

RESOLUTION 2008 -

RESOLUTION OF THE CITY OF O'FALLON'S INTENT TO CREATE A TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA AND TO INDUCE DEVELOPMENT INTEREST WITHIN SUCH AREA

WHEREAS, the City of O'Fallon (the City) is authorized under the provisions of the Tax Increment Allocation Redevelopment Act (65 ILCS 11-74.4-1 et seq.) (the "Act") to finance redevelopment project costs in connection with redevelopment project areas established in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, pursuant to the Act, in order to implement tax increment financing, it is necessary for the City to adopt a redevelopment plan, redevelopment project, designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole have not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and

WHEREAS, the City desires to undertake a feasibility study to determine whether findings may be made with respect to an area of the City, generally described herein, to qualify the additional area as a blighted area or a conservation area or a combination thereof, as defined in the Act; and

WHEREAS, the area being considered for establishment of a increment financing redevelopment project area (the "Project Area") is described in the attached Exhibit A, and consists of approximately 62 acres generally located between I-64 on the west, N. Green Mount Road on the east, Cambridge Boulevard on the north, and an east/west line just north of the a westward extension of the right-of-way of Aladar Drive on the south and may included more or less property depending on the outcome of the feasibility study; and

WHEREAS, the City will be expending certain funds to document the eligibility of the proposed Project Area and to create the required amendment to the tax increment financing redevelopment plan; and

WHEREAS, it is the intent of the City to recover these expenditures from the proceeds of the Tax Increment Financing program; and

WHEREAS, the City wishes to encourage developers to pursue plans for the proposed Project Area and to make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs under the plan, if adopted; and

WHEREAS, the purpose of the proposed amendment to the redevelopment plan and project is to generate private investment in the Project Area, thereby eliminating or reducing blighted conditions or conditions that may lead to blight and providing for the long term sound growth of the community; and

WHEREAS, tax increment allocation financing utilizes the increase in real estate taxes (the Tax Increment) of properties within the Project Area to pay for certain redevelopment project costs as provided in the Act; and

WHEREAS, the proposed redevelopment plan and project is not reasonably expected to result in the displacement of residents from ten (10) or more inhabited residential units within the Project Area, and therefore, a housing impact study is not required as provided for in Section 11-74.4-3 (n) (5) of the Act; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of O'Fallon, Illinois as follows:

- 1) The City Council has examined the proposed area and circumstances and at this time believes that it is reasonable to believe that a Tax Increment financing Redevelopment Plan can be adopted for the Project Area and expenditures of development costs in furtherance of the plan and potential development should be allowable project costs under the plan. However, this Resolution shall not be construed as, and is not a guarantee that, any such plan will be adopted, but is rather an expression of the sense of the City at this time.
- 2) The person to contact for additional information about the proposed Project Area and who should receive all comments and suggestions regarding the redevelopment of the Project Area is:

Dean Rich
Director of Finance
255 South Lincoln
O'Fallon, Illinois 62269
618/624-4500, ext. 1110

PASSED AND APPROVED, by the City Council of the City of O'Fallon, St. Clair County, Illinois the _____ day of _____, 2008.

Gary L. Graham, Mayor

ATTEST:

Philip A. Goodwin, City Clerk

Attachment:: Exhibit A – Potential TIF Redevelopment Project Area