

**ROCHELLE CITY COUNCIL  
SPECIAL COUNCIL MEETING MINUTES  
July 23, 2018**

The Rochelle City Council met in Special Session at 6:30 p.m. on Monday, July 23, 2018 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

**PLEDGE TO THE FLAG & PRAYER:** The Prayer was said by City Clerk Messer.

**ROLL CALL:** Present on Roll Call was Councilmembers Bearrows, Burke, D. McDermott, T. McDermott, and Shaw-Dickey and Mayor Olson. Absent: Councilor Hayes and City Manager Jeff Fiegenschuh. A quorum of six was present. Also present was City Clerk Sue Messer.

**PUBLIC COMMENTARY:** None

- **Public Hearing – Northern Gateway Tax Increment Financing District.** Under the requirements of the Tax Increment Allocation Redevelopment Act, the Corporate Authorities of the Municipality are required to hold a public hearing on the proposed Redevelopment Plan and Redevelopment Projects, Redevelopment Project Area and Adoption of Tax Increment Allocation Financing. This public hearing shall suffice that requirement. Councilor Bearrows moved and seconded by Councilor T. McDermott, **“I move the Council recess into a Public Hearing for the Northern Gateway Tax Increment Financing District Redevelopment Plan and Project.”** A roll call vote was taken. Ayes: Bearrows, Burke, D. McDermott, T. McDermott, Shaw-Dickey, and Mayor Olson. Nays: None. Motion passed 6-0. Keith Moran from Moran Economic Development spoke on the proposed TIF District. Michelle Pease was also present to answer questions. Keith informed those in attendance that the City sent certified letters to property owners in the proposed TIF District and regular letters to property owners within 750 ft. of the proposed district. If approved, this will be the third TIF for the City of Rochelle. This TIF will be a redevelopment area, which will allow the City to utilize new resources for this area of town (TIF boundaries provided in a handout including Hickory Grove, May Mart and some undeveloped areas.) Areas must qualify to be eligible for designation as a TIF. It is found that the developed portion of the Area contains conditions that would qualify it as a Conservation Area; the number of buildings that are 35 years or older exceeds the statutory threshold of 50%, with 42 of the 59 structures (71%) being at least 35 years old; and the Area contains at least six qualifying factors, with five present to a qualifying degree. The factors which cause the Area to qualify are present to a meaningful extent and are distributed throughout the Area. The following is a summary of those factors:

**Obsolescence** – 84% of the parcels exhibit some form of obsolescence.

**Deterioration** – 84% of the parcels and 71% of the buildings exhibit deteriorated conditions in some form.

**Excessive Vacancies** – while a small percentage of structures exhibited vacancies, the nature and duration of these vacancies cause the Area to qualify for this factor.

**Inadequate Utilities** – all of the developed parcels exhibit inadequate utilities in some form.

**Stagnant or Declining EAV Growth Rates** – the Area has had lower annual EAV growth rates than the balance of the City for four of the last five years.

It is found that the undeveloped portion of the Area contains conditions that would qualify it as a Blighted Area. It exhibits an incidence of three qualifying factors which are present to a meaningful extent and are distributed throughout the Area. The following summarizes those factors:

**Obsolete Platting** – 67% of the undeveloped parcels exhibited some form of obsolete platting.

**Diversity of Ownership** – 75% of the undeveloped parcels exhibit diversity of ownership.

**Stagnant or Declining EAV Growth Rates** – the Area has had lower annual EAV growth rates than the balance of the City for four of the last five years.

Additionally the vacant portion of the Area is found to exhibit a stand-alone factor:

**The Area, Prior to its Designation, is Subject to Chronic Flooding** – The undeveloped portion of the Area is located within the floodplain, per FEMA’s FIRM data, which adversely impacts real property in the Area.

A TIF is about creating a plan to fix qualifying conditions. The City has met with area taxing districts to discuss the TIF and a redevelopment plan has been created to address the issues. The Hickory Grove facility is not in a good state and a request for proposals did not result in anyone wanting to redevelopment the property. The TIF could help with this redevelopment. Keith Moran explained the basics of a TIF District including how the increment is established and the funding created by development in the district. Moran also discussed TIF eligible expenses and the process for applying for funds through the City via Community Development Director Michelle Pease prior to starting any improvement projects. The next step is to present the ordinances to City Council on August 13, 2018 for the TIF Plan and Redevelopment Project, Designation of the Northern Gateway TIF Area and Adoption of the TIF. Once council approves the ordinances, the City will register the TIF with the County Clerk. If everything proceeds as planned, the TIF will be in affect by the end of August. Motion made by Councilor Shaw-Dickey and seconded by Councilor T. McDermott, **“I move the Council return to open session.”** A roll call vote was taken. Ayes: Bearrows, Burke, D. McDermott, T. McDermott, Shaw-Dickey, and Mayor Olson. Nays: None. Motion passed 6-0.

**ADJOURNMENT:** At 7:12 PM, moved by Councilor Bearrows and second by Councilor Shaw-Dickey, **“I move the Council adjourn.”** Motion passed by voice vote without dissent.

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Chet Olson  
Mayor

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Susan L. Messer  
City Clerk, City of Rochelle