

CITY OF MONMOUTH, ILLINOIS

**PROPOSED
MONMOUTH MAIN STREET
TAX INCREMENT FINANCING (TIF) DISTRICT**

JOINT REVIEW BOARD MEETING

DECEMBER 9, 2020

**CITY OF MONMOUTH
JOINT REVIEW BOARD MEETING**

**PROPOSED MONMOUTH MAIN STREET
TAX INCREMENT FINANCING DISTRICT**

DECEMBER 9, 2020

TABLE OF CONTENTS

List of Taxing Districts.....	1
Proposed TIF District Boundary Map.....	2
Excerpts from the TIF Act:	
[65 ILCS 5/11-74.4-2] Legislative Finding and Declaration	3
[65 ILCS 5/11-74.4-3 (a) and (b)] Definitions relating to “Blighted” and “Conservation” Areas	4
[65 ILCS 5/11-74.4-5] Description and Purpose for Convening the Joint Review Board.	10
Calendar of Important Dates.....	13
Proposed Ordinances:	
Approving the Redevelopment Plan & Projects for the Monmouth Main Street TIF District	15
Designating the Redevelopment Project Area for the Monmouth Main Street TIF District	18
Adopting Tax Increment Financing for the Monmouth Main Street TIF District	19
Joint Review Board Report Form.....	21
Redevelopment Plan and Projects	(Separate)

LIST OF TAXING DISTRICTS

The County of Warren
Attn: Bill Reichow, Board Chairman
100 W. Broadway
Monmouth, IL 61462

The City of Monmouth
Attn: Lew Steinbrecher, City Administrator
100 E. Broadway
Monmouth, IL 61462

Monmouth-Roseville CUSD #238
Attn: Edward Fletcher, Superintendent
105 North E Street
Monmouth, IL 61462

United CUSD #304
Attn: Jeff Whitsitt, Superintendent
1905 100th Street
Monmouth, IL 61462

Carl Sandburg Community College #518
Attn: Cory Gall, CFO
2400 Tom L. Wilson Blvd.
Galesburg, IL 61401

Monmouth Township
Attn: Donna Scott, Supervisor
311 E. Archer Ave.
Monmouth, IL 61462

Monmouth Park District
Attn: Lisa Gavin, Treasurer
P.O. Box 14
Monmouth, IL 61462

Warren County Public Library District
Attn: Larissa Good, Director
60 Public Square
Monmouth, IL 61462

*Monmouth Township Road & Bridge
Attn: William McMahon, Commissioner
311 E. Archer Ave.
Monmouth, IL 61462

*City of Monmouth Airport Authority
Attn: Lew Steinbrecher, City Administrator
100 E. Broadway
Monmouth, IL 61462

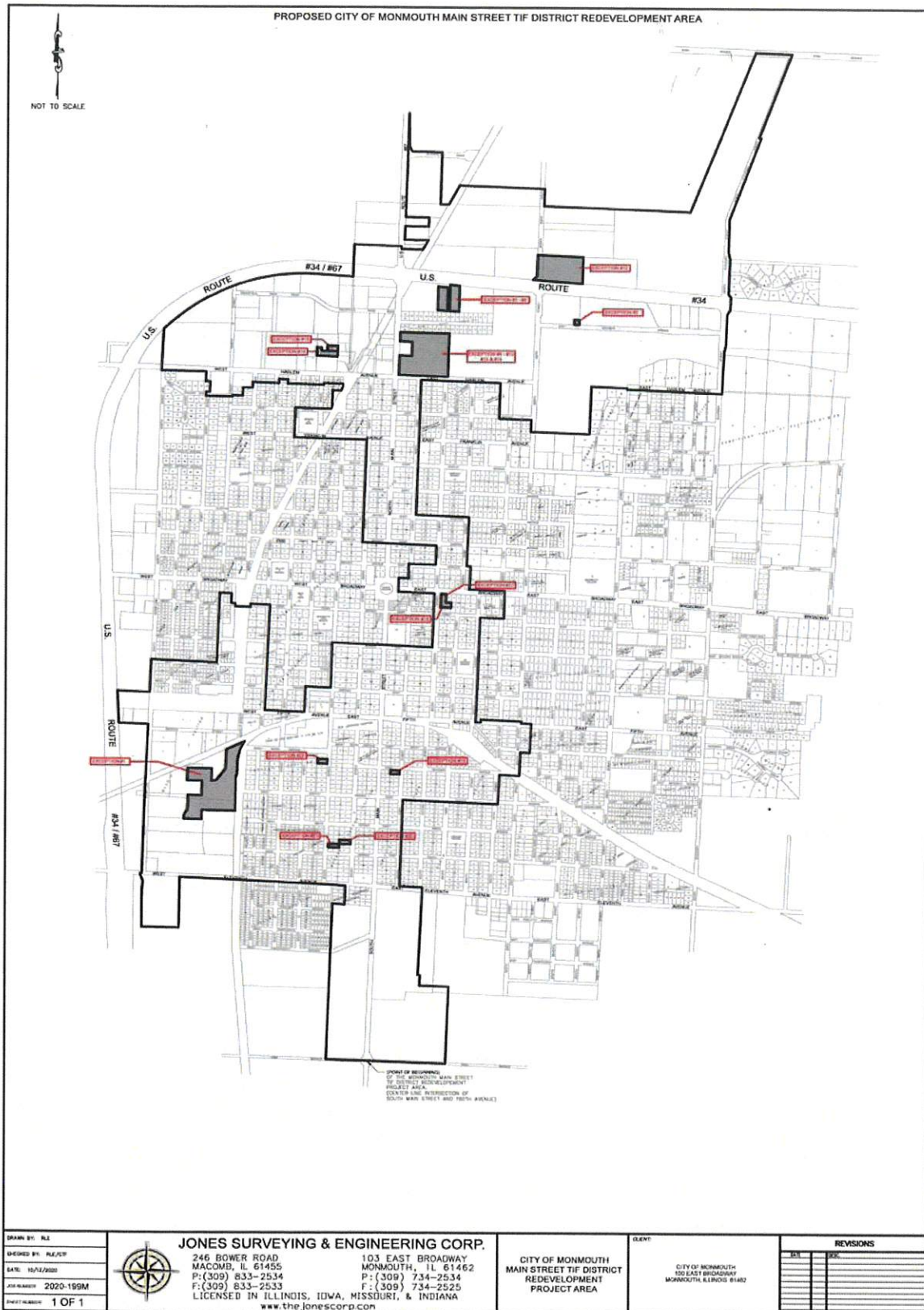
*Warren County Soil & Water Conservation
Attn: President
701 N. Main St.
Monmouth, IL 61462

**Dept. of Commerce & Economic Opportunity
500 E. Monroe Street
Springfield, IL 62701

**Denotes not a member of the Joint Review Board.*

*** Denotes not a taxing district.*

Public Member:



EXCERPTS FROM THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

(65 ILCS 5/11-74.4-2) LEGISLATIVE FINDING AND DECLARATION

Sec. 11-74.4-2.

(a) It is hereby found and declared that there exist in many municipalities within this State blighted conservation and industrial park conservation areas, as defined herein; that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked; that the stable economic and physical development of the blighted areas, conservation areas and industrial park conservation areas is endangered by the presence of blighting factors as manifested by progressive and advanced deterioration of structures, by the overuse of housing and other facilities, by a lack of physical maintenance of existing structures, by obsolete and inadequate community facilities and a lack of sound community planning, by obsolete platting, diversity of ownership, excessive tax and special assessment delinquencies, by the growth of a large surplus of workers who lack the skills to meet existing or potential employment opportunities or by a combination of these factors; that as a result of the existence of blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, unmarketability of property, growth in delinquencies and crime, and housing and zoning law violations in such areas together with an abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals, and welfare of the public and that the industrial park conservation areas include under-utilized areas which, if developed as industrial parks, will promote industrial and transportation activities, thereby reducing the evils attendant upon involuntary unemployment and enhancing the public health and welfare of this State.

(b) It is hereby found and declared that in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas. The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

(c) It is found and declared that the use of incremental tax revenues derived from the tax rates of various taxing districts in redevelopment project areas for the payment of redevelopment project costs is of benefit to said taxing districts for the reasons that taxing districts located in redevelopment project areas would not derive the benefits of an increased assessment base without the benefits of tax increment financing, all surplus tax revenues are turned over to the taxing districts in redevelopment project areas and all said districts benefit from the removal of blighted conditions, the eradication of conditions requiring conservation measures, and the development of industrial parks. (Source: P.A. 84-1090.)

(65 ILCS 5/11-74.4-3 (a) and (b)) DEFINITIONS *(relating to "Blighted" Area and "Conservation" Area)*

Sec. 11-74.4-3. Definitions. The following terms, wherever used or referred to in this Division 74.4 shall have the following respective meanings, unless in any case a different meaning clearly appears from the context.

- (a) For any redevelopment project area that has been designated pursuant to this Section by an ordinance adopted prior to the effective date of this amendatory Act of the 91st General Assembly, "blighted area" shall have the meaning set forth in this Section prior to the effective date of this amendatory Act of the 91st General Assembly.

On and after the effective date of this amendatory Act of the 91st General Assembly, **"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:

- (1) **If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 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 improved part of the redevelopment project area:
- (A) 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.
 - (B) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
 - (C) 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.
 - (D) 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.
 - (E) 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.
 - (F) 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.

- (G) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for 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 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.
- (H) 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.
- (I) 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: (i) 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 (ii) 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.
- (J) 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.
- (K) Environmental clean-up. The proposed redevelopment project 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.
- (L) 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 development standards,

or other evidence demonstrating an absence of effective community planning.

- (M) 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.
- (2) **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:
- (A) 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 create rights-of-ways 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.
 - (B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
 - (C) 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.
 - (D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
 - (E) 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.
 - (F) 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.

- (3) **If vacant**, the sound growth of the redevelopment project area 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 within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- (A) The area consists of one or more unused quarries, mines, or strip mine ponds.
 - (B) The area consists of unused railyards, rail tracks, or railroad rights-of-way.
 - (C) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
 - (D) 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.
 - (E) Prior to the effective date of this amendatory Act of the 91st General Assembly, 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 village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
 - (F) 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.
- (b) For any redevelopment project area that has been designated pursuant to this Section by an ordinance adopted prior to the effective date of this amendatory Act of the 91st General Assembly, "conservation area" shall have the meaning set forth in this Section prior to the effective date of this amendatory Act of the 91st General Assembly.

On and after the effective date of this amendatory Act of the 91st General Assembly, **"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 3 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 (italics is previous wording)*:

- (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 sanitary facilities.** The absence of adequate ventilation for 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 development 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 for which information is available 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 for which information is available.

(65 ILCS 5/11-74.4-5) PUBLIC HEARING; APPROVAL AND DENIAL OF REDEVELOPMENT PLAN OR PROJECT; CHANGES TO PLAN OR PROJECT; REPORTS *(underlined items relate to the description and purpose for convening the Joint Review Board Meeting)*

Sec. 11-74.4-5.

- (a) The changes made by this amendatory Act of the 91st General Assembly do not apply to a municipality that, (i) before the effective date of this amendatory Act of the 91st General Assembly, has adopted an ordinance or resolution fixing a time and place for a public hearing under this Section or (ii) before July 1, 1999, has adopted an ordinance or resolution providing for a feasibility study under Section 11-74.4-4.1, but has not yet adopted an ordinance approving redevelopment plans and redevelopment projects or designating redevelopment project areas under Section 11-74.4-4, until after that municipality adopts an ordinance approving redevelopment plans and redevelopment projects or designating redevelopment project areas under Section 11-74.4-4; thereafter the changes made by this amendatory Act of the 91st General Assembly apply to the same extent that they apply to redevelopment plans and redevelopment projects that were approved and redevelopment projects that were designated before the effective date of this amendatory Act of the 91st General Assembly.

Prior to the adoption of an ordinance proposing the designation of a redevelopment project area, or approving a redevelopment plan or redevelopment project, the municipality by its corporate authorities, or as it may determine by any commission designated under subsection (k) of Section 11-74.4-4 shall adopt an ordinance or resolution fixing a time and place for public hearing. At least 10 days prior to the adoption of the ordinance or resolution establishing the time and place for the public hearing, the municipality shall make available for public inspection a redevelopment plan or a separate report that provides in reasonable detail the basis for the eligibility of the redevelopment project area. The report along with the name of a person to contact for further information shall be sent within a reasonable time after the adoption of such ordinance or resolution to the affected taxing districts by certified mail. On and after the effective date of this amendatory Act of the 91st General Assembly, the municipality shall print in a newspaper of general circulation within the municipality a notice that interested persons may register with the municipality in order to receive information on the proposed designation of a redevelopment project area or the approval of a redevelopment plan. The notice shall state the place of registration and the operating hours of that place. The municipality shall have adopted reasonable rules to implement this registration process under Section 11-74.4-4.2. The municipality shall provide notice of the availability of the redevelopment plan and eligibility report, including how to obtain this information, by mail within a reasonable time after the adoption of the ordinance or resolution, to all residential addresses that, after a good faith effort, the municipality determines are located within 750 feet of the boundaries of the proposed redevelopment project area. This requirement is subject to the limitation that in a municipality with a population of over 100,000, if the total number of residential addresses within 750 feet of the boundaries of the proposed redevelopment project area exceeds 750, the municipality shall be required to provide the notice to only the 750 residential addresses that, after a good faith effort, the municipality determines are closest to the boundaries of the proposed redevelopment project area. The notice shall also be provided by the municipality, regardless of its population, to those organizations and residents that have registered with the municipality for that information in accordance with the registration guidelines established by the municipality under Section 11-74.4-4.2.

At the public hearing any interested person or affected taxing district may file with the municipal

clerk written objections to and may be heard orally in respect to any issues embodied in the notice. The municipality shall hear all protests and objections at the hearing and the hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place of the subsequent hearing. At the public hearing or at any time prior to the adoption by the municipality of an ordinance approving a redevelopment plan, the municipality may make changes in the redevelopment plan. Changes which (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of the households will exceed 10, shall be made only after the municipality gives notice, convenes a joint review board, and conducts a public hearing pursuant to the procedures set forth in this Section and in Section 11-74.4-6 of this Act. Changes which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of the households will exceed 10, may be made without further hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes. Hearings with regard to a redevelopment project area, project or plan may be held simultaneously.

- (b) Prior to holding a public hearing to approve or amend a redevelopment plan or to designate or add additional parcels of property to a redevelopment project area, the municipality shall convene a joint review board. The board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed redevelopment project area at the time that the proposed redevelopment project area is approved, a representative selected by the municipality and a public member. The public member shall first be selected and then the board's chairperson shall be selected by a majority of the board members present and voting.

For redevelopment project areas with redevelopment plans or proposed redevelopment plans that would result in the displacement of residents from 10 or more inhabited residential units or that include 75 or more inhabited residential units, the public member shall be a person who resides in the redevelopment project area. If, as determined by the housing impact study provided for in paragraph (5) of subsection (n) of Section 11-74.4-3, or if no housing impact study is required then based on other reasonable data, the majority of residential units are occupied by very low, low, or moderate income households, as defined in Section 3 of the Illinois Affordable Housing Act, the public member shall be a person who resides in very low, low, or moderate income housing within the redevelopment project area. Municipalities with fewer than 15,000 residents shall not be required to select a person who lives in very low, low, or moderate income housing within the redevelopment project area, provided that the redevelopment plan or project will not result in displacement of residents from 10 or more inhabited units, and the municipality so certifies in the plan. If no person satisfying these requirements is available or if no qualified person

will serve as the public member, then the joint review board is relieved of this paragraph's selection requirements for the public member.

Within 90 days of the effective date of this amendatory Act of the 91st General Assembly, each municipality that designated a redevelopment project area for which it was not required to convene a joint review board under this Section shall convene a joint review board to perform the duties specified under paragraph (e) of this Section.

All board members shall be appointed and the first board meeting shall be held at **least 14 days** after the mailing of **notice** by the municipality to the taxing districts as required by Section 11-74.4-6 (C). Notwithstanding the preceding sentence, a municipality that adopted either a public hearing resolution or a feasibility resolution between July 1, 1999 and July 1, 2000 that called for the meeting of the joint review board within 14 days of notice of public hearing to affected taxing districts is deemed to be in compliance with the notice, meeting, and public hearing provisions of the Act. Such notice shall also advise the taxing bodies represented on the joint review board of the time and place of the first meeting of the board. Additional meetings of the board shall be held upon the call of any member. The municipality seeking designation of the redevelopment project area shall provide administrative support to the board.

The **board shall review (i) the public record, planning documents and proposed ordinances** approving the redevelopment plan and project and (ii) proposed amendments to the redevelopment plan or additions of parcels of property to the redevelopment project area to be adopted by the municipality. As part of its deliberations, the board may hold additional hearings on the proposal. A board's recommendation shall be an advisory, non-binding recommendation. The recommendation shall be adopted by a majority of those members present and voting. The recommendations shall be submitted to the municipality within 30 days after convening of the board. Failure of the board to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of designating or amending the redevelopment project area but shall be deemed to constitute approval by the joint review board of the matters before it.

The board shall base its recommendation to approve or disapprove the redevelopment plan and the designation of the redevelopment project area or the amendment of the redevelopment plan or addition of parcels of property to the redevelopment project area on the basis of the redevelopment project area and redevelopment plan satisfying the plan requirements, the eligibility criteria defined in Section 11-74.4-3, and the objectives of this Act.

The board shall issue a **written report** describing why the redevelopment plan and project area or the amendment thereof meets or fails to meet one or more of the objectives of this Act and both the plan requirements and the eligibility criteria defined in Section 11-74.4-3. In the event the Board does not file a report it shall be presumed that these taxing bodies find the redevelopment project area and redevelopment plan satisfy the objectives of this Act and the plan requirements and eligibility criteria.

If the board recommends rejection of the matters before it, the municipality will have 30 days within which to resubmit the plan or amendment. During this period, the municipality will meet and confer with the board and attempt to resolve those issues set forth in the board's written report that led to the rejection of the plan or amendment.

IMPORTANT DATES

Approve Ordinance to Establish Interested Parties Registry	August 3, 2020
Public Meeting	August 24, 2020
Draft TIF Plan placed on file with the City	November 6, 2020
Approve Ordinance to Set Date for Public Hearing	November 16, 2020
Joint Review Board Meeting	December 9, 2020
Public Hearing	January 4, 2021
Approve Final Ordinances to Establish TIF District	January 18, 2021

**PROPOSED
ORDINANCES**

ORDINANCE NO. _____

CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS

APPROVING
THE REDEVELOPMENT PLAN AND PROJECTS
for the
MONMOUTH MAIN STREET TAX INCREMENT FINANCING DISTRICT

WHEREAS, the City of Monmouth, Warren County, Illinois, (the "City") 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 Redevelopment Plan and Projects for the proposed Monmouth Main Street Tax Increment Financing ("TIF") District within the municipal boundaries of the City of Monmouth and within the Redevelopment Project Area (the "Area") as described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than 1 ½ acres; and

WHEREAS, on August 7, 2020 due notice in respect to a Public Meeting for the proposed Monmouth Main Street TIF District was given pursuant to Section 11-74.4-6(e) of the Act, such notice being given to taxing districts having real property in the Area, interested parties, taxpayers who own property in the Redevelopment Project Area and residents in the Area; and

WHEREAS, pursuant to Section 11-74.4-6(e) of the Act, on August 24, 2020, the City held a Public Meeting for the proposed Monmouth Main Street TIF District to advise the public, taxing districts having real property in the Redevelopment Project Area, taxpayers who own property in the Redevelopment Project Area, and residents of the Area as to the City's possible intent to prepare a Redevelopment Plan and designate a Redevelopment Project Area and to receive public comment; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, on December 9, 2020, the City convened a Joint Review Board to consider the proposal and the Joint Review Board met on said date and recommended that the City Council approve the Monmouth Main Street TIF District Redevelopment Project Area, Plan and Projects; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, on January 4, 2021 the City Council caused a Public Hearing to be held relative to the Redevelopment Plan and Projects and the designation of a Redevelopment Project Area at the Monmouth City Hall, 100 E. Broadway Street, Monmouth, Illinois; and

WHEREAS, due notice in respect to such Public Hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, with notice being given on November 18, 2020 by certified mail to Taxing Districts and to the State of Illinois Department of Commerce and Economic Opportunity; on December 2, 2020 by certified mail to Taxpayers and by regular mail to Residents in the Area; on December 9, 2020 by regular U.S. mail to all residences within 750 feet of the Redevelopment Project Area and all registrants on the Interested Parties Registry; and by publication in the *Review Atlas* on December 16, 2020 and December 23, 2020; and

WHEREAS, the Redevelopment Plan and Projects set forth the factors constituting the need for the redevelopment of blighted and conservation areas in the proposed Redevelopment Project Area and the City Council has reviewed testimony concerning such needs presented at the Public Hearing and has reviewed other studies and is generally informed of the conditions in the proposed Redevelopment Project Area as said terms "Blighted Area, Conservation Area and Combination of Blighted and Conservation Areas" are used in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment within the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefitted by the proposed redevelopment project improvements; and

WHEREAS, the City Council has further determined that the implementation of the Redevelopment Plan will increase the City's population, increase employment opportunities, increase the overall value and quality of life of the community for its residents, and by completing the Redevelopment Project, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area; and

WHEREAS, the City Council has reviewed the proposed Redevelopment Plan and Projects, Land Use and Zoning Map and Ordinances for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Projects conform to the Ordinances of the municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS, THAT:

1. The City Council of the City of Monmouth hereby makes the following findings:
 - a. The area constituting the proposed Redevelopment Project Area for the Monmouth Main Street TIF District in the City of Monmouth, Illinois, is described in **Exhibit A** (Legal Description) and **Exhibit B** (Boundary Map) of this Ordinance.
 - b. There exist conditions set forth herein and in the Qualifying Characteristics described in the Plan which cause the area to be designated as a "Combination of Blighted and Conservation Areas" as defined in Section 11-74.4-3 of the Act.
 - c. The proposed 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 Redevelopment Plan.
 - d. The Redevelopment Plan and Projects conform to the Land Use and Zoning and Ordinances for the development of the municipality as a whole.
 - e. The Redevelopment Plan and District shall be completed no later than December 31 of the year in which the payment is made to the municipal treasurer with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which this Ordinance approving the Redevelopment Plan and Projects is adopted.
 - f. The estimated date for retirement of obligations, if any, incurred to finance the Redevelopment Projects costs shall be no later than twenty (20) years from the effective date of the Ordinance related to such obligations, or the end of the TIF District, whichever occurs first.
 - g. Such incremental revenues will be exclusively used for the development of the Redevelopment Project Area.
 - h. The Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues.
 - i. Such additional information pertaining to the Qualifying Characteristics is set forth in the Plan.

- j. In addition, the City has reviewed the following material:
 - (1) Land Use Applicable Zoning Map and Ordinances.
 - (2) Impact on other Taxing Districts.
 - (3) Findings and Recommendations of the Joint Review Board.
2. The Redevelopment Plan and Projects are hereby adopted and approved. A copy of the Redevelopment Plan and the Projects is attached hereto as **Exhibit C** 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 and approval as provided by law.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Monmouth, Illinois, on the 18th day of January, A.D., 2021, and deposited and filed in the Office of the City Clerk of said City on that date.

[illegible]

APPROVED: _____
Mayor

Date: _____

ATTEST: _____
City Clerk

Date: _____

Exhibit (A) Attached, Monmouth Main Street TIF District Legal Description
Exhibit (B) Attached, Monmouth Main Street TIF District Boundary Map
Exhibit (C) Attached, Monmouth Main Street TIF District Redevelopment Plan and Projects

ORDINANCE NO. _____
CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS
DESIGNATING THE
REDEVELOPMENT PROJECT AREA FOR THE
MONMOUTH MAIN STREET TAX INCREMENT FINANCING DISTRICT

WHEREAS, the City Council of the City of Monmouth, Warren County, Illinois has heretofore in Ordinance No. _____ adopted and approved the Redevelopment Plan and Redevelopment Projects with respect to which a Public Meeting was held on August 24, 2020 and a Public Hearing was held on January 4, 2021, and it is now necessary and desirable to designate the Area referred to in said Plan as a "Redevelopment Project Area".

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS, that the area described in **Exhibit A** (Legal Description) and **Exhibit B** (Boundary Map) attached to and made a part hereof is hereby designated as the City of Monmouth Main Street Tax Increment Financing (TIF) District Redevelopment Project Area ("Monmouth Main Street TIF District") pursuant to Section 11-74.4-4 (65 ILCS 5/11-74.4-4) of the Tax Increment Allocation Redevelopment Act.

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Monmouth, Illinois on the 18th day of January, A.D., 2021, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR & CITY COUNCIL	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
TOTAL VOTES:			

APPROVED: _____

Date: _____

Mayor

ATTEST: _____

Date: _____

City Clerk

Exhibit (A) Attached, Monmouth Main Street TIF District Legal Description

Exhibit (B) Attached, Monmouth Main Street TIF District Boundary Map

ORDINANCE NO. _____

CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS

ADOPTING
TAX INCREMENT ALLOCATION FINANCING
for the
MONMOUTH MAIN STREET TAX INCREMENT FINANCING DISTRICT

WHEREAS, the City of Monmouth, Warren County, Illinois, (the "City") desires to adopt Tax Increment Allocation 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 has adopted and approved a Redevelopment Plan and Projects, and designated a Redevelopment Project Area known as the "Monmouth Main Street TIF District" 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 MAYOR AND CITY COUNCIL OF THE CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS, THAT:

1. The City of Monmouth, Warren County, Illinois, hereby adopts Tax Increment Financing for: (i) the Monmouth Main Street TIF District Redevelopment Plan and Projects as approved by Ordinance No. _____; and (ii) the Redevelopment Project Area as designated by Ordinance No. _____ and further described in **Exhibit A** (Legal Description) and **Exhibit B** (Boundary Map), both of which are attached hereto and made part of this Ordinance.
2. After the equalized assessed valuation of each tract of taxable real property in the Redevelopment Project Area exceeds the initial equalized assessed value of each tract of taxable real property in the Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon real property in the Redevelopment 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 Redevelopment Project 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 which is attributable to lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation 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 Redevelopment Project Area over and above the lower of the current equalized assessed value or the initial equalized assessed value of each parcel of property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said funds in a special fund called the "Special Tax Allocation Fund" for the Redevelopment Project Area of the municipality for the purpose of paying the Redevelopment Project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.
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 and approval as provided by law.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Monmouth, Illinois on the 18th day of January, A.D., 2021, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR & CITY COUNCIL	AYE VOTE	NAY VOTE	ABSTAIN/ABSENT
TOTAL VOTES:			

APPROVED: _____
Mayor

Date: _____

ATTEST: _____
City Clerk

Date: _____

Exhibit (A) Attached, Monmouth Main Street TIF District Legal Description
Exhibit (B) Attached, Monmouth Main Street TIF District Boundary Map