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**CITY OF TROY
ORDINANCE NO. 2021-23**

366.00

AN ORDINANCE ESTABLISHING THE TROY BUSINESS IMPROVEMENT DISTRICT; 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

ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS THIS TWENTIETH DAY OF SEPTEMBER, 2021

gm

**CITY OF TROY, ILLINOIS
ORDINANCE NO. 2021-23**

AN ORDINANCE ESTABLISHING THE TROY BUSINESS IMPROVEMENT DISTRICT; 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 August 16, 2021, entitled "*Troy Business Improvement District Redevelopment Plan and Project*" (the "Business District Plan"), which sets forth a plan for the development and redevelopment of an area which The proposed Business District encompasses 316 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area includes the primary commercial corridor of the City, including the downtown and interstate interchange areas. Parcels near I-55 and the I-55/IL-162 interchange make up the westernmost portion of the boundary. East of the interchange the Area extends south to Collinsville Road, and takes in property adjacent to SrA Bradley R Smith Drive. Along IL-162 the Area continues west taking in parcels on both sides of the roadway. Upon reaching the downtown portion of the City parcels along Market Street are included reaching east to South Ash Street; and

WHEREAS, the City on August 19, 2021 and August 26, 2021 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 September 7, 2021 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:

- Defective, Non-Existent, or Inadequate Street Layout
- Deterioration of Site Improvements
- Existence of Conditions Which Threaten Property
- Improper Subdivision or Obsolete Platting

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 Improvement District and adoption of the Troy Business Improvement District 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 316 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 Improvement District 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 30th day of September, 2021.

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 January 2022.

Passed by the City Council of the City of Troy, Illinois on this 20th day of September, 2021 on the following vote:

YEAS: DAWSON, FLINT, HELLRUNG, HENDERSON, ITALIANO, KNOWL, MANLEY, TURNER

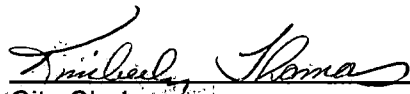
NAYS: _____

ABSENT: _____



David Nonn, Mayor

ATTEST:



City Clerk

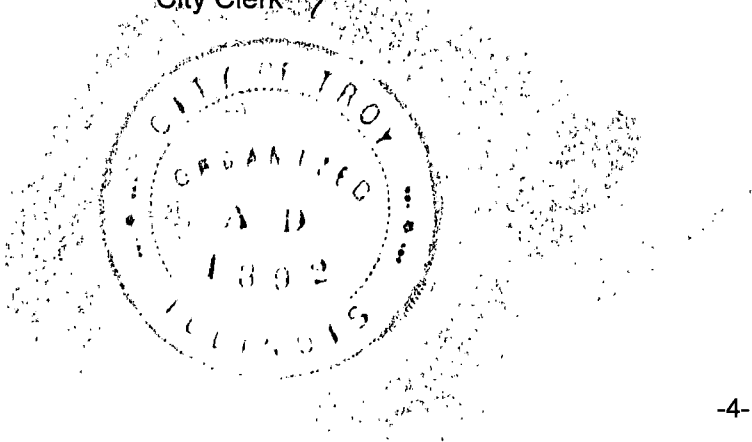
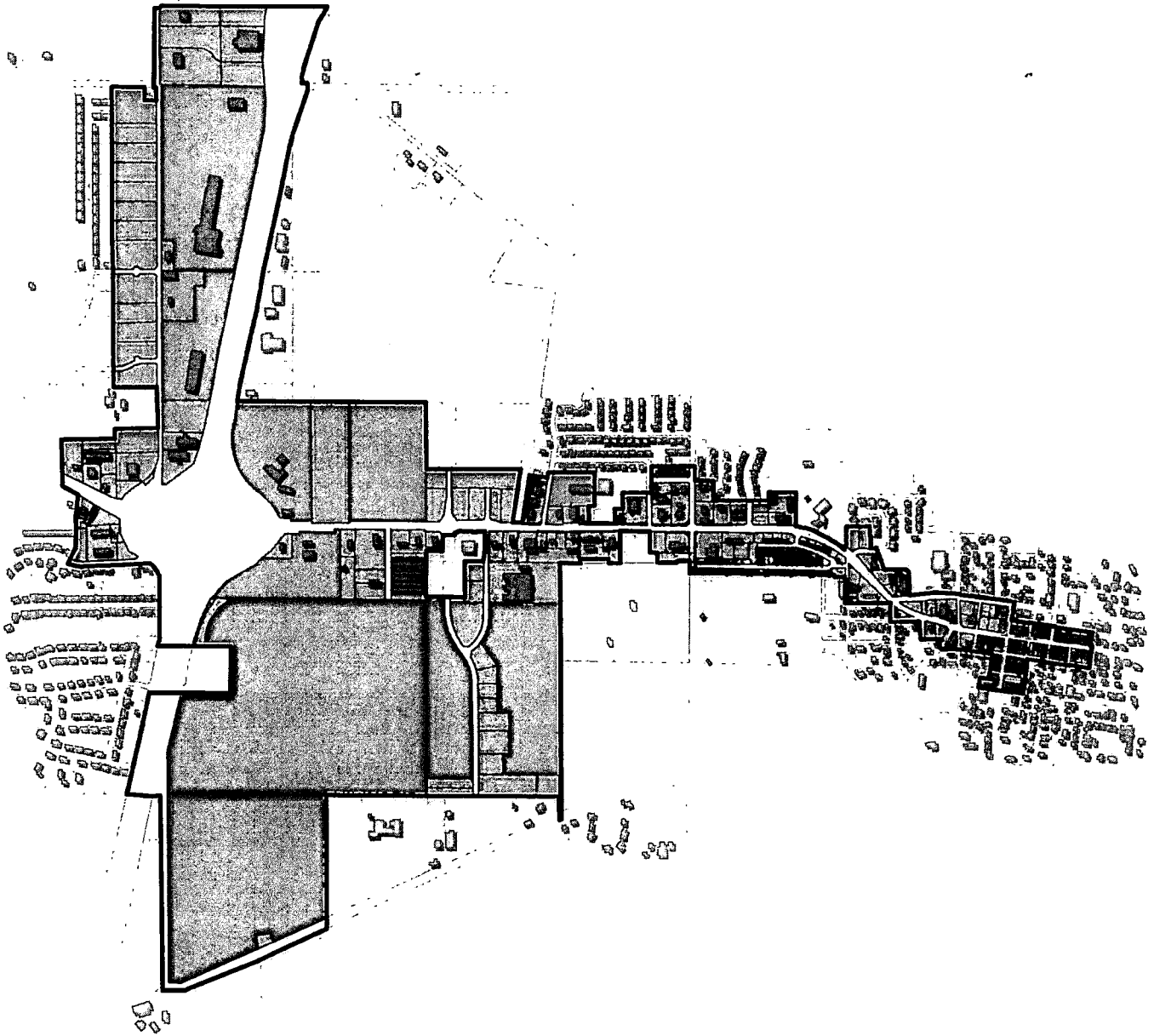


EXHIBIT A
BUSINESS DISTRICT PLAN

TROY BUSINESS IMPROVEMENT DISTRICT

BUSINESS DISTRICT REDEVELOPMENT PLAN & PROJECT



The City of
TROY, IL
August 16, 2021



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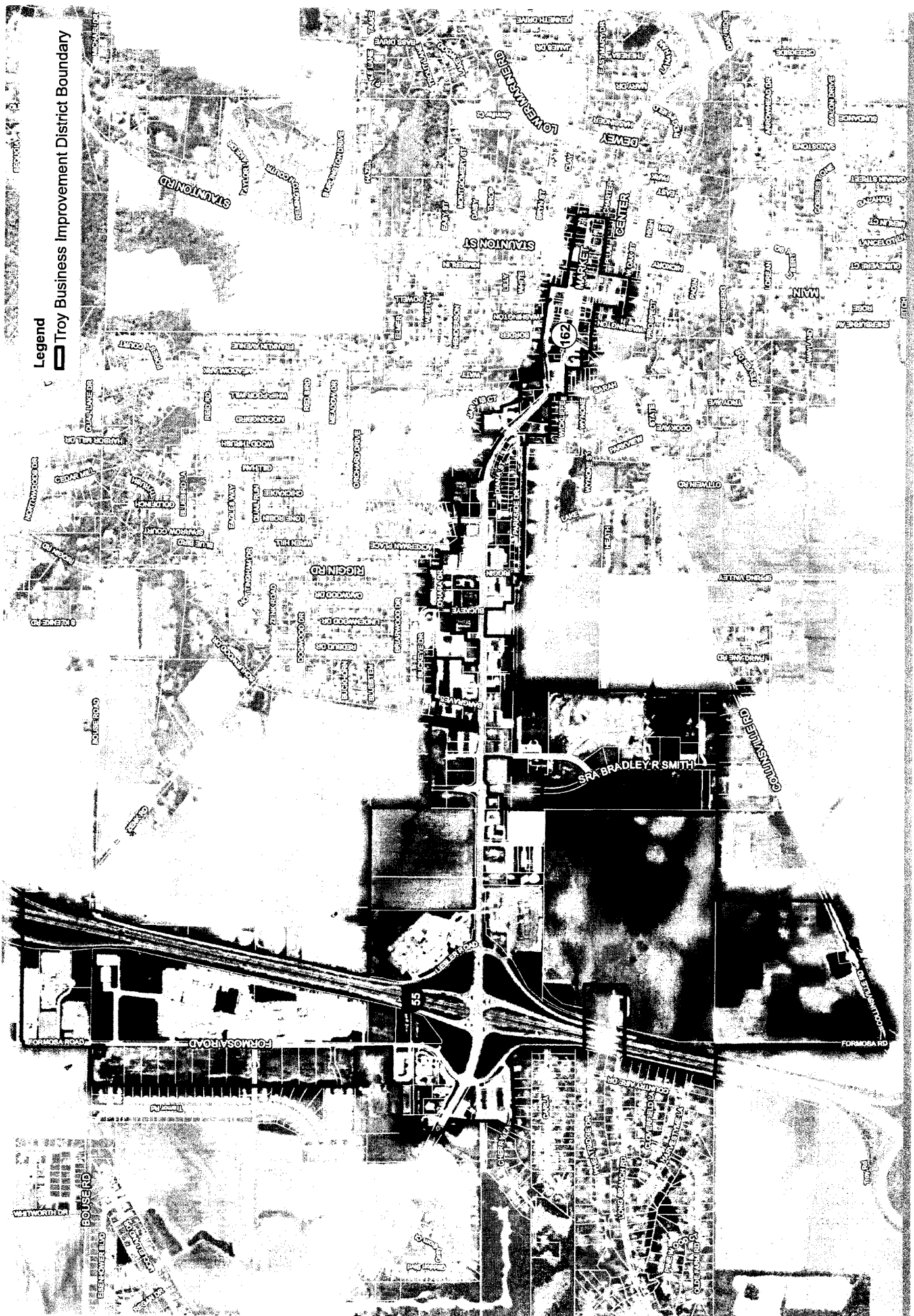
SECTION I. INTRODUCTION

Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. ("Act"). The Act sets forth the requirements and procedures for establishing a Business District ("District") and a Business District Plan ("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 ("City") desires to encourage investment and development throughout the City and within the Business Improvement District Area ("Area"). The establishment of the Business Improvement District would be a continuation of the City's ongoing economic development initiatives, which include prior Business Districts, a Tax Increment Financing District, and an Enterprise Zone. Some of the goals for the Business Improvement District Program include:

- Implement streetscape improvements, including sidewalk repair, burying of power lines, landscaping, and lighting upgrades;
- Facilitate street improvements, including Formosa Road improvements, intersection improvements, sidewalk replacement and construction, etc.;
- Infrastructure improvements, including extension of the existing utility system, sewer lining, etc.; and,
- Retain and expand existing businesses, as well as recruit new businesses.

The proposed Business District encompasses 316 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area includes the primary commercial corridor of the City, including the downtown and interstate interchange areas. Parcels near I-55 and the I-55/IL-162 interchange make up the westernmost portion of the boundary. East of the interchange the Area extends south to Collinsville Road, and takes in property adjacent to SrA Bradley R Smith Drive. Along IL-162 the Area continues west taking in parcels on both sides of the roadway. Upon reaching the downtown portion of the City parcels along Market Street are included reaching east to South Ash Street. 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.

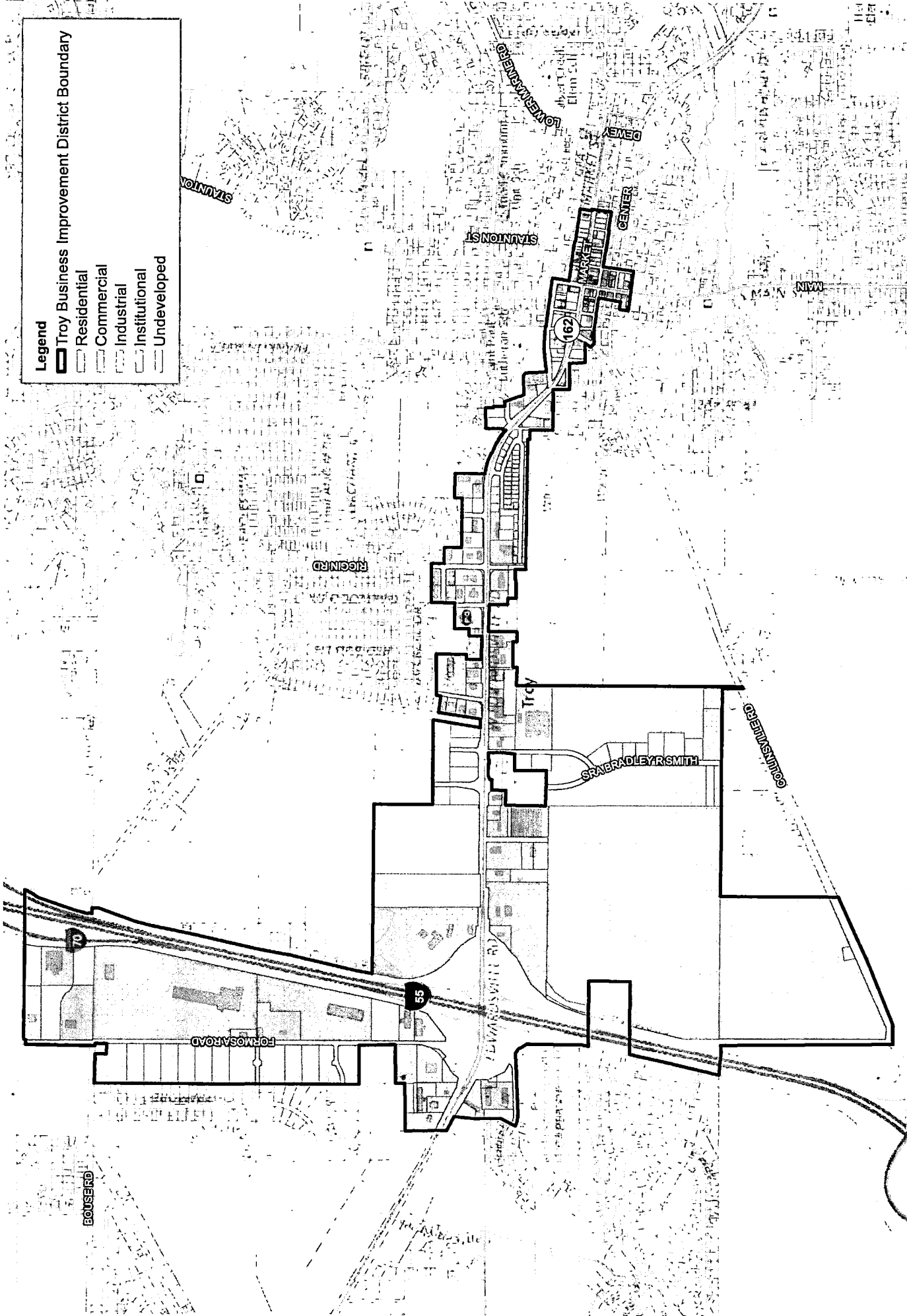
The Blight Analysis for the Area was presented to the City Council on August 16, 2021. The Blight Analysis outlined the qualifying factors found in the Area, and this information is referenced within this Business District Plan.



Legend
 [Thick black line symbol] Troy Business Improvement District Boundary



EXHIBIT A - BOUNDARY MAP
 TROY BUSINESS IMPROVEMENT DISTRICT



Legend

- Troy Business Improvement District Boundary
- Residential
- Commercial
- Industrial
- Institutional
- Undeveloped

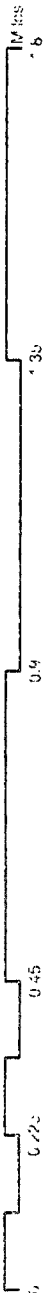
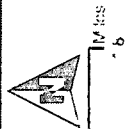


EXHIBIT B - EXISTING LAND USE
TROY BUSINESS IMPROVEMENT DISTRICT
 Troy, IL

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.
- Contacts with City officials and other individuals knowledgeable about Area conditions and history, the age and condition of site improvements, and related items.
- Examination of maps, aerial photographs, and historic data related to the proposed Area.
- Research of Madison County property tax records and equalized assessed value ("EAV") information.
- Review of Illinois State Geological Survey ("ISGS") maps and data.
- Review of Illinois Department of Transportation ("IDOT") average annual daily traffic ("AADT") count maps and data.
- 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 316 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area includes the primary commercial corridor of the City, including the downtown and interstate interchange areas. Parcels near I-55 and the I-55/IL-162 interchange make up the westernmost portion of the boundary. East of the interchange the Area extends south to Collinsville Road, and takes in property adjacent to SrA Bradley R Smith Drive. Along IL-162 the Area continues west taking in parcels on both sides of the roadway. Upon reaching the downtown portion of the City parcels along Market Street are included reaching east to South Ash Street.

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:

- **Defective, Non-Existent, or Inadequate Street Layout**

The Area exhibits conditions reflective of both a non-existent and defective street layout. In terms of acreage, a significant portion of the boundary consists of land with a non-existent street layout. The extension of the street network is a goal for future development of the property in the Area, as it will allow the acreage to be utilized to its highest and best use.

Other portions of the Area exhibit conditions indicative of inadequate street layout. This is in the form of the existing streets requiring sidewalk improvements, as well as other general street improvements. City engineers have indicated Formosa Road is in need of improvements, as well as the intersection of the roadway with Bouse Road. Other street-related improvements needed are streetscape improvements in the downtown portion of the Area.

- **Deterioration of Site Improvements**

Much of the Area exhibits deteriorated site improvements in some form, which can be classified as either structural or surface improvements. Approximately 69% of the 257 structures in the Area show some sort of notable defects in the structural components, which were common in foundations, exterior walls, roofs, doors, windows, gutters, downspouts, siding, and other fascia materials. While much of the commercial development with frontage on IL-162 is newer, the Area does include some older portions of downtown as well as some residential areas where the structures have shown signs of aging in the form of deteriorated conditions.

Additionally 52% of the parcels exhibit deteriorated surface improvements. Common forms of this type of deterioration found were cracking sidewalks, unkempt gravel areas, cracked and deteriorated roadway surfacing, potholes, crumbling asphalt, and grass or weed growth in some of the surface improvements. In other portions of the proposed district parking lots, entry ways, alleyways, and driveways lack proper pavement and exhibit clear signs of deterioration. Similarly to the structural deterioration, much of the surface deterioration noted was in the older portions of the Area. Additionally deteriorated surface conditions were observed in some of the properties adjacent to the interstate interchange, and were due to high volumes of traffic as well as wear from commercial vehicle traffic.

In addition to the structural and surface deterioration, portions of the site infrastructure in the Area are in need of upgrades. Engineers indicated extension of some of the existing utilities in the Area is a priority for the City. Also the sewer system serving the properties in the Area is in need of lining, as in its current condition it will be unlikely to adequately serve the existing properties, as well as potential new development, in the future.

- **Existence of Conditions Which Threaten Property**

The ISGS maintains records of active and abandoned coal mines in the state. Data from the ISGS was utilized in creating Exhibit C, which shows portions of the Area that are undermined. The Area is undermined primarily by a single mine of the Herrin seam, IGSG Index 644. The ISGS No. 644 mine was operated by three companies (Donk Brothers Coal & Coke Co., Troy Coal Co., Chicopee Coal

Co. and Troy Domestic Mining Co.) from 1900-1953. This was mined in a room and pillar panel method, with a shaft opening.

The undermined area is shown in addition to the mine proximity zone, per the ISGS. The proximity zone includes the land over or adjacent to the mines that, on the basis of the mapped extent and general depth of the mine, could be affected by subsidence. Mine subsidence is the downward movement of rocks and soils triggered by a structural failure in an active or abandoned underground mine. Subsidence generally manifests in two forms, either pit or sag. Pit subsidence results in moderate depressions (six to eight feet) and range from 20 to 40 feet in diameter. Pit subsidence occurs when the roof of a mine collapses and the void reaches up through the bedrock to the surface, where a hole eventually forms. Sag subsidence forms a general depression over a large area, originating in places where mine pillars have failed (disintegrated, collapsed, or settled into the mine floor). Sag sites can be quite large, spanning areas of several hundred feet in diameter. Pit subsidence is generally found in shallow mines (less than 60 feet), whereas sag subsidence is found in deeper mines.

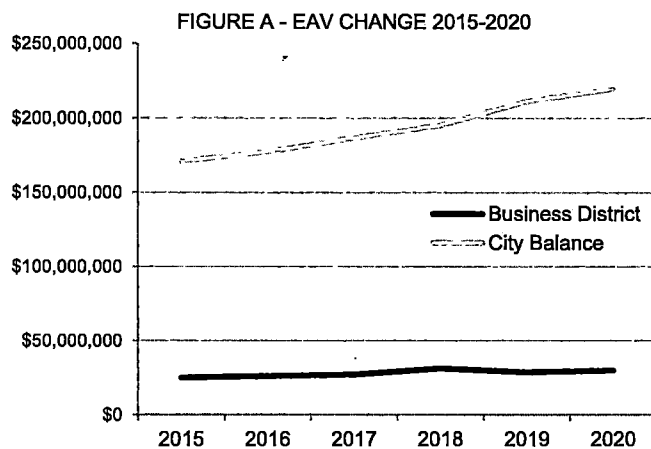
These conditions pose a potential barrier to future development, and mine subsidence could threaten any of the existing structural improvements over undermined areas. The Multi-Hazard Mitigation Plan for Madison County identifies the City as being highly susceptible to subsidence, and details the potential damage to structures built over mined areas, as well as roadways, utility lines/pipes, railroads, and bridges. The Plan establishes that planned construction should be reviewed with mining maps to minimize potential subsidence-related structural damage.

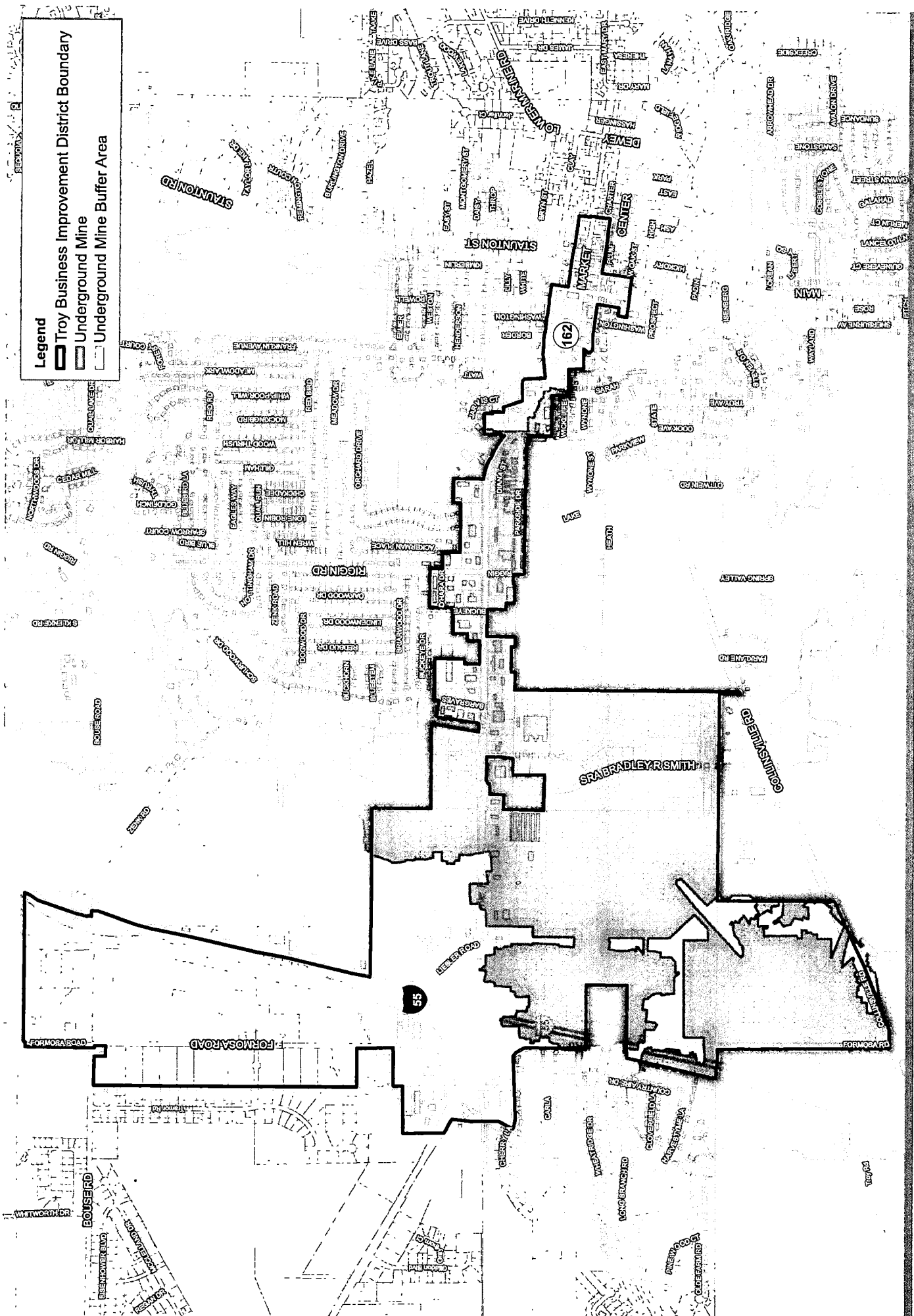
- **Improper Subdivision or Obsolete Platting**

There are issues with improper subdivision and obsolete platting throughout the Area. Some of the existing platting does not meet the needs of the contemporary standards, exhibited by characteristics such as being too large, too small, or in a size or shape that would not comply with guidelines for development. In numerous cases property was subdivided in a way that cause parcel lines to intersect with right-of-way, or parcels that primarily consist of right-of-way only. There were also instances of properties that consist of several fragmented polygons that were registered under one property tax identification number. Other smaller parcels were divided in a way that seems to have occurred on an as-needed basis, but has left properties in dimensions that are unusable in their current configuration. Overcoming these issues can be done through property splits and/or combinations, but this could prove to be a barrier to development as it requires the coordination of multiple property owners.

The Area, by reason of a predominance of defective, non-existent, or inadequate street layout, deterioration of site improvements, the existence of conditions which threaten property, and improper subdivision or obsolete platting, constitutes an economic liability to the City. Additionally, these factors in combination contribute to the economic underutilization of the Area.

The presence of the aforementioned conditions can create conditions which deter new investment, as well as reinvestment, in an area. In order to determine whether a project Area is considered to be stagnant it can be compared to the balance of the City, which is the total EAV of Troy minus that of the parcels which make up the Area. This comparison is shown in Figure A. Since 2015 the balance of the City has seen an EAV growth rate 37% greater than that of the Business District Area. The properties that make up the Area are the central commercial corridor of the City, yet have not been able to keep pace with the general growth that is occurring elsewhere.





Legend

- Troy Business Improvement District Boundary
- Underground Mine
- Underground Mine Buffer Area

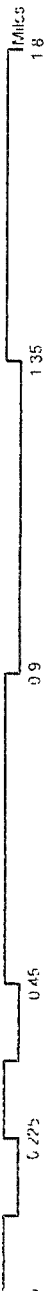
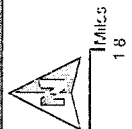
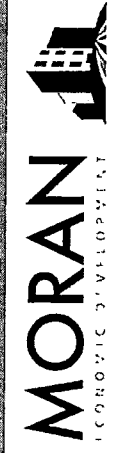


EXHIBIT C - UNDERMINED AREA
TROY BUSINESS IMPROVEMENT DISTRICT
Troy, IL

This is an indication that the Area is an economic liability to the City.

The Area could also be considered to be economically underutilized. Exhibit D shows the AADT counts in the Area, which shows the significant volumes of traffic both on I-55 and IL-162. The commercial property in the Area should be able to capitalize on this level of visibility and be the source for EAV growth and new development for the City, yet it has not been able to keep pace with the balance of the City.

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:

- Defective, Non-Existent, or Inadequate Street Layout
- Deterioration of Site Improvements
- Existence of Conditions which Threaten Property
- Improper Subdivision or Obsolete Platting

These factors, in combination, constitute an economic liability to the City, as well as an economic underutilization of the Area. Additional findings for the Proposed Business District Area include:

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

SECTION IV. BUSINESS DISTRICT REDEVELOPMENT PLAN

The City of Troy, Illinois is considering the approval of the Troy Business Improvement 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:

- Redevelop and revitalize retail and commercial properties throughout the Area.
- Achieve better design and aesthetics in retail and commercial areas throughout the Business District, including these areas' private and public structures, landscaping and signage.
- Particularly focus on the beautification of the City's downtown area.
- Ameliorate the blighting conditions within the District.
- Upgrade the utilities and infrastructure throughout the Area.
- Redevelopment of those properties exhibiting deteriorated conditions, and other general site improvements.
- Enhance the sales tax base of the District.
- Recruit new retail businesses to promote future sales tax growth.
- Retain small businesses to the community.
- Enhance the property tax base of the District.
- Recruit new development and encourage redevelopment to increase the EAV growth rates 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. The Council recognizes that most revenues will be used to support public improvements but in cases where private development needs assistance the City should consider aiding only after application to the City is made. The Council is to further develop policies regulating the type and form of development to support. Only then can the City consider assistance.
- Use Business District-derived revenues to support new development paying particular attention to the impact that development will have on the community.
- 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.

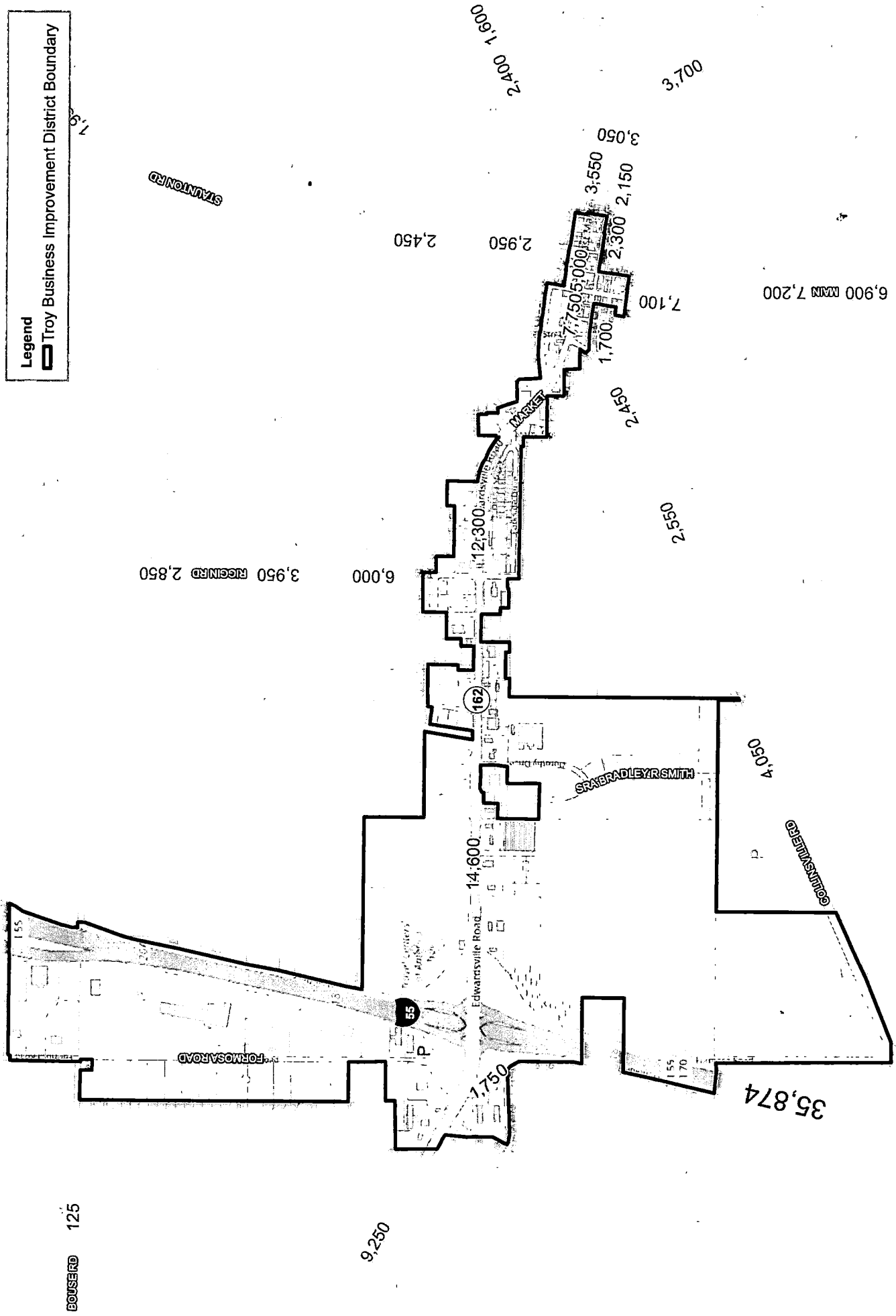
C. Components of the Business District Plan

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,

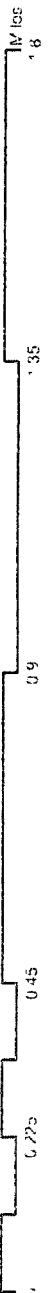
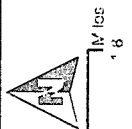
Legend
 Troy Business Improvement District Boundary



BOUSEIRD 125



EXHIBIT D - AADT COUNTS
TROY BUSINESS IMPROVEMENT DISTRICT
 Troy, IL



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 316 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area includes the primary commercial corridor of the City, including the downtown and interstate interchange areas. Parcels near I-55 and the I-55/IL-162 interchange make up the westernmost portion of the boundary. East of the interchange the Area extends south to Collinsville Road, and takes in property adjacent to SrA Bradley R Smith Drive. Along IL-162 the Area continues west taking in parcels on both sides of the roadway. Upon reaching the downtown portion of the City parcels along Market Street are included reaching east to South Ash Street.

2. The Development Project

The development goals of the Troy Business Improvement District envision a program resulting in the redevelopment of the interstate and downtown corridor in the City, through repair and rehabilitation of the existing improvements and construction of new improvements. 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 the City to make necessary infrastructure improvements throughout the Area. Additionally the City wishes to promote and enhance the existing commercial properties in the City, and to take advantage of the City's interstate location. 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 Plan is to be adopted without specific designation of the developers for these projects as they will be executed in phases throughout the life of the Business District. Projects may include multiple developers on a larger scale site development, individual property owners making building or site improvements on a smaller scale, or improvement projects initiated by the City. Thus, no specific users or tenants are presently identified; rather, as Developers are attracted to redevelop the Area, these will be considered by the City.

Key Projects for the Plan include:

- Market the existing businesses within the Area to promote retention and expansion;
- Attract new businesses to fill vacancies, as well as new development on those appropriate parcels which are currently undeveloped;
- Promote aesthetic improvements, particularly the beautification of the downtown portion of the City;
- Encourage investment in the City, specifically promoting small shops, boutiques, etc.;
- Implement streetscape improvements, including sidewalk repair, burying of power lines, installation of flower boxes and other landscaping, banners on light poles, and lighting upgrades;
- Improve the other high-traffic areas of the District, including landscaping, planters and trees, updated commercial signage; and
- Facilitate street and infrastructure improvements, including Formosa Road improvements, intersection improvements, sewer lining, etc.

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 A on the following page.

Table A 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 the Troy Business Improvement District.

4. Estimated Business District Project Costs

The cost estimate associated with development activities to be funded from available revenues of the City ("Pledged Revenues") as discussed below, is presented in Table A - Estimated Business District Project Costs. The estimate includes reasonable and necessary costs incurred, or estimated to be incurred, during the implementation of the Troy Business Improvement District Plan. The estimated costs in Table A 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 A. 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 A - 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;	\$1,625,000
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;	\$4,650,000
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;	\$7,125,000
Costs of installation or construction within the business district of buildings, including structures, works, streets, improvements, equipment, utilities, or fixtures	\$6,825,000
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;	\$2,275,000
TOTAL ESTIMATED BUDGET	\$22,500,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$22,500,000 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 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 Troy Business Improvement 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 Troy Business Improvement 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, by 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 Troy Business Improvement 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 Troy Business Improvement District Plan.

The Troy Business Improvement 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 Troy Business Improvement District is a blighted area; that, by reason of the presence of defective, non-existent, or inadequate street layout, deterioration of site improvements, existence of conditions which threaten property, and improper subdivision or obsolete platting. These factors, in combination, constitute an economic liability to the City and contribute to the economic underutilization of the Area.

The Troy Business Improvement 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 Troy Business Improvement District 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 SOUTHWEST QUARTER OF SECTION 4, SECTION 5, THE EAST HALF OF SECTION 6, THE EAST HALF OF SECTION 7, SECTION 8, AND THE NORTH HALF OF SECTION 9, 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 TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF A TRACT OF LAND DESCRIBED AS PARCEL 2 IN THE DEED YIU KAI CHIU AND YEE HING CHIU, TRUSTEES IN BOOK 3782 ON PAGE 1200 IN SAID RECORDER'S OFFICE; THENCE NORTHERLY ON SAID WEST LINE AND ITS SOUTHERLY EXTENSION TO THE NORTH LINE OF SAID CHIU TRACT; THENCE EASTERLY ON SAID NORTH LINE AND ITS EASTERLY EXTENSION TO THE WEST LINE OF "WILDROSE ACRES – FIRST ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 66 ON PAGE 13; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF SAID "WILDROSE ACRES – FIRST ADDITION"; THENCE EASTERLY ON SAID NORTH 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 "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 WESTERLY ON SAID SOUTH LINE TO THE WEST LINE OF SAID "WATERFORD PLACE INDUSTRIAL PARK"; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF SAID "WATERFORD PLACE INDUSTRIAL PARK"; THENCE EASTERLY ON SAID NORTH LINE TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO JAMES D. KROTZ AND LISA JO KROTZ IN BOOK 3498 ON PAGE 1844; THENCE SOUTHERLY ON SAID WEST LINE TO THE SOUTH LINE OF SAID KROTZ TRACT; THENCE EASTERLY ON SAID SOUTH 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 A TRACT OF LAND DESCRIBED IN THE DEED TO CHRIST BROTHERS PROPERTIES L.L.C. SERIES III AS DOCUMENT NUMBER 2011R06832 IN SAID RECORDER'S OFFICE; THENCE EASTERLY ON SAID SOUTH 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 THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE EASTERLY ON SAID NORTH LINE TO THE EAST LINE OF SAID SOUTHWEST QUARTER; 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 EASTERLY ON SAID NORTH LINE TO THE EASTERLY LINE OF SAID "TROY TOWN CENTRE"; THENCE SOUTHERLY ON SAID EASTERLY LINE TO THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 162; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE WESTERLY LINE OF "PRAIRIELAND IV", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 52 ON PAGE 63; THENCE NORTHERLY ON SAID WESTERLY LINE AND THE WESTERLY LINE OF LOT 109 OF "PRAIRIELAND VI", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 54 ON PAGE 18 TO THE NORTH LINE OF SAID LOT 109; THENCE EASTERLY ON SAID NORTH LINE TO THE WESTERLY RIGHT OF WAY LINE OF BARGRAVES BOULEVARD; THENCE NORTHERLY ON SAID WESTERLY RIGHT OF WAY LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF "TROY PLAZA – PHASE ONE", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 54 ON PAGE 57; THENCE EASTERLY ON SAID NORTH LINE AND ITS WESTERLY EXTENSION TO THE EAST LINE OF SAID "TROY PLAZA – PHASE ONE"; THENCE SOUTHERLY ON SAID EAST LINE TO THE SOUTH LINE OF SAID "TROY PLAZA – PHASE ONE"; THENCE WESTERLY ON SAID SOUTH LINE TO THE EAST LINE 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 SOUTHERLY ON SAID EAST LINE TO THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 162; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF LOT 2 OF "TROY PLAZA – PHASE 5", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 60 ON PAGE 16; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF SAID LOT 2; THENCE EASTERLY ON SAID NORTH LINE TO THE WEST LINE OF LOT 3 OF SAID "TROY PLAZA – PHASE 5"; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF SAID LOT 3; THENCE EASTERLY ON SAID NORTH LINE AND ITS EASTERLY EXTENSION TO THE EAST RIGHT OF WAY LINE OF BUCKEYE DRIVE; THENCE NORTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF LOT 43 OF "PRAIRIELAND II", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 54 ON PAGE 163; THENCE EASTERLY ON SAID NORTH LINE AND THE NORTH LINE OF LOT 44 OF SAID "PRAIRIELAND II" AND ITS EASTERLY EXTENSION TO THE EAST RIGHT OF WAY LINE OF RIGGINS ROAD; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED AS PARCEL 8 IN THE DEED TO APOLLO PROPERTIES, LLC AS DOCUMENT NUMBER 2020R31631 IN SAID RECORDER'S OFFICE; THENCE EASTERLY ON SAID NORTH LINE TO THE WESTERLY LINE OF "ACKERMAN'S THIRD ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 59 ON PAGE 56; THENCE SOUTHERLY ON SAID WESTERLY LINE TO THE SOUTH LINE OF SAID "ACKERMAN'S THIRD ADDITION"; THENCE EASTERLY ON SAID SOUTH LINE AND THE NORTH LINE OF "ORCHARD COURTS", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 56 ON PAGE 129 TO THE WEST LINE OF "TROY PROFESSIONAL PARK CONDOMINIUM" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 64 ON PAGE 246; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF SAID "TROY PROFESSIONAL PARK CONDOMINIUM"; THENCE EASTERLY ON SAID NORTH LINE TO THE EAST LINE OF SAID "TROY PROFESSIONAL PARK CONDOMINIUM"; THENCE SOUTHERLY ON SAID EAST LINE TO THE NORTHEASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 162; THENCE SOUTHEASTERLY ON SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE WEST LINE OF LOT 17 OF "JARVIS PLACE", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 63 ON PAGE 290; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF SAID LOT 17; THENCE EASTERLY ON SAID NORTH LINE AND THE NORTH LINE OF LOT 16 OF SAID "JARVIS PLACE" TO THE EAST LINE OF SAID LOT 16; THENCE SOUTHERLY ON SAID EAST LINE TO THE NORTHERLY RIGHT OF WAY LINE OF JARVIS COURT; THENCE EASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE TO THE NORTHWESTERLY EXTENSION OF THE WESTERLY LINE OF LOT 2 OF SAID "JARVIS COURT"; THENCE SOUTHEASTERLY ON SAID WESTERLY LINE AND ITS NORTHWESTERLY EXTENSION TO THE SOUTH LINE OF SAID LOT 2; THENCE EASTERLY ON SAID SOUTH LINE TO THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO KIMBERLY K. ALLEN AND MICHAEL D. ALLEN AS DOCUMENT NUMBER 2014R14672 IN SAID RECORDER'S OFFICE; THENCE SOUTHERLY ON SAID EASTERLY LINE TO THE NORTH RIGHT OF WAY LINE OF CLAY STREET; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE NORTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF MAIN STREET; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE AND ITS NORTHERLY EXTENSION TO THE SOUTH LINE OF "JOHN G. JARVIS'S ADDITION TO TROY", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 15 ON PAGE 23; THENCE EASTERLY ON SAID SOUTH LINE AND ITS EASTERLY EXTENSION TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO THOMAS F. MOUSER AS DOCUMENT NUMBER 2011R23143 IN SAID RECORDER'S OFFICE; THENCE SOUTHERLY ON THE EAST LINE OF SAID MOUSER TRACT TO THE NORTH RIGHT OF WAY LINE OF MARKET STREET; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE NORTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF ASH STREET; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE AND ITS NORTHERLY EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF CHARTER STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF KIMBERLIN STREET; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE

Business Improvement District Redevelopment Plan and Project
City of Troy, Illinois

SOUTH RIGHT OF WAY LINE OF OAK STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF THE ORIGINAL TOWN OF TROY, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 19 ON PAGE 39; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF LOT 3 OF BLOCK 10 OF SAID ORIGINAL TOWN OF TROY; THENCE EASTERLY ON SAID NORTH LINE TO THE WEST LINE OF LOT 1 OF SAID BLOCK 10; THENCE NORTHERLY ON THE WEST LINES AND NORTHERLY EXTENSIONS OF LOTS 1 OF BLOCKS 10, 7 AND 6 OF SAID ORIGINAL TOWN OF TROY TO THE SOUTH RIGHT OF WAY LINE OF CHARTER STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHEASTERLY RIGHT OF WAY LINE COLLINSVILLE ROAD (ALSO KNOWN AS OLD U.S. ROUTE 40); THENCE NORTHWESTERLY PERPENDICULAR TO SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID COLLINSVILLE ROAD; THENCE NORTHEASTERLY ON SAID NORTHWESTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO ECR PROPERTIES INC AS DOCUMENT NUMBER 2019R09985 IN SAID RECORDER'S OFFICE; THENCE WESTERLY ON SAID SOUTH LINE AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO CRAIG A. BRANDT AND MEGAN H. BRANDT AS DOCUMENT NUMBER 2015R05028 IN SAID RECORDER'S OFFICE, AND ITS WESTERLY EXTENSION TO THE EAST LINE OF "COOK'S SECOND ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 6 ON PAGE 21; THENCE NORTHERLY ON SAID EAST LINE TO THE SOUTH RIGHT OF WAY LINE OF WICKLIFFE AVENUE; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF SARAH STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE NORTH LINE OF BLOCK 1 OF "FAIRVIEW ADDITION TO TROY", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 6 ON PAGE 45; THENCE WESTERLY ON SAID NORTH LINE AND ITS WESTERLY EXTENSION TO THE WEST RIGHT OF WAY LINE OF LAUNDRY STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE CENTER OF MCKINLEY STREET, NOW VACATED; THENCE WESTERLY ON THE CENTER OF MCKINLEY STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 OF "COOK'S THIRD ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 7 ON PAGE 78; THENCE NORTHERLY ON SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF "PARKSIDE ESTATES", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 41 ON PAGE 99; THENCE WESTERLY ON SAID SOUTH LINE AND ITS WESTERLY EXTENSION TO THE WEST RIGHT OF WAY LINE OF RIGGIN ROAD; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO A LINE BEING NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO TRI-TOWNSHIP PARK DISTRICT AS DOCUMENT NUMBER 2012R18477 IN SAID RECORDER'S OFFICE; THENCE WESTERLY ON SAID LINE TO THE EAST WALL OF THE EXISTING BUILDING ON SAID TRI-TOWNSHIP PARK DISTRICT TRACT; THENCE SOUTHERLY ON SAID EAST WALL 10 FEET TO THE SOUTHEAST CORNER OF SAID EXISTING BUILDING; THENCE WESTERLY ON THE SOUTH WALL OF SAID EXISTING BUILDING TO THE SOUTHWEST CORNER OF SAID EXISTING BUILDING; THENCE NORTHERLY ON THE WEST WALL OF SAID EXISTING BUILDING AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF SAID TRI-TOWNSHIP PARK DISTRICT TRACT; THENCE WESTERLY ON SAID NORTH LINE TO THE EAST LINE OF LOT 2B OF "162 COMMONS", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 65 ON PAGE 82; THENCE NORTHERLY ON SAID EAST LINE TO THE SOUTH RIGHT OF WAY LINE OF ROUTE 162; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF "TOM UNGER CONDOMINIUM", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 61 ON PAGE 99; THENCE SOUTHERLY ON SAID EAST LINE TO THE SOUTH LINE OF SAID "TOM UNGER CONDOMINIUM"; THENCE WESTERLY ON SAID SOUTH LINE TO THE WESTERLY LINE OF SAID "TOM UNGER CONDOMINIUM"; THENCE NORTHERLY ON SAID WESTERLY LINE TO THE SOUTH LINE OF "PARKSIDE SUBDIVISION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 40 ON PAGE 48; THENCE WESTERLY ON SAID SOUTH LINE TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO LOUIS BUESKING, JR IN BOOK 3639 ON PAGE 800 IN SAID RECORDER'S OFFICE; THENCE SOUTHERLY ON SAID EAST LINE TO THE SOUTH LINE OF SAID BUESKING TRACT; THENCE WESTERLY ON SAID SOUTH LINE TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTHERLY ON SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8 TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COLLINSVILLE ROAD (ALSO KNOWN AS OLD U.S. ROUTE 40); THENCE SOUTHWESTERLY ON SAID NORTHWESTERLY RIGHT OF WAY LINE TO A LINE BEING 20 FEET WEST OF AND PARALLEL WITH SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8; THENCE NORTHERLY ON SAID LINE TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE WESTERLY ON SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO JOHN ROGENSKI AND CHARLENE ROGENSKI AS DOCUMENT NUMBER 2018R36280 IN SAID RECORDER'S OFFICE; THENCE SOUTHERLY ON SAID EAST LINE AND ITS SOUTHERLY EXTENSION TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COLLINSVILLE ROAD (ALSO KNOWN AS OLD U.S. ROUTE 40); 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 WESTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO ST. GEORGE AG. SERVICE, INC. AS DOCUMENT NUMBER 2016R14102 IN SAID RECORDER'S OFFICE; THENCE EASTERLY ON SAID SOUTH LINE AND ITS EASTERLY EXTENSION TO THE EAST LINE OF SAID ST. GEORGE AG. SERVICE, INC. TRACT; THENCE NORTHERLY ON SAID EAST LINE TO THE NORTH LINE OF SAID ST. GEORGE AG. SERVICE, INC. TRACT; THENCE WESTERLY IN SAID NORTH LINE AND ITS WESTERLY EXTENSION 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 SOUTHERLY RIGHT OF WAY LINE OF CHERRY LANE; THENCE WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF "CARROLWOOD FIFTH ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 59 ON PAGE 156; THENCE NORTHERLY ON SAID WESTERLY LINE AND ITS SOUTHERLY EXTENSION TO THE NORTH LINE OF SAID "CARROLWOOD FIFTH ADDITION", THENCE NORTHERLY ON THE WEST LINE OF "CARROLWOOD FOURTH ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 51 ON PAGE 166, TO THE NORTH LINE OF SAID "CARROLWOOD FORTH ADDITION"; THENCE NORTHERLY ON THE WEST LINE OF SAID "CARROLWOOD 3RD ADDITION" TO THE POINT OF BEGINNING.

EXCEPTING THE FOLLOWING DOROTHY DRIVE BUSINESS DISTRICT PARCELS:

PARCEL 1

LOTS NO. 10 AND 11 IN "ONE SIXTY TWO (162) WEST SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS, IN PLAT BOOK 40 ON PAGE 108. EXCEPTING THAT PART THEREOF CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE USE OF THE DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED (NON-FREEWAY) MADE BY NAILESH K. PATEL DATED JANUARY 14, 2004 AND RECORDED MAY 21, 2004 AS DOCUMENT 2004R30138 IN BOOK 4652 ON PAGE 4409. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS. SITUATED IN MADISON COUNTY, ILLINOIS.

PARCEL 2

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 11 IN "ONE SIXTY-TWO WEST SUBDIVISION" AS SHOWN BY PLAT RECORDED IN PLAT BOOK 40 ON PAGE 108, MADISON COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID SUBDIVISION, 200 FEET TO THE SOUTHEAST CORNER OF LOT 10 IN SAID SUBDIVISION; THENCE SOUTHWARDLY AND PARALLEL WITH THE EAST LINE OF SAID LOT 10, A DISTANCE OF 135 FEET;

THENCE WESTWARDLY AND PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 200 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 11; THENCE NORTHWARDLY 135 FEET TO THE POINT OF BEGINNING. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS. SITUATED IN MADISON COUNTY, ILLINOIS.

PARCEL 3

LOT 12 IN ONE SIXTY-TWO WEST SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF TROY, MADISON COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS IN PLAT BOOK 40 PAGE 108. EXCEPTING THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY EXECUTOR'S DEED RECORDED JUNE 28, 2004 IN BOOK 4659 PAGE 4412. EXCEPT COAL, GAS AND OTHER MINERAL RIGHTS CONVEYED, EXCEPTED OR RESERVED BY PRIOR CONVEYANCES. SITUATED IN MADISON COUNTY, ILLINOIS.

PARCEL 4

PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 OF TROY JUNCTION, AS SHOWN BY PLAT RECORDED IN PLAT CABINET 52 IN PAGE 145 OF THE MADISON COUNTY RECORDS; THENCE NORTH 00 DEGREE 32 MINUTES 33 SECONDS EAST ALONG THE EAST LINE OF SAID SUBDIVISION, 371.49 FEET TO THE SOUTHWEST CORNER OF A TRACT CONVEYED TO BUESKING BY DEED RECORDED IN BOOK 3588 ON PAGE 1869 OF THE MADISON COUNTY RECORDS; THENCE SOUTH 89 DEGREES 06 MINUTES 22 SECONDS EAST ALONG SAID SOUTH LINE, 400.00 FEET TO AN IRON ROD; THENCE SOUTH 00 DEGREE 32 MINUTES 33 SECONDS WEST, 371.40 FEET TO AN IRON ROD IN THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89 DEGREES 07 MINUTES 10 SECONDS WEST ALONG SAID LINE, 400.0 FEET TO THE POINT OF BEGINNING, IN MADISON COUNTY, ILLINOIS.

PARCEL 5

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 15 IN "162 WEST SUBDIVISION" AS SHOWN BY PLAT RECORDED IN PLAT BOOK 40 ON PAGE 108, MADISON COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID SUBDIVISION, 396.98 FEET TO THE SOUTHEAST CORNER OF LOT 12 IN SAID SUBDIVISION; THENCE SOUTHWARDLY AND PARALLEL WITH THE EAST LINE OF SAID LOT 12, DISTANCE OF 135 FEET; THENCE WESTWARDLY AND PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 396.98 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTHWARDLY ALONG SAID WEST LINE, 135 FEET TO THE POINT OF BEGINNING. EXCEPT THEREFROM THAT PART FALLING WITH THE LAND CONVEYED TO MPG PARTNERSHIP BY WARRANTY DEED RECORDED FEBRUARY 14, 1996 IN BOOK 4024 PAGE 344 ALSO EXCEPTING THEREFROM THAT PART FALLING WITHIN THE LAND CONVEYED TO THE CITY OF TROY, A MUNICIPAL CORPORATION OF THE STATE OF ILLINOIS, BY EXECUTOR'S DEED RECORDED MAY 20, 2004 IN BOOK 4652 PAGE 2595. SITUATED IN MADISON COUNTY, ILLINOIS.

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APPENDIX B

PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST

09-1-22-04-17-301-005	09-2-22-04-00-000-007.012	09-2-22-06-02-203-004	09-2-22-08-00-000-030
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09-1-22-04-17-301-006.001	09-2-22-04-00-000-007.02C	09-2-22-06-02-203-007	09-2-22-08-00-000-033
09-1-22-05-00-000-001	09-2-22-04-00-000-007.03C	09-2-22-06-02-203-008	09-2-22-08-02-201-001
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09-1-22-09-05-101-002	09-2-22-05-20-402-064	09-2-22-08-00-000-027	09-2-22-09-05-101-003.010
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09-2-22-04-00-000-007.011	09-2-22-05-20-402-065.001	09-2-22-08-00-000-029	09-2-22-09-05-101-003.012

APPENDIX B - PARCEL ID LIST (CONT.)

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09-2-22-09-05-101-003.015	09-2-22-09-05-101-005.036	09-2-22-09-07-204-004	09-2-22-09-07-205-014
09-2-22-09-05-101-003.016	09-2-22-09-05-101-007	09-2-22-09-07-204-005	09-2-22-09-07-205-015
09-2-22-09-05-101-004	09-2-22-09-05-101-008	09-2-22-09-07-204-005.001	09-2-22-09-07-205-015.001
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09-2-22-09-05-101-005.003	09-2-22-09-06-101-004.001	09-2-22-09-07-204-012	09-2-22-09-07-205-018
09-2-22-09-05-101-005.004	09-2-22-09-06-101-005	09-2-22-09-07-204-013	09-2-22-09-07-205-020
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09-2-22-09-05-101-005.011	09-2-22-09-06-102-001.003	09-2-22-09-07-204-019	09-2-22-09-07-205-025.001
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09-2-22-09-05-101-005.014	09-2-22-09-06-102-002.001	09-2-22-09-07-204-022	09-2-22-09-07-205-028
09-2-22-09-05-101-005.015	09-2-22-09-06-102-003	09-2-22-09-07-204-023	09-2-22-09-11-201-002
09-2-22-09-05-101-005.016	09-2-22-09-06-102-003.001	09-2-22-09-07-204-024	09-2-22-09-11-201-003
09-2-22-09-05-101-005.017	09-2-22-09-06-102-003.002	09-2-22-09-07-204-025	09-2-22-09-11-201-005
09-2-22-09-05-101-005.018	09-2-22-09-06-103-001	09-2-22-09-07-204-026	09-2-22-09-11-202-001
09-2-22-09-05-101-005.019	09-2-22-09-06-103-001.001	09-2-22-09-07-204-027	09-2-22-09-11-202-002
09-2-22-09-05-101-005.020	09-2-22-09-06-103-002	09-2-22-09-07-204-028	09-2-22-09-11-202-002.001
09-2-22-09-05-101-005.021	09-2-22-09-06-103-003	09-2-22-09-07-204-028.001	09-2-22-09-11-202-009
09-2-22-09-05-101-005.022	09-2-22-09-06-103-004	09-2-22-09-07-204-029	09-2-22-09-11-202-010
09-2-22-09-05-101-005.023	09-2-22-09-06-103-005	09-2-22-09-07-204-030	09-2-22-09-11-202-011
09-2-22-09-05-101-005.024	09-2-22-09-06-103-006	09-2-22-09-07-204-031	10-1-16-31-00-000-013.003
09-2-22-09-05-101-005.025	09-2-22-09-06-103-006.001	09-2-22-09-07-204-032	10-1-16-31-00-000-013.004
09-2-22-09-05-101-005.026	09-2-22-09-06-103-007	09-2-22-09-07-204-033	10-1-16-31-00-000-013.007
09-2-22-09-05-101-005.027	09-2-22-09-06-103-007.001	09-2-22-09-07-204-033.001	10-1-16-32-00-000-009.001
09-2-22-09-05-101-005.028	09-2-22-09-06-103-008	09-2-22-09-07-204-034	10-1-16-32-00-000-009.002
09-2-22-09-05-101-005.029	09-2-22-09-06-103-009	09-2-22-09-07-204-035	10-1-16-32-00-000-009.003
09-2-22-09-05-101-005.030	09-2-22-09-06-103-009.001	09-2-22-09-07-204-042	
09-2-22-09-05-101-005.031	09-2-22-09-06-103-021	09-2-22-09-07-205-002.001	
09-2-22-09-05-101-005.032	09-2-22-09-06-103-021.001	09-2-22-09-07-205-010	
09-2-22-09-05-101-005.033	09-2-22-09-07-204-001	09-2-22-09-07-205-011	

APPENDIX C

ADDRESS LIST

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APPENDIX C - ADDRESS LIST

304 BARGRAVES BLVD	429 DIANA ST	614 EDWARDSVILLE RD
307 BARGRAVES BLVD	39 DOROTHY DR	615 EDWARDSVILLE RD
310 BARGRAVES BLVD	40 DOROTHY DR	616 EDWARDSVILLE RD
318 BARGRAVES BLVD	201 EDWARDSVILLE RD	619 EDWARDSVILLE RD
326 BARGRAVES BLVD	203 EDWARDSVILLE RD	623 EDWARDSVILLE RD
100 S BORDER ST	204 EDWARDSVILLE RD	629 EDWARDSVILLE RD
503 BUCKEYE DR	205 EDWARDSVILLE RD	631 EDWARDSVILLE RD
505 BUCKEYE DR	209 EDWARDSVILLE RD	649 EDWARDSVILLE RD
105 W CENTER ST	210 EDWARDSVILLE RD	708 EDWARDSVILLE RD
111 E CHARTER ST	217 EDWARDSVILLE RD	710 EDWARDSVILLE RD
122 E CHARTER ST	218 EDWARDSVILLE RD	810 EDWARDSVILLE RD
105 W CHARTER ST	300 EDWARDSVILLE RD	819 EDWARDSVILLE RD
116 W CLAY ST	301 EDWARDSVILLE RD	820 EDWARDSVILLE RD
120 W CLAY ST	306 EDWARDSVILLE RD	830 EDWARDSVILLE RD
212 W CLAY ST	409 EDWARDSVILLE RD	904 EDWARDSVILLE RD
216 W CLAY ST	411 EDWARDSVILLE RD	907 EDWARDSVILLE RD
217 W CLAY ST	415 EDWARDSVILLE RD	908 EDWARDSVILLE RD
219 W CLAY ST	421 EDWARDSVILLE RD	909 EDWARDSVILLE RD
2 COLLINSVILLE RD	427 EDWARDSVILLE RD	913 EDWARDSVILLE RD
4 COLLINSVILLE RD	427 EDWARDSVILLE RD	914 EDWARDSVILLE RD
100 COLLINSVILLE RD	430 EDWARDSVILLE RD	917 EDWARDSVILLE RD
775 COLLINSVILLE RD	436 EDWARDSVILLE RD	920 EDWARDSVILLE RD
400 DIANA ST	437 EDWARDSVILLE RD	1920 FORMOSA RD
402 DIANA ST	439 EDWARDSVILLE RD	2001 FORMOSA RD
404 DIANA ST	440 EDWARDSVILLE RD	2011 FORMOSA RD
405 DIANA ST	501 EDWARDSVILLE RD	2020 FORMOSA RD
406 DIANA ST	504 EDWARDSVILLE RD	2030 FORMOSA RD
407 DIANA ST	507 EDWARDSVILLE RD	2160 FORMOSA RD
408 DIANA ST	508 EDWARDSVILLE RD	2202 FORMOSA RD
409 DIANA ST	515 EDWARDSVILLE RD	2280 FORMOSA RD
410 DIANA ST	533 EDWARDSVILLE RD	2450 FORMOSA RD
411 DIANA ST	534 EDWARDSVILLE RD	2458 FORMOSA RD
413 DIANA ST	535 EDWARDSVILLE RD	7305 FULHAM LN
415 DIANA ST	536 EDWARDSVILLE RD	103 N HICKORY ST
416 DIANA ST	540 EDWARDSVILLE RD	103 S HICKORY ST
417 DIANA ST	542 EDWARDSVILLE RD	300 JARVIS CT
420 DIANA ST	550 EDWARDSVILLE RD	305 JARVIS CT
421 DIANA ST	601 EDWARDSVILLE RD	308 JARVIS CT
423 DIANA ST	602 EDWARDSVILLE RD	102 N KIMBERLIN ST
424 DIANA ST	604 EDWARDSVILLE RD	103 S KIMBERLIN ST
425 DIANA ST	606 EDWARDSVILLE RD	103 LAUNDRY ST
427 DIANA ST	608 EDWARDSVILLE RD	200 LAUNDRY ST
428 DIANA ST	611 EDWARDSVILLE RD	104 N MAIN ST

APPENDIX C - ADDRESS LIST (CONT.)

106 N MAIN ST	108 W MARKET ST	433 PARKSIDE DR
112 N MAIN ST	110 W MARKET ST	434 PARKSIDE DR
105 S MAIN ST	111 W MARKET ST	435 PARKSIDE DR
108 S MAIN ST	115 W MARKET ST	436 PARKSIDE DR
109 S MAIN ST	116 W MARKET ST	437 PARKSIDE DR
111 S MAIN ST	118 W MARKET ST	438 PARKSIDE DR
112 S MAIN ST	120 W MARKET ST	439 PARKSIDE DR
114 S MAIN ST	123 W MARKET ST	440 PARKSIDE DR
115 S MAIN ST	123 W MARKET ST	441 PARKSIDE DR
116 S MAIN ST	123 W MARKET ST	442 PARKSIDE DR
117 S MAIN ST	100 MARKET ST	443 PARKSIDE DR
188 S MAIN ST	103 MCDONALD DR	444 PARKSIDE DR
200 S MAIN ST	107 MCDONALD DR	7651 E RESOURCE DR
201 S MAIN ST	109 MCDONALD DR	7651 RESOURCE DR
204 S MAIN ST	502 MCDONALD DR	284 RIGGIN RD
205 S MAIN ST	870 MCDONALD DR	311 RIGGIN RD
207 S MAIN ST	112 E OAK ST	66 SOUTH ST
100 E MARKET ST	500 OHARA DR	1924 SRA BRADLEY R SMITH DR
101 E MARKET ST	503 OHARA DR	1928 SRA BRADLEY R SMITH DR
103 E MARKET ST	504 OHARA DR	1936 SRA BRADLEY R SMITH DR
107 E MARKET ST	507 OHARA DR	1940 SRA BRADLEY R SMITH DR
110 E MARKET ST	403 PARKSIDE DR	1944 SRA BRADLEY R SMITH DR
112 E MARKET ST	404 PARKSIDE DR	1948 SRA BRADLEY R SMITH DR
113 E MARKET ST	405 PARKSIDE DR	1952 SRA BRADLEY R SMITH DR
116 E MARKET ST	406 PARKSIDE DR	2108 TOWN CENTER
117 E MARKET ST	407 PARKSIDE DR	2110 TOWN CENTER
120 E MARKET ST	408 PARKSIDE DR	101 TRIAD COMMUNITY SCHOOL TR
121 E MARKET ST	410 PARKSIDE DR	525 TROY PLZ
122 E MARKET ST	411 PARKSIDE DR	539 TROY PLZ
123 E MARKET ST	412 PARKSIDE DR	541 TROY PLZ
125 E MARKET ST	413 PARKSIDE DR	2111 TROY BLVD
200 E MARKET ST	414 PARKSIDE DR	2112 TROY BLVD
201 E MARKET ST	416 PARKSIDE DR	2125 TROY BLVD
202 E MARKET ST	417 PARKSIDE DR	2126 TROY BLVD
204 E MARKET ST	418 PARKSIDE DR	535 TROY PLZ
210 E MARKET ST	420 PARKSIDE DR	103 N WASHINGTON ST
212 E MARKET ST	421 PARKSIDE DR	102 S WASHINGTON ST
214 E MARKET ST	422 PARKSIDE DR	103 WEBSTER ST
215 E MARKET ST	424 PARKSIDE DR	
217 E MARKET ST	425 PARKSIDE DR	
219 E MARKET ST	428 PARKSIDE DR	
221 E MARKET ST	429 PARKSIDE DR	
100 W MARKET ST	430 PARKSIDE DR	



Illinois Department of Transportation

Project SRTS
 Route IL Route 162
 Section _____
 County Madison

Estimate of Cost

Location of Improvement: IL Route 162 in Troy, IL from Hickory Street to Dewey Street.

For a total distance of 3,000 feet Net Improvement of _____
 Type PCC Width 5' Thickness _____
 Shoulders _____ Average Haul _____ Maximum Grade _____ %

Code Number	Item	Unit of Measure	Quantity	Unit Price	Total Cost
	PCC Sidewalk	SQ FT	15,000	\$8.00	\$120,000.00
	PCC Curb Ramp	SQ FT	400	\$10.00	\$4,000.00
	Detectable Warning	SQ FT	80	\$50.00	\$4,000.00
	Sidewalk Removal	SQ FT	15,000	\$5.00	\$75,000.00
	PCC Driveway Pavement	SQ YD	1,200	\$70.00	\$84,000.00
	Driveway Pavement Removal	SQ YD	1,200	\$20.00	\$24,000.00
	Earth Excavation	CU YD	50	\$100.00	\$5,000.00
	Seeding	ACRE	0.5	\$1,000.00	\$500.00
	Perimeter Erosion Control Barrier	FOOT	500	\$5.00	\$2,500.00
	Traffic Control and Protection	L SUM	1	\$10,000.00	\$10,000.00
	Mobilization	L SUM	1	\$15,000.00	\$15,000.00
			-		
	Construction Cost Total		-		\$344,000.00
	Contingency		-		\$25,000.00
	Preliminary Engineering		-		\$60,000.00
			-		
			-		
			-		
TOTAL ESTIMATED COST OF WORK INCLUDING ALL LABOR, MATERIALS AND PROFITS.					\$429,000.00

Made by SJF Date 9/17/2021 Examined _____
 Checked by _____ Date _____ Regional Engineer _____



Monday, September 7, 2021
City of Troy
City Council Public Hearing

A. Agenda Items

1. Call to Order

A public hearing was held in the Council Chambers in the City Municipal Building, 116 East Market Street, Troy, Illinois, 62294. The hearing was called to order by Mayor David Nonn at 6:30 pm, followed by the Pledge of Allegiance.

2. Roll Call in Alphabetical Order

Present: Dan Dawson, Tim Flint, Elizabeth Hellrung, Nathan Henderson, Sam Italiano, Tony Manley, and Troy Turner. **Absent:** Debbie Knoll.

Other Officials Present: Mayor David Nonn, City Treasurer Kelly Huelsmann, City Administrator Jay Keaven, Chief of Police Brent Shownes, Public Works Director Rob Hancock, Building and Zoning Administrative Coordinator Linda Taake, City Clerk Kim Thomas, and Deputy Clerk Andrea Lambert.

3. Presentation and Discussion of Proposed Business District V Blight Analysis and Development Plan

Keith Moran, founder and president of Moran Economic Development LLC, gave a short presentation to the council and the public on the Blight Analysis and Development Plan for Troy's proposed new business district. This will be the fifth business district for Troy, called the Troy Business Improvement District (TBID). It is larger than the other four Troy business districts and a bit more general in nature. It includes the downtown area, the interstate area, and businesses along Edwardsville Road.

Business Districts allow the city to establish a sales tax, up to 1%, within the defined area. The tax collected is for use only within the defined area. Even with the added business district tax, Troy sales tax will be among the lowest in the area. Items that will not be affected by the business tax: items licensed through the State of Illinois (cars, boats, etc.), medicine, other medical products, and groceries.

In order to be considered under blight analysis, the area does not need to be falling down. It only needs one factor to qualify; the TBID has four factors. The area qualified because it suffers from street layout issues, deterioration of site improvements, undermining in the area, and improper subdivision and obsolete platting.

The current growth of Troy's proposed business district is stagnant and unutilized compared to the rest of the city. It is not growing like it could and should.

The goals of the plan are to: market the existing businesses within the area; promote retention and expansion; recruit new businesses; develop new parcels within the area; promote aesthetic improvements, particularly the beautification of the downtown area; implement streetscape improvements, including sidewalk repair, burying of power lines, installation of flower boxes and other landscaping, banners on light poles, and lighting upgrades; improve the high-traffic areas of the district including landscaping, planters and trees, and updated signage; and facilitate street and infrastructure improvements, including Formosa Road improvements, intersection improvements, sewer lining, etc.

This business district will last 23 years, unless the city decides to end it beforehand. If the business district is adopted before September 30th, the tax would go into effect on January 1, 2022. The city would begin receiving the tax dollars from the state in April 2022.

4. Public Input

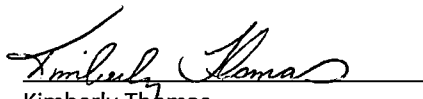
Mayor Nonn asked if any members of the public would like to speak. There were none.

5. Adjournment

Motion: To adjourn the public hearing.

Moved by Italiano. **Seconded by** Henderson. **Vote:** Motion passed by voice vote.

Hearing adjourned at 6:44 pm.



Kimberly Thomas
City Clerk

September 21, 2021

Dear Reader:

I have enclosed a copy of Ordinance No. 2021-23: AN ORDINANCE ESTABLISHING THE TROY BUSINESS IMPROVEMENT DISTRICT; 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. This Ordinance was passed at the September 20, 2021 City Council Meeting.

I have also included a copy of the Business District Redevelopment Plan which contains all applicable addresses for IDOR and County purposes and a legal description. Also included is a copy of the Public Hearing minutes and all other relevant statutory documents.

Please process this Business District for purposes of levying an additional tax beginning on January 1, 2022. Please contact me or City Administrator Jay Keeven with questions at (618) 667-9924 (ext 500 or 501).

Respectfully,



David P. Nonn

CITY OF TROY
ORDINANCE 2021-23

FROM:

TROY CITY CLERK
116 E MARKET STREET
TROY, IL 62294

TO:

ILLINOIS DEPARTMENT OF REVENUE
LOCAL TAX ALLOCATION DIVISION
101 WEST JEFFERSON STREET
SPRINGFIELD, IL 62702

DEBRA D. MING-MENDOZA
MADISON COUNTY CLERK
P.O. BOX 218
EDWARDSVILLE, IL 62025

CC:

MORAN DEVELOPMENT LLC
202 EAST SCHWARZ STREET
EDWARDSVILLE, IL 62025

MADISON COUNTY RECORDER

END OF DOCUMENT