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*EWJ.*  
RETURN TO:

**CLERK, CITY OF TROY  
116 E. MARKET  
TROY, IL 62294**

2022R03878  
STATE OF ILLINOIS  
MADISON COUNTY  
02/01/2022 10:20 AM  
DEBRA D. MING-MENDOZA  
CLERK & RECORDER  
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**CITY OF TROY**

**ORDINANCE 2021-35**

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**ORDINANCE ADOPTING TAX INCREMENT FINANCING**

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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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*EWJ.*

**CITY OF TROY**  
**ORDINANCE 2021-35**

**ORDINANCE ADOPTING TAX INCREMENT FINANCING**

WHEREAS, the City of Troy, Illinois desires to adopt 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"; and

WHEREAS, the City of Troy has adopted a Redevelopment Plan, and designated a Redevelopment Project Area pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act.

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

1. Tax increment financing is hereby adopted with respect to the Troy Downtown TIF Redevelopment Plan approved and adopted pursuant to Ordinance 2021-33 in the City of Troy with respect to Troy Downtown TIF Redevelopment Project Area, attached as **Exhibit A**, which Troy Downtown TIF Project Area was designated pursuant to Ordinance 2021-34.
2. Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Troy Downtown TIF Redevelopment Project Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the Troy Downtown TIF Redevelopment Plan costs and obligations issued in respect thereto have been paid shall be divided as follows:
  - a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property that is attributable to the lower of the existing equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Troy Downtown TIF Redevelopment Project Area shall be allocated to and when collected shall be paid by the Madison County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment financing.
  - b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Troy Downtown TIF Redevelopment Project Area over and above the initial equalized assessed value of each property in the Troy Downtown TIF Redevelopment Project Area shall be allocated to and when collected shall be paid to the City Treasurer who shall deposit said funds in a special fund called the "Special Tax Allocation Fund for the Troy Downtown TIF Redevelopment Project Area" of the City for the purpose of paying the Troy Downtown TIF

Redevelopment Plan costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.


3. Upon adoption of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the County Clerk of Madison County, Illinois, and pursuant to the TIF Act shall obtain a certificate from such County Clerk as to the total initial equalized assessed value ("EAV") of all taxable property in the Troy Downtown TIF Redevelopment Project Area. In providing this certification, the County Clerk shall use the levy year 2020 in determining such total initial EAV.
4. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
5. This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

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

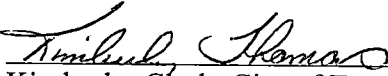
Upon motion by Alderman ITALIANO, seconded by Alderman HENDERSON, adopted this 20<sup>th</sup> day of December, 2021 by roll call vote, as follows:

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

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.

**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*

**END OF DOCUMENT**