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**CLERK, CITY OF TROY  
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TROY, IL 62294**

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STATE OF ILLINOIS  
MADISON COUNTY  
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**CITY OF TROY**

**ORDINANCE 2021 – 33**

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**AN ORDINANCE APPROVING THE TROY DOWNTOWN TAX INCREMENT  
FINANCING REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT**

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

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*EW*

**CITY OF TROY**  
**ORDINANCE 2021-33**

**AN ORDINANCE APPROVING THE TROY DOWNTOWN TAX INCREMENT  
FINANCING REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT**

WHEREAS, the City of Troy, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the "Act" for the proposed Troy Downtown TIF Redevelopment Plan and Redevelopment Project within the municipal boundaries of the City of Troy and within the Redevelopment Project Area as described in Section 1(a) of this ordinance, which constitutes in the aggregate more than 1 1/2 acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a Public Hearing to be held relative to the Redevelopment Plan and Redevelopment Project and a designation of a Redevelopment Project Area on December 6, 2021, at Troy City Hall; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice having been given to taxing districts and to the State of Illinois by certified mail on and around October 19, 2021 and by publication on November 8, 2021 and November 24, 2021 and by certified mail to taxpayers on and around November 8, 2021; and

WHEREAS, at the Public Hearing, any interested person or affected taxing district was permitted to file with the City Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Public Hearing, and the City heard and determined all protests and objections at the Public Hearing; and

WHEREAS, the Public Hearing was adjourned on December 6, 2021; and

WHEREAS, notice of the availability of the Report and the Plan, including how to obtain this information, was provided by mail on and around October 20, 2021 to all residential addresses that, after a good faith effort, the City determined are located outside the boundaries of the proposed Redevelopment Project Area which are within 750 feet of the boundaries of the Proposed Area; and

WHEREAS, the City has established and given public notice of an "interested parties registry" for the Proposed Area in compliance with the requirements of the Act; and

WHEREAS, the City has given such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the Act; and

WHEREAS, the City has heretofore convened a Joint Review Board as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Joint Review Board has met at the time and as required by the TIF Act and has reviewed the public record, planning documents and a form of proposed ordinance approving the Plan and Project; and

WHEREAS, the Joint Review Board has approved by a majority vote an advisory, non-binding recommendation that the City proceed to implement the Redevelopment Plan and Project and to designate the Proposed Area as a redevelopment project area under the Act; and,

WHEREAS, the City held a Joint Review Board Hearing on November 5, 2021 at Troy City Hall; and

WHEREAS, at the Joint Review Board Hearing, any interested person or affected taxing district was permitted to file with the City Clerk written objections and was heard orally in respect to any issues embodied in the notice of said hearing, and the City heard and determined all protests and objections at the hearing; and

WHEREAS, the Joint Review Board Hearing was adjourned on November 5, 2021; and

WHEREAS, the Redevelopment Plan and Project set forth the factors constituting the need for conservation in the proposed redevelopment area, and the City Council has reviewed testimony concerning such need presented at the Joint Review Board Hearing and has reviewed other studies and is generally informed of the conditions in the proposed Troy Downtown TIF Redevelopment Area as said terms "conservation" and "blighted" are used in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Troy Downtown TIF Redevelopment Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Troy Downtown TIF Redevelopment Plan; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Troy Downtown TIF Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area are substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the City Council has reviewed its proposed Troy Downtown TIF Redevelopment Plan and Project Area and the Plan for the development of the City as a whole to determine whether the proposed Troy Downtown TIF Redevelopment Plan and Project conforms to the community plans of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS, that:

1. The City Council of Troy hereby makes the following findings:
  - a. The area constituting the proposed Troy Downtown TIF Redevelopment Project Area in the City of Troy, Illinois is described in **Exhibit A**.
  - b. There exist conditions which cause the area to be designated as a Redevelopment Project Area be classified as a combination “Conservation Area” and “Blighted Area” as defined in Section 11-74.4-3 (b) of the Act.
  - c. The proposed Troy Downtown TIF Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Troy Downtown TIF Redevelopment Plan.
  - d. The Troy Downtown TIF Redevelopment Plan and Redevelopment Project Area conform to the plan for the development of the City as a whole.
  - e. The parcels of real property in the proposed Troy Downtown TIF Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed redevelopment project improvement are included in the Troy Downtown TIF Redevelopment Project Area.
  - f. The estimated date for final completion of the Troy Downtown TIF Redevelopment Plan is twenty-three (23) years from the effective date of this ordinance.
  - g. The estimated date for retirement of obligations incurred to finance the Troy Downtown TIF Redevelopment Plan costs shall be not later than twenty-three (23) years from the effective date of this ordinance.
2. The Troy Downtown TIF Redevelopment Plan and Redevelopment Project Area which was the subject matter of the public hearing held December 6, 2021, is hereby adopted and approved. A copy of the Troy Downtown TIF Redevelopment Plan and Project Area marked **Exhibit B** is attached to and made a part of this ordinance.
3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

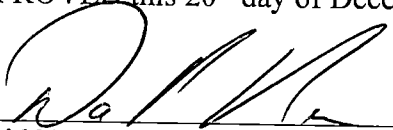
4. This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED by the City Council of the City of Troy, Illinois on the 20<sup>th</sup> day of December, 2021.

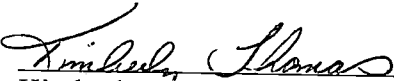
Upon motion by Alderman ITALIANO, seconded by Alderman TURNER, adopted this 20<sup>th</sup> day of December, 2021 by roll call vote, as follows:

Dan Dawson	<u>AYE</u>	Sam Italiano	<u>AYE</u>	Ayes:	<u>7</u>
Tim Flint	<u>AYE</u>	Debbie Knoll	<u>AYE</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>ABSENT</u>	Tony Manley	<u>AYE</u>	Absent:	<u>1</u>
Nathan Henderson	<u>AYE</u>	Troy Turner	<u>AYE</u>	Abstain:	<u>0</u>

APPROVED this 20<sup>th</sup> day of December, 2021.

  
 \_\_\_\_\_  
 David Nonn, Mayor, City of Troy

ATTEST

  
 \_\_\_\_\_  
 Kimberly, Clerk, City of Troy  
 THOMAS

Recorded in the Municipality's Records on December 20<sup>th</sup>, 2021.



**Exhibit A**  
**LEGAL 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 southwesterly 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

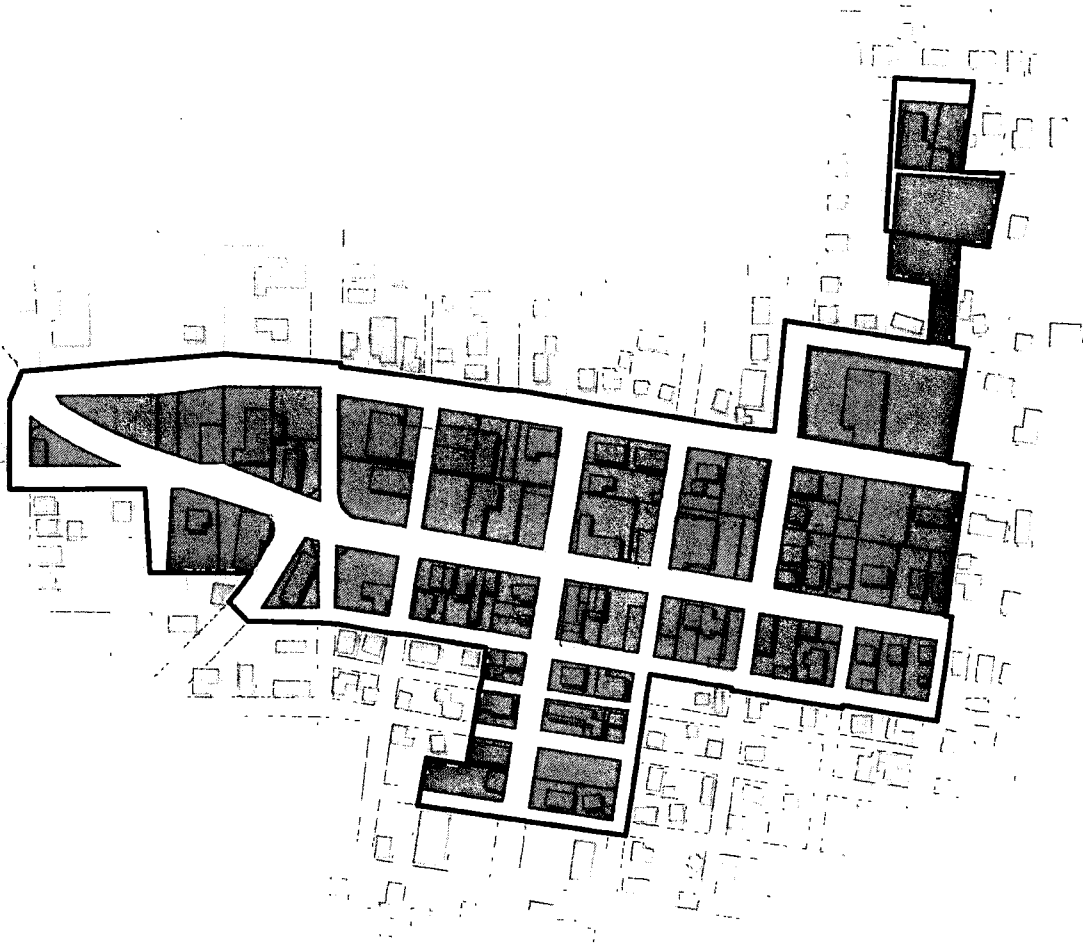
on said east line to said north right of way line of Bryn Street; thence easterly on said north right of way line to the northerly extension of the east line of a tract of land described in the deed to Madison County, as Document Number 2009R33668 in said Recorder's Office; thence southerly on said east 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.

**Exhibit B**  
**REDEVELOPMENT PLAN & PROJECT**



# DOWNTOWN TIF DISTRICT

## TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT



The City of  
**TROY, IL**  
October 18, 2021



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## SECTION I. INTRODUCTION

On October 4, 2021, the Feasibility Study for the City of Troy (the "City") Downtown Tax Increment Financing ("TIF") District Area (the "Area") was presented to the City Council. The Feasibility Study outlined the qualifying factors found in the Area, and this information is referenced within this Redevelopment Plan ("Plan"). At their meeting on October 4, 2021, the City Council approved motions to continue the TIF process and to complete this document, the Redevelopment Plan for the Area.

The City of Troy intends to use tax increment financing to ameliorate the blighting conditions found in the proposed Redevelopment Project Area and to stimulate private investment. The proposed Redevelopment Project Area as a whole has not been subject to economic growth as compared to the balance of the City, and will not likely develop without the implementation of a tax increment financing program.

The key goals of the Proposed Redevelopment Project are as follows:

- i. Recruit new development, including commercial, retail, and other mixed-use development, particularly to the existing vacancies in the downtown portion of the City;
- ii. Structural repair and remodeling, and site improvements to existing public and private buildings throughout the Redevelopment Project Area;
- iii. General utility improvements, including upgrades to the existing water and sewer systems, and burying overhead utility lines;
- iv. General street and right-of-way improvements, including sidewalks to be ADA compliant, parking areas, and curb and gutter;
- v. Streetscape upgrades, including lighting improvements and additional signage; and,
- vi. Remediation of those conditions which cause the Area to qualify for Tax Increment Financing.

Tax Increment Financing is permitted by the Illinois Tax Increment Allocation Redevelopment Act (the "Act" or the "TIF Act"), which is found at 65 ILCS 5/11-74.4-1 et. seq. The Act sets forth the requirements and procedures for establishing the Area and the Plan. The Area is identified on various exhibits and descriptions in the following sections. It also should be noted at this time that this Plan does not constitute a suggestion of every allocation of TIF Revenue, nor does it represent or constitute an inference as to the content of any "Redevelopment Agreements" that may be negotiated between the City and any developer.

## SECTION II. ELIGIBILITY FINDINGS FOR THE AREA

### A. Introduction

In order to establish tax increment financing properties slated for inclusion in the TIF Area must be found to be eligible. The following sections report on the eligibility of these parcels.

### B. Statutory Requirements

According to the Act, in order for a municipality to qualify properties for tax increment financing, a finding must be made that conditions exist which allow the Area to be classified as a blighted area, a conservation area, a combination of both blighted and conservation areas, or an industrial park conservation area. A map of the area of study (the "Area" or the "Proposed Area") has been attached as Exhibit A – Boundary Map. Moran Economic Development conducted an evaluation of the physical conditions in the Area, and the findings of this evaluation are outlined below.

The definitions used for qualifying this Area, as defined in the Act, follows:

"Conservation Area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

1. Dilapidation - An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
2. Obsolescence - The condition or process of falling into disuse. Structures have become ill-suited for the original use.
3. Deterioration - With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
4. Presence of structures below minimum code standards - All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
5. Illegal use of individual structures - The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
6. Excessive vacancies - The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
7. Lack of ventilation, light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. "Inadequate sanitary facilities" refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

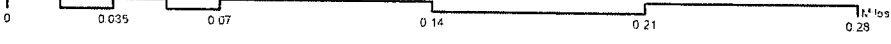
8. **Inadequate Utilities** - Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
9. **Excessive land coverage and overcrowding of structures and community facilities** - The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
10. **Deleterious land use or layout** - The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
11. **Lack of community planning** - The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary standards, or other evidence demonstrating an absence of effective community planning.
12. **The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation** - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
13. **The total equalized assessed value of the Proposed Redevelopment Project Area has declined for 3 of the last 5 calendar years** - prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

"Blighted Area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. **Obsolete platting of vacant land** - that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to



**EXHIBIT A - BOUNDARY MAP**  
**DOWNTOWN TIF DISTRICT**  
 Troy, IL



- create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.
2. Diversity of ownership - of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
  3. Tax and special assessment delinquencies - exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
  4. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
  5. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
  6. The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years - prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

Or, if vacant, the sound growth of the redevelopment areas is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present with the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. The area consists of one or more unused quarries, mines, or strip mine ponds.
2. The area consists of an unused rail yards, rail tracks or railroad rights-of-way.
3. The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.
4. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
5. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
6. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

### **C. Methodology of Investigation**

Various techniques and methods of research and field surveys were utilized in determining the eligibility of the properties in question, including:

- On-site field examination of the Proposed Area by experienced property inspectors on the staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of properties, buildings, streets, utilities, etc. and the subsequent use and analysis of this research to determine TIF eligibility.
- Contacts with City officials and other individuals knowledgeable about conditions and history in and of the Proposed Area, the age and condition of buildings and site improvements, development patterns, real estate matters, and related items.
- Contacts with City public works officials and engineers regarding utilities and infrastructure in the Area.
- Examination of maps, aerial photographs, and historic data related to the Proposed Area including Madison County real property tax assessment records.
- Review of Illinois State Geological Survey ("ISGS") maps and data.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective on January 10, 1977 and has been subsequently amended.

#### **D. Eligibility Findings for the Area**

In making the determination of eligibility for an Area, it is not required that each and every property and/or building individually qualify, but it is the Area as a whole that must be determined to be eligible. An analysis of the physical conditions and presence of qualifying factors within the Area was performed. In addition to the analysis an inventory of existing land use was determined and outlined on the attached Exhibit B – Existing Land Use.

The Area encompasses 105 parcels of property and rights-of-way in the City of Troy. Generally, the Area takes in property in the downtown portion of the City. The western boundary consists of property along IL-162 near Sarah Street, and continues east taking in properties north to Clay Street and south to Charter Street. At Main Street the Area extends south to Oak Street, taking in parcels on both sides of the roadway. Back along IL-162 the Area continues east to take in parcels near Ash Street, which make up the eastern portion of the Boundary. North of Clay Street the Area takes in parcels adjacent to Staunton Street and continues north taking in properties to Throp Street, which makes up the northernmost portion of the Area.

The findings of this analysis, outlined and detailed below, demonstrate that the Area is found to be a combination "conservation area" and "blighted area" as defined within the Act. While the Area was reviewed for all of the factors listed above in Section B, the following summarizes only the factors that exist within the Area:

### **QUALIFICATIONS OF THE DEVELOPED PORTION OF THE AREA**

#### **Age of Structures**

As stated, 50% or more of the structures must have an age of 35 years or greater for a developed area to qualify as a "conservation area." Per Madison County property records, 59 of the 79 structures in the Area (75%) are 35 years of age or greater. The age of the structures by parcel (where such information was available) is shown in Exhibit C. Thus, the developed portion of the Area may be reviewed for its compliance with the "conservation" criteria.

The qualifying factors for developed land found in the Act were researched to determine eligibility for these properties. The following is the review of existing factors in the Area that would qualify it as a "Conservation Area":

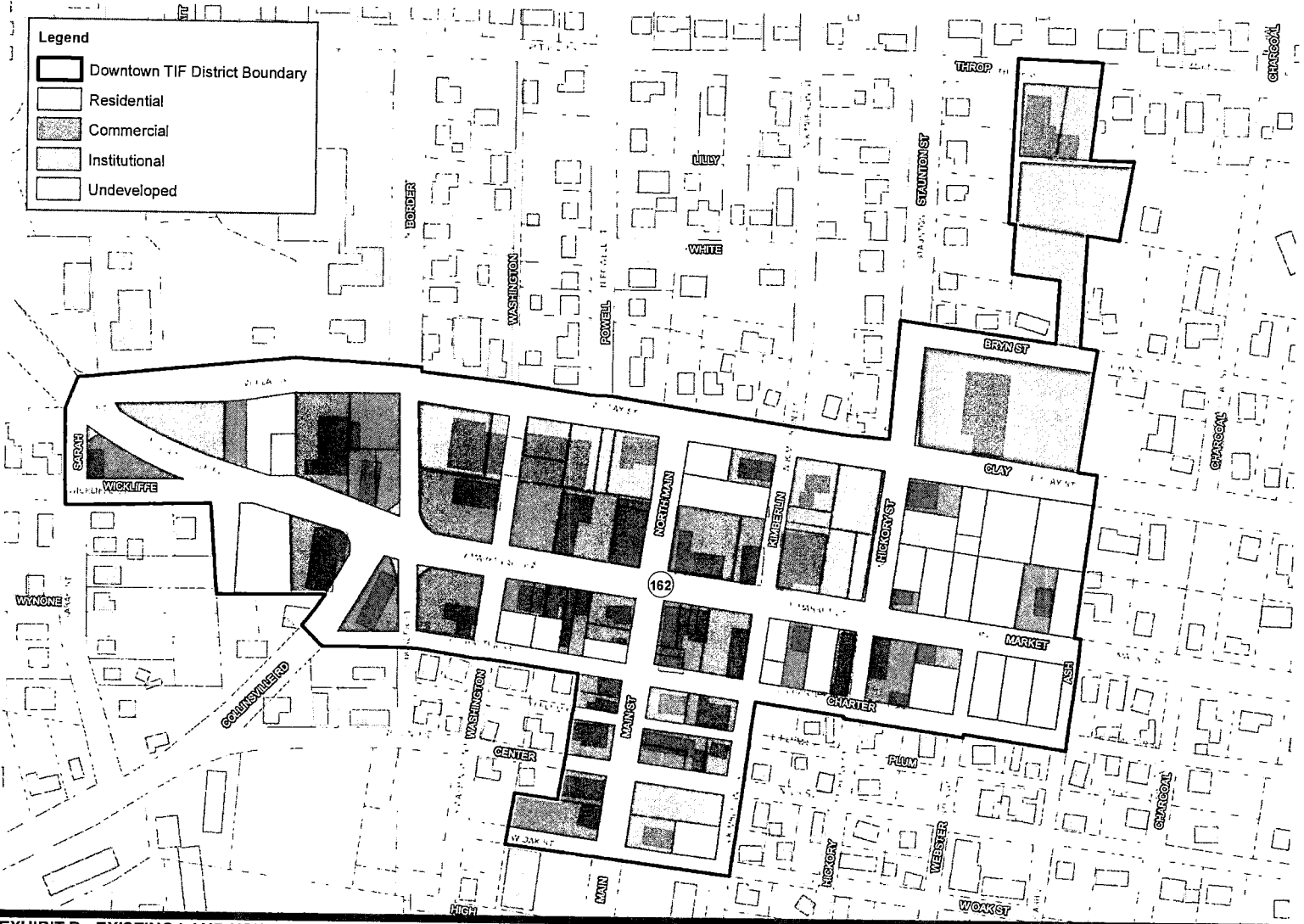
#### **Deterioration**

Deteriorated conditions were noted in 59 of the 79 structures in the Area (75%), and in 53 of the 73 developed parcels (73%). The field survey of existing conditions found 59 buildings to have notable defects in the secondary structural components, including roofs, windows, foundations, and fascia



**Legend**







- Downtown TIF District Boundary
- Residential
- Commercial
- Institutional
- Undeveloped

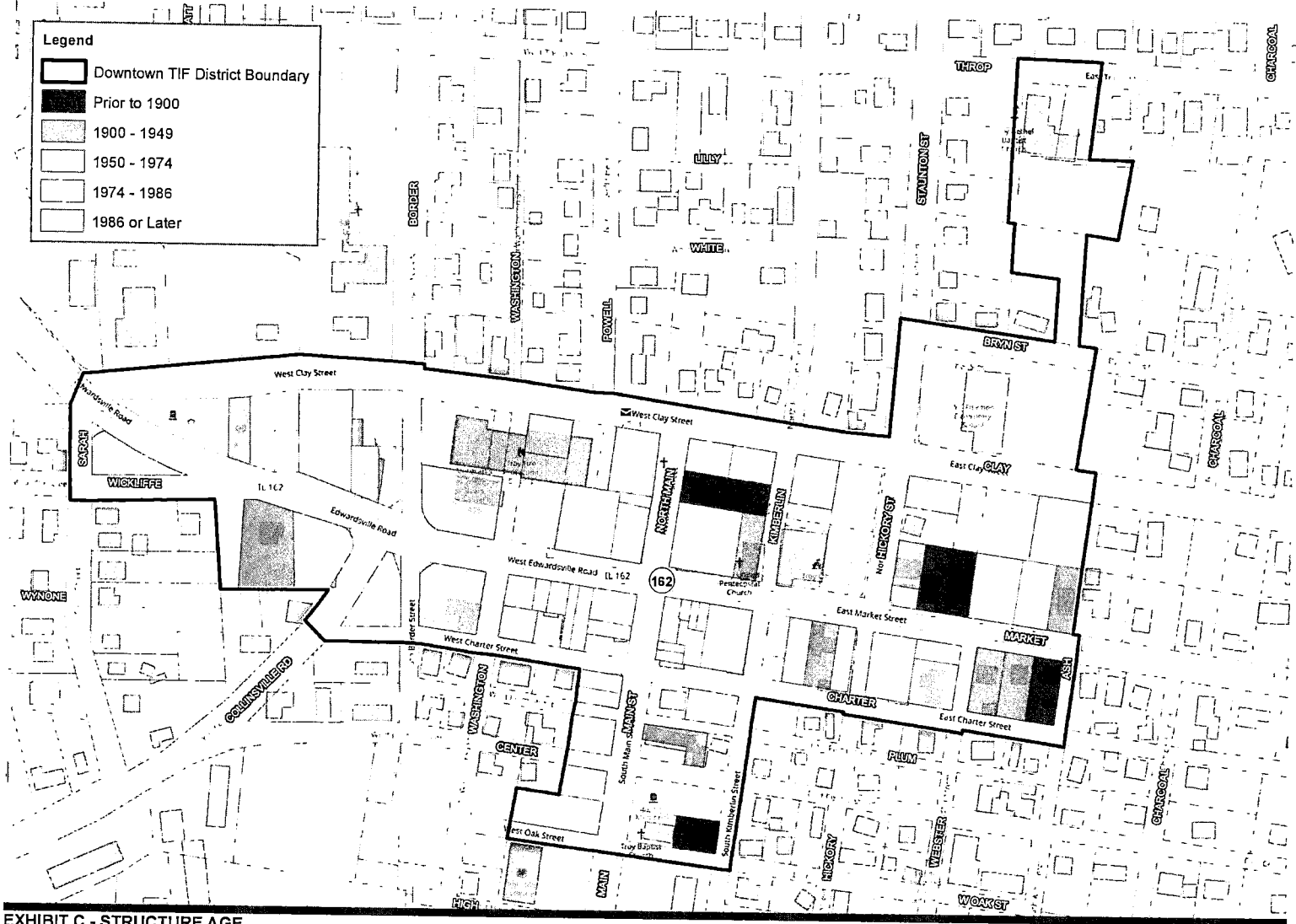


**EXHIBIT B - EXISTING LAND USE**  
**DOWNTOWN TIF DISTRICT**  
 Troy, IL



**Legend**

-  Downtown TIF District Boundary
-  Prior to 1900
-  1900 - 1949
-  1950 - 1974
-  1974 - 1986
-  1986 or Later



**EXHIBIT C - STRUCTURE AGE**  
**DOWNTOWN TIF DISTRICT**  
 Troy, IL



materials. Much of the conditions noted could be attributed to general age, and are typical in an area with as many aged structures as the proposed TIF Area.

The developed portion of the Area also exhibited surface deterioration. The main thoroughfares in the Area are generally in adequate condition. However, other portions of the Area, including side streets and other accessory roadways, the sidewalks serving these areas, and some parking areas, exhibit some deteriorated conditions. Common forms of this type of deterioration are cracking sidewalks, unkempt gravel areas, deteriorated roadway surfacing, and grass or weed growth in some of the surface improvements. In other portions of the Area parking lots, entry ways, and driveways lack proper pavement and exhibit signs of deterioration.

▪ **Inadequate Utilities**

There is a need for utility and infrastructure upgrades throughout the Project Area. City engineers detailed the need for upgrading some of the water mains that serve the Area, from the antiquated cast iron mains to modern PVC pipe. City public works officials noted that there is 1,600 feet of two-inch cast iron water mains that needs to be replaced with six-inch PVC pipe lines. Also there is 1,800 feet of six-inch cast iron water mains that needs to be replaced with 12-inch PVC pipe lines. The existing mains are undersized in terms of their capacity to serve the existing development, as well as any future development that should increase the demand in the Area. Also cast iron is much more susceptible to breakages and other failures than the more modern PVC pipe lines.

Additionally there are sewer lines serving the Area that are aged and in need of replacement. Public works staff detailed that there is 6,000 feet of clay tile sewer main that is in need of lining or replacement. These clay tile mains are undersized and in some cases failing. These failures are contributing to inflow and infiltration of the sanitary sewer system, which causes an additional strain on the system as a whole and can lead to costly repairs. Ideally these clay lines would be replaced with modern PVC pipe lines, or at the least be lined to prevent continuing issues. Other sewer-related issues are that the Area has 46 manholes that are in need of chimney seals.

▪ **Lack of Community Planning**

There is a lack of community planning evident in the Area. In 2016 the City adopted its Americans with Disabilities Act ("ADA") Transition Plan, which details how much of the street and sidewalk layout in the Area is not in compliance with ADA guidelines. Additionally this portion of the City is identified as high priority due to its high usage. Examples of some of the non-ADA compliant conditions were found in the form of a lack of curb ramps, surface condition, and geometrics. Additionally portions of the Area lacked sufficient ADA parking. Compliance measures are not on a dedicated line item in the City's budget, but over time there has been an annual dedication of funding for requisite improvements. Utilization of TIF revenues for those items that are eligible costs would provide the City the ability to more quickly fund some of the highest priority compliance projects as detailed in the Transition Plan. Considering the age of the development of the parcels in the Area the street and sidewalk layout did not follow a guided plan in accordance with ADA compliance measures, and as such the Area exhibits a lack of community planning as it faces some extraordinary costs with making the requisite improvements.

▪ **Stagnant or Declining Property Values**

Equalized assessed valuation ("EAV") information was reviewed by the staff of Moran Economic Development to determine whether or not the Area qualifies for this factor. Table A depicts the annual growth rates both for the Redevelopment Project Area as a whole and the balance of the City, which is the total EAV of Troy minus the EAV of the parcels in the project Area, dating back to assessment year 2015.

TABLE A - PROJECT AREA & CITY BALANCE GROWTH RATES

YEAR	TROY <sup>1</sup>	PROJECT AREA <sup>2</sup>	CHANGE %	BALANCE <sup>3</sup>	CHANGE %
2020	\$249,997,934	\$2,942,970	2.42%	\$247,054,964	4.28%
2019	\$239,790,805	\$2,873,380	4.81%	\$236,917,425	5.87%
2018	\$226,530,701	\$2,741,460	5.22%	\$223,789,241	5.86%
2017	\$214,010,953	\$2,605,560	2.78%	\$211,405,393	5.07%
2016	\$203,733,047	\$2,535,020	1.31%	\$201,198,027	3.88%
2015	\$196,186,996	\$2,502,270		\$193,684,726	

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

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

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

This analysis shows that the parcels in the Area have been stagnant and have had a lower annual EAV growth rate than the balance of the City every year for the last five years. Thus, the Project Area meets the requirements set forth for this factor.

### QUALIFICATIONS OF THE VACANT PORTIONS OF THE AREA

In addition to the developed parcels, the qualifying factors for undeveloped land found in the Act were researched to determine eligibility for these properties.

The first step towards establishing eligibility in an undeveloped portion of a municipality is to determine whether or not such undeveloped property is considered vacant. "Vacant land" is defined in the Act (also Sec. 11-74.4-2) as follows:

*...any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950-1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designed redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act. For the purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the proposed Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been property approved and filed in accordance with the applicable ordinance of the municipality.*

Once undeveloped property is found to be "vacant," such vacant area may be found to be a blighted area based on certain factors. Researching various records using the Madison County Assessment and Tax Information System, it has been determined that there are 32 parcels of land found to be vacant. These are parcels of real property without industrial, commercial, or residential buildings. Additionally, these parcels have not been used for commercial agricultural purposes within the five year period preceding this redevelopment plan.

- **Obsolete Platting**

A significant portion of the vacant parcels exhibit obsolete platting. Many of these parcels are undevelopable, as they are small sections subdivided from larger parcels that are of a shape and size that does not conform to modern development guidelines. Other parcels exhibiting these conditions are undeveloped pieces of property that are surrounded by other property, giving these parcels no access to right-of-way.

- **Deterioration of Structures or Site Improvements in Neighboring Areas**  
Deterioration was evident during field investigations of the neighboring areas adjacent to the undeveloped properties in the proposed Area. The deteriorating building and surface conditions noted above (developed portion) affect the undeveloped portion of the Area as well, as many of the undeveloped parcels are adjacent to developed parcels exhibiting deterioration in some form. This condition affects the majority of the undeveloped portion of the Area.
- **Stagnant or Declining Property Values**  
The stagnant or declining property values, as described in the developed portion prior, applies to both developed and undeveloped properties in the Redevelopment Project Area. As such, the undeveloped portion of the Area also qualifies for this factor, as it was determined that the parcels in the Area meet the requirements of this factor.

## DETERMINATION OF STAND ALONE FACTORS IN VACANT PORTIONS OF THE AREA

In addition to the above qualifications for vacant property, the Act finds that if the redevelopment Area is impaired by a factor that is present and reasonably distributed throughout the vacant part of the redevelopment project Area it may qualify under an additional set of eligibility criteria. One of the factors is the presence of unused mines

- **The Area Consists of One or More Unused Quarries, Mines, or Strip Mine Ponds**  
The Illinois State Geological Survey ("ISGS") maintains records of active and abandoned coal mines in the state. Data from the ISGS was utilized in creating Exhibit D, which shows portions of the Area that are undermined and the mine proximity region. 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. The presence of unused mines is a stand-alone factor for the qualification of vacant land, and as such the Area qualifies for this factor.

### E. Summary of Factors

It is found that the developed portion of the Area contains conditions that qualify it as a Conservation Area; the number of buildings that are 35 years or older exceeds the statutory threshold of 50%, with 59 of the 79 structures (75%) being at least 35 years old; and the Area contains an incidence of the following four factors present to a qualifying degree:

**Deterioration** – 73% of the parcels and 75% of the structures exhibit some form of deterioration.

**Inadequate Utilities** – the parcels in the Area are affected by inadequate utilities in some form.

**Lack of Community Planning** – 81% of the Area exhibits a lack of community planning.

**Stagnant or Declining Property Values** – The Project Area had lower annual EAV growth rates than the balance of the City for the last five years.

It is found that the vacant portion of the Area contains conditions that qualify it as a Blighted Area, as it exhibits an incidence of the following three qualifying factors:

**Obsolete Platting** – the majority of the vacant portion of the Area exhibits obsolete platting.

**Deterioration of Adjacent Parcels** – the undeveloped parcels are adjacent to parcels exhibiting deteriorated site improvements.

**Stagnant or Declining Property Values** – The Project Area had lower annual EAV growth rates than the balance of the City for the last five years.

Additionally, there is a stand-alone factor present:

**The Area Consists of One or More Unused Quarries, Mines, or Strip Mine Ponds** – A portion of the Area is undermined, with the majority of the parcels in the Area being in the mine proximity region.

All of the qualifying factors are presented in Table B.




TABLE B - QUALIFICATION FACTORS MATRICES

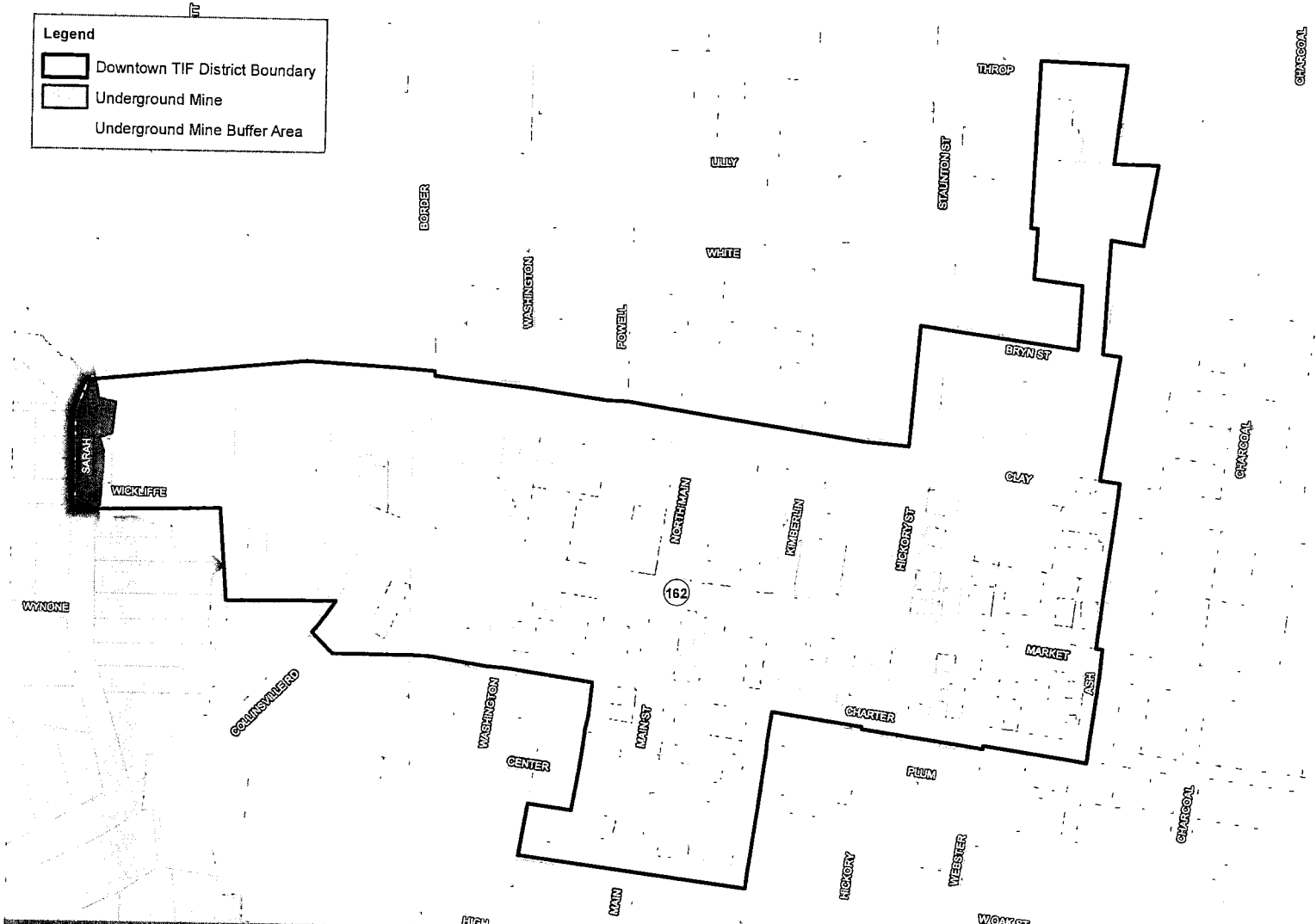
TOTAL PARCELS IN TIF DISTRICT	105	
QUALIFICATIONS OF DEVELOPED LAND		
Number of Parcels	73	
Number of Structures	79	
Buildings Over 35 Years of Age	59	75%
Dilapidation	0	0%
Obsolescence	0	0%
Structure Deterioration	59	75%
Surface Deterioration	53	73%
Total Deterioration	53	73%
Structures below minimum code	Not Determined	
Illegal Use of Structures	Not Determined	
Excessive Vacancies	11	15%
Lack of Ventilation, Light, or Sanitary Facilities	0	0%
Inadequate Utilities	73	100%
Excessive Land Coverage	7	10%
Deleterious Land Use or Layout	10	14%
Lack of Community Planning	59	81%
EPA Remediation Costs	NO	
Low EAV Growth for 3 of the Last 5 Years	YES	
Total # of Factors Existing	7	
Factors Existing to a Qualifying Extent	4	
50% or More of Area has 3 or More Factors Plus Age	YES	
QUALIFICATIONS OF VACANT LAND		
Number of Vacant Parcels	32	
Obsolete Platting	YES	
Diversity of Ownership	NO	
Tax Delinquent	NO	
Deterioration in Adjacent Areas	YES	
EPA Remediation Costs	NO	
Low EAV Growth for 3 of the Last 5 Years	YES	
2 of the 6 Preceding Factors	YES	
STAND-ALONE QUALIFICATIONS OF VACANT LAND		
Unused Quarries, Mines, or Strip Mine Ponds	YES	
Unused Rail Yards, Rail Tracks, or Railroad Rights-of-Way	NO	
Area, Prior to its Designation, is Subject to Chronic Flooding	NO	
Illegal Disposal Site	NO	
Between 50-100 Acres Undeveloped for Designated Purpose	NO	
Qualified as Blighted Improved Area	NO	
1 of the 6 Preceding Factors	YES	

**F. Conclusion**

The developed portion of the Area is impacted by at least seven blighting factors, plus age. Four of these factors are reasonably distributed and present to a meaningful extent. As such, the developed portion of the Area is found to exceed the threshold required to be a considered "conservation area." The undeveloped portion of the Area is impacted by three of six blighting factors. These factors are reasonably distributed and are present to a meaningful extent. Additionally the undeveloped portion is affected by a stand-alone factor. As such, the undeveloped portion of the Area is found meet the threshold required to be considered a "blighted area." The conditions that exist are detrimental to the Area as a whole, to the long term interests of the City, and to the other taxing districts. This tax increment program should serve to reduce or eliminate the factors which cause the Area to qualify under the TIF Act.

**Legend**

-  Downtown TIF District Boundary
-  Underground Mine
-  Underground Mine Buffer Area



**EXHIBIT D - UNDERMINED AREA**  
**DOWNTOWN TIF DISTRICT**  
 Troy, IL



### SECTION III. FINDINGS OF NEED FOR TAX INCREMENT FINANCING

The above study determined that the Area qualifies for tax increment financing as a combination of both a "blighted area" and "conservation area." In addition to this determination, the Act requires that additional criteria be met before adopting a Redevelopment Plan. These additional findings follow.

#### **A. The Redevelopment Area Exceeds the Statutory Minimum Size**

The Area proposed for tax increment financing encompasses 105 parcels of developed and undeveloped property, rights-of-way, and City property totaling approximately 32 acres. The City, therefore, meets this requirement, as the Area contains more than the required 1 ½-acre minimum as defined in the Act. The full description of the Area is written in Appendix A – Legal Description.

#### **B. The Redevelopment Project Area is Contiguous**

The Downtown TIF Redevelopment Area is contiguous and contained within a single perimeter boundary. Therefore, the City meets this requirement. The Area as is fully described in the attached Legal Description – Appendix A.

#### **C. All Properties Included will Substantially Benefit**

The City believes that the implementation of tax increment financing will substantially benefit all properties included in the Redevelopment Project Area.

#### **D. The Area, on the Whole, is not Subject to Growth**

The Area has generated little growth in real property taxes in comparison to the balance of the City (total City EAV minus the EAV of the Project Area), and there has been insignificant private investment in the Area, as a whole, to enhance the tax base of the City or of the other affected taxing districts. From 2015-2020 the Project Area had a lower annual average growth rate than the balance of the City. These parcels cannot reasonably be anticipated to develop on par with the rest of the City without the adoption of tax increment financing. Therefore this requirement is met.

#### **E. The TIF Plan and Project Conform with the City's Comprehensive Plan**

The City has determined that this Redevelopment Plan is consistent with the goals and objectives of the City's comprehensive plan. All future development in the Redevelopment Project Area will conform to applicable codes and ordinances as may be in effect at that time.

#### **F. The Redevelopment Plan Meets the Statutory Timeframe**

The estimated date for the completion of the Redevelopment Plan shall be no later than twenty-three (23) years after the year in which the adoption of the Redevelopment Project Area by the City occurs. If available and deemed appropriate by the City, obligations incurred to finance improvements in the Area will be repaid by incremental revenues, which may be supplemented with funds from other sources such as local taxes, State or Federal loans or grants.

#### **G. The Area Would not be Developed But For Tax Increment Financing**

The City finds that the Area has not currently, nor would reasonably be, developed without the use of tax increment revenues. The City pledges that such incremental revenues will be obligated for the development and revitalization of the Redevelopment Area as provided in the Act. The positions of those expressed in the private sector indicate that the activities outlined for the Area cannot be expected to occur "but for" assistance from tax increment financing.

#### **H. The Assessment of Financial Impacts on Taxing Districts is Outlined**

The City of Troy will find that the financial impact or increased demand for facilities or services resulting from the implementation of the Redevelopment Project on local taxing districts is minimal. Potential negative impact upon local taxing districts due to the proposed area is expected to be minimal since this Plan does not include high-service uses, and due to the fact that the Area is not now creating significant incremental revenue compared to the City. Although the projected impact is minimal, the negative effects upon said districts will also be minimized through the inclusion of projects that will benefit them. Utility, roadway, and access improvements will be beneficial to emergency service providers, as well as the



general public in and around the Redevelopment Project Area. In addition, project funds may also be utilized to assist in other public infrastructure and capital projects of other units of local government as permitted by the Statute within or outside the Project Area.

The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand, are described below.

#### Triad CUSD #2

Since development and/or redevelopment activities are intended for primarily commercial projects, it is not anticipated that any development that is a result of the Redevelopment Plan will have a direct increase on the services of the school district. Additionally some school-owned property was included within the Redevelopment Area in order to ensure the City could provide resources to assist the school district with capital costs, as well as to enable the property to be eligible for utility and infrastructure improvements that are outlined as a goal of the Redevelopment Plan. In terms of the school's tax base, the properties which make up the Area account for just 0.5% of the total EAV of the school district.

#### City of Troy

As a result of new development and/or redevelopment in the Project Area, the City of Troy could potentially experience increased demand for services. No specific redevelopment projects or direct mitigations are set forth in the Redevelopment Plan. However, based on actual growth and development within the Project Area, certain eligible expenses may arise during the life of the TIF District.

#### Madison County

The nature of anticipated development and/or redevelopment within the Project Area is anticipated to have minimal to no impact on demand for County Services. Any increase in demand should not be so substantial as to warrant the hiring of additional staff or the need to increase services. In terms of the County's tax base, the Area is just 0.05% of the County's total. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

#### Southwestern Illinois Community College District #522

There is a possibility that new employees of the future developments may seek additional educational opportunities, but any such increase in enrollment will be minimal and should not have a significant effect on the Community College District. It is also possible that businesses may seek assistance from the District regarding job training, which is outlined in the Redevelopment Plan as an eligible expense of the Redevelopment Project.

#### Troy Fire Protection District

Should demand for staffing and equipment for the fire district be needed to provide adequate protection for new development as a result of the Redevelopment Project the City would provide assistance, as if there are costs directly attributable to the Redevelopment Project they are appropriate for funding through the TIF District Program. In terms of relative EAV, the Area makes up just 0.63% of the fire protection district's tax base.

#### Jarvis Township

The development of the Project area is not anticipated to increase the demands of current services that the Township offers. Any increased demand for any Township provided services resultant from the Redevelopment Plan set forth in this document will be incidental in relation to the total operations of the Township. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

Tri-Township Library District

It is not anticipated that any development that is a result of the Redevelopment Plan will have a significant impact on the library district. Also the Project Area is just 0.7% of the library's total tax base, so any projected financial impact is expected to be minimal.

Once this Plan and related projects have been implemented, and the anticipated development has occurred, the resulting EAV increases will generate a far higher level of property tax revenues to the local taxing districts than would otherwise have occurred. The City, to the extent that surplus revenues become available, will distribute such revenues on a pro-rata basis to local taxing bodies whenever possible.

## SECTION IV. REDEVELOPMENT PLAN

### A. Introduction

This section presents the Redevelopment Plan for the Downtown TIF Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an Area qualifies as either a conservation area, a blighted area, a combination of both conservation and blighted areas, or an industrial park conservation area, a Redevelopment Plan must be prepared. A Redevelopment Plan is defined in the Act in the following manner:

*...the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted area or conservation area or combination thereof or industrial park conservation area, and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.*

### B. General Use Plan

The General Land Use Plan for the Redevelopment Project Area is shown in Exhibit E. All Redevelopment Projects shall be subject to the provisions of the City's ordinances and other applicable codes as may be in existence and may be amended from time to time.

### C. Objectives

The objectives of the Redevelopment Plan are to:

1. Reduce or eliminate those conditions that qualify the Redevelopment Area as eligible for tax increment financing;
2. Prevent the recurrence of those qualifying conditions which exist within the Area;
3. Enhance the real estate tax base for the City of Troy and all other taxing districts which extend into the Area;
4. Increase sales tax collections for the City of Troy;
5. Encourage and assist private development within the Redevelopment Project Area through the provision of financial assistance for new development as permitted by the Act. This will provide for expanded employment opportunities that will strengthen the economic base of the City and surrounding areas; and,
6. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner so as to maximize TIF opportunities.






### D. Policies

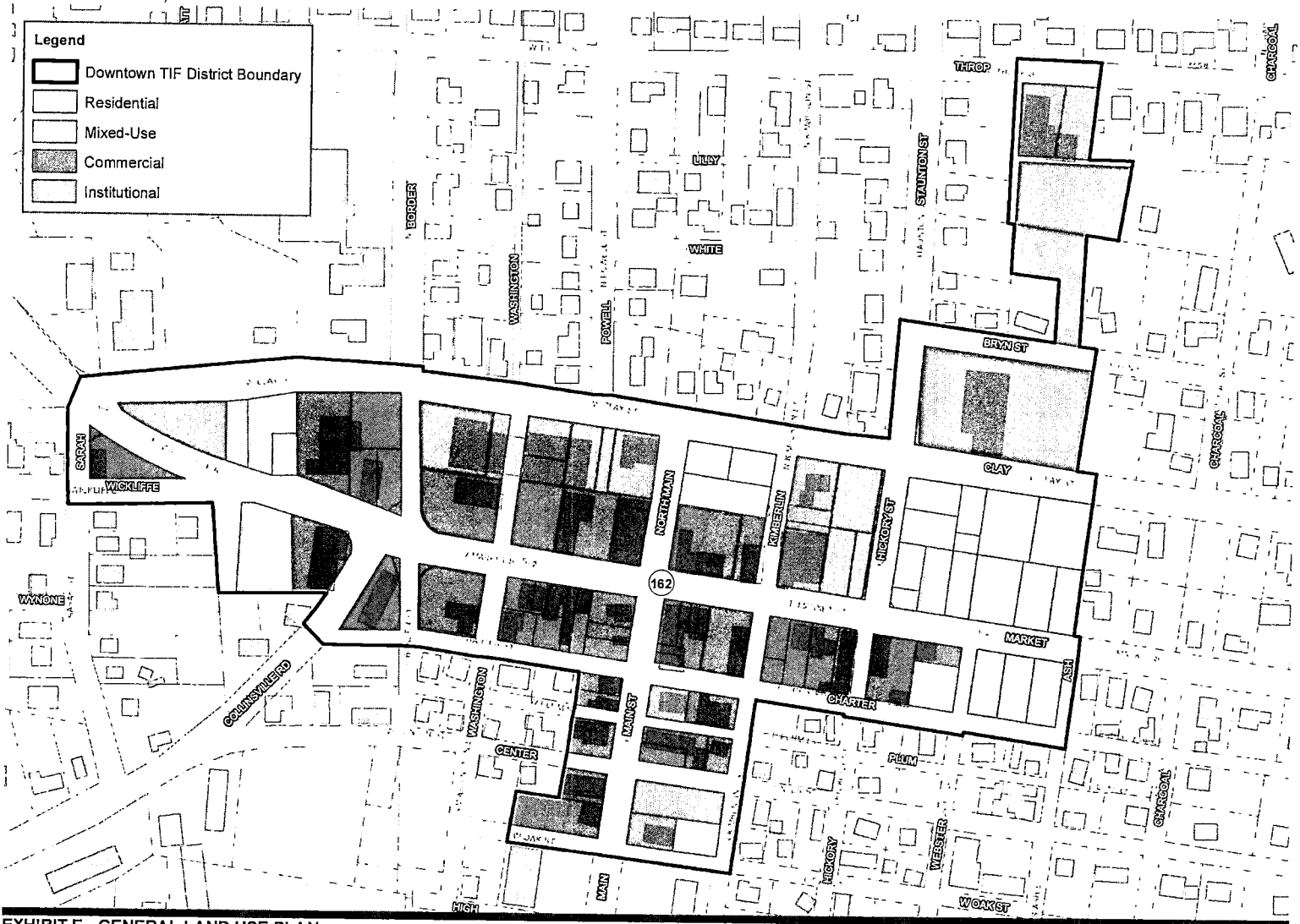
Appropriate policies have been, or will be, developed by the City of Troy in regards to this Redevelopment Plan and Project. These policies include, but are not limited to, the following:

1. Use TIF-derived revenues to accomplish the specific public-side activities and actions outlined in the Implementation Strategy of the Plan;
2. Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side activities as outlined in the Implementation Strategy of the Plan;
3. Actively market the Redevelopment Project Area to private-side developers;
4. Provide financial assistance, as permitted by the Act, to encourage private-side developers to complete those certain private actions and activities as outlined in this Plan;
5. Seek out additional sources of revenue to help "kick start" development and redevelopment activities in the Redevelopment Project Area;
6. Monitor the public and private actions and activities occurring within the Area; and,
7. Complete the specified actions and activities in an expeditious manner, striving to minimize the length of the existence of the Area.

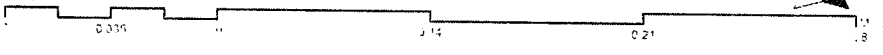
These policies may be additionally amended from time to time as determined by the City.

**Legend**

-  Downtown TIF District Boundary
-  Residential
-  Mixed-Use
-  Commercial
-  Institutional



**EXHIBIT E - GENERAL LAND USE PLAN**  
**DOWNTOWN TIF DISTRICT**  
 Troy, IL



## E. Redevelopment Project

To achieve the objectives of the TIF redevelopment project, a number of activities will need to be undertaken. An essential element of the Redevelopment Plan is a combination of private developments in conjunction with public investments and infrastructure improvements. Improvements and activities necessary to implement the Redevelopment Plan may include, but are not limited to, the following:

### 1. Private Redevelopment Activities

The private activities proposed for the Downtown TIF Redevelopment Project Area may include, but are not limited to:

- On-site infrastructure upgrades;
- Recruitment of new development to the City, primarily commercial;
- Repairing, remodeling, and site improvements to existing buildings throughout the Redevelopment Project Area;
- Rehabilitation to the aging structures in the downtown commercial district; and,
- Land assembly and site preparation.

### 2. Public Redevelopment Activities

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to:

- Costs of engineering, architectural, or professional studies related to economic development of the Area;
- General utility improvements, including upgrading of the existing water and sewer systems, and burying existing utility lines;
- General street and right-of-way improvements, including construction of sidewalks to be ADA compliant, parking area improvements, and construction of additional curb and gutter;
- Marketing of properties within the TIF District Area for business recruitment, particularly to fill existing vacancies;
- Repairing, remodeling, and site improvements to existing buildings throughout the Redevelopment Project Area;
- Financing costs, including those related to the issuance of obligations;
- Façade and streetscape improvements;
- Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project; and,
- Relocation costs, to the extent that a municipality determines that relocation costs shall be paid, or is required to make payment of relocation costs by federal or state law.

#### Key Projects for the Redevelopment Plan Include:

- Replace cast iron water mains with PVC pipe;
- Replace clay tile sewer mains with PVC pipe, or re-line the existing mains;
- Improve the manholes in the Area with chimney seals;
- General street, parking, and sidewalk improvements in accordance with the City's ADA transition plan;
- Incentivize the rehabilitation of downtown commercial properties, in particular the following vacancies:
  - US Bank Building - 100 East Market Street
  - Troy Time Tribune Building - 201 East Market Street
  - Star Bakery Building - 110 West Market Street
  - Trojan Arms Gun Shop - 112 West Market Street
  - My Brother's Place - 117 East Market Street
  - Zen's Gaming - 103 East Market Street
  - Zen Spa - 105 East Market Street

- **Danny's Barber Shop** - 105 South Main Street
- **Dave's Archery** - 111 South Main Street
- **Odd Fellow's Lodge** - 201 South Main Street
- **Real Pro Properties** - 117 South Main Street
- Bury overhead power lines;
- Installation of lighting along the downtown streetscapes;
- Installation of "Hometown Heroes" banners on light poles;
- Integration of the downtown with the existing Madison County Transit Trails network that currently runs through Tri-Township Park; and,
- Upgrades and exterior improvements to City Hall.

## SECTION V. IMPLEMENTATION STRATEGY

### A. Introduction

The development and follow-through of a well-devised implementation strategy is an essential element in the success of any Redevelopment Plan. In order to maximize program efficiency, take advantage of both current and future interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed. This will allow the City to better manage public expenditures used to spur development within the Area by addressing public concerns.

In order to maintain an appropriate balance between private investment and public improvements, the City will work to adopt the Redevelopment Plan. Once the Plan is adopted, the City will negotiate redevelopment agreements with private developers who will propose the use of tax increment funds to facilitate a Redevelopment Project.

### B. Estimated Redevelopment Project Costs

Costs that may be incurred by the City as a result of implementing a Redevelopment Plan may include, without limitation, project costs and expenses and any other costs that are eligible under the Act. Such itemized costs include the following:

1. The costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.
2. The cost of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors.
3. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparations, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Cost of construction of public works or improvements, not to include the cost of constructing a new municipal building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
6. Cost of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area.
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued there under accruing during the estimated period of construction of any Redevelopment Project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.

8. To the extent the municipality by written agreement approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project. These costs include fire protection district, school district, and library district capital costs.
9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing.
10. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.
11. Payments in lieu of taxes.
12. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i.) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii.) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
13. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a Redevelopment Project provided that:
  - i. Such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
  - ii. Such payments in any one-year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the Redevelopment Project during that year;
  - iii. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - iv. The total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the Redevelopment Project plus (ii) Redevelopment Project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
14. Unless explicitly stated within the Act, the cost of construction of new privately-owned buildings shall not be an eligible Redevelopment Project cost.
15. None of the Redevelopment Project costs enumerated above shall be eligible redevelopment costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area while terminating operations at another Illinois location within 10



miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.

**C. Estimated Budget for Redevelopment Project Costs**

The estimated costs associated with the eligible public redevelopment activities are presented in Table C. This estimate includes reasonable and necessary costs incurred or estimated to be incurred during the implementation of the Plan. The estimated costs are subject to change as specific plans and designs are themselves subject to change.

TABLE C - ESTIMATED BUDGET FOR REDEVELOPMENT PROJECT

DESCRIPTION	ESTIMATED COST
Costs of studies, surveys, development of plans and specifications, including staff and professional service costs for architectural, engineering, legal, environmental, marketing, or other services;	\$165,000
Property assembly costs; including acquisition of land and other property, real or personal; demolition of structures, site preparation, and the clearing and grading of land;	\$985,000
Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, or leasehold improvements;	\$1,570,000
Costs of the construction of public works or improvements (construction or reconstruction of rights of way, additional safety barriers, streets, roadways, curbs and gutters, street lighting, sidewalks, bicycle pathways, and public utilities, including storm and sanitary sewers, and lift stations);	\$1,875,000
Financing costs; including those related to the issuance of obligations; interest cost incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project; Taxing district capital costs incurred as a result of the implementation of the Redevelopment Plan;	\$875,000
Relocation costs to the extent that the municipality determines that these costs shall be paid, or is required to make payment of relocation costs by federal or state law;	\$105,000
<b>TOTAL ESTIMATED BUDGET</b>	<b>\$5,575,000</b>

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$5,575,000 plus any additional interest and financing costs as may be required.

**D. Most Recent Equalized Assessed Valuation**

The most recent total equalized assessed valuation for the Redevelopment Project Area is approximately \$2,942,970. The County Clerk of Madison County will verify the Base EAV amount upon the adoption of the City ordinances approving tax increment financing, creating the Redevelopment Project Area, and approving the Downtown TIF Redevelopment Plan and Project. A list of all parcels within the Area is attached as Appendix B – Parcel ID Numbers.

**E. Redevelopment Valuation**

Contingent on the adoption of the Downtown TIF Redevelopment Plan and Project, and commitment by the City to the Redevelopment Program, it is anticipated that private developments and/or improvements will occur within the Redevelopment Project Area. After discussions with the City, it has been estimated that private investment will increase the EAV by approximately \$3,100,000. This figure is in present day dollars, and takes into account only the investment driven valuation increase. Therefore, after redevelopment, the total estimated EAV, in present day dollars, will be approximately \$6,000,000.

**F. Source of Funds**

The primary source of funds to pay for Redevelopment Project costs associated with implementing the Redevelopment Plan shall be funds collected pursuant to tax increment allocation financing to be adopted by the City. Under such financing, tax increment revenue, in the form of increases in the equalized assessed value EAV of property in the Redevelopment Project Area, shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay Redevelopment Project Costs within the entire Area, and retire any obligations incurred to finance Redevelopment Project Costs.

In order to expedite the implementation of the Redevelopment Plan and construction of the public improvements, the City of Troy, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for eligible Redevelopment Project Costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other public and private economic development funding sources will be utilized. These may include state and federal programs, local retail sales tax, land disposition proceeds from the sale of land in the Area, and applicable revenues from any abutting tax increment financing areas in the City. In turn, this tax increment financing Area may also provide monies to abutting tax increment financing areas in the City.

#### **G. Nature and Term of Obligation**

The principal source of funding for the Redevelopment Project will be the deposits into the Special Tax Allocation Fund of monies received from taxes on the increased value of real property in the Area. If any obligations secured by future amounts to be collected and allocated to the Special Allocation Fund are issued pursuant to this Redevelopment Plan, they are to be issued for a term not to exceed 20 years, bearing an annual interest rate as permitted by law.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the obligations, and not earmarked for other Redevelopment Project Costs or early retirement of such obligations, may be declared as surplus and become available for pro rata distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the Redevelopment Project.

#### **H. Fair Employment Practices and Affirmative Action**

The City of Troy will insure that all public and private redevelopment activities are constructed in accordance with fair employment practices and affirmative action. The City will additionally insure that all recipients of tax increment financing assistance adhere to these policies.

#### **I. Certifications**

The Illinois TIF statute declares that if a redevelopment project area contains 75 or more inhabited residential units then a municipality shall prepare a separate housing impact study. Although the Area contains less than 75 inhabited residential units, the City of Troy hereby certifies that the Downtown TIF Redevelopment Plan and Project will not result in the displacement of residents from 10 or more inhabited residential units. The City hereby certifies that this Plan will not result in the removal of inhabited housing units which contain households of low-income or very low-income persons as these terms are defined in the Illinois Affordable Housing Act. If the removal of inhabited housing units which contain households of low-income or very low-income persons were to occur, the City would first be required to prepare a separate housing impact study and provide affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 and the regulations under the Act, including the eligibility criteria, as required by 65 ILCS 11-74.4-3(n)(7).

Additionally the City of Troy hereby declares that the qualifying characteristics as provided herein for the purpose of establishing the Downtown TIF District Redevelopment Project Area as a combination of Blighted and Conservation Areas pursuant to the Act (65 ILCS 5/ 11-74.4 et. seq.) shall not be used by the City for the purpose of exercising its authority under the Eminent Domain Act (735 ILCS 30/ 1-1-1 et. seq.). Further, the City of Troy hereby certifies that its authority under the Eminent Domain Act will not be exercised for any property in the Redevelopment Project Area during the lifespan of the Redevelopment Project.

## **SECTION VI. AMENDING THE TIF PLAN**

The Downtown TIF Redevelopment Plan and Project may be additionally amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq

**SECTION VII. REPORTING AND MEETING**

The City shall adhere to all reporting and meeting requirements as provided for in the Act.

# APPENDIX A

## LEGAL DESCRIPTION

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## APPENDIX A – LEGAL 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 southwesterly 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.

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# APPENDIX B

# PARCEL ID LIST

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**APPENDIX B - PARCEL ID LIST**

09-2-22-09-06-103-001	09-2-22-09-07-204-014	09-2-22-09-07-205-008
09-2-22-09-06-103-001.001	09-2-22-09-07-204-016	09-2-22-09-07-205-009
09-2-22-09-06-103-002	09-2-22-09-07-204-016.001	09-2-22-09-07-205-010
09-2-22-09-06-103-003	09-2-22-09-07-204-017	09-2-22-09-07-205-011
09-2-22-09-06-103-004	09-2-22-09-07-204-018	09-2-22-09-07-205-012.001
09-2-22-09-06-103-005	09-2-22-09-07-204-018.001	09-2-22-09-07-205-013
09-2-22-09-06-103-006	09-2-22-09-07-204-019	09-2-22-09-07-205-014
09-2-22-09-06-103-006.001	09-2-22-09-07-204-020	09-2-22-09-07-205-015
09-2-22-09-06-103-007	09-2-22-09-07-204-021	09-2-22-09-07-205-015.001
09-2-22-09-06-103-007.001	09-2-22-09-07-204-022	09-2-22-09-07-205-015.002
09-2-22-09-06-103-008	09-2-22-09-07-204-023	09-2-22-09-07-205-016
09-2-22-09-06-103-009	09-2-22-09-07-204-024	09-2-22-09-07-205-016.001
09-2-22-09-06-103-009.001	09-2-22-09-07-204-025	09-2-22-09-07-205-017
09-2-22-09-06-103-021	09-2-22-09-07-204-026	09-2-22-09-07-205-018
09-2-22-09-06-103-021.001	09-2-22-09-07-204-027	09-2-22-09-07-205-020
09-2-22-09-07-203-018	09-2-22-09-07-204-028	09-2-22-09-07-205-020.001
09-2-22-09-07-203-019	09-2-22-09-07-204-028.001	09-2-22-09-07-205-021
09-2-22-09-07-203-020.001	09-2-22-09-07-204-029	09-2-22-09-07-205-022
09-2-22-09-07-203-022	09-2-22-09-07-204-030	09-2-22-09-07-205-023
09-2-22-09-07-203-022.001	09-2-22-09-07-204-031	09-2-22-09-07-205-024
09-2-22-09-07-204-001	09-2-22-09-07-204-032	09-2-22-09-07-205-025
09-2-22-09-07-204-002	09-2-22-09-07-204-033	09-2-22-09-07-205-025.001
09-2-22-09-07-204-003	09-2-22-09-07-204-033.001	09-2-22-09-07-205-026
09-2-22-09-07-204-004	09-2-22-09-07-204-034	09-2-22-09-07-205-027
09-2-22-09-07-204-005	09-2-22-09-07-204-035	09-2-22-09-07-205-028
09-2-22-09-07-204-005.001	09-2-22-09-07-204-042	09-2-22-09-08-201-006
09-2-22-09-07-204-006	09-2-22-09-07-205-001	09-2-22-09-11-201-002
09-2-22-09-07-204-007	09-2-22-09-07-205-002	09-2-22-09-11-201-003
09-2-22-09-07-204-007.001	09-2-22-09-07-205-002.001	09-2-22-09-11-201-005
09-2-22-09-07-204-008	09-2-22-09-07-205-003	09-2-22-09-11-202-001
09-2-22-09-07-204-009	09-2-22-09-07-205-003.001	09-2-22-09-11-202-002
09-2-22-09-07-204-010	09-2-22-09-07-205-004	09-2-22-09-11-202-002.001
09-2-22-09-07-204-011	09-2-22-09-07-205-005	09-2-22-09-11-202-009
09-2-22-09-07-204-012	09-2-22-09-07-205-006	09-2-22-09-11-202-010
09-2-22-09-07-204-013	09-2-22-09-07-205-007	09-2-22-09-11-202-011

**City of Troy, Illinois  
Joint Review Board Meeting  
Downtown Tax Increment Financing  
November 5, 2021  
1:30 PM**

**MINUTES**

**PRESENT**

David Nonn\* - Mayor  
Jay Keeven - City Administrator  
Kim Thomas - City Clerk  
Andrea Lambert - Deputy Clerk  
Keith Moran – President, Moran Economic Development  
Holly Head – Associate, Moran Economic Development  
David E. Cassens\* - Tri-Township Public Library  
Paulina Wilke\* - Employee at Time Out Sports Bar & Grill  
Terry Giger - Business Owner of Terry Appliances

\*Denotes Voting Member

- David E. Cassens served as representative for the Tri-Township Public Library. All taxing districts were notified via certified mail of the meeting and confirmed they received the notice.
- Mayor Nonn called the meeting to order at 1:35 PM. All present made introductions and signed in.
- Paulina Wilke was nominated as Public Member at Large, an employee of Time Out Sports Bar & Grill which is a business in the City of Troy. Motioned by Mayor Nonn and seconded by David Cassens. Voice vote was 3-0.
- Mayor Nonn was nominated as Chairman, motioned by David Cassens and seconded by Paulina Wilke. Voice vote was 3-0.
- Holly Head was nominated as Recorder, motioned by David Cassens and seconded by Paulina Wilke. Voice vote was 3-0.
- Mr. Moran asked the Mayor for the floor and began with discussing the closeout of TIF # 1 as of December 31, 2021. The closeout of Troy TIF # 1 would release approximately \$730k back onto the tax rolls for all taxing districts. The first period where this new tax revenue will be realized will be the 2021 payable 2022 tax period.
- Mr. Moran referred to the map of the Troy Downtown TIF area and noted that the TIF area is significantly smaller in size than TIF # 1 and is located in the downtown area. He also noted several municipalities in the County that have utilized TIF Redevelopment Plans to make improvements in their downtown areas.
- Mr. Moran noted the developed portion of the Area contains conditions that qualify it as a Conservation Area; with 59 of the 79 structures (75%) being at least 35 years old; and contains four factors present to a qualifying degree:
  - Deterioration – 73% of the parcels and 75% of the structures exhibit some form of deterioration.
  - Inadequate Utilities – the parcels in the Area are affected by inadequate utilities in some form.
  - Lack of Community Planning – 81% of the Area exhibits a lack of community planning.

- Stagnant or Declining Property Values – The Project Area had lower annual EAV growth rates than the balance of the City for the last five years.
  - Additionally, there are stand-alone factors in vacant portions of the Area.
- Based on the Area exceeding several factors needed, Mr. Moran shared that the Area of Analysis contains conditions that qualify it as a combination of a “conservation area” and “blighted area,” and that these parcels will continue to exhibit conditions that will worsen without a program of intervention to induce private and public investment in the area.
- Meeting the objectives of the Redevelopment Project, several key projects were read aloud, identified by the City, to include:
  - Replace cast iron water mains with PVC pipe;
  - Replace clay tile sewer mains with PVC pipe, or re-line the existing mains;
  - Improve the manholes in the Area with chimney seals;
  - General street, parking, and sidewalk improvements in accordance with the City's ADA transition plan;
  - Incentivize the rehabilitation of downtown commercial properties, particular those with vacancies.
  - Bury overhead power lines;
  - Installation of lighting along the downtown streetscapes;
  - Installation of “Hometown Heroes” banners on light poles;
  - Integration of the downtown with the existing Madison County Transit Trails network that currently runs through Tri-Township Park; and,
  - Upgrades and exterior improvements to City Hall.
- Mr. Moran asked those present if they had any questions and/or comments. Jay Keeven, Troy's City Administrator, offered that the City is establishing an Enterprise Zone in April of 2022 that will allow participants to buy building materials tax-exempt.
- Moran presented 3 draft adoption ordinances for public review.
- Moran discussed the timetable and next steps for the TIF Plan. The Public Hearing will be held December 6 at 6:30 p.m. The adoption of the presented ordinances will be on December 20<sup>th</sup>. Joint Review Board meetings will continue to be conducted by the City annually to discuss the progress of the TIF area.
- There was consideration of the recommendation to the City Council of the TIF Plan by Taxing District Representative David Cassens. Paulina Wilke seconded. All in favor of the following motion:
  - The Joint Review Board, having reviewed the Redevelopment Plan and Project and the Redevelopment Project Area to be adopted by the City of Troy, Madison County, Illinois, hereby recommends approval of the Troy Downtown TIF Redevelopment Plan and Redevelopment Project Area on the basis that they satisfy (i) the plan requirements, (ii) the eligibility criteria defined in Section 11-74.3 of the Tax Increment Allocation Redevelopment Act, and (iii) the objectives of the Act. David Cassens made the motion and Paulina Wilke seconded the Motion. All are in favor. Motion carried.
- David Cassens made a motion to adjourn at 1:58 PM. Paulina Wilke seconded the motion. All in favor. Motion carried.



**Monday, December 6, 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 Pro-Tem Nathan Henderson at 6:30 pm. The Pledge of Allegiance was led by Alderman Troy Turner.

**2. Roll Call in Alphabetical Order**

**Present:** Dan Dawson, Tim Flint, Elizabeth Hellrung, Nathan Henderson, Debbie Knoll and Troy Turner.

**Absent:** Sam Italiano and Tony Manley.

**Others Present:** City Administrator Jay Keeven, Chief of Police Brent Shownes, City Engineer Tom Cissell, Public Works Director Rob Hancock, City Clerk Kim Thomas, Deputy Clerk Andrea Lambert, and 14 members of the public.

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

Keith Moran, president of Moran Economic Development LLC, gave a short presentation to the council and the public on the proposed Troy Downtown TIF Redevelopment Plan and Project. Troy TIF District #1 has been in existence since 1997. This TIF will close-out on December 31, 2021. The new TIF will begin on January 1, 2022. The boundary of the new TIF #5 is approximately half the size of TIF #1. Taxes will not increase by being in the TIF. This is simply a program to redevelop the downtown area. The TIF does not impose any zoning requirements, so property use will not change. There is also no eminent domain associated with the TIF. The TIF is simply a program where revenues are redistributed into a TIF fund. Those revenues must be used within the TIF to make improvements in the area.

In order to create a TIF, the area must qualify under the state's TIF law. Troy Downtown TIF District meets these requirements. (The "Troy Downtown TIF District Redevelopment Plan & Project Synopsis", which is attached, outlines the conditions under which a TIF may be established and also lists the conditions within downtown Troy that qualify the area for TIF establishment.) The primary areas of concern are: inadequate utilities, buildings and parking lots that are deteriorating, stagnant or declining property values, obsolete platting, and portions of the TIF area that are undermined. The bottom line is that the downtown area has issues that TIF #1 did not resolve.

Some of the improvement projects planned under TIF #5:

- Replace water and sewer mains and upgrade manholes
- Bury overhead power lines
- Improve streets, parking lots, and sidewalks
- Restoration of commercial buildings
- Make the area ADA compliant
- Installation of lighting in the downtown area

**4. Request for Anyone Wishing to Speak to Sign In and Be Sworn-In.** Mayor Pro-Tem then asked that anyone wishing to speak be sworn in by the city clerk. Those sworn in were Anthony Avers, Gary Byrnes, and Patrick McAley.

**5. Citizen Comments/Questions**

Mr. Avers asked about the process for obtaining monies from the TIF fund. Mr. Keeven explained that the TIF is funded through property taxes. This money is used for infrastructure projects and incentivizing owners to improve their properties. Improved properties generate more revenue for the TIF due to increased property value. Proposed improvements are presented to the city and an agreement is made for partial reimbursement. The agreed-upon percentage of the cost will be reimbursed incrementally to the owner to help cover the cost of the facility improvements.

Mr. Byrnes asked how much money is in the TIF fund and if there is a time limit on distribution of the funds. Mr. Keeven responded that this is a new TIF and there is no money in the fund yet. Property owners would need to have their project approved by the city before work begins. Available funds will be redistributed to approved projects for the entire life of the TIF (23 years).

Mr. Ayers asked if the funds are only for exterior projects. Mr. Moran replied that funds could be used for anything at grade level or below on new construction. For existing buildings, funds can be used for anything rehab-oriented.

Mr. McAley asked who is eligible for the TIF – specifically landlords/tenants. Per Mr. Moran, whoever funds the improvement project would be eligible for the reimbursement. However, tenants must work through their landlord (the property owner) and get their approval before investing in a project.

5. There were no questions/comments from the city council.

**6. Adjournment**

**Motion:** To adjourn the public hearing.

**Moved by** Hellrung. **Seconded by** Turner. **Vote:** 6-0

**Ayes:** Dawson, Flint, Hellrung, Henderson, Knoll, Turner.

**Nays:** none

Hearing adjourned at 7:02 pm.

*Signed*

Kimberly Thomas  
City Clerk

*Date Approved: December 20, 2021*



STATE OF ILLINOIS  
 COMPTROLLER  
 LESLIE GEISSLER MUNGER

LOCAL GOVERNMENT TAX INCREMENT FINANCE (TIF) DISTRICT  
 REGISTRATION FORM

**Note:** The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.] require all Illinois municipalities with one or more TIF district to annually file information with the Office of the State Comptroller. Information for each TIF district must be submitted 180 days after the close of the municipal fiscal year. As of January 2014, late filing fines may apply to delinquent filed TIF reports.

<b>Name of Municipality:</b>	City of Troy, Illinois
<b>TIF Administrator Name/Title</b>	Jay Kceven / City Administrator
<b>Address:</b>	116 E Market Street
<b>City/State/Zip:</b>	Troy, IL 62294
<b>Telephone:</b>	618-667-9924 ext. 7501
<b>Fax:</b>	618-667-4009
<b>E-mail:</b>	jkeeven@troyil.us
<b>Number of TIF District(s):</b>	2

Name of Redevelopment Project Area	Fiscal Year End	Date Designated
Troy Downtown TIF	04/30/2022	12/20/2021

Signature *J. Kceven* Date 12/21/2021

Email completed signed form to:  
 June Canello at  
[LocGovTIF@illinoiscomptroller.gov](mailto:LocGovTIF@illinoiscomptroller.gov)

*Email sent by Jay Kceven  
 12/21/2021*

If you have any questions please contact:  
 June Canello, TIF Coordinator  
 (312) 814-4780 Fax (312) 814-3117

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