

CITY OF MONMOUTH, ILLINOIS

ORDINANCE NO. 20-022

**AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A
TAX INCREMENT FINANCING
“INTERESTED PARTIES REGISTRY”**

and

**ADOPTION OF REGISTRATION RULES
FOR SUCH REGISTRY**

for the

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

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS,
ON THE 3RD DAY OF AUGUST, 2020.**

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PREAMBLE

WHEREAS, the City of Monmouth, Warren County, Illinois (the "City") is a Home-Rule Municipal Corporation organized under the laws of the State of Illinois; and

WHEREAS, pursuant to Section 11-74.4-4.2 of the TIF Act, the City is required to establish certain "Interested Parties Registries" and adopt Registration Rules for such registries for its proposed Monmouth Main Street Tax Increment Financing (TIF) District; and

WHEREAS, the City desires to adopt this ordinance in order to comply with such requirements of the TIF Act.

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

1. The above recitals are incorporated herein and made a part hereof.
2. In accordance with Section 11-74.4-4.2 of the Act, the City hereby adopts the Registration Rules attached hereto as *Exhibit A* as Registration Rules for each such "Interested Parties Registry". The City Clerk, with the consent of the City's Special Counsel Jacob & Klein, Ltd., as to form and legality, shall have the authority to amend such Registration Rules from time to time as may be necessary or desirable to comply with and carry out the purposes intended by the TIF Act.
3. The City Clerk is hereby authorized and directed to create an "Interested Parties Registry" attached hereto as *Exhibit B* in accordance with Section 11-74.4-4.2 of the TIF Act for each redevelopment project area created under the TIF Act, whether now existing or created after the date of the adoption of this ordinance.

4. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.
5. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.
6. This ordinance shall be in full force and effect immediately upon its passage.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Monmouth, Warren County, Illinois, this 3rd day of August, 2020 and filed in the office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYES	NAYS	ABSTAIN	ABSENT
Justin Thomas				
Tony Cook				
Susan Twomey				
Brian Daw				
Robert Wells				
Juan Pinedo				
Dan Heatherlly				
Mary Kelly				
Rod Davies, Mayor				
TOTALS:				

APPROVED:

ATTEST:

Mayor

City Clerk

ATTACHMENTS:

EXHIBIT A:

Monmouth Main Street Tax Increment Financing (TIF) District Interested Parties Registry Registration Rules

EXHIBIT B:

Monmouth Main Street Tax Increment Financing (TIF) District Interested Parties Registry Forms

EXHIBIT A
CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS
PROPOSED MONMOUTH MAIN STREET
TAX INCREMENT FINANCING (TIF) DISTRICT

INTERESTED PARTIES REGISTRY
REGISTRATION RULES

A. Definitions. As used in these Registration Rules, the following terms shall have the definitions set forth below:

- i. **“Act”** shall mean the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended from time to time.
- ii. **“Clerk”** shall mean the City Clerk.
- iii. **“Interested Party(ies)”** shall mean (a) any organization(s) active within the City, (b) any resident(s) of the City, and (c) any other entity or person otherwise entitled under the Act to register in the Interested Parties Registry who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.
- iv. **“Redevelopment Project Area”** shall mean a redevelopment project area that (a) is intended to qualify or that has previously or subsequently qualified as a “redevelopment project area” under the Act, and (b) is subject to the *“Interested Parties Registry”* requirements of the Act.
- v. **“Registration Form”** shall mean the form appended to these Registration Rules, or such revised form as may be approved by the Department consistent with the requirements of the Act.
- vi. **“Registry”** or **“Registries”** shall mean each *Interested Parties Registry*, and all such registries, collectively, established by the City pursuant to Section 11-74.4-4.2 of the Act for a Redevelopment Project Area.
- vii. **“City”** shall mean the City of Monmouth, Warren County, Illinois, an Illinois Municipal Corporation.

B. Establishment of Registry. The City shall establish a separate interested parties registry for each Redevelopment Project Area, whether existing as of the date of the adoption of these Rules or hereafter established.

C. Maintenance of Registry. The Registries shall be maintained by the Clerk, which has a principal business office located at: Monmouth City Hall, 100 East Broadway Street,

Monmouth, Illinois 61462. The City may transfer the responsibility for maintaining the Registries to such other Department provided that the City (a) gives prior written notice to all Interested Parties not less than thirty (30) days prior to such transfer, and (b) publishes notice of such transfer in a newspaper of general circulation in the City.

- D. Registration by Individual Residents.** An individual seeking to register as an Interested Party with respect to a Redevelopment Project Area must complete and submit a Registration Form to the Clerk. Such individual must also submit a copy of a current driver's license, lease, utility bill, or such other evidence as may be acceptable to the Clerk to establish the individual's current residency.
- E. Registration by Organizations.** An organization seeking to register as an Interested Party with respect to a redevelopment project area must complete and submit a Registration Form to the Clerk. Such organization must also submit a copy of a one-page statement describing the organization's current operations in the City.
- F. Determination of Eligibility to Register.** All individuals and organizations whose Registration form and supporting documentation complies with these Registration Rules shall be registered in the applicable Registry within ten (10) business days of the Clerk's receipt of all such documents. The Clerk shall provide written notice to the registrant confirming such registration. Upon registration, Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Rules or as otherwise required under the Act with respect to the applicable redevelopment project area. If the Clerk determines that a registrant's Registration Form and/or supporting documentation is incomplete or does not comply with these Rules, the Clerk shall give written notice to the registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.
- G. Renewal and Termination.** An Interested Party's registration shall remain effective for a period of three years. At any time after such three-year period, the Clerk may provide written notice by regular mail to the Interested Party stating that such registration shall terminate unless the Interested Party renews such registration within thirty (30) days of the Clerk's mailing of written notice. To renew such registration, the Interested Party shall, within such thirty (30) day period, complete and submit the same Registration form and supporting documentation then required of initial registrants in order to permit the Clerk to confirm such person's residency or such organization's operations in the City. The registration of all individuals and organizations whose Registration Form and supporting documentation is submitted in a timely manner and complies with these Regulation Rules shall be reviewed for an additional, consecutive three-year period. If the Clerk determines that a registrant's renewal Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the Clerk shall give written notice to the registrant at the address specified in the renewal Registration Form submitted by such registrant, specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation within thirty (30) days of receipt of the

Clerk's notice. If all defects are not corrected within thirty (30) days or the Interested Party's receipt of the Clerk's notice, the Interested Party's registration shall be terminated. Any Interested Party whose registration is terminated shall be entitled to register again as if a first-time registrant.

H. Amendment to Registration. An Interested Party may amend its registration by giving written notice to the Clerk by certified mail of any of the following: (i) a change in address for notice purposes; (ii) in the case of organizations, a change in the name of the contact person; and (iii) a termination of registration. Upon receipt of such notice, the Clerk shall revise the applicable Registry accordingly.

I. Registries Available for Public Inspection. Each Registry shall be available for public inspection during normal City business hours. The Registry shall include the name, address and telephone number of each Interested Person and, for organizations, the name and phone number of a designated contact person.

J. Notices to be Sent to Interested Parties. Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:

- i. pursuant to §74.4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information; such notice shall be sent by mail within a reasonable period of time after the adoption of the ordinance fixing the public hearing for the proposed redevelopment plan; and
- ii. pursuant to §74.4-5(a) of the Act, notice of changes to proposed redevelopment plans that 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; such notice shall be sent by mail not later than 10 days following the City's adoption by ordinance of such changes; and
- iii. pursuant to §74.4-5(c) of the Act, notice of amendments to previously approved redevelopment plans that do not (1) add additional parcels of property to the redevelopment project area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment

project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) 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 households will exceed 10; such notice shall be sent by mail not later than 10 days following the City's adoption by ordinance of any such amendment; and

- iv. pursuant to §74.4-5(d)(9) of the Act, for redevelopment plans or projects that would result in the displacement of residents from 10 or more inhabited residential units or that contain 75 or more inhabited residential units, notice of the availability of the certified audit report described in §74.4-5(d)(9), including how to obtain the certified audit report; such notice shall be sent by mail within a reasonable period of time after completion of the certified audit report; and
- v. pursuant to §74.4-6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of 10 or more inhabited residential units or which will contain 75 or more inhabited residential units, such notice shall be sent by certified mail not less than 15 days before the date of such preliminary public meeting.

K. Non-Interference. These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act.

L. Amendment of Registration Rules. These Registration Rules may be amended by the City Council, subject to and consistent with the requirements of the Act.

THE CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS.

EXHIBIT B

**CITY OF MONMOUTH, WARREN COUNTY, ILLINOIS
PROPOSED MONMOUTH MAIN STREET TAX INCREMENT FINANCING (TIF) DISTRICT**

INTERESTED PARTIES REGISTRY

The following Individuals and Organizations have registered with the City under Rules adopted by the City pursuant to 65 Illinois Compiled Statutes 5/11-74.4-4.2:

MONMOUTH MAIN STREET TAX INCREMENT FINANCING (TIF) DISTRICT REGISTRY FOR INDIVIDUAL RESIDENT					
<i>No.</i>	<i>Print Name</i>	<i>Phone</i>	<i>Address</i>	<i>City</i>	<i>Zip</i>
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

**MONMOUTH MAIN STREET TAX INCREMENT FINANCING (TIF) DISTRICT
REGISTRY FOR ORGANIZATIONS**

No.	<i>Print Name of Organization and Contact Person</i>	<i>Phone</i>	<i>Address</i>	<i>City</i>	<i>Zip</i>
1	<i>Organization:</i> <i>Contact:</i>				
2	<i>Organization:</i> <i>Contact:</i>				
3	<i>Organization:</i> <i>Contact:</i>				
4	<i>Organization:</i> <i>Contact:</i>				
5	<i>Organization:</i> <i>Contact:</i>				
6	<i>Organization:</i> <i>Contact:</i>				
7	<i>Organization:</i> <i>Contact:</i>				
8	<i>Organization:</i> <i>Contact:</i>				
9	<i>Organization:</i> <i>Contact:</i>				
10	<i>Organization:</i> <i>Contact:</i>				
11	<i>Organization:</i> <i>Contact:</i>				
12	<i>Organization:</i> <i>Contact:</i>				