

City of Rochelle, Illinois

RESOLUTION NO. _____

A RESOLUTION PROVIDING FOR A FEASIBILITY STUDY FOR A PROPOSED AMENDMENT TO THE EXISTING NORTHERN GATEWAY TIF REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Rochelle (City) is a political subdivision, body politic, and municipal corporation of the State of Illinois; and

WHEREAS, the City, in order to promote and protect the health, safety, morals and welfare of the public, must identify those areas which are blighted, as well as those areas which contain conditions precedent to blight; and;

WHEREAS, the City, in order to determine if such conditions exist, and to determine whether such conditions can be eradicated or ameliorated, may elect to study such areas which may contain such conditions and;

WHEREAS, pursuant to Ordinance ____ adopted August 13, 2018 (the "TIF Ordinance") in connection with the Northern Gateway TIF area (the "Redevelopment Project Area"), the Mayor and City Council of the City of Rochelle adopted the Tax Increment and Project Area Redevelopment Plan (the "Redevelopment Plan"), designated the Redevelopment Project Area and authorized tax increment finance ("TIF") under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "TIF Act"); and

WHEREAS, the City now desires to consider amending the Redevelopment Plan, which such amendments may include, but shall not be limited to, adding additional properties to the Redevelopment Project Area (the "**Amendments**"), in accordance with the applicable provisions of Section 1174.4-5(c) of the TIF Act.

WHEREAS, the City has determined to study such areas, as specifically provided under 65 ILCS 5/11-74.4, et. seq.;

NOW THEREFORE BE IT RESOLVED, by the City of Rochelle, on this 11th Day of February, 2019, that:

The City hereby authorizes Moran Economic Development, LLC to undertake a feasibility study on the amendment of a redevelopment project area. The Area that is proposed for inclusion includes one parcel located south of East Flagg Road, just west of the intersection of IL-251 and Flagg Road.

1. The purpose of the TIF, including the proposed Amendments, within the City of Rochelle is to provide incentives for commercial development in an area where development would not occur but for the use of tax increment financing and to provide public infrastructure upgrades throughout the area.
2. A general description of tax increment financing follows:

Tax increment financing was created by the Tax Increment Allocation Redevelopment Act (the "Act"), found at 65 ILCS 5/11-74.4-1 et. seq.

Tax increment financing is a technique intended to be used by municipalities to address and eradicate problems which cause areas to qualify, generally, as "conservation" or "blighted" areas, and to carry out redevelopment projects which serve this end.

The concept behind the tax increment law is relatively straightforward and allows a municipality to carry out redevelopment activities on a locally controlled basis. Redevelopment, which occurs in a designated Redevelopment Project Area, will increase the equalized assessed valuation of the property and, thus, generate increased property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy and the construction of public infrastructure within that same Redevelopment Project Area.

3. Submit all comments and suggestions regarding the redevelopment of the areas to be studied to:

Mayor Chet Olson
City of Rochelle
420 North 6th St.
Rochelle, IL 61068

SIGNED:

Chet Olson
Mayor

ATTEST:

City Clerk