

**ORDINANCE NO. \_\_\_\_\_**

**PASSED: AUGUST 24, 2015**

**AN ORDINANCE OF THE CITY OF ROCHELLE ESTABLISHING AN “INTERESTED PARTIES” REGISTRY FOR A TAX INCREMENT FINANCING DISTRICT AND ASSOCIATED RULES FOR SUCH REGISTRY**

WHEREAS, the City of Rochelle is a municipal corporation duly organized and operating pursuant to the laws of the State of Illinois; and

WHEREAS, pursuant to 65 ILCS 5/11-74.4-4.2 of the Tax Increment Allocation Redevelopment Act (“TIF Act”), the City of Rochelle is required to establish an “interested parties” registry and adopt registration rules for such registry; and

WHEREAS, the intent of this ordinance is to provide a mechanism whereby any citizen or entity can register with the municipality to receive pertinent information regarding a Tax Increment Financing District (“TIF”) and notification of any requests for City Council approval regarding a particular TIF; and

WHEREAS, the City Council of the City of Rochelle desires to adopt such registry in order to comply with the requirements of the TIF Act; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Rochelle, as follows:

Section 1: The above recitals are incorporated herein and made a part hereof.

Section 2: The Community Development Director of the City of Rochelle is hereby authorized and directed to create an “interested parties” registry in accordance with 65 ILCS 5/11-74.4-4.2 of the TIF Act for each Redevelopment Project Area created under the TIF Act and not terminated by the City, whether now existing or created after the date of the adoption of this ordinance.

Section 3: In accordance with 65 ILCS 5/11-74.4-4.2 of the TIF Act, the City of Rochelle hereby adopts the Registration Rules attached hereto as Exhibit A as Registration Rules for each such “interested parties” registry. The City Council may 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 Act.

Section 4: Notice that interested parties may register with the City to receive information on the proposed designation of a redevelopment project area or approval of a redevelopment plan shall be provided by mail within a reasonable time after adoption of the ordinance to all residential addresses that, after a good faith effort, the City determines are located outside the redevelopment project area and within 750 feet of the boundaries of the proposed redevelopment project area. Notice shall also be given by certified mail not less than 10 days prior to the date set for the public hearing required by the TIF Act to the person(s) in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed redevelopment project area, and to all taxing districts of which taxable property is included in the proposed redevelopment project area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the public hearing.

Section 5. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict.

Section 6: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED by the Mayor and City Council of the City of Rochelle this 24<sup>th</sup> day of August, 2015.

Ayes:\_\_\_\_\_ Nays:\_\_\_\_\_ Abstain:\_\_\_\_\_

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2015:

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Mayor

ATTEST:

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City Clerk

## EXHIBIT "A"

### THE CITY OF ROCHELLE INTERESTED PARTIES REGISTRY REGISTRATION RULES

- A. Definitions. As used in these Registration Rules, the following terms shall have the definitions set forth below.
- “TIF Act” shall mean the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time.
- “City” shall mean the City of Rochelle.
- “Interested Party/Interested Parties” shall mean any individual or organization or entity registered in a specific Registry who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.
- “Redevelopment Project Area” shall mean a Redevelopment Project Area that: (a) is intended to qualify as a “Redevelopment Project Area” under the TIF Act; and (b) is subject to the “interested parties” registry requirements of the TIF Act.
- “Registration Form” shall mean the form appended to these Registration Rules as Attachment 1 or such revised form as may be approved by the City of Rochelle consistent with the requirements of the TIF Act.
- “Registry” or “Registries” shall mean each interested parties registry, and all such registries, collectively, established by the City pursuant to 65 ILCS 5/11-74.4-4.2 of the TIF Act for the Redevelopment Project Area.
- B. Establishment of Registry. The City shall establish a separate Interested Parties Registry for each Redevelopment Project Area, hereinafter established. The City shall establish a new Registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event, the process of establishing the new Registry must be completed prior to the deadline for sending any of the notices required by Section J of these Rules or any other notices required by the TIF Act with respect to the proposed Redevelopment Project Area.
- C. Maintenance of Registry. The Registries shall be maintained by the Community Development Director of the City. In the event the City determines that an individual or other department should maintain the Registries, the City may transfer the responsibility for maintaining the Registries to such other department or person provided that the City serves prior written notice to all Interested Parties not less than thirty (30) days prior to such transfer and publishes notice of such transfer in a newspaper of general circulation in the City.
- D. Registration by Residents. An individual seeking to register as an Interested Party with respect to a Redevelopment Project Area must complete and submit a Registration Form (See, Attachment 1, Part A) to the City.
- 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 (See, Attachment 1, Part B) to the City.
- F. Determination of Eligibility. All individuals and organizations whose Registration Form complies with these Registration Rules shall be registered in the applicable Registry within ten (10) business days of the City’s receipt of all required documents. The Community Development Director 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 Community Development department of the City determines that a registrant's Registration Form is incomplete or does not comply with these Registration Rules, the Community Development Director shall provide written notice to the registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form.

- G. Renewal and Termination. An Interested Party's registration shall remain effective for a period of three (3) years. At the conclusion of a three-year period, the Community Development Director 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 notice. To renew such registration, the Interested Party shall, within such thirty (30) day period, complete and submit the same Registration Form then required of initial registrants. The renewal of all individuals and organizations whose Registration Form is submitted timely and complies with these Registration Rules shall be renewed for an additional, consecutive three (3) year period. If the City determines that a registrant's renewal Registration Form is incomplete or does not comply with these Registration Rules, the Community Development Director shall give written notice to the registrant at the address specified in the renewal Registration Form submitted by such potential registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new or completed Registration Form within thirty (30) days. If all defects are not corrected within the thirty (30) day period, the Interested Party's registration shall terminate. 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 City by certified mail of any of the following: (i) change in address for notice purposes; (2) in the case of organizations, a change in the name of the contact person; and (iii) a voluntary termination of registration. Upon receipt of such written notice, the City shall revise the applicable Registry accordingly.
  
- I. Registries Available for Public Inspection. Each Registry shall be available for public inspection during normal business hours. The Registry shall include the name, address and telephone number of each Interested Party and for organizations, additionally required is the name, address 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 TIF Act with respect to the applicable Redevelopment Project Area:
  - (i) pursuant to 65 ILCS 5/11-74.4-5(a);
  - (ii) pursuant to 65 ILCS 5/11-74.4-5(d)(9); and
  - (iii) pursuant to 65 ILCS 5/11-74.4-6.
  
- 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 TIF Act.
  
- L. Amendment of Registration Rules. These Registration Rules may be amended by the City from time to time, subject to and consistent with the requirements of the TIF Act.

**ATTACHMENT 1**

**INTERESTED PARTIES REGISTRATION FORM**

Registration - Individual. If you would like to register on the Interested Parties Registry for one or more Tax Increment Financing Act ("TIF Act") Redevelopment Project Area(s), please complete Part A of this form.

Registration – Organization. If you would like to register on the Interested Parties Registry for one or more Tax Increment Financing Act ("TIF Act") Redevelopment Project Area(s), please complete Part B of this form.

**PART A: REGISTRATION FOR ROCHELLE RESIDENTS**

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Please list the TIF Act Redevelopment Project Area you are interested in:  
\_\_\_\_\_  
\_\_\_\_\_

**PART B: REGISTRATION FOR ORGANIZATIONS**

Organization Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Street Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Please list the TIF Act Redevelopment Project Area you are interested in:  
\_\_\_\_\_

Please return this form to: Michelle Pease  
Community Development Director  
City of Rochelle  
420 N. 6<sup>th</sup> St.  
Rochelle IL 61068

Signature/Title: \_\_\_\_\_ Date: \_\_\_\_\_