reworking of the heating, ventilation, and air conditioning system, among other line items.

The Area, by reason of a predominance of an existence of conditions which endanger property and the deterioration of site improvements, constitutes an economic liability to the City. Additionally, these factors in combination contribute to the economic underutilization of the Area.

The primary property in the Area is the vacant grocery store, and in its current condition it is not viable for use in the future. Despite having no competition in terms of another dedicated grocery store in the City, the prior store closed over two years ago and since the structure has remained vacant. Market analysis has suggested it is a viable site for a store of this type, but the physical characteristics of the site have proved to be limiting in terms of the store's potential. The longer the structure remains vacant the worse the conditions will get, which will in turn reduce the value of adjacent properties as deteriorated conditions can create a perception of an area in decline and deter renewed investment.

In terms of property valuation, based on the location of the property and that the City as a whole has experienced significant growth (nearly 20% since 2013) the property has seen increases. However the increases have been only approximately half of that of the balance of the City during this time, and the Area has had a lower annual growth rate than the balance every year since 2013. This comparison of the equalized assessed value ("EAV") of the Area as a whole to that of the balance of the City, which is the City total EAV minus the Proposed Business District EAV, is shown in Table A.

TABLE A - PROJECT AREA & CITY BALANCE GROWTH RATES

YEAR	TROY <sup>1</sup>	PROJECT AREA <sup>2</sup>	%	BALANCE <sup>3</sup>	%
2018	\$226,530,701	\$550,300	3.86%	\$225,980,401	5.85%
2017	\$214,010,953	\$529,850	2.50%	\$213,481,103	5.05%
2016	\$203,733,047	\$516,950	1.84%	\$203,216,097	3.85%
2015	\$196,186,996	\$507,600	1.56%	\$195,679,396	1.99%
2014	\$192,363,641	\$499,810	0.00%	\$191,863,831	1.88%
2013	\$188,830,360	\$499,810	-	\$188,330,550	-

<sup>1</sup>Total City Equalized Assessed Value (EAV). Source: Madison County Clerk

<sup>2</sup>Total EAV of the Parcels in the Project Area. Source: Madison County Property Tax Records

<sup>3</sup>Total City EAV Minus the EAV of the Parcels in the Project Area

This analysis shows that the parcels which make up the Area are underperforming from an EAV growth standpoint when compared to the balance of the City. This, combined with the fact that the structural improvements are in need of repair to be utilized in the future, indicates that the Area is an economic liability to the City. Without a plan for remediation of the conditions in the Area it is likely that they will continue to worsen, and over time the property values for the parcels in the Area will fail to maintain the same rates as the balance of the City, and eventually begin to decline.

The Area also is economically underutilized. The blighting factors which exist in the Area impede the development of what should be some of the City's most viable commercial properties. Along the southern boundary of the Area IL-162 has an annual daily traffic ("AADT") count of 13,000, with over 14,000 just west of the site and over 12,000 just to the east (shown in Exhibit D). The other properties along this roadway have been successful commercial enterprises, both in terms of long-term retail establishments and other companies which have recently constructed new storefronts. The aforementioned blighting factors in the Area create a barrier to the redevelopment of the Area and have proved to limit the properties from developing to their highest and best use. As such, the Area is economically underutilized.

#### F. Qualification Summary & Findings

The District is found to be eligible as "blighted" due to the presence conditions representative of those outlined in the Act. These include:

- Existence of Conditions which Endanger Property
- Deterioration of Site Improvements

These factors, in combination, contribute to the Proposed District Area being an economic liability to the City, as well as contribute to the economic underutilization of the Area.

- The Proposed Business District, on the whole, has not been subject to growth and development through private enterprise.
- The Proposed Business District would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Development or Redevelopment Plan.
- The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole.

Legend  
Business District IV Boundary

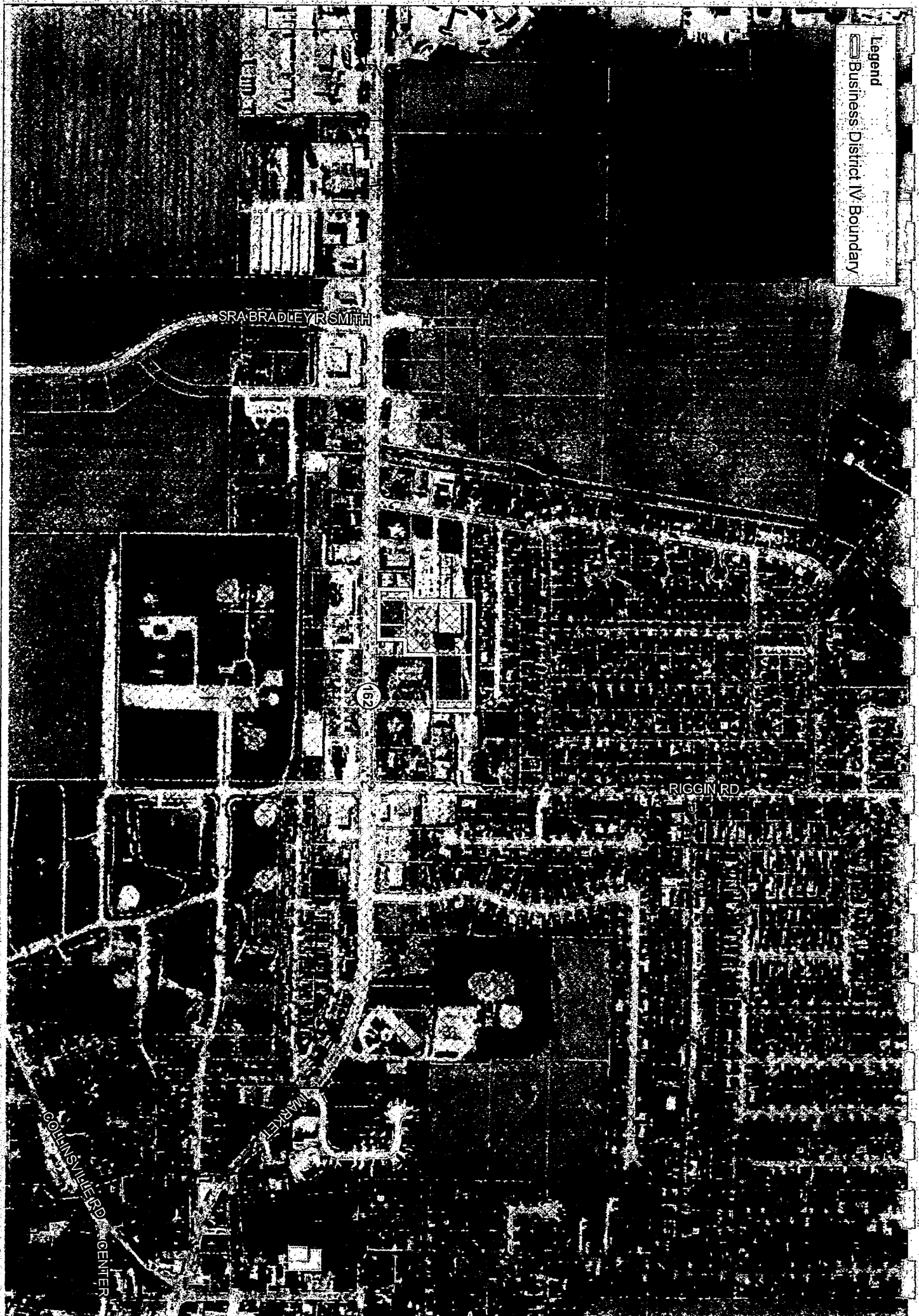
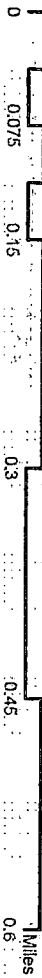


EXHIBIT C - UNDERMINED AREA  
BUSINESS DISTRICT IV  
TOY



Legend  
 Business District IV Boundary

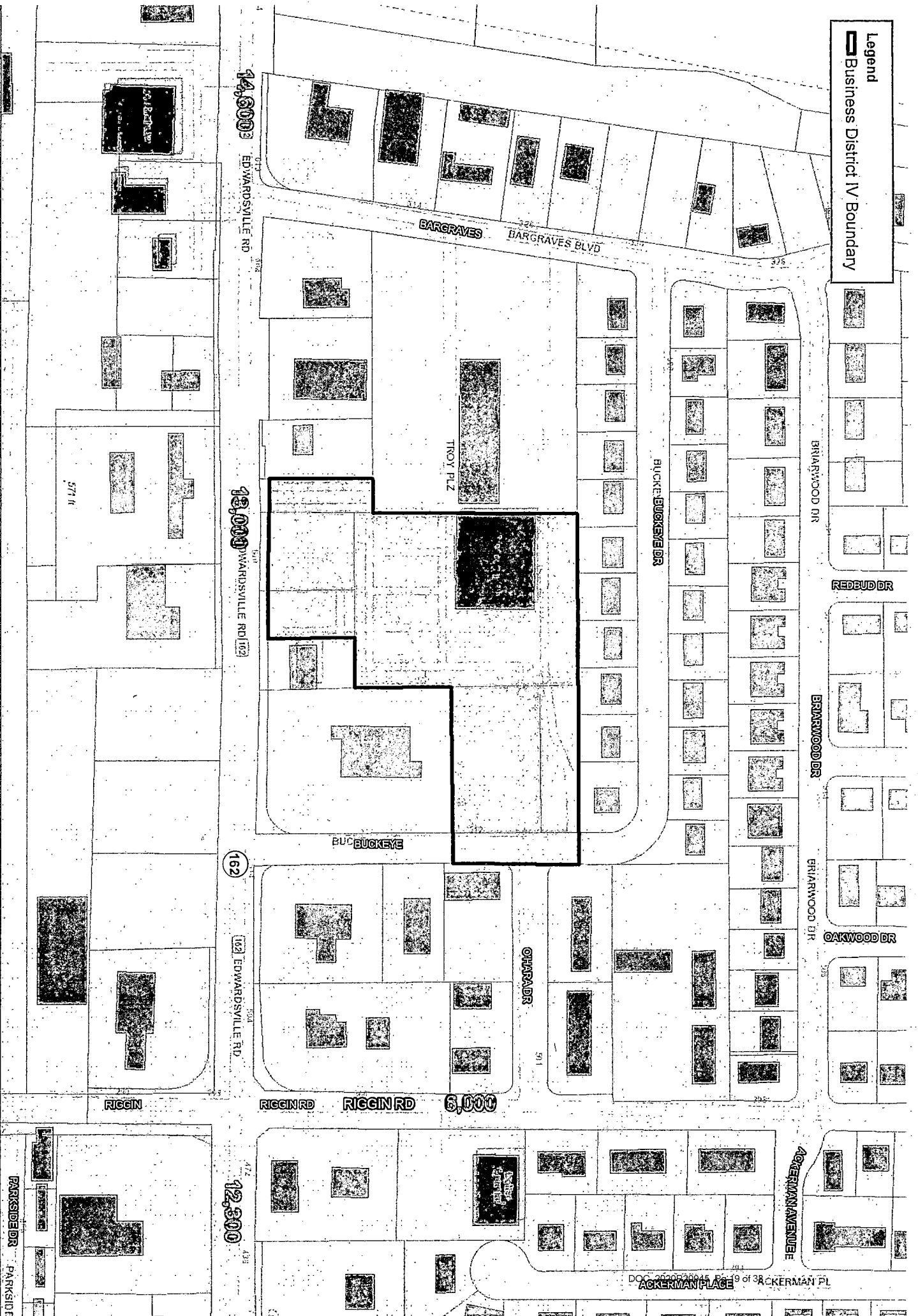


EXHIBIT D - AADT COUNTS  
 BUSINESS DISTRICT IV  
 TROY, IL



**MORAN**  
 ECONOMIC DEVELOPMENT

## SECTION IV. BUSINESS DISTRICT IV REDEVELOPMENT PLAN

The City of Troy, Illinois is considering the approval of the Business District Plan in order to provide an important tool for the remediation of blighting conditions present in the City. In looking to achieve this end, the City will seek to adhere to certain objectives and policies.

### A. Objectives

The objectives of the Plan are to:

- Ameliorate the blighting conditions within the District.
- Facilitate investment in the Area to develop and redevelop the properties to their highest and best use.
- Enhance the sales tax base of the District.
  - Recruit new retail businesses to promote future sales tax growth.
- Enhance the property tax base of the District.
  - Recruit new development and encourage redevelopment to increase the EAV of the properties in the Area, which in turn creates new property tax revenues for all associated taxing districts.

### B. Policies

The City of Troy will follow certain policies to achieve the objectives outlined above.

These policies include:

- Use Business District-derived revenues to implement the Plan.
- Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side actions and activities outlined in the Business District Plan.
- Provide financial assistance, as permitted by the Act, to complete those certain private actions and activities as outlined in the Business District Plan.
- Use Business District-derived revenues to support new development.
- Use Business District-derived revenues to carry out public infrastructure improvements.
- Utilize the powers extended to the corporate authorities in a designated District.

These objectives and policies may be amended from time to time as determined by the City.

### C. Components of the Business District Plan

#### 1. Boundary Delineation

A number of factors were taken into consideration in establishing the boundary of the District. Established planning guidelines and standards have been followed in delineating the boundary and preparing the Plan.

Field investigators employed by Moran Economic Development conducted research of the area and environs in order to ascertain the existence and prevalence of blighting factors. Moran Economic Development was assisted by information from Madison County and the City of Troy. Based upon these investigations, the eligibility requirements for establishing and enabling taxes, the determination of redevelopment needs within the City, and the location of the blighting factors found, the boundaries of the District were determined.

The proposed District encompasses five parcels of property in the City. Generally, the Proposed Area encompasses parcels near the northwest corner of the intersection of Buckeye Dr and IL-162, consisting of the vacant grocery store and associated lots extending to Buckeye Dr on the northeast side and IL-162 on the south side. Beginning at the northeast corner of the boundary, the Area takes in the undeveloped parcel east of the grocery store that is adjacent to Buckeye Dr. Next the Area takes in the grocery store parcel and the parcels just south that are adjacent to IL-162, which make up the southern portion of the boundary.

## **2. The Development Project**

The development goals of the City of Troy for the Business District envision a program resulting in the redevelopment of the vacant grocery store property, and potential development of the vacant commercial lots in the Area. The satisfaction of these needs will increase the sales and property tax revenues generated in the Area for the City, as well as provide a revenue source for necessary site improvements throughout the Area. These goals will be accomplished through both public and private projects to encourage commercial growth in the District. These projects will be undertaken by a range of stakeholders, from developers and property owners in the Area to the City itself. The primary goal of the Plan is to facilitate the redevelopment of the grocery store property. In addition to that goal, it is anticipated other projects may arise and they will be executed in phases throughout the life of the Business District. Projects may include multiple developers, individual property owners, or improvement projects initiated by the City.

### **Key Projects for the Plan include:**

- Repair, renovation and remodeling of the existing grocery store building, to include both exterior and interior improvements;
- Surface improvements for the parking areas and entryways to the existing development in the Area;
- Utility trunk lines (e.g. water, sanitary sewer, telephone, etc.) constructed or reconstructed to facilitate commercial development and redevelopment;
- Potentially recruit new development to the available undeveloped acreage in the Area;
- The facilitation of private investment within the District; and
- Other activities or costs permitted under the Act.

The City intends to provide limited economic development assistance through the funding of certain development costs to be incurred by a developer(s) for these Projects under the terms and conditions of separate development agreements, as guided by the policies of this Plan. Economic development assistance shall include expenditures for public improvements and extraordinary project costs. These costs for the Projects are estimated in Table B on the following page.

Table B should not be construed to limit the ability of the City to enter into development agreements, which provide for other costs, additional costs, or a different distribution of these costs among the various line items. Specific limitations on such cost items and any distribution between them will be specified in development agreements by and between the City and any developer(s).

## **3. Name of Business District**

The name of the District is Troy Business District IV.

## **4. Estimated Business District Project Costs**

The cost estimate associated with development activities to be funded from available revenues of the City (the "Pledged Revenues") as discussed below, is presented in Table B - Estimated Business District Project Costs. The estimate includes reasonable and necessary costs incurred, or estimated to be incurred, during the implementation of the Business District Plan. The estimated costs in Table B are subject to refinement as specific plans and designs are finalized and experience is gained in implementing the Plan and do not include financing costs and the retail sales tax which will be applied to pay the portion of such costs which are eligible to be funded under the Act. As such, debt service and expenses associated with issuance bonds, or other obligations, are in addition to costs stated in Table B. It should also be noted that the Estimated Business District Project Costs listed below are likely to be more than might be extended to a developer through any formal agreement between a developer and the City.

TABLE B - ESTIMATED BUSINESS DISTRICT PROJECT COSTS

DESCRIPTION	ESTIMATED COSTS
Costs of studies, surveys development of plans, and specifications, implementation and administration of the district including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning and other services;	\$75,000
Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;	\$410,000
Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by those developers or nongovernmental persons;	\$235,000
Costs of installation or construction within the business district of buildings, including structures, works, streets, improvements, equipment, utilities, or fixtures	\$325,000
General financing costs including but not limited to all necessary and incidental expenses related to the issuance of obligations including payment of interest on obligations;	\$205,000
<b>TOTAL ESTIMATED BUDGET</b>	<b>\$1,250,000</b>

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$1,250,000 plus any additional interest and financing costs as may be required. Adjustments may be made among budget categories to reflect implementation of the Plan.

##### 5. Anticipated Source of Funds to Pay Business District Project Costs

The anticipated source of funds to pay District project costs are those tax revenues raised by the retailers' occupation tax to be imposed by the Business District (the "Business District Tax") which will be applied to pay eligible costs under the Act. In addition, the District's costs and obligations may be paid for, in whole or in part, by revenues from other funding sources. These may include state and federal programs, municipal sales tax revenue and tax increment financing revenues in those portions of the Business District which overlap with the Business District IV Redevelopment Area (collectively, the "Pledged Revenues").

##### 6. Anticipated Type and Terms of Any Obligations to be issued

In order to expedite the implementation of the Business District Plan, The City of Troy, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Business District Costs. These obligations may be secured by future amounts to be collected and allocated to the Business District Tax Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act.

Such loans or obligations may be issued pursuant to the Business District Plan. The City anticipates that notes, bonds, or similar obligations may be issued secured by revenues in the Business District Tax Allocation Fund to fund eligible District costs.

When District costs, including all municipal obligations financing Business District project costs incurred under Section 11-74.3-3 have been paid, any surplus funds then remaining in the Business District Tax Allocation Fund shall then be distributed to the municipal treasurer for deposit into the municipal general corporate fund.

##### 7. The rate of Any Tax to be Imposed pursuant to Subsection (10) and (11) of Section 11-74.3-3 of the Act

Within the District, a rate of tax of 1.0% shall be imposed as a retailer's occupation tax and service occupation tax. Such tax shall be imposed for up to, but no more than, 23 years.

## SECTION V. FINDINGS AND COMPLETION OF OBLIGATIONS

### A. Formal Findings

The City of Troy makes the following formal findings with respect to establishing the Business District Plan:

The area to be designated as a Business District is contiguous and includes only parcels of real property directly and substantially benefited by the Business District Plan.

The Business District, in its entirety, is located within the City limits of Troy, Illinois.

The City's exercise of the powers provided in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of the Business District, and the use of the powers for the development and redevelopment of the Business District as provided in this Plan is declared to be a public use essential to the public interest of the residents of the City of Troy, Illinois.

The Business District is a blighted area; that, by reason of the existence of conditions which endanger property and the deterioration of site improvements. These factors, in combination, constitute an economic liability to the City as well as contribute to the economic underutilization of the Area.

The Business District, on the whole, has not been subject to growth and development through investment by private enterprise or would not reasonably be anticipated to be redeveloped without the adoption of the Business District Development Plan.

The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole, as determined by the City Council.

### B. Completion of Business District Projects / Retirement of Obligations

Upon payment of all Business District project costs and retirement of outstanding obligations, but in no event more than 23 years after the date of adoption of the ordinance approving the Business District Plan, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsections of (10) and (11) of Section 11-74.3-3.

# APPENDIX A

## LEGAL DESCRIPTION

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## APPENDIX A – LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT D OF "TROY PLAZA – PHASE TWO", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS IN PLAT CABINET 56 ON PAGE 35; THENCE EASTERLY ON THE NORTH LINE OF SAID "TROY PLAZA – PHASE TWO" AND ITS EASTERLY EXTENSION TO THE EAST RIGHT OF WAY LINE OF BUCKEYE DRIVE, 50 FEET WIDE; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 3 OF "TROY PLAZA – PHASE FIVE", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 60 ON PAGE 16; THENCE WESTERLY ON SAID NORTH LINE AND ITS EASTERLY EXTENSION TO THE WEST LINE OF SAID LOT 3; THENCE SOUTHERLY ON SAID WEST LINE TO THE NORTH LINE OF LOT 2 OF SAID "TROY PLAZA – PHASE FIVE"; THENCE WESTERLY ON SAID NORTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE SOUTHERLY ON SAID WEST LINE TO THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 162, REFERENCE BEING HAD TO THE PLAT OF HIGHWAYS THEREOF RECORDED IN SAID RECORDER'S OFFICE IN ROAD RECORD 15 ON PAGE 40 AS DOCUMENT NO. 2008R01309; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE EAST LINE OF LOT 3 OF "TROY PLAZA – PHASE 3", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 59 ON PAGE 25; THENCE NORTHERLY ON SAID EAST LINE TO THE NORTH LINE OF SAID "TROY PLAZA – PHASE 3"; THENCE EASTERLY ON THE EASTERLY EXTENSION OF SAID NORTH LINE TO THE WEST LINE OF LOT 1 OF SAID "TROY PLAZA – PHASE TWO"; THENCE NORTHERLY ON SAID WEST LINE AND ITS NORTHERLY EXTENSION TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.0 ACRES, MORE OR LESS.

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# APPENDIX B

## PARCEL ID LIST

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**APPENDIX B – PARCEL ID NUMBERS**

09-2-22-05-20-402-052
09-2-22-05-20-402-053
09-2-22-05-20-402-055
09-2-22-05-20-402-056
09-2-22-05-20-402-060

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# APPENDIX C

## ADDRESS LIST

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**APPENDIX C – ADDRESS LIST**  
**523 TROY PLAZA**

## CERTIFICATION OF PUBLICATION

State of Illinois )  
County of Madison )

THIS IS TO CERTIFY, that the notice which is a printed copy is hereto annexed, was published was published 1 times, once in each week for three successive weeks in the TIMES-TRIBUNE, a newspaper of general circulation, published in the City of Troy, in said County and State, by Better Newspapers, INC and that the first insertion was made in the paper published on the 6th day of February 2020 A.D., and the last in the paper published on the        day of        2020 A.D. and said newspaper was regularly published for six months prior to date of the first publication of said notice.

Printer's Fees \$ 50.40

### TIMES - TRIBUNE

By Marge Lov

Troy, IL February 6, 2020 A.D.

#### Notice of Public Hearing City of Troy, Illinois Business District Plan for the Proposed Troy Business District IV

The City of Troy is considering adopting a Business District Plan for the proposed Troy Business District IV (pursuant to the Business District Development and Redevelopment Law constituting Section 65 ILCS 5/11-74.3-1 et seq., as amended).

This notice also includes the following information:

A public hearing will be held at 7:00 p.m. on February 18, 2020, at the Troy City Hall, 116 E. Market St., Troy, Illinois 62294.

In order to implement the activities covered by the Troy Business District IV, the Business District Plan must be adopted.

The geographical boundaries of the Troy Business District IV are as follows:

The proposed Troy Business District (the "District") encompasses 5 parcels of property and rights of way in the City. Generally, the Area includes parcels near the northwest corner of the intersection of Buckeye Dr and IL-162, consisting of the vacant grocery store and associated lots extending to Buckeye Dr on the northeast

side and IL-162 on the south side. The Area is legally described in Exhibit A.

The Troy Business District IV Business District Plan provides for public and private investment in infrastructure and site work along with other statutory eligible activities. A copy of the Business District Plan, which includes a boundary map of the Business District, is available for public inspection at the City Clerk's office located at 116 E. Market St., Troy, Illinois 62294.

Within the District a rate of tax of 1.0% shall be imposed as a retailer's occupation tax and service occupation tax pursuant to Subsection (10) and (11) of Section 11-74.3-3 of the Act. Such tax shall be imposed for up to, but no more than, 23 years.

Any person is invited to submit alternate proposals or bids for any proposed conveyance, lease, mortgage, or other disposition by the municipality of land or rights in land owned by the municipality and located within the proposed business district.

All interested persons will be given an opportunity to be heard at the public hearing.

We are interested in any comments you may have regarding this proposed plan.

Allen Adomite, Mayor

#### EXHIBIT A - LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 5, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Beginning at the northwest corner of Outlot D of Troy Plaza - Phase Two, reference being had to the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Cabinet 56 on Page 85; thence easterly on the north line of said Troy Plaza - Phase Two and its easterly extension to the east right of way line of Buckeye Drive, 50 feet wide; thence southerly on said east right of way line to the easterly extension of the north line of Lot 3 of Troy Plaza - Phase Five, reference being had to the plat thereof recorded in said Recorder's Office in Plat Cabinet 60 on Page 16; thence westerly on said north line and its easterly extension to the west line of said Lot 3; thence southerly on said west line to the north line of Lot 2 of said Troy Plaza - Phase Five; thence westerly on said north line to the west line of said Lot 2; thence southerly on said west line to the north line of way line of Illinois Route 162, reference being had to

the Plat of Highways thereon recorded in said Recorder's Office in Road Record 15 on Page 40 as Document No. 2008R01309; thence westerly on said north right of way line to the east line of Lot 3 of Troy Plaza - Phase 3, reference being had to the plat thereof recorded in said Recorder's Office in Plat Cabinet 59 on Page 25; thence northerly on said east line to the north line of said Troy Plaza - Phase 3; thence easterly on the easterly extension of said north line to the west line of Lot 1 of said Troy Plaza - Phase Two; thence northerly on said west line and its northerly extension to the Point of Beginning. Said parcel contains 5.0 acres, more or less.

2/6

# CERTIFICATE OF PUBL

STATE OF ILLINOIS

MADISON COUNTY } ss

*City of Troy*

EDWARDSVILLE PUBLISHING Co., Inc., a corporation, does

hereby certify that it is the publisher of the Edwardsville Intelligencer, a daily secular newspaper of general circulation in said County, printed and published in the City of Edwardsville, in said County and State, and that said newspaper is a newspaper as defined in "An Act to revise the law in relation to notices," approved February 13, 1874, as amended, and that the printed notice hereto annexed and hereby made a part of this certificate has been published in said newspaper at least once each week for

1 time in each and every copy and impression thereof; that the date of the first newspaper containing said publication was

2/7/2020, and that the date of the last news containing said publications was 2/7/2020; that Angela Hasamear by resolution of the Board of Directors of said Edwardsville Intelligencer, Inc., has been authorized to make this certificate.

IN TESTIMONY WHEREOF said Edwardsville Intelligencer, Inc., has caused this certificate to be executed in its name by said

Angela Hasamear this 7<sup>th</sup> day of February 2020

Publication Fee, \$ 314.53

EDWARDSVILLE INTELLIGENCER, INC.

By: Angela Hasamear

Angela Hasamear  
Edwardsville Intelligencer

20-0099I

Newspaper Notice for Public Hearing

City of Troy, Illinois  
Business District Plan  
for the Proposed Troy Business District IV

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This notice also includes the following information:

1. A public hearing will be held at 7:00 p.m. on February 18, 2020, at the Troy City Hall, 116 E. Market St., Troy, Illinois 62294.

2. In order to implement the activities covered by the Troy Business District IV, the Business District Plan must be adopted.

3. The geographical boundaries of the Troy Business District IV are as follows:

The proposed Troy Business District (the "District") encompasses 5 parcels of property and rights-of-way in the City. Generally, the Area includes parcels near the northwest corner of the intersection of Buckeye Dr and IL-162, consisting of the vacant grocery store and associated lots extending to Buckeye Dr on the northeast side and IL-162 on the south side. The Area is legally described in Exhibit A.

4. The Troy Business District IV Business District Plan provides for public and private investment in infrastructure and site work along with other statutory eligible activities. A copy of the Business District Plan, which includes a boundary map of the Business District, is available for public inspection at the City Clerk's office located at 116 E. Market St., Troy, Illinois 62294.

5. Within the District a rate of tax of 1.0% shall be imposed as a retailer's occupation tax and service occupation tax pursuant to Subsection (10) and (11) of Section 11-74.3-3 of the Act. Such tax shall be imposed for up to, but no more than, 23 years.

6. Any person is invited to submit alternate proposals or bids for any proposed conveyance, lease, mortgage, or other disposition by the municipality of land or rights in land owned by the municipality and located within the proposed business district.

7. All interested persons will be given an opportunity to be heard at the public hearing.

We are interested in any comments you may have regarding this proposed plan.

Allen Adomite, Mayor  
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Said parcel contains 5.0 acres, more or less.

20-0099I



Tuesday, February 18, 2020

City of Troy

**Public Hearing for Business District IV Blight Analysis and Development Plan**

The meeting was held in the Council Chambers in the City Municipal Building, 116 East Market Street, Troy, Illinois, 62294 and was called to order By Mayor Allen Adomite at 7:03 p.m.

**A. Agenda Item**

**1. Roll Call in Alphabetical Order**

**Present:** Dan Dawson, Elizabeth Hellrung, Nathan Henderson, Debbie Knoll, and Tony Manley.

**Absent:** Sam Italiano, Bonnie Levo, and Troy Turner. **Other Officials Present:** Mayor Allen Adomite, City Treasurer David Roady, City Attorney Fred Keck, City Engineer Tom Cissell, and City Clerk Andrea Lambert.

**2. Public Comment on Proposed Business District IV Blight Analysis and Development Plan**

Mayor Adomite explained that the purpose of this hearing is to take public comment on the proposed business district. At the last meeting, Jared Kanallakan with Moran Economic Development presented the plan to the Council.

Mark Emanuel, attending with wife Betty, asked the types of businesses this development plan will attract. Mayor Adomite answered that a local business owner has purchased the property through bankruptcy court and intends to reopen it as a grocery store late summer or early fall of 2020. Unfortunately the building is not in the TIF area, but it is in the Enterprise Zone, which will offer a useful tax exemption for construction costs. Other economic tools to be potentially utilized: a 1% sales tax on non-grocery items such as greeting cards and paper plates, and possible small property tax abatement. He said a local pharmacy and/or meat market could possibly move into that location, but no plans are in place for a cannabis dispensary there. An Ordinance to adopt this plan can be expected at the next City Council Meeting.

**3. Adjournment**

**Motion:** To Adjourn the Meeting at 7:10 p.m.

**Moved by** Henderson; **Seconded by** Manley. **Vote:** Motion passed (summary: Aye = 5, Nay = 0).

**Aye:** Dawson, Hellrung, Henderson, Knoll, and Manley. **Absent:** Levo, Italiano, and Turner.



Andrea D. Lambert  
City Clerk



STATE OF ILLINOIS       )  
                                      ) SS.  
COUNTY OF MADISON    )

## CERTIFICATION

I, Andrea D. Lambert, do hereby certify that I am the duly elected and acting City Clerk of the City of Troy, Madison County, Illinois, USA and as such officer I am the keeper of Records, Files, and Corporate Seal of the City Council of the City of Troy.

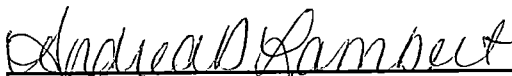
I do further certify that the foregoing constitutes a full, true and complete copy of an ordinance adopted at a legally convened meeting of the City Council of the City of Troy held on the 2<sup>nd</sup> day of March, 2020, which ordinance is entitled:

### ORDINANCE 2020-07

**AN ORDINANCE ESTABLISHING THE TROY BUSINESS DISTRICT IV;  
APPROVING A BUSINESS DISTRICT PLAN; AUTHORIZING THE IMPOSITION  
AND COLLECTION OF A SALES TAX WITHIN SUCH BUSINESS DISTRICT; AND  
APPROVING CERTAIN ACTIONS IN CONNECTION WITH THE ESTABLISHMENT  
OF SUCH BUSINESS DISTRICT**

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the seal of the City of Troy, Madison County, Illinois this 2<sup>nd</sup> day of March, 2020.



  
Andrea D. Lambert  
City Clerk, City of Troy, Illinois

116 East Market • Troy, IL 62294-1599  
Mayor Allen P. Adomite, Administration: 618/667/6741 • Fax: 618/667/4009  
Public Works Dept: 618/667/9924 • Building & Zoning Dept: 618/667/8734  
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