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CITY OF TROY
116 E. MARKET STREET
TROY, IL 62294

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STATE OF ILLINOIS
MADISON COUNTY
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CITY OF TROY, ILLINOIS
ORDINANCE NO. 2021-25

50.00 CTY

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

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS
THIS 18TH DAY OF OCTOBER, 2021**

CITY OF TROY, ILLINOIS

ORDINANCE NO. 2021-25

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

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

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

WHEREAS, the Mayor and City Council (the “**Corporate Authorities**”) of the Municipality have determined that it is advisable for the Municipality to afford itself of the provisions of the Act and to undertake preliminary proceedings related to a proposed redevelopment plan entitled “Troy Downtown TIF District”, dated October 4, 2021, prepared for the Municipality by Moran Economic Development, LLC, Edwardsville, Illinois, a copy of which was placed on file with the City Clerk of the Municipality on October 5, 2021, and is now before the meeting of the Corporate Authorities at which this Ordinance is adopted (the “**Redevelopment Plan**”), including certain proposed redevelopment projects identified therein to further the objectives of the Act (the “**Redevelopment Projects**”) for such areas as are more particularly described in Exhibit A of this Ordinance below in connection with the adoption of tax increment allocation financing therefor, all as provided in the Act; and

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

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

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

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

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

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

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

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

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

Section 3. Public Hearing. Under and pursuant to the requirements of the Act, the Corporate Authorities of the Municipality shall hold a public hearing on the proposed Redevelopment Plan and Redevelopment Projects, Redevelopment Project Area and adoption of tax increment allocation financing therefor. The time, date and place of such public hearing is hereby fixed to be at **6:30 p.m. on Monday, December 6, 2021**, at the City Hall, 116 E Market Street, Troy, Illinois, 62294.

Section 4. Notices of Public Hearing. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to give or cause to be given notice of such public hearing by publication at least twice and by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area, to all taxing districts that have taxable property included within the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity ("DCEO"), each such notice to include such information and be given at such times and in such manner as may be specified under and pursuant to the applicable provisions of the Act.

Section 5. Public Inspection of Eligibility Study and Proposed Redevelopment Plan. The proposed Redevelopment Plan was placed on file with the City Clerk on October 5, 2021, and such document has been and shall continue to be made available for public inspection since at least ten (10) days prior to the adoption of this Ordinance. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to: (i) publish notice in a newspaper of general circulation within the Municipality that interested persons may register with the Municipality in order to receive information on the proposed designation of the Redevelopment Project Area and the proposed approval of the proposed Redevelopment Plan; (ii) send by certified mail within a reasonable time after the adoption of this Ordinance a copy of the proposed Redevelopment Plan, along with the name of the person to contact for further information, to each affected taxing district and DCEO; and (iii) give or cause to be given notice of the availability of the proposed Redevelopment Plan, including how to obtain this information, by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that, after a good faith

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

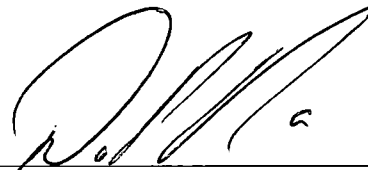
Section 6. Joint Review Board. A joint review board as specified in the Act shall be convened by the Municipality and such joint review board shall meet, review the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects and submit any recommendation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

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

This ordinance is hereby passed by the affirmative vote of a majority of the members of the Corporate Authorities of the City of Troy, Illinois, at a regular meeting of the Corporate Authorities on the 18th day of October, 2021, upon a roll call vote as follows:

Ayes DAWSON, FLINT, HELLKUNG, HENDERSON, ITALIANO, KNOLL, MANLEY, TURNER
Nays _____
Absent _____

PASSED this 18th day of October, 2021.



David Nonn
Mayor

ATTEST

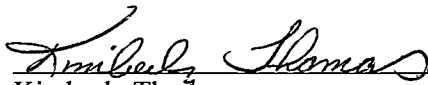

Kimberly Thomas
Clerk



Exhibit A
Boundary Description

Part of the North Half of Section 9, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Beginning at the northwest corner of Lot 4 of Block 11 of the "Original Town of Troy", reference being had to the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 19 on Page 39; thence northerly on the west line of said "Original Town of Troy" 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 of 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 to Troy", 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 southwestly right of way line of Illinois Route 162; thence northeasterly to the point of intersection of the northeasterly right of way line of said Illinois Route 162 with the north right of way line of Clay Street; thence easterly on said north right of way line to the west right of way line of Staunton Street; thence northerly on said west right of way line to the westerly extension of the north right of way line of Bryn Street; thence easterly on said north right of way line to the east line of a tract of land described in the deed to WAGK, LLC, as Document Number 2021R10799 in said Recorder's Office; thence northerly on said east line to the north line of said WAGK, LLC tract; thence westerly on said north line to the east line of a tract of land described in the deed to Anastasia Decker, as Document Number 2008R55542 in said Recorder's Office; thence northerly on said east line to the north line of said Decker tract; thence westerly on said north line to the west line of the north-south alley as shown on the plat of "Ruben's Addition", reference being had to the plat thereof recorded in said Recorder's Office in Plat Book 6 on Page 70; thence northerly on said west line and its northerly extension to the north right of way line of Throp Street; thence easterly on said north right of way line to the northerly extension of the east line of Lot 4 of said "Ruben's Addition"; thence southerly on said east line and its northerly extension to the north line of the east-west alley as shown on the plat of said "Ruben's Addition"; thence easterly on said north line to the northerly extension of east line of a tract of land described as Parcel 3 in the deed to the Board of Education of Triad Community Unit School District No. 2, as Document Number 2002R70855 in said Recorder's Office; thence southerly on said east line and its northerly extension to the south line of said Parcel 3 tract; thence westerly on said south line to the east line of a tract of land described as Parcel 2 in said deed to the Board of Education of Triad Community Unit School District No. 2; thence southerly on said east line to said north right of way line of Bryn Street; thence easterly on said north right of way line to the northerly extension of the east line of a tract of land described in the deed to Madison County, as Document Number 2009R33668 in said Recorder's Office; thence southerly on said east line and its northerly extension to said north right of way line of Clay Street; thence easterly on said north right of way line to the northerly extension of the easterly line of a tract of land described in the deed to M & M Rental Homes, LLC, as Document Number 2021R20746 in said Recorder's Office; thence southerly on said easterly line and its northerly extension, and the easterly line of a tract of land described in the deed to Thomas F. Mouser, as Document Number 2011R23143 in said Recorder's Office 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 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 south right of way line of Oak Street; thence westerly on said south right of way line to the Point of Beginning.

END OF DOCUMENT