

RESOLUTION No. _____
RESOLUTION BY THE City of Rochelle, ILLINOIS
OPPOSING SB2298 AMENDING THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT
OF THE ILLINOIS MUNICIPAL CODE

WHEREAS, the Tax Increment Allocation Redevelopment Act of the State of Illinois (the "Act") creates tax increment financing to stimulate and induce redevelopment and to provides cities with a mechanism to construct public infrastructure to spur economic development and job growth within their jurisdiction; and

WHEREAS, the Act makes it possible for municipalities like the City of Rochelle to incentivize development within the areas that are found to be "blighted areas" in order to reduce or eliminate the factors that cause such areas to be designated as "blighted areas" by reimbursing others for the payment of eligible redevelopment project costs as defined in Section 11-74.4-3(q) of the Act, and further authorizes communities to implement tax increment allocation financing to pay for the costs of such redevelopment permitted under the Act; and

WHEREAS, SB2298 (the "Bill"), sponsored by Senator Ann Gillespie and co-sponsored by Senator Melinda Bush attempts to eliminate the effectiveness of the most important tool available to municipalities to enhance positive economic change; and

WHEREAS, the Bill adds two factors to the determination of "blighted area" for improved industrial, commercial, and residential buildings and removes or modifies various factors for the definitions of "blighted area" and "conversation area" that will greatly reduce the eligibility for many distressed areas throughout Illinois communities; and

WHEREAS, the Bill would require all new redevelopment projects to have a completion date no later than the end of the 10th year after a TIF Ordinance is adopted, instead of the 23 years currently allowed, thereby greatly reducing the life of TIF Districts and the ability for a TIF District to effectively support new growth and redevelopment projects; and

WHEREAS, the Bill would prohibit new or modified redevelopment project areas that overlap with other previously approved project areas, eliminating the ability for communities to successfully develop or redevelop contiguous areas that may not have been eligible at the time the TIF District was originally adopted; and

WHEREAS, the Bill would impose stricter requirements for EAV decline and it would eliminate common TIF eligibility criteria such as dilapidation, deterioration, code standards, excessive vacancies, lack of ventilation, obsolete platting, diversity of ownership, and adjacent deterioration, thereby significantly reducing the possibility that TIF Districts can be used as a viable redevelopment tool in communities throughout Illinois.

NOW THEREFORE, BE IT RESOLVED by the City of Rochelle, the elected leadership strongly opposes SB2298 in its current form, and urges all legislators, the Illinois General Assembly and the Governor to vote against this legislation.

FURTHER, Susan L. Messer of the City of Rochelle shall attest the same after the signature of the Mayor.

Adopted this 24th day of May, 2021.

Mayor, City of Rochelle

ATTEST:

_____ City Clerk, City of Rochelle

Ayes: _____

Nays: _____

Absent: _____