

RESOLUTION # _____

**A RESOLUTION OF INTENT TO UTILIZE TAX INCREMENT FINANCING TO IMPROVE
DETERIORATING PHYSICAL CONDITIONS AND TO STIMULATE NEW ECONOMIC
DEVELOPMENT WITHIN THE SOUTHERN GATEWAY (Rt. 251), NORTHERN GATEWAY
(Rt. 251/Rt. 38), and DOWNTOWN**

WHEREAS, within the City of Rochelle the Southern Gateway (Rt. 251) district, Northern Gateway (Rt. 251/Rt. 38) district, and Downtown district contain evidence of deterioration, vacancies, building and other code violations, site contamination, lag in growth of property values, and other factors which negatively impact the climate for private investment and threaten the sound growth and tax base of the community; and

WHEREAS, the Illinois General Assembly has passed the Tax Increment Allocation Redevelopment Act, as amended, (the Act) to allow the financing of public improvements to stimulate private investment in certified “Blighted Areas” and “Conservation Areas” by debt to be repaid by increases in property taxes in those areas; and

WHEREAS, the provisions of the Act have been held constitutional by the Supreme Court of the State of Illinois; and

WHEREAS, numerous municipalities in the State have successfully utilized the Act to improve seriously deteriorating physical conditions and to stimulate new economic development within their boundaries; and

WHEREAS, the City wishes to encourage developers and property owners to pursue plans for redevelopment or building renovations and make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs under the tax increment financing plan, if adopted, and subject to agreements between the City and developers/property owners; and

WHEREAS, because of the current condition of the proposed Study Area, development within the proposed Study Area will not be possible unless the City provides development assistance as provided for under the Act.

NOW THEREFORE, BE IT RESOLVED, by the City of Rochelle, Ogle County, State of Illinois, as follows:

1. The Mayor and City Council (the corporate authorities) intend to investigate the feasibility under the Act for the establishment of a Redevelopment Area for the Southern Gateway (Rt. 251) district, Northern Gateway (Rt. 251/Rt. 38) district, and Downtown district, as depicted on the attached map, and may include additional parcels immediately adjacent to those shown on the map as to be determined (the “Study Area”).

2. The corporate authorities intend to employ, if feasible, the powers provided in the Act for the establishment of a Tax Increment Financing Project Area for the purposes of removing or alleviating adverse conditions or instituting conservation measures necessary to encourage private investment, to restore and enhance the tax base of the taxing districts in the Study Area, and to promote and protect the health, safety, morals and welfare of the public.
3. Municipal expenditures may be made for the investigation of the feasibility of the Act for the Study Area, the study of the impact upon housing in the area, the development of a required Redevelopment Plan, or the initiation of a redevelopment program prior to the formal adoption of the ordinances necessary to implement the full powers of the Act. It is the intent of the corporate authorities to utilize the financing provisions of the Act to recapture such expenses, to the extent that they are eligible, if and when the necessary implementation ordinances are passed and certified.
4. This resolution of intent shall not obligate or impose a duty upon the corporate authorities to employ or institute the power derived under the Act.
5. For additional information about the proposed redevelopment project area or to make comments or suggestions regarding the redevelopment of the area to be studied, interested parties should contact Christopher Limas, AICP, Community Development Director, 420 N 6th Street, Rochelle, IL 61068, or by phone at (815) 561-2073.
6. This Resolution shall constitute "official action" with respect to the issuance of bonds to finance the redevelopment project costs with the meaning of Treasury Regulation Section 1.150-2.
7. The City staff is hereby directed to take all actions necessary to allow the Mayor and City Council to consider designating all or a portion of the Study Area as Redevelopment Areas pursuant to the Act, including the designation of all or a portion of the Study Area as a "blighted Area" under the Act, so as to allow the City to facilitate development of the Proposed Study Area.

PASSED, by the Mayor and City Council of the City of Rochelle, this 9 day of January, 2012.

Approved:

Chet Olson
Mayor

Attest:

(insert name)
City Clerk

Attachment A: Preliminary TIF District Boundaries Map