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A02296317

MICHAEL T. COSTELLO
RECORDER OF DEEDS
ST. CLAIR COUNTY
BELLEVILLE, IL

01/04/2012 10:22:43AM

TOTAL FEE: \$87.00

PAGES: 66

CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF ST. CLAIR) ss.
CITY OF O'FALLON)

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I, PHILIP A. GOODWIN, City Clerk for said City of O'Fallon, duly elected, qualified, and acting, and keeper of the records and seals thereof, do hereby certify the attached to be a true, complete, and correct copy of Ordinance No. 3737 duly passed by the City Council of the City of O'Fallon at a Regular meeting of said City Council on the 21st day of November 2011, as the said matter appears on file and of record in this office.

I do further certify that prior to the execution of this certificate by me, the said Ordinance has been spread at length upon the permanent records of said City, where it now appears and remains in the book of Ordinances of the City kept by myself, a book labeled Ordinances.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said City at my office in the City of O'Fallon, Illinois, this 4 day of ^{January} ~~December~~ 2011.

(SEAL)

PHILIP A. GOODWIN,
City Clerk
City of O'Fallon
St. Clair County, Illinois



ORDINANCE 3737**AN ORDINANCE OF THE CITY OF
O'FALLON, ST. CLAIR COUNTY,
ILLINOIS, APPROVING THE TAX
INCREMENT FINANCING
REDEVELOPMENT PLAN AND
PROJECT FOR THE GREEN MOUNT
MEDICAL CAMPUS
REDEVELOPMENT PROJECT AREA**

WHEREAS, the City Council (the "*Corporate Authorities*") of the City of O'Fallon, St. Clair County, Illinois (the "*Municipality*"), have heretofore determined that the stable economic and physical development of the Municipality is endangered by the presence of blighting factors as often manifested by progressive and advanced deterioration of structures, by a lack of physical maintenance of such structures, by the presence of underground mines, and declining Equalized Assessed Valuation (EAV), with a resulting decline of the Municipality which impairs the value of private investments and threatens the sound growth and the tax base of the Municipality and the taxing districts having the power to tax real property in the Municipality (the "*Taxing Districts*") and threatens the health, safety, morals and welfare of the public; and

WHEREAS, the Corporate Authorities have heretofore determined that in order to promote and protect the health, safety, morals and welfare of the public, blighted conditions in the Municipality need to be eradicated and redevelopment of the Municipality be undertaken in order to remove and alleviate adverse conditions; encourage private investment; and, restore and enhance the tax base of the Municipality and the Taxing Districts; and

WHEREAS, the Municipality has heretofore caused to be conducted an eligibility study to determine whether the proposed Green Mount Medical Campus Tax Increment Financing Redevelopment Project Area (the "*Proposed Area*") qualifies as a "redevelopment project area" pursuant to the *Tax Increment Allocation Redevelopment Act* (the "*TIF Act*") 65 ILCS 5/11-74.4-1 *et seq.*; and

WHEREAS, the Municipality has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the Municipality for the Proposed Area; and

WHEREAS, the Municipality was advised on August 15, 2011, that the Proposed Area qualifies as a "Redevelopment Project Area" under Section 11-74.4-3 of the TIF Act; and

WHEREAS, it is therefore concluded by the Corporate Authorities that the Proposed Area remains qualified as a "redevelopment project area" under Section 11-74.4-3 of the TIF Act as of the date hereof; and

WHEREAS, the Municipality has further caused the preparation of and made available for public inspection a Tax Increment Financing Redevelopment Plan and Project for the Green Mount Medical Campus Redevelopment Project Area which includes a proposed redevelopment plan and project for the Proposed Area (the "*Plan*" and the "*Project*"); and

WHEREAS, the Plan and the Project sets forth in writing the program to be undertaken to accomplish the objectives of the Municipality and includes estimated redevelopment project costs for the Proposed Area, evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Proposed Area on or any increased demand for services from any

taxing district affected by the Plan and any program to address such financial impact or increased demand, the sources of funds to pay costs, the nature and term of the obligations to be issued, the most recent equalized assessed valuation of the Proposed Area, an estimate as to the equalized assessed valuation after redevelopment, the general land uses to apply in the Proposed Area, a commitment to fair employment practices, and the Plan and the Project accordingly complies in all respects with the requirements of the TIF Act; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by a resolution adopted the 19th day of September, 2011, called a public hearing (the "*Hearing*") relative to the Plan and Project and the designation of the Proposed Area as a redevelopment project area under the TIF Act and fixed the time and place for such Hearing, being the 7th day of November, 2011, at the O'Fallon City Hall, 255 South Lincoln, O'Fallon, Illinois; and

WHEREAS, due notice in respect to such Hearing was given pursuant to section 11-74.4-5 of the TIF Act, said notice, together with a copy of the Plan, was sent to Taxing Districts and to the Illinois Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on September 21, 2011, by publication on October 13, 2011, and October 20, 2011, and by certified mail to taxpayers within the Proposed Area on October 18, 2011; and

WHEREAS, notice of the availability of the Report and the Plan, including how to obtain this information, was provided by mail on September 29, 2011, to all residential addresses that, after a good faith effort, the City determined are located outside the boundaries of the proposed Project Area which are within 750 feet of the boundaries of the Proposed Area; and

WHEREAS, the City has established and given public notice of an "interested parties registry" for the Proposed Area in compliance with the requirements of the TIF Act; and,

WHEREAS, the City has given such notice to all persons and organizations who have

registered for information with such registry, all in the manner and at the times as provided in the TIF Act; and

WHEREAS, the Municipality has heretofore convened a Joint Review Board as required by and in all respects in compliance with the provisions of the TIF Act; and,

WHEREAS, the Joint Review Board has met at the time and as required by the TIF Act and has reviewed the public record, planning documents and a form of proposed ordinance approving the Plan and Project; and

WHEREAS, the Joint Review Board has approved by a majority vote an advisory, non-binding recommendation that the Municipality proceed to implement the Plan and Project and to designate the Proposed Area as a redevelopment project area under the TIF Act; and,

WHEREAS, the Municipality held the Public Hearing on November 7, 2011, at the O'Fallon City Hall, 255 South Lincoln, O'Fallon, Illinois; and

WHEREAS, at the Hearing, any interested person or affected Taxing District was permitted to file with the Municipal Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the Municipality heard and determined all protests and objections at the Hearing; and

WHEREAS, the Hearing was adjourned on the 7th day of November, 2011; and,

WHEREAS, the Plan and Project set forth the factors which cause the Proposed Area to qualify as blighted, and the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing and have reviewed other studies and are generally informed of the conditions in the Proposed Area which could cause the area to be a "blighted area" as that term is defined in the TIF Act; and

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and have reviewed the conditions pertaining to lack of private investment in the Proposed Area to determine whether private development would take place in the Proposed Area as a whole without the adoption of the proposed Plan and Project; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the Proposed Area to determine whether contiguous parcels of real property and improvements thereon in the Proposed Area would be substantially benefitted by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the Proposed Area on or any increased demand for services from any Taxing District affected by the Plan and Project and any program to address such financial impact or increased demand; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the Municipality as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the Municipality.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of O'Fallon, St. Clair County, Illinois, as follows:

Section 1. Findings. The Corporate Authorities hereby make the following findings:

- (a) The Proposed Area is legally described in *Exhibit A* attached hereto and incorporated herein as if set out in full by this reference. A map showing the street location for the Proposed Area is attached hereto as *Exhibit B*

and incorporated herein as if set out in full by this reference.

- (b) There exist conditions which cause the Proposed Area to be subject to designation as a redevelopment project area under the TIF Act and to be classified in part as a blighted area, and in part as a conservation area as defined in Section 11-74.4-3 of the TIF Act.
- (c) The Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Plan.
- (d) The Plan and Project conform to the comprehensive plan for the development of the Municipality as a whole.
- (e) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Project is 24 months from the date that the State of Illinois approves the Hospital Sisters Health Systems Certificate of Need for the medical campus, and the estimated date of the retirement of any obligation incurred to finance redevelopment project costs as defined in the Plan is December 31, 2035.
- (f) The parcels of real property in the Proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefitted by the proposed Project improvements are included in the Proposed Area.

- (g) The Plan and Project will not result in displacement of residents from 10 or more inhabited residential units and there are no low-income households or very low-income households in the Proposed Area.

Section 2. Exhibits Incorporated by Reference. The Plan and Project that were the subject matter of the public hearing held on the 7th day of November, 2011, are hereby adopted and approved. A copy of the Plan and Project is set forth in *Exhibit C* attached hereto and incorporated herein as if set out in full by this reference.


Section 3. Invalidity of Any Section. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.


Section 4. Superseder and Effective Date. All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

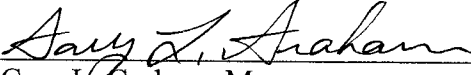
PASSED this 21ST day of November 2011.

ATTEST:
(seal)

Approved by the Mayor this 21st day
of November 2011.


Philip A. Goodwin, City Clerk




Gary L. Graham, Mayor

ROLL CALL:	Meile	McCoskey	True	Polites	Mouser	Hagarty	Drolet. J.	SUB TOTALS
Aye	X	X		X	X	X	X	6
Nay								0
Absent			X					1

ROLL CALL:	Roach	Bennett	Renner	Drolet, N.	Hursey	Albrecht	Cozad	SUB TOTALS	SUM OF TOTALS
Aye	X	X	X	X	X		X	6	12
Nay								0	0
Absent						X		1	2

Exhibit A

Legal Description

Description of TIF district lying in part of the Southeast Quarter of Section 25 and the Northeast Quarter of Section 36, Township 2 North, Range 8 West of the Third Principal Meridian and more particularly described as follows:

Part of the Southeast Quarter of Section 25 and the Northeast Quarter of Section 36, Township 2 North, Range 8 West of the Third Principal Meridian, County of St. Clair, State of Illinois and being more particularly described as follows:

Beginning at the southeast corner of Glenview Subdivision, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book "L" on page 34; thence North 00 degrees 05 minutes 44 seconds West, on the easterly line of said Glenview Subdivision, the easterly line of Glenn's 1st Addition to Glenview Subdivision, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book "M" on page 17 and the easterly line of Glenn's 2nd Addition to Glenview Subdivision, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book "X" on page 17, a distance of 1,121.32 feet to the northeast corner of said Glenn's 2nd Addition; thence North 89 degrees 28 minutes 13 seconds West, on the northerly line of said Glenn's 2nd Addition, 442.61 feet to the easterly right of way line of Main Street as described in Document Number A01015427; thence North 00 degrees 03 minutes 19 seconds West, on said easterly right of way line of Main Street, 815.73 feet to the southerly line of a Minor Subdivision Plat Schmitt Office Park, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A01955027; thence South 89 degrees 45 minutes 31 seconds East, on said southerly line of Minor Subdivision Plat Schmitt Office Park, a distance of 843.11 feet to the southeasterly corner of said Minor Subdivision Plat of Schmitt Office Park; thence North 00 degrees 15 minutes 36 seconds East, on the easterly line of said Minor Subdivision Plat Schmitt Office Park, a distance of 217.00 feet to the northerly line of a tract of land described in Deed Book 2501 on page 2136; thence North 82 degrees 50 minutes 29 seconds East, on said northerly line of a tract of land described in Deed Book 2501 on page 2136, a distance of 125.30 feet to the northwest corner of Lot 14 of the Assessment Plat of Part of Lots 11 and 14 of Mary Scheibel Tracts Assessment Plat; thence North 80 degrees 13 minutes 00 seconds East, on the northerly line of said Lot 14 of Mary Scheibel Tracts Assessment Plat, 203.16 feet to a point on the easterly line of the westerly 200 feet of said Lot 14 and on the northerly extension of the westerly line of Misty Valley 4th Addition, reference being had to the plat thereof in St. Clair County Recorder's Office in Plat Book 92 on page 34; thence South 00 degrees 19 minutes 51 seconds West, on said westerly line of Misty Valley 4th Addition and the northerly extension thereof, 1,556.33 feet to the southwest corner of said Misty Valley 4th Addition; thence South 89 degrees 28 minutes 43 seconds East, on the southerly line of said Misty Valley 4th Addition and the easterly extension thereof, 1,120.65 feet to the westerly right of way line of North Greenmount Road (aka County Highway 89), reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 125 on pages 31-33; thence on said westerly right of way line of North Greenmount road the following eleven (11) courses and distances 1.) South 00 degrees 03 minutes 31 seconds West, 162.68 feet; 2.) South 02 degrees 12 minutes 32 seconds West, 328.15 feet; 3.) South 00 degrees 11 minutes 09 seconds West, 164.06 feet; 4.) South 01 degrees 03 minutes 21 seconds West, 224.49 feet; 5.) South 04 degrees 29 minutes 02 seconds West, 160.21 feet; 6.) South 00 degrees 18 minutes 49 seconds West, 24.97 feet; 7.) South 00 degrees 14 minutes 35 seconds East, 298.11 feet; 8.) South 04 degrees 03 minutes 16 seconds East, 131.57 feet;

9.) South 00 degrees 44 minutes 31 seconds East, 114.84 feet; 10.) South 03 degrees 05 minutes 29 seconds West, 167.56 feet; 11.) South 00 degrees 12 minutes 45 seconds East, 245.57 feet to the northerly line of Lot 1 of The Shoppes at Green Mount, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 105 on page 92; thence North 89 degrees 29 minutes 47 seconds West, on the northerly line of said Lot 1 of The Shoppes at Green Mount, 184.53 feet to the northwesterly corner of said Lot 1 of The Shoppes at Green Mount; thence South 00 degrees 19 minutes 32 seconds West, on said westerly line of Lot 1 of The Shoppes at Green Mount, 45.60 feet to a northerly line of said The Shoppes at Green Mount; thence North 89 degrees 29 minutes 47 seconds West, on said northerly line of The Shoppes at Green Mount, 143.85 feet to the easterly line of Outlot 12E of The Shoppes at Green Mount 1st Amendment and North Adjacent 7.79 Acres, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A02066634; thence North 00 degrees 33 minutes 37 seconds East, on said easterly line of Outlot 12E of The Shoppes at Green Mount, 1st Amendment and North Adjacent 7.79 Acres, 398.14 feet to the northeasterly corner of said Outlot 12E of The Shoppes at Green Mount, 1st Amendment and North Adjacent 7.79 Acres; thence North 89 degrees 59 minutes 04 seconds West, on the northerly line of said Outlot 12E of The Shoppes at Green Mount 1st Amendment and North Adjacent 7.79 Acres, 848.48 feet to the northwesterly corner of said Outlot 12E of The Shoppes at Green Mount, 1st Amendment and North Adjacent 7.79 Acres; thence South 00 degrees 00 minutes 56 seconds West, on the westerly line of said Outlot 12E of The Shoppes at Green Mount 1st Amendment and North Adjacent 7.79 Acres, 365.61 feet to the northerly line of a tract of land described in the St. Clair County Recorder's Office in Document Number A02054556; thence North 89 degrees 29 minutes 47 seconds West, on said northerly line of a tract of land described in Document Number A02054556 and the northerly line of a tract of land described in the St. Clair County Recorder's Office in Document Number A02054557, a distance of 273.02 feet to the northeasterly right of way line of Regency Park, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 105 on page 41; thence on said northeasterly right of way line of Regency Park the following eight (8) courses and distances; 1.) northwesterly 52.08 feet on a curve to the right having a radius of 270.00 feet, the chord of said curve bears North 17 degrees 15 minutes 35 seconds West, 52.00 feet; 2.) North 11 degrees 44 minutes 02 seconds West, 461.51 feet; 3.) northwesterly 116.87 feet on a curve to the left having a radius of 360.00 feet, the chord of said curve bears North 21 degrees 02 minutes 02 seconds West, 116.35 feet; 4.) North 30 degrees 20 minutes 02 seconds West, 293.74 feet; 5.) northwesterly 371.51 feet on a curve to the left having a radius of 360.00 feet, the chord of said curve bears North 59 degrees 53 minutes 52 seconds West, 355.24 feet; 6.) North 89 degrees 27 minutes 41 seconds West, 112.65 feet; 7.) northwesterly 309.70 feet on a curve to the right having a radius of 300.00 feet, the chord of said curve bears North 59 degrees 53 minutes 13 seconds West, 296.13 feet; 8.) North 30 degrees 18 minutes 45 seconds West, 179.38 feet to the westerly extension of the southerly line of said Glenview Subdivision; thence South 89 degrees 28 minutes 13 seconds East, on said westerly extension and the southerly line of said Glenview Subdivision, 702.72 feet to the Point of Beginning.

ALSO

Lots 1, 2, 2A, 3, 7, 8, 9, 10, 11, 13, 14 and Outlot A of THE SHOPPES AT GREEN MOUNT, a subdivision being part of the Northeast Quarter of Section 36, Township 2 North, Range 8 West of the Third Principal Meridian, City of O'Fallon, St. Clair County, Illinois, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A01916664.

ALSO

Lots 12C, 12D and Outlot 12E of THE SHOPPES AT GREEN MOUNT, 1ST AMENDMENT AND THE NORTH ADJACENT 7.79 ACRES, being a subdivision of part of the Northeast Quarter of Section 36, Township 2 North, Range 8 West of the Third Principal Meridian, City of O'Fallon, St. Clair County, Illinois, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A02066634.

ALSO

Lots 1 and 2 of "Mary Scheibel Tracts Assessment Plat" of the East One Half of the Southeast Quarter of Section 25, Township 2 North, Range 8 West of the Third Principal Meridian, St. Clair County, Illinois, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 47 on page 20, lying southerly of the southerly right of way line of United States Route 50.

ALSO

A tract of land in the West Half of the Southeast Quarter of Section 25, Township 2 North, Range 8 West of the Third Principal Meridian, St Clair County, Illinois, described as follows.

From a point on the North line of Harding Street in "Glenn's Second Subdivision", reference being had to the plat thereof recorded in the Recorder's Office of St Clair County, Illinois in Book of Plats "X" on Page 17, which point is 349.8 feet East of and measured at a right angles to the West line of the Southeast Quarter of Section 25; thence North 0 degrees 17 minutes West, along a line lying parallel to the West line of the Southeast Quarter of Section 25, a distance of 815.03 feet to a point; thence North 89 degrees 56 minutes 30 seconds East, a distance of 988.3 feet to an iron rod set on the West line of Lot 14 of "Mary Scheibel Tracts Assessment Plat", thence North, along the West line of " Mary Scheibel Tracts Assessment Plat", a distance of 233.02 feet to an old stone that marks the Northwest corner of said Lot 14 and is the point of beginning of the tract of land herein described; thence continuing North, along the West line of Lots 1 and 2 of "Mary Scheibel Tracts Assessment Plat", a distance of 361.8 feet to an iron rod set on the Southwesterly right of way line of F A Route No 13 (old U S Route No 50); thence in a Northwesterly direction and making an interior angle of 103 degrees 39 minutes with the last described line and along the Southwesterly right of way line of said F A Route No 13, a distance of 128.1 feet to an old iron pin which marks the Northeast corner of an 8.0 acre more or less tract conveyed to Huller Ford Co., thence in a Southerly direction, along the East line of said 8.0 acres more or less, tract, and making an interior angle of 76 degrees 17 minutes with the last described line a distance of 408.02 feet to an iron rod; thence in a Northeasterly direction, making an angle of 82 degrees 39 minutes With the last described line, a distance of 125.25 feet to a point of beginning.

{As per document number A02164941 (Parcel 1)}

ALSO

Lot 3 of Minor Subdivision Plat of Schmitt Office Park, being a part of the West Half of the Southeast Quarter of Section 25, Township 2 North, Range 8 West of the Third Principal

Meridian, St. Clair County, Illinois, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document A01955027.

ALSO

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE, NORTH 89 DEGREES 33 MINUTES 15 SECONDS WEST, (BEARING ASSUMED), ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 36, 1857.35 FEET; THENCE, NORTH 00 DEGREES 10 MINUTES 48 SECONDS WEST, COLLINEAR WITH THE EAST LINE OF GLENVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 34, OF THE ST. CLAIR COUNTY, ILLINOIS RECORDS, 25.00 FEET TO THE SOUTH LINE OF CARR STREET; THENCE NORTH 89 DEGREES 33 MINUTES 15 SECONDS WEST, PARALLEL WITH AND 25 FEET NORTH OF SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, 783.60 FEET TO THE EAST R.O.W. LINE OF F.A.I. ROUTE 64; THENCE ALONG SAID EAST R.O.W. LINE AS FOLLOWS: SOUTH 30 DEGREES 21 MINUTES 34 SECONDS EAST, 58.21 FEET; SOUTH 89 DEGREES 33 MINUTES 15 SECONDS EAST, 11.25 FEET; SOUTH 30 DEGREES 25 MINUTES 36 SECONDS EAST, 156.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 30 DEGREES 25 MINUTES 36 SECONDS EAST, 125.23 FEET; SOUTH 59 DEGREES 38 MINUTES 26 SECONDS WEST, 10.00 FEET; SOUTH 30 DEGREES 25 MINUTES 36 SECONDS EAST, 667.26 FEET; THENCE LEAVING SAID EAST R.O.W. LINE, NORTH 59 DEGREES 34 MINUTES 24 SECONDS EAST, 428.02 FEET; THENCE NORTH 30 DEGREES 25 MINUTES 36 SECONDS WEST, 168.19 FEET; THENCE ALONG A CURVE HAVING A RADIUS POINT TO THE SOUTHWEST, A RADIAL DISTANCE OF 300.00 FEET, A CHORD BEARING, NORTH 59 DEGREES 59 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 296.04 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 15 SECONDS WEST, 112.65 FEET; THENCE, ALONG A CURVE HAVING A RADIUS POINT TO THE NORTHEAST, A RADIAL DISTANCE OF 360.00 FEET, A CHORD BEARING, NORTH 59 DEGREES 59 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 355.24 FEET TO THE POINT OF BEGINNING.

SITUATED IN ST. CLAIR COUNTY, ILLINOIS.

(As per document number A02053406.)

ALSO

Part of the Northeast Quarter of Section 36. Township 2 North, Range 8 West of the Third Principal Meridian, St. Clair County, Illinois, described as follows:

Commencing at the Northeast corner of said Northeast Quarter of Section 36; thence, North 89 degrees 33 minutes 15 seconds West, (bearing assumed), along the North line of said Northeast Quarter of Section 36, 1857.35 feet; thence, North 00 degrees 10 minutes 48 seconds West, collinear with the East line of Glenview Subdivision as recorded in Plat Book 2, page 34, of the St. Clair County, Illinois Records, 25.00 feet to the South line of Carr Street; thence, North 89 degrees 33 minutes 15 seconds West, parallel with and 25 feet North of said North line of the Northeast Quarter of Section 36, 783.60 feet to the East R.O.W. line of F.A.I. Route 64; thence along said East R.O.W. line as follows: South 30 degrees 21 minutes 34 seconds East, 58.21 feet; South 89 degrees 33 minutes 15 seconds East, 11.25 feet; South 30 degrees 25 minutes 36 seconds East, 282.20 feet; South 59 degrees 38 minutes 26 seconds West, 10.00 feet; South 30 degrees 25 minutes 36 seconds East, 667.26 feet to the point of beginning; thence, continuing South 30 degrees 25 minutes 36 seconds East, 232.74 feet; North 59 degrees 38 minutes 26 seconds East, 15.00 feet; South 30 degrees 25 minutes 36 seconds East, 336.78 feet to a point on the South line of the Northwest Quarter of said Northeast Quarter; thence, South 89 degrees 36 minutes 32 seconds East, along said South line, 276.17 feet; thence, along a curve having a radius point to the East, a radial distance of 330.00 feet, a chord bearing, North 16 degrees 30 minutes 59 seconds West, and a chord distance of 53.96 feet; thence, North 11 degrees 49 minutes 36 seconds West, 461.51 feet; thence, along a curve having a radius point to the West, a radial distance of 300.00 feet, a chord bearing, North 21 degrees 07 minutes 36 seconds West, and a chord distance of 96.96 feet; thence, North 30 degrees 25 minutes 36 seconds West, 125.55 feet; thence, South 59 degrees 34 minutes 24 seconds West, 428.02 feet to the point of beginning.

Situated in St. Clair County, Illinois.

(As per document number A02024859).

ALSO

Any right of way adjoining the above described tract within the current Corporate Limits of the City of O'Fallon, Illinois and not currently in a TIF District.

Subject to easements, conditions and restrictions of record.

EXCEPTING therefrom the Right of Way for Federal Aid Interstate 64 and Harding Street.

Exhibit B

Map



Exhibit C

Plan and Project

PUBLIC NOTICE

CITY OF O'FALLON, ILLINOIS

Tax Increment Finance Redevelopment Plan and Project
For the Proposed Green Mount Medical Campus Tax
TIF Redevelopment Project Area

The City of O'Fallon will consider the use of tax increment financing (as provided in the Tax Increment Allocation Redevelopment Act, State of Illinois) and the adoption of the Green Mount Medical Campus Tax Increment Financing Plan in order to cause economic and physical development in this portion of the City.

A public hearing will be held on this Plan on November 7, 2011, at 7:00 PM at City Hall, 255 South Lincoln Avenue, O'Fallon, Illinois.

This Notice also includes the following information:

1. In order to implement tax increment financing, a plan must be adopted. The name of the proposed redevelopment plan is the Green Mount Medical Campus Tax Increment Financing Redevelopment Plan and Project, Green Mount Medical Campus Redevelopment Area, City of O'Fallon, Illinois.
2. The geographical boundaries of the Redevelopment Area are shown in the Boundary Map, Existing Land Use Map, and Future Land Use Map within the Redevelopment Plan and Project, which is on file at the O'Fallon City Hall, 255 South Lincoln Avenue, O'Fallon; and available for inspection, Monday through Friday 8:00 a.m. - 5:00 p.m. during business hours and on the City's website www.ofallon.org.
3. The approximate street location and description of the Redevelopment Project Area is as follows:

The Area proposed for tax increment financing includes approximately 35 parcels of both developed and undeveloped property, rights-of-way, and municipal property within the City of O'Fallon. The Proposed Area consists of the mostly undeveloped land bounded on the east by North Green Mount Road and the Misty Valley subdivision. The far northern boundary is the Jack Schmitt property and US Highway 50. The western edge is formed by Main Street and the subdivision on the south end of Main, as well as the eastern right of way of US Interstate 64. The Interstate 64 right of way also forms most of the southern boundary before turning north to cross and then follow Regency Park Drive then proceeding east again, excluding the two hotel/conference center properties, back to the North Green Mount/Regency Park intersection.

Parcels Included:	03-25.0-408-016	03-36.0-203-004	03-36.0-204-006
	03-25.0-407-021	03-36.0-200-004	03-36.0-203-005
	03-25.0-407-029	03-36.0-200-014	03-36.0-203-014
	03-25.0-407-030	03-36.0-200-021	03-36.0-203-015
	03-25.0-407-032	03-36.0-200-022	03-36.0-204-001
	03-25.0-407-035	03-36.0-200-024	03-36.0-204-002
	03-25.0-408-001	03-36.0-203-001	03-36.0-204-003
	03-25.0-408-002	03-36.0-203-002	03-36.0-204-004
	03-25.0-408-003	03-36.0-203-003	03-36.0-204-005
			03-36.0-302-015

4. The proposed Redevelopment Plan calls for the use of incremental real estate tax revenues, along with any other available legally permitted funds, on an annual basis and/or to amortize bonds or other obligations, to finance specific project costs related to the redevelopment of the Area. These incremental revenues are based on the estimated additional real estate taxes to be derived from the current and future development of privately owned buildings and property in the Area.
5. Tax increment proceeds are proposed to be used for several types of eligible activities, including but not limited to: public improvements (utilities, streets, lighting, traffic signalization, sidewalks, etc.), administration and related services, land assembly, interest costs, et. al. The activities will ameliorate various factors found in the Area, and cause economic development in the Area. The total estimated cost of these activities is \$22,500,000 over the life of the TIF Area.
6. It has been found that it is necessary to adopt the Plan in order to provide financial assistance to induce future development in the Area. Based on State Statute's criteria, the Area qualifies as a combination "conservation area" and "blighted area" per surveys and inspection of the Area carried out by the City and its consultant, DMI Solutions.
7. A copy of the Redevelopment Plan is on file and available for inspection at City Hall, 255 South Lincoln Avenue, O'Fallon, Monday through Friday during business hours 8:00 a.m. to 5:00 p.m. and on the City's website www.ofallon.org. The General Land Use Plan shown therein will, upon adoption, conform to the Comprehensive Plan of the City.
8. All interested persons will be given an opportunity to be heard at the public hearing.
9. The adoption of the Plan is not an increase in real estate taxes.

We appreciate your response to this Notice and any comments you may have. We believe that the proposed TIF Redevelopment Plan will benefit the City and the general welfare of its people.

Philip A. Goodwin
City Clerk

October 5, 2011

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS)
COUNTY OF ST. CLAIR) ss.

Hereby certifies that the publisher of

O'FALLON PROGRESS

a public and secular newspaper of general circulation, that has been published weekly in City of Belleville, County of St. Clair and State of Illinois, for at least one year prior to the first insertion of the notice mentioned.

"It is further certified that said newspaper is a newspaper as defined in 'an Act to revise the law in relation to notices' as amended by Act approved July 17, 1959 - Ill. Revised Statutes, Chap.100, Para. 1 & 5."

Notice of which the annexed is a true printed copy, has been published in said newspaper **2 TIMES**, the first publication thereof having been made in the issue of said newspaper, published on **October 13, 2011** and the final publication thereof having been made in the issue of said newspaper published on **October 20, 2011**.

And further certifies that the face of type in which each publication of said notice was made was the same as the body type used in the classified advertising in the issue of said newspaper which said publication was made.

TODD ESCHMAN, Publisher

By: T. Eschman
His Authorized Agent

Publisher's fee: **\$309.60**

ACCOUNT ID: 7072600
AD NUMBER: 61006600-01

Redevelopment Plan & Project

Green Mount Medical Campus
Redevelopment Area

City of O'Fallon, Illinois

Presented September 19, 2011
Adopted November 21, 2011

ch**i**solutions
DEVELOPMENT & MUNICIPAL initiatives
Dupo, Illinois 62239 (618) 337-2300

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Section I. Introduction

On July 5, 2011, the City of O'Fallon ("City") passed a Resolution initiating a feasibility study and the preparation of the Eligibility Study for the Green Mount Medical Campus Tax Increment Financing Redevelopment Area ("Area" or "Redevelopment Project Area"). Such action was deemed desirable as part of the City's continuous effort to maximize the potential of the City while working to remedy existing conditions detrimental to development. On August 15, 2011, DMi Solutions ("DMI") presented the Eligibility Study for the Tax Increment Financing ("TIF") Area, whereupon it was filed with the City Clerk by the Corporate Authorities. The Eligibility Study outlined the qualifying factors found in the Area, and this information is referenced and contained within this Redevelopment Plan ("Plan" or "TIF Plan"). The process continued with DMI's completion of this document, a TIF Redevelopment Plan for the Area.

The City of O'Fallon intends to use tax increment financing, as well as other available financing programs and development tools, to ameliorate the condition of the Redevelopment Project Area and to stimulate private investment. The Area as a whole has seen minimal growth, and will not likely further redevelop without the implementation of a tax increment financing program.

The Plan outlines the anticipated project and includes the following activities.

- Public improvements, including grading; drainage; street construction, widening, repair, as well as the addition of turn and merge lanes; and the extension, updating, repair, and/or replacement of utilities to include water and sewer components;
- The remediation of the undermined sub-surface, such undermining having been caused by former coal mining in the area;
- On-site public and private improvements, to accompany new construction or the removal and replacement of deteriorated structures with new construction;
- The marketing of the Area to potential private development interests to invest in new construction where applicable, allowable, and necessary and/or to develop and redevelop existing structures.

Tax Increment Financing is permitted by the Illinois Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found at 65 ILCS 5.11-74.4-1 et. seq. The Act sets forth the requirements and procedures for establishing the Plan and the Area.

Purpose

The purpose of this Plan is to provide a document which can be used to catalogue the eligibility for TIF of the respective portions of the City selected to be included in the Area, provide a plan of actions and activities to eradicate and/or ameliorate the conditions found in these portions of the City and to assist in the development of the Area. This Plan also identifies those activities, sources of funds, procedures and various other requirements necessary to implement the TIF.

This Plan does not constitute a suggestion of every future allocation of TIF Revenue, nor does it represent or constitute an inference as to the content of any future "Redevelopment Agreement(s)" that may be negotiated between the City and any developer.

The Area is identified on various exhibits and descriptions in the following sections. Additionally, the Area is fully described in **Appendix A – Legal Description**. The Redevelopment Project and associated activities are also more clearly defined in sections below.

Section II. Eligibility Findings for the Area

A. Introduction

In order to create a TIF plan, properties slated for inclusion in the Area must be found to be eligible. **Exhibit A - Boundary Map**, shows the boundary of the Area, and **Exhibit B - Existing Land Use Map**, shows the current land uses for the property contained within the Area. The following sections report on the eligibility of these parcels.

B. Statutory Requirements

According to the Tax Increment Allocation Redevelopment Act (the "Act"; 65 ILCS 5/11-74.4-1 et. seq.), in order for a municipality to qualify properties for tax increment financing, a finding must be made that conditions exist which allow the Area to be classified as a blighted area, a conservation area, a combination of both blighted and conservation areas, or an industrial park conservation area. A map of the area of study (the "Area" or the "Proposed Area") has been attached as **Exhibit A - Boundary Map**. DMI Solutions ("DMI") conducted an evaluation of the physical conditions in the Area, and the findings of this evaluation are outlined below. Additionally, the current land uses are shown in **Exhibit B - Existing Land Use Map**.

The definitions for qualifying an area as defined in the Act are as follows:

Blighted Area

...any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

(1) If improved, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

(A) Dilapidation... (B) Obsolescence... (C) Deterioration... (D) Presence of

structures below minimum code standards... (E) Illegal use of individual structures... (F) Excessive vacancies... (G) Lack of ventilation, light, or sanitary facilities... (H) Inadequate utilities... (I) Excessive land coverage and overcrowding of structures and community facilities... (J) Deleterious land use or layout... (K) Environmental clean-up... (L) Lack of community planning... (M) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

(2) If vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities. (B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development. (C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years. (D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land. (E) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area. (F) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer

Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

(3) If vacant, the sound growth of the redevelopment areas is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present with the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) The area consists of one or more unused quarries, mines, or strip mine ponds. (B) The area consists of an unused rail yards, rail tracks or railroad rights-of-way. (C) The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency. (D) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites. (E) ...the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose. (F) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

Conservation Area

On and after November 1, 1999, "Conservation Area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

(1) Dilapidation...(2) Obsolescence...(3) Deterioration...(4) Presence of structures below minimum code standards...(5) Illegal use of individual structures...(6) Excessive vacancies...(7) Lack of ventilation, light, or sanitary facilities...(8) Inadequate utilities...(9) Excessive land coverage and overcrowding of structures and community facilities...(10) Deleterious land use or layout...(11) Lack of community

planning...(12) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area...(13) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

C. Methodology

Various techniques and methods of research and field surveys were utilized in determining the eligibility of the properties in question, including:

- On-site field examination of the Proposed Area by experienced property inspectors on the staff of DMI. These personnel are trained in techniques and procedures of determining conditions of properties, buildings, utilities, etc. thus determining TIF eligibility.
- Contacts with City officials and other individuals knowledgeable about conditions and history in and of the Proposed Area, the age and condition of buildings and site improvements, development patterns, real estate matters, and related items.
- Review of existing information related to mine subsidence and remediation within the general vicinity of the Proposed Area.
- Discussions with parties interested in developing property in the Area.
- Examination of maps, aerial photographs, and historic data related to the Proposed Area.

- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective on January 10, 1977 and has been subsequently amended.

D. Eligibility Findings for the Area

In making the determination of eligibility for an Area, it is not required that *each and every* property or building in such an area be blighted or otherwise qualify. In this determination of eligibility, it is the *Area as a whole* that must be determined to be eligible. An analysis of the physical conditions and presence of qualifying factors within the Area was performed. In addition to this analysis, an inventory of existing land use was done, and is outlined on the attached map; **Exhibit B – Existing Land Use.**

The findings, outlined below, demonstrate the Proposed Area is a combination “blighted/conservation” area as defined in the Act.

Qualifications of the Developed Portion of the Area

The Area proposed for tax increment financing includes approximately 33 parcels of both developed and undeveloped property, rights-of-way, and municipal property within the City of O'Fallon. The Proposed Area consists of the mostly undeveloped land bounded on the east by Green Mount Road and the Misty Valley subdivision. The far northern boundary is the Jack Schmitt property and US Highway 50. The western edge is formed by Main Street and the subdivision on the south end of Main, as well as the eastern right of way of US Interstate 64. The Interstate 64 right of way also forms most of the southern boundary before turning north to cross and then follow Regency Park Drive then proceeding east again, excluding the two hotel and conference center properties, back to the Green Mount/Regency Park intersection. The Boundary Map is attached as **Exhibit A.**

The qualifying factors found in the Act for developed land were researched to determine eligibility for these properties. The following is the review of qualifying factors in the Area.

- **Age of Structures**

Continuous use and exposure to the elements (varied temperatures, moisture, etc.) over an extended period of time adversely affects structures both aesthetically and structurally. Additionally, older buildings tend not to be ideal for modern-day uses as they often fail to meet contemporary development standards, a result of being constructed prior to the emergence of more rigorous guidelines.

As is stated in the Act, 50% or more of the structures must have an age of 35 years or greater for a developed area to qualify as a "conservation area." City and County records, discussions with local realtors, photographs, and aerials were all used to document the presence of this factor. Additionally, field investigations were performed by DMI.

There are 9 structures in the Area, 8 of which are 35 years of age or greater (89%). Thus, the Area may be reviewed for its compliance with the "conservation" criteria.

- **Dilapidation**

Dilapidation is defined within the Act (Sec. 11-74. 4-3) as "an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed."

This factor was not found in the Area.

- **Obsolescence**

Obsolescence is defined within the Act as "the condition or process of falling into disuse. Structures have become ill-suited for the original use."

There is one structure which meets this criterion (11%). However, this is insufficient to qualify the Area for this factor.

- **Deterioration**

The Act describes deterioration as follows: "With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces."

Deteriorated conditions were evident in 67% of the structures and 100% of the surface conditions within the Area. As stated earlier, there are nine structures within the Area; six of them show extensive structural deterioration: four barns, one vacant residential structure fronting Green Mount Road, and the former vacant bowling alley on Regency Park Drive. The outbuildings all show examples of defective roofs and foundations, and one of them has several damaged window and door frames. The residential structure has poor roofing, windows, doors and fascia materials, and the bowling alley has several damaged window and door structural components.

From a surface deterioration standpoint, all of the properties have either damaged parking area or driveways, or are situated along cracked or crumbling roadways. The bowling alley parking lot, in particular, has numerous cracks with weeds growing through them.

So, to recap, deteriorated conditions were present in six of the nine structures in the Area (67%), while all six parcels (100%) exhibit some form of deterioration. This factor, therefore, is found to a qualifying degree.

- **Presence of Structures Below Minimum Code**

The presence of structures below minimum code standards is defined within the Act as "all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes."

No buildings are *officially* documented to be below minimum code.

- **Illegal Use of Individual Structures**

This factor is defined within the Act as “the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.”

This factor was not found in the Area.

- **Excessive Vacancies**

The Act refers to excessive vacancies as “the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.”

There are only three structures in the Area which are NOT vacant; the other six are (67%).

The Area, thus, qualifies for this factor.

- **Lack of Ventilation, Light, or Sanitary Facilities**

This factor is defined within the Act as “the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. “Inadequate sanitary facilities” refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.”

This factor was not found within the Area.

- **Inadequate Utilities**

As defined by the Act, this factor relates to all "underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area."

Conversations with City and utility officials have confirmed that, while the water and sewer situation is currently satisfactory, those utilities would need to be substantially upgraded, as well as extended, for any notable development to occur. Additionally, much of the Area is vacant and, as such, has no water and certainly no drainage outside of ditches along the roads. Much of the northern portion of the Area is near residential parts of O'Fallon, and, while the utilities are sufficient now, those residential needs are considerably less taxing than any sort of major commercial or service use.

Overall, inadequate utilities affect the entire Area.

- **Excessive Land Coverage and Overcrowding of Structures and Community Facilities**

The Act defines excessive land coverage and overcrowding of structures and community facilities as "the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service."

While there are two instances of multiple buildings on a single parcel, examples of this factor are neither prevalent enough, nor demonstrative enough of the required conditions, for qualification.

- **Deleterious Land Use or Layout**

This factor is defined within the Act as "the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area."

This factor was not found in the Area.

- **Environmental Clean-Up**

This factor exists, according to the Act, if "the proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area."

This factor was not found in the Area.

- **Lack of Community Planning**

The Act explains that a lack of community planning exists if the following is found to be true: "The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout,

improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.”

While much of the developed properties within the Area developed prior to O'Fallon's adoption of their original Comprehensive Plan in 1969, the conditions which need to be met to fully satisfy the factor do not exist within this Area.

Therefore, the Area fails to qualify for this factor.

- **The total Equalized Assessed Value of the Proposed Redevelopment Project Area has declined for 3 of the last 5 calendar years prior to the year in which the Redevelopment Project Area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the Redevelopment Project Area is designated.**

The Equalized Assessed Valuation (EAV) information was reviewed by the staff of DMI to determine whether or not the Area qualifies for this factor.

The list below depicts annual growth rates, cumulatively, for the parcels in the Proposed Area. The total EAV of the Area itself is then removed from the total EAV of the City, which results in the 'balance of the City'. This figure is shown as the 'City', and both figures date back to assessment year 2005 payable in 2006:

Equalized Assessed Value Change

From 2009 to 2010:	Developed Area:	-7.05%	City:	N/A
From 2008 to 2009:	Developed Area:	-10.65%	City:	0.36%
From 2007 to 2008:	Developed Area:	1.59%	City:	8.14%
From 2006 to 2007:	Developed Area:	-14.19%	City:	12.88%
From 2005 to 2006:	Developed Area:	5.83%	City:	14.20%

The balance of the City grew at a rate greater than the Proposed Area for four of the last five years (those years shown in **bold**). The numbers for the City itself are not yet available for the last year, but they would not matter in any case, as the Area qualifies notwithstanding that number.

Qualifications of the Vacant Portion of the Area

In addition to the developed parcels, the qualifying factors for undeveloped land found in the Act were researched to determine eligibility for these properties. The following is the review of qualifying factors in the undeveloped portion of the Area.

The first step towards establishing eligibility in an undeveloped portion of a municipality is to determine whether or not such undeveloped property is considered "vacant". "Vacant land" is defined in the Act (also Sec. 11-74.4-2) as follows:

...any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel

was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950-1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designed redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act. For the purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the proposed Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

Once undeveloped property is found to be vacant, such vacant area may be found a blighted area based on the factors described previously. Researching various records at the Recorder of Deeds Office at St. Clair County, Illinois, showing the subdivision and parcelization of land, we have concluded that the undeveloped portion of the Area, consisting of 27 parcels, is vacant due to the fact that the parcels within the Area have been subdivided.

Determination of Blight in the Vacant Portion of the Area

Since the Area was found to be vacant, the qualifying factors for undeveloped land found in the Act were researched to determine eligibility. Such property may qualify as "blighted" if the sound growth of the taxing districts on such land is impaired by a combination of two (2) or more of the following factors.

- **Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-ways or that omitted easements for public utilities.**

While there are several irregularly shaped parcels within the undeveloped portion of the Area which might be difficult to develop, only two of the parcels are excessively narrow, and only four of them are unusually small.

These minor concerns are insufficient to qualify the Area for this factor.

- **Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.**

The majority of the land is owned by three different entities. This small number is insufficient to qualify the Area as regards this factor.

- **Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.**

This factor was not found in the undeveloped portion of the Area.

- **Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.**

This factor did not exist to a qualifying degree.

- **The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.**

This factor was not found in this area.

- **The total Equalized Assessed Value of the Proposed Redevelopment Project Area has declined for 3 of the last 5 calendar years prior to the year in which the Redevelopment Project Area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the Redevelopment Project Area is designated.**

The Area failed to qualify for this factor.

Determination of "Stand Alone" Factors

Such vacant area may also be found "...to be *"blighted"* if the sound growth of such area is impaired by one or more of the following factors that is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of such area to which it pertains." Such factors include:

- **The area consists of one or more unused quarries, mines, or strip mine ponds.**

Over 90% of the Proposed Area sits atop former coal mines, and is subject to what is known as 'mine subsidence'. Subsidence, in the context of underground mining, is the sinking of the earth's surface due to collapse of bedrock and unconsolidated materials (sand, gravel, salt, and clay) into underground mined areas. Surface subsidence usually takes the form of either a sinkhole or trough. In Illinois, the risk of damage to structures has been high enough that a state law, the Mine Subsidence Insurance Act, was passed to provide subsidence coverage for commercial and residential property owners. This act mandates that private insurance carriers provide damage coverage under their policy. This demonstrates both the amount of subsidence existing throughout the state and the cost of either repairing or preventing the damage.

The Illinois State Geological Survey (ISGS) maintains records of active and abandoned coal mines in the State of Illinois. Based on the *Directory of Coal Mines in Illinois 7.5 Minute Quadrangle Series: O'Fallon Quadrangle*, the Proposed Area is undermined by the St. Ellen Mine ISGS - No. 573. The mine has been closed since 1960, but was operational from 1904 to 1960, during which the Peabody Coal Company removed more than six million tons of coal.

The process by which this subsidence is eliminated is to, in essence, erect a boundary wall underground outlining the area to be remediated, and then to pump a hardening slurry into the voided mine spaces. This fills in the open mines and makes the ground unable to further subside. However, this is not an inexpensive process, and that is why it qualifies as a "stand-alone" factor within the Act.

With the vast majority of the undeveloped land (and, in fact, a majority of *all* of the land) being undermined, the Area overwhelmingly qualifies for this factor.

- **The area consists of unused rail yards, rail tracks or railroad rights-of-way.**

This factor was not found in the Area.

- **The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.**

This factor was not found to exist.

- **The area consists of an unused disposal site, containing earth and stone, building debris or similar material which was removed from construction, demolition, excavation or dredge sites.**

This factor does not exist to a qualifying degree.

- The area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area and which area meets at least one of the factors itemized in provision (1) of the subsection (a), and the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

This factor was not found in the Area.

- The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

This is not the case within this Area.

E. Summary of Factors

It is found that the developed portion of the Area contains conditions that qualify it as a Conservation Area; the number of buildings that are 35 years or older exceeds the statutory threshold of 50%. The Area contains a relatively high incidence of four qualifying factors; these factors are present to a meaningful extent and are distributed through the Area. The following summarizes them:

Age – 89% of the buildings are over 35 years of Age.

Deterioration – 100% of the parcels and 67% of the buildings are deteriorated.

Inadequate Utilities – 100% of the Area suffers from inadequate utilities.

Excessive Vacancies – 67%% of the parcels and/or structures exhibit this factor.

Low EAV Growth – The Area has grown at a rate less than that of the CPI for four of the last five years.

It should be noted that six total factors were found to exist within the developed portion of the Area, with these four existing to a qualifying degree.

Additionally, it is found that the undeveloped portion of the Area contains conditions that qualify it as a Blighted Area. A vast majority of the undeveloped land is subject to the “stand alone” factor regarding undermining. This is present to an overwhelming extent and is evenly distributed throughout the entire Area.

F. Conclusion

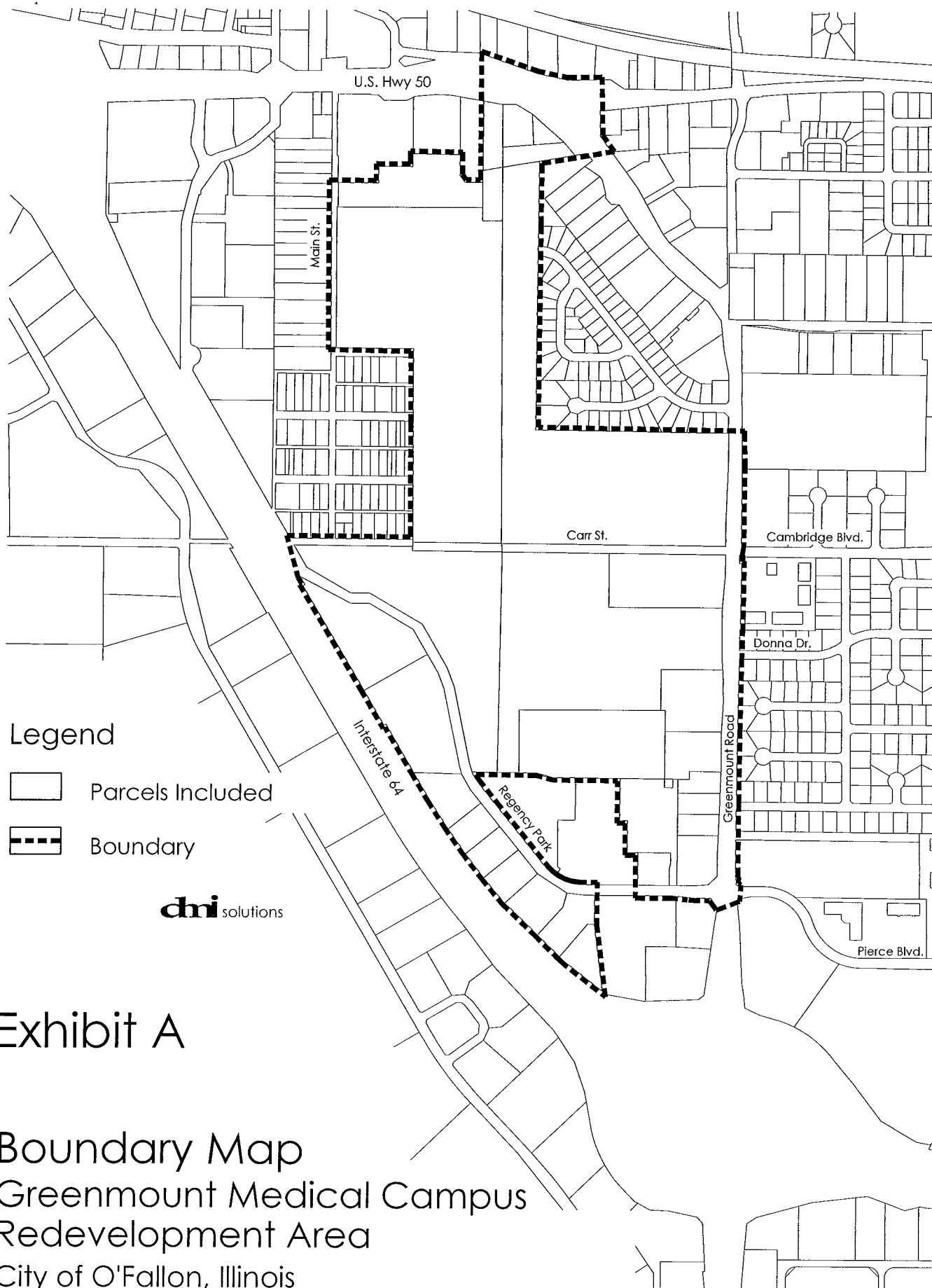
The developed portion of the Area is impacted by six blighting factors plus age. Four of those factors are reasonably distributed and present to a meaningful extent. As such, the developed portion of the Area is found to be a "conservation area".

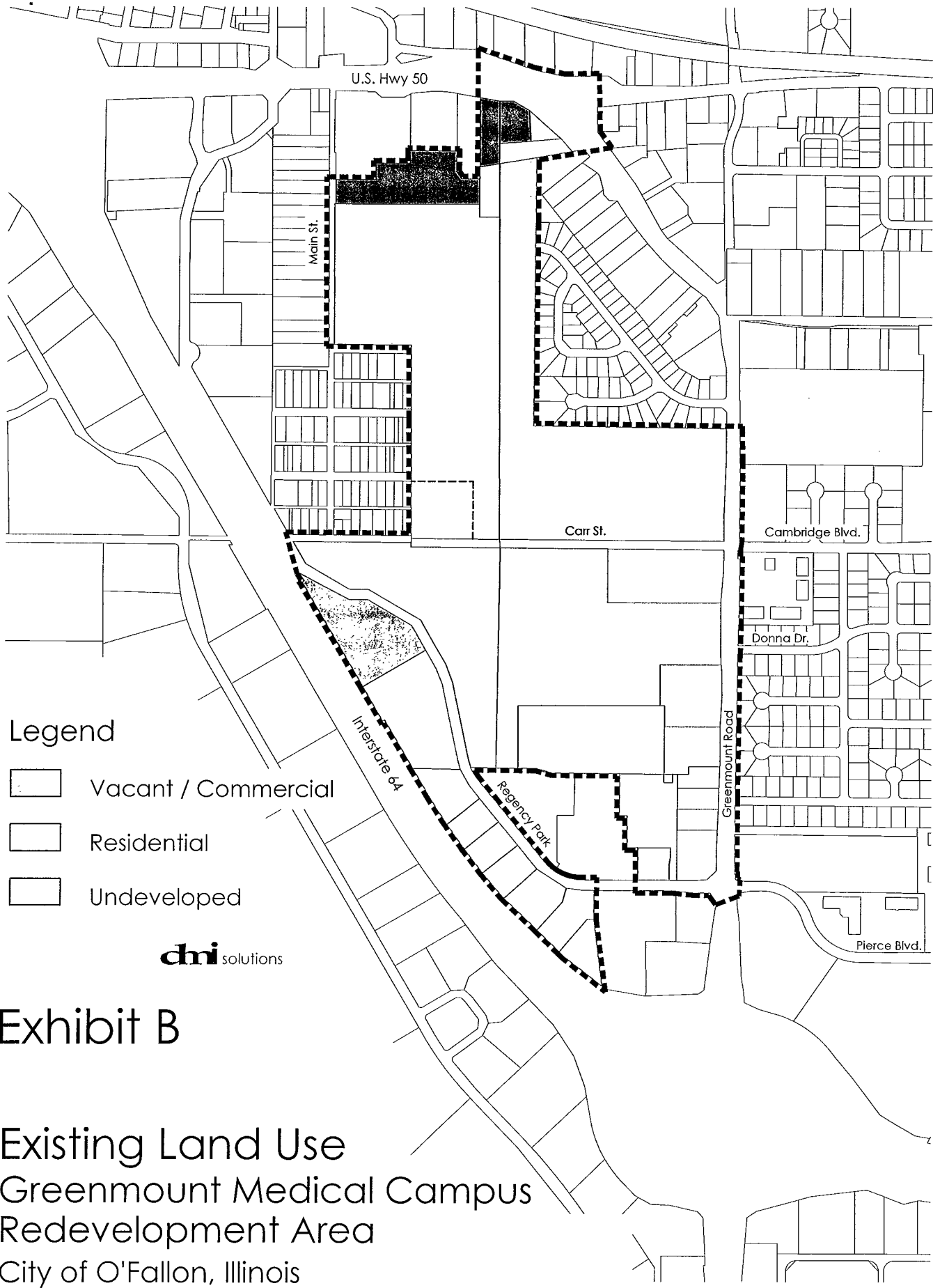
The undeveloped portion of the Area is impacted by one "stand alone" blighting factor, with that factor being reasonably distributed and present to a meaningful extent. As such, the undeveloped portion of the Area is found to be a "blighted area".

All of the qualifying factors are presented, in tabular form, on the **Qualification Factors Matrices (Exhibit C)**.




It is, therefore, found that the Redevelopment Project Area contains conditions that qualify it as a "Combination Area" and that these parcels will continue to exhibit conditions that will worsen without a program of intervention to induce private and public investment in the area. The conditions that exist in the Area are detrimental to the Area as a whole, the long term interests of the City and the other taxing districts. This tax increment program should serve to reduce or eliminate the factors which cause the Area to qualify under the TIF Act.

Therefore, after a thorough review of the factors present, the conclusion of the Eligibility Study was that the Proposed Area qualified for tax increment financing. The City Council has reviewed the Eligibility Study and has proceeded with the establishment of this, the Green Mount Medical Campus Redevelopment Plan. That Plan follows.





Legend

-  Vacant / Commercial
-  Residential
-  Undeveloped

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Exhibit B

Existing Land Use
Greenmount Medical Campus
Redevelopment Area
City of O'Fallon, Illinois

Exhibit C - Qualification Factors Matrices

Green Mount Medical Campus Redevelopment Area

Developed Land

Number of Developed Parcels	6	
Number of Structures	9	
Buildings Over 35 Years of Age	8	89%
Dilapidation	0	0%
Obsolescence	1	11%
<u>Building Deterioration</u>	6	67%
<u>Surface Deterioration</u>	6	100%
Total Deterioration	6	100%
Structures below minimum code	0	0%
Illegal Use of Structures	0	0%
Excessive Vacancies	6	67%
Lack of Ventilation, Light, or Sanitary Facilities	0	0%
Inadequate Utilities	6	100%
Excessive Land Coverage	2	33%
Deleterious Land Use or Layout	0	0%
Lack of Community Planning	0	0%
Environmental Clean-Up	0	0%
Low EAV Growth in 3 of Last 5 Years	YES	
Total # of Factors Existing	6	
Factors Existing to a Qualifying Extent	4	
50% or More of Area has 3 or More Factors Plus Age	YES	

Undeveloped Land

Number of Vacant Parcels	27
Obsolete Platting	NO
Diversity of Ownership	NO
Tax Delinquent	NO
Deterioration in Adjacent Areas	NO
EPA Remediation Costs	NO
Low EAV 3 of last 5	YES
2 of the 6 Preceding Factors	NO
Unused Quarry, Mines, or Strip Mine Ponds	YES
Unused R/R R.O.W. Track, or Yard	NO
Chronic Flooding	NO
Illegal Disposal Site	NO
Town or Village Center	NO
Qualified as Improved	NO
1 of the 6 Preceding Factors	YES

Section III. Findings of Need for Tax Increment Financing

The above study determined that the Redevelopment Project Area as a whole qualifies for tax increment financing as a combination "conservation/blighted area". In addition to this determination, the Act requires that additional requirements be met before adopting a Redevelopment Plan. These additional findings follow.

A. The Redevelopment Area Exceeds the Statutory Minimum Size

The Green Mount Medical Campus Redevelopment Project Area contains over 100 acres of developed property, undeveloped property, and existing rights-of-way. The City, therefore, meets this requirement, as the Area contains more than the required 1 ½-acre minimum as defined in the Act.

B. The Redevelopment Project Area is Contiguous

The Green Mount Medical Campus Redevelopment Project Area is contiguous, and is contained within a single perimeter boundary. Therefore, the City meets this requirement.

C. All Properties Included will Substantially Benefit

The City believes that the implementation of tax increment financing will substantially benefit all properties included in the Redevelopment Project Area.

D. The Area, on the Whole, is not Subject to Growth

The Area has generated little growth in real property taxes and there has been minimal and inconsistent private investment in the Redevelopment Project Area, as a whole. This has negatively affected the tax base of the City and the other taxing districts. With the exceptional undermining concerns, this Area cannot reasonably be anticipated to develop or further redevelop without the adoption of tax increment financing. Therefore this requirement is met.

E. The TIF Plan and Project Conform with the City's Comprehensive Plan

The City has determined that this Redevelopment Plan is consistent with the goals and objectives of the Comprehensive Plan for the community as a whole.

Upon adoption, the proposed General Land Use Plan will conform to the O'Fallon Comprehensive Plan. Additionally, all development in the Redevelopment Project Area will conform to applicable codes, zoning, and ordinances as may be in effect at that time.

F. The Redevelopment Plan Meets the Statutory Timeframe

The estimated date for the completion of the Redevelopment Plan shall be no later than twenty-three (23) years from the adoption of the ordinance approving the Redevelopment Project Area by the City. If available and deemed appropriate by the City, obligations incurred to finance improvements in the Area will be repaid by incremental revenues, which may be supplemented with funds from other sources such as local taxes, State or Federal loans or grants.

G. The Area Would not be Developed But For Tax Increment Financing

The City finds that the Redevelopment Project Area would not reasonably be developed or further developed without the use of tax increment revenues. The City pledges that such incremental revenues will be obligated for the development and revitalization of the Redevelopment Area as provided in the Act. The positions of those expressed in the private sector indicate that the activities outlined for the Area cannot be expected to occur "but for" assistance from tax increment financing due to the extraordinary expenditures associated with the remediation of the substantial undermining.

H. The Assessment of Financial Impacts on Taxing Districts is Outlined

The City of O'Fallon finds that the financial impact or increased demand for facilities or services resulting from the implementation of the Redevelopment Project on local taxing districts will be nominal compared to the long-term gains which will be realized. Potential negative impact upon local taxing districts is expected to be minor since this Plan doesn't include high-service uses, and due to the fact that the Redevelopment Project Area is now creating lower incremental revenue than it will when the Plan and associated projects are completed. The developments implicit in this Plan will create a potentially significant number of additional jobs, and will contribute to the local economy and taxing districts in ways far beyond simple incremental increases.

Impact on the school system will be negligible as the Area, while containing some residential properties, is not anticipated to develop residentially (nor will this sort of development be encouraged), thereby offering minimal opportunity for an *increase* in student load.

Without development in the Area, which is currently less than half the rate of growth in the rest of the City, local taxing districts fail to benefit from tax revenues generated by new development, or from any future redevelopment projects. The Area, on the whole, has grown at an annualized rate of 4.06% over the last five years, while the City has grown at 9.93%. This difference is more notable when one looks at just the developed portion of the Area, which has actually declined at an annualized rate of -4.68%. These discrepancies are damaging this portion of the City's value, and the taxing districts are the ones suffering. Once this Plan and related projects have been implemented, and the anticipated commercial development has occurred, the resulting EAV increases will generate a far higher level of property tax revenues to the local taxing districts than would otherwise have occurred.

The City anticipates this investment will not only benefit properties within the TIF Area but will also radiate outward, possibly quite extensively, to many properties outside of the Area's boundaries. This "radiant effect" will generate additional tax revenues for all of the local taxing districts immediately - as well as in the more distant future both during and after the lifetime of the TIF District.

Additionally, there are, within the Act, provisions for the local taxing districts to present to the City TIF-driven capital expenditure needs. The City shall, in good faith, consider those needs at the time of their presentation and shall then be able to offer financial assistance through the TIF program as deemed and shown to be necessary as a result of the establishment of the TIF. Also, the City, to the extent that surplus revenues become available, will distribute such revenues on a pro-rata basis to local taxing bodies whenever possible.

Section IV. Redevelopment Plan

A. Introduction

This section presents the Redevelopment Plan for the Green Mount Medical Campus Redevelopment Project Area. Pursuant to the Act, when the finding is made that an Area qualifies as either a conservation area, a blighted area, a combination of both conservation and blighted areas, or an industrial park conservation area, a Redevelopment Plan must be prepared. A Redevelopment Plan is defined in the Act in the following manner:

...the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted area or conservation area or combination thereof or industrial park conservation area, and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.

B. Future Land Use Plan

The Future Land Use Plan for the Redevelopment Project Area is presented as **Exhibit D - Future Land Use Map**. All redevelopment projects shall be subject to the provisions of the City of O'Fallon's ordinances and other applicable codes as may be in existence at that time.

C. Objectives

The objectives of the Redevelopment Plan are to:

1. Reduce or eliminate those conditions that qualify the Redevelopment Area as eligible for tax increment financing.
2. Prevent the recurrence of blighting conditions and those conditions precedent to blight.

3. Enhance the real estate tax base for the City of O'Fallon and all other taxing districts which extend into the Redevelopment Project Area.
4. Encourage and assist private development within the Redevelopment Project Area through the provision of financial assistance for new development as permitted by the Act. This will provide for expanded employment opportunities that will strengthen the economic base of the City and surrounding areas.
5. Complete all public and private actions required in and by this Redevelopment Plan in an expeditious manner so as to maximize TIF opportunities.

D. Policies

Appropriate policies have been, or will be, developed by the City of O'Fallon in regards to the undertaking of this Redevelopment Plan and Project. These policies include, but are not limited to, the following:

1. Use TIF-derived revenues to accomplish the specific public-side activities and actions outlined in the Implementation Strategy of the Plan.
2. Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side activities as outlined in the Implementation Strategy of the Plan.
3. Actively market the Redevelopment Project Area to private-side developers.
4. Provide financial assistance, as permitted by the Act, to encourage private-side developers to complete those certain private actions and activities as outlined in the Plan.

5. Seek out additional sources of revenue to help "kick start" development and redevelopment activities in the Redevelopment Project Area.
6. Monitor the public and private actions and activities occurring within the Area.
7. Complete the specified actions and activities in an expeditious manner, striving to minimize the length of the existence of the Area.

These policies may be amended from time to time as determined by the City.

E. Redevelopment Project

To achieve the objectives of the TIF project, a number of activities will need to be undertaken. An essential element of the Redevelopment Plan is a combination of private developments in conjunction with public investments and infrastructure improvements. Improvements and activities necessary to implement the Redevelopment Plan may include, but are not limited to, the following:

1. Private Redevelopment Activities

The private activities that are proposed for the Green Mount Medical Campus Redevelopment Project Area are for mixed use, office, medical, and commercial and may include, but are not limited to:

- Development of currently undeveloped or underutilized property for those specified uses;
- Site improvements, including the clearing and grading of land, and land acquisition;
- New construction of structures;
- The remediation of the undermined sub-surface, such as undermining having been caused by former coal mining within the Area.

2. Public Redevelopment Activities

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to:

- Public improvements, including grading; drainage; street construction, widening and repair, as well as the addition of turn and merge lanes; and the extension, updating, repair, and/or replacement of utilities to include water and sewer components;
- Financial assistance, where necessary and proper, in the remediation of the undermined sub-surface, such as undermining having been caused by former coal mining in the area;
- On-site improvements, to accompany new construction on previously undermined areas, and/or the removal and replacement of deteriorated structures with new construction;
- The marketing of the Area to potential private development interests to invest in new construction where applicable, allowable, and necessary, and/or to develop and redevelop existing structures.

Section V. Implementation Strategy

A. Introduction

The development and follow-through of a well-devised implementation strategy is an essential element in the success of any Redevelopment Plan. In order to maximize program efficiency and to take advantage of current interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed. This will allow the City to better manage public expenditures within the Area used to spur development by addressing public concerns.

In order to maintain an appropriate balance between private investment and public improvements, the City will work to adopt the Redevelopment Plan. Once the Plan is adopted, the City will negotiate redevelopment agreements with private developers who will propose the use of tax increment funds to facilitate a Development and Redevelopment Project.

B. Estimated Redevelopment Project Costs

Costs that may be incurred by the City as a result of implementing a Redevelopment Plan may include, without limitation other than the Plan's budget, project costs, expenses, and any other costs that are eligible under the Act. Such itemized costs include the following:

1. The costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for planning, architectural, engineering, legal, financial, or other services (and) the cost of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors.
2. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparations, site improvements that serve as an engineered barrier addressing

ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.

3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
4. Cost of construction of public works or improvements, not to include the cost of constructing a new municipal building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
5. Cost of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area.
6. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued there under accruing during the estimated period of construction of any Redevelopment Project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.

7. To the extent the municipality by written agreement approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project.
8. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing.
9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.
10. Payments in lieu of taxes.
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i.) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii.) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38,

3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.

12. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a Redevelopment Project provided that:

(A) Such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;

(B) Such payments in any one-year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the Redevelopment Project during that year;

(C) If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

(D) The total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the Redevelopment Project plus (ii) Redevelopment Project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;

(E) The cost limits set forth in subparagraphs (B) and (D) above are modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D) above for these situations;

(F) The municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable

Housing Act. The cost of the construction of those units may be derived from the proceeds of bonds issued by the municipality.

13. Unless explicitly stated within the Act, the cost of construction of new privately-owned buildings shall not be an eligible Redevelopment Project cost.

14. None of the Redevelopment Project costs enumerated above shall be eligible redevelopment costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.

15. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

C. Estimated Budget for Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit E - Estimated Budget for Redevelopment Project Costs**. This estimate includes reasonable and necessary costs estimated to be incurred during the implementation and entire lifetime of the Plan. The estimated costs are subject to change as specific plans and designs are themselves subject to change.

These figures do not purport to include all financing costs, so some financing and bond issuance costs that may be incurred in conjunction with redevelopment projects are not included here and are understood to be allowable costs.

D. Most Recent Equalized Assessed Valuation

The most recent total EAV for the Redevelopment Project Area is \$1,635,661. This represents less than one quarter of one percent of the City's total EAV. The individual parcels which make up the Area are shown in **Appendix B – Parcel ID List**. The County Clerk of St. Clair County will verify the Base EAV amount upon the adoption of the City Ordinances approving the Green Mount Medical Campus Redevelopment Plan and Project, creating the Redevelopment Project Area, and approving tax increment financing.

E. Redevelopment Valuation

Contingent on the adoption of the Green Mount Medical Campus Redevelopment Plan and Project and commitment by the City to the Redevelopment Program, it is anticipated that major private developments and/or improvements will occur within this Redevelopment Project Area.

Private investment is expected to increase the EAV by approximately \$23,000,000. Therefore, after growth and redevelopment, the total estimated EAV will be approximately \$24,635,661. This assumes the full 23-year life of the Plan and Project; early termination may diminish that projection significantly.

F. Source of Funds

The primary source of funds to pay for Redevelopment Project costs associated with implementing the Redevelopment Plan shall be funds collected pursuant to tax increment allocation financing to be adopted by the City. Under such financing, tax increment revenue, in the form of increases in the equalized assessed value of property, in the Redevelopment Project Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the

Special Tax Allocation Fund shall be used to pay Redevelopment Project Costs and retire any obligations incurred to finance Redevelopment Project Costs.

In order to expedite the implementation of the Redevelopment Plan and construction of the public improvements, the City of O'Fallon, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for eligible Redevelopment Project Costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other public and private economic development funding sources may be utilized. These may include state and federal programs, local retail sales tax, land disposition proceeds from the sale of land in the Redevelopment Project Area, and applicable revenues from any abutting tax increment financing areas in the City. In turn, this tax increment financing area may also provide monies to other abutting tax increment financing areas in the City.

G. Nature and Term of Obligation

The principal source of funding for the Redevelopment Project will be the deposits into the Special Tax Allocation Fund of monies received from taxes on the increased value of real property in the Area.

In order to expedite the implementation of the Redevelopment Plan, the City of O'Fallon, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Redevelopment Project Costs. These obligations may be secured by future amounts to be collected and allocated to the Special Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act. Such loans or obligations may be issued pursuant to this Redevelopment Plan, for a term not to exceed 20 years, bearing an annual interest rate as permitted by law.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the obligations, and not earmarked for other Redevelopment Project Costs or early retirement of such obligations, may be declared as surplus and become available for pro rata distribution annually to

the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the Redevelopment Project.

H. Fair Employment Practices, Prevailing Wage, and Affirmative Action

The City of O'Fallon will strive to ensure that all public and private redevelopment activities are constructed in accordance with fair employment practices, the Illinois Prevailing Wage Act (as applicable), and affirmative action. The City will additionally inform all recipients of tax increment financing assistance that they are responsible for adherence to these policies.

I. Certifications

The City of O'Fallon certifies that the Green Mount Medical Campus Redevelopment Plan and Project will not result in the displacement of residents from 10 or more inhabited residential units, nor does the Redevelopment Area include 75 or more inhabited residential units. The City therefore has determined that no Housing Impact Study is needed at this time.

The City does not anticipate that this Plan will result in the removal of inhabited housing units which contain households of low-income or very low-income persons as these terms are defined in the Illinois Affordable Housing Act.

If the removal of inhabited housing units which contain households of low-income or very low-income persons were to occur, the City would provide affordable housing and relocation assistance *not less* than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 and the regulations under the Act, including the eligibility criteria, as required by 65 ILCS 11-74.4-3(n) (7).

Section VI. Amending the TIF Plan

The Green Mount Medical Campus Redevelopment Plan and Project may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq.

Section VII. Reporting and Meeting

The City shall adhere to all reporting and meeting requirements as provided for in the Act.

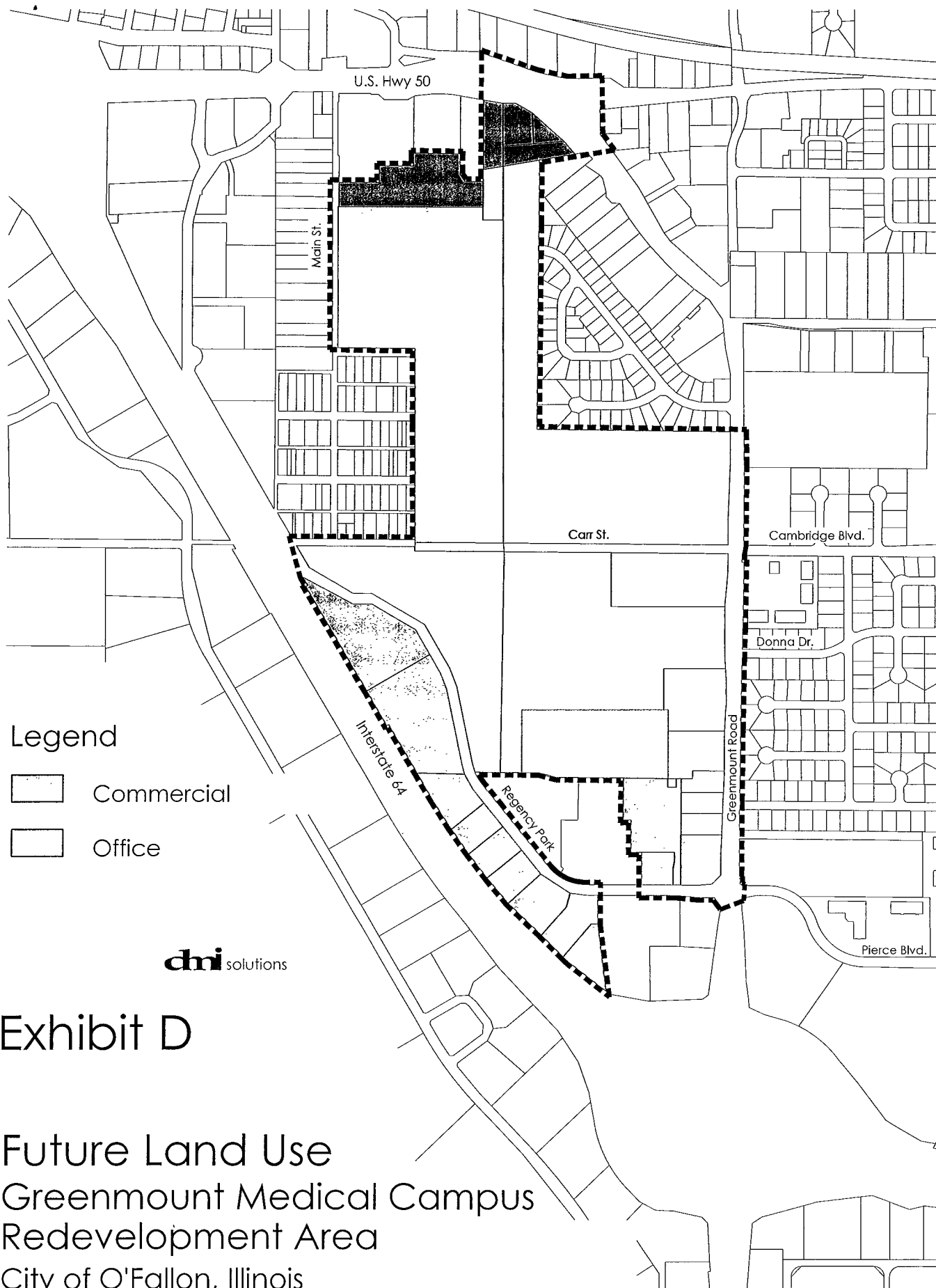


Exhibit D

Future Land Use
Greenmount Medical Campus
Redevelopment Area
City of O'Fallon, Illinois

- Green Mount Medical Campus Redevelopment Plan and Project
City of O'Fallon, Illinois

Exhibit E

Estimated Budget for Redevelopment Project Costs

<u>Description</u>	<u>Estimated Cost</u>
Costs of studies, surveys, development of plans and specifications, including staff and professional service and study costs for architectural, engineering, legal, environmental, traffic, or other services and/or studies related to the Redevelopment Project Area	\$500,000
Property assembly costs, including but not limited to site preparations, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including coal mine stabilization/remediation & the grading and clearing of land	\$17,000,000
Cost of the construction of public works or improvements (construction, reconstruction or repair of rights of way, streets, roadways, curbs and gutters, street lighting, and all public utility upgrades and/or extensions – those to include sanitary and storm sewers, lift stations, water lines, and associated water treatment plant components)	\$5,000,000
Total Estimated Budget	\$22,500,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$22,500,000 plus any additional interest and financing costs as may be required.

9/19/2011

dni solutions

Appendix A

Legal Description

Appendix B

Parcel ID List

PARCEL NUMBER	OWNER	CURRENT VALUE
03-25.0-407-021	GLEN DEMPCY	\$6,265.00
03-25.0-407-029	LEE & LUCILLE RASP TRUST	\$161.00
03-25.0-407-030	LEE & LUCILLE RASP TRUST	\$57,806.00
03-25.0-407-032	LEE & LUCILLE RASP TRUST	\$286.00
03-25.0-407-035	SCHMITT LLC OF OFALLON IL	\$1,143.00
03-25.0-408-001	GLEN DEMPCY	\$54,393.00
03-25.0-408-002	GLEN DEMPCY	\$5,762.00
03-25.0-408-003	GLEN DEMPCY	\$28,171.00
03-25.0-408-016	LEE & LUCILLE RASP TRUST	\$7,934.00
03-36.0-200-004	RP SOUTH LLC	\$63,161.00
03-36.0-200-014	LEE & LUCILLE RASP TRUST	\$730.00
03-36.0-200-021	PARKWAY LAND DEVEL. LLC	\$810,261.00
03-36.0-200-022	LEE & LUCILLE RASP TRUST	\$481.00
03-36.0-200-024	PARKWAY LAND DEVEL LLC	\$1,380.00
03-36.0-203-001	PARKWAY LAND DEVEL LLC	\$1,217.00
03-36.0-203-002	PARKWAY LAND DEVEL LLC	\$1,217.00
03-36.0-203-003	PARKWAY LAND DEVEL LLC	\$1,217.00
03-36.0-203-004	PARKWAY LAND DEVEL LLC	\$1,217.00
03-36.0-203-005	PARKWAY LAND DEVEL LLC	\$1,217.00
03-36.0-203-014	PARKWAY LAND DEVEL LLC	\$0.00
03-36.0-203-015	PARKWAY LAND DEVEL LLC	\$1.00
03-36.0-204-002	CITY OF O'FALLON	\$11,009.00
03-36.0-204-003	GREENMOUNT CENTRE LLC	\$78,644.00
03-36.0-204-004	GREENMOUNT CENTRE LLC	\$83,557.00
03-36.0-204-005	GREENMOUNT CENTRE LLC	\$83,557.00
03-36.0-204-006	SSA INVESTMENTS C/O STEVEN DICKERSON	\$318,566.00
03-36.0-204-007	RP SOUTH LLC	\$5,399.00
03-36.0-204-011	RP SOUTH LLC	\$8,158.00
03-36.0-204-012	RP SOUTH LLC	\$1.00
03-36.0-204-013	RP SOUTH LLC	\$1,112.00
03-36.0-204-014	RP SOUTH LLC	\$724.00
03-36.0-204-017	PARKWAY LAND DEVEL LLC	\$3,668.00
03-36.0-204-018	PARKWAY LAND DEVEL LLC	\$914.00