

ORDINANCE NO. 23-18

**AN ORDINANCE TO SET DATE FOR A PUBLIC HEARING
FOR THE VILLAGE OF DUPO INTERCHANGE TAX INCREMENT
FINANCING REDEVELOPMENT PLAN AND PROJECT**

WHEREAS, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4.1 et seq.), as supplemented and amended (the “**Act**”), authorizes any municipality within the State of Illinois to designate a “redevelopment project area” with respect to any area which is not less in the aggregate than 1½ acres and in respect to which such municipality has made a finding that there exist conditions which cause such area to be classified as an “industrial park conservation area” or a “blighted area” or a “conservation area”, or a combination of both “blighted areas” and “conservation areas”, as all such quoted terms are defined in the Act; and

WHEREAS, the Village of Dupo, St. Clair County, Illinois (the “**Municipality**”) is a “municipality” within the meaning of the Act; and

WHEREAS, the Mayor and Village Board (the “**Corporate Authorities**”) of the Municipality have determined that it is advisable for the Municipality to afford itself of the provisions of the Act and to undertake preliminary proceedings related to a proposed redevelopment plan entitled “Dupo Interchange TIF District” prepared for the Municipality by Moran Economic Development, LLC, Edwardsville, Illinois, a copy of the Feasibility Study was placed on file with the Village Clerk of the Municipality on October 3, 2023, and is now before the meeting of the Corporate Authorities at which this Ordinance is adopted (the “**Redevelopment Plan**”), including certain proposed redevelopment projects identified therein to further the objectives of the Act (the “**Redevelopment Projects**”) for such areas as are more particularly described in Exhibit A of this Ordinance below in connection with the adoption of tax increment allocation financing therefor, all as provided in the Act; and

WHEREAS, the Act requires the Municipality to conduct a public hearing prior to the adoption of an ordinance or ordinances approving the proposed Redevelopment Plan and Redevelopment Projects, establishing the proposed Redevelopment Project Area and adopting the proposed tax increment allocation financing therefor, at which public hearing any interested person or any affected taxing district may file written objections with the Village Clerk of the Municipality and may be heard orally with respect to the proposed approval of the proposed Redevelopment Plan and Redevelopment Projects, the proposed establishment of the Redevelopment Project Area and the proposed adoption of tax increment allocation financing therefor; and

WHEREAS, the Act requires that certain notices of the availability of the proposed Redevelopment Plan and of such public hearing be given by publication and by mailing; and

WHEREAS, the Act further requires that the Municipality convene a joint review board consisting of a representative designated by each community college district, local elementary school district and high school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time the Redevelopment Project Area is to be approved, including a representative designated by the Municipality and a public member, for the purpose of reviewing the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects proposed to be adopted by the Municipality.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND VILLAGE BOARD OF THE VILLAGE OF DUPO, ST. CLAIR COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Corporate Authorities hereby find, determine and declare as follows:

A. that the matters hereinabove set forth in the preambles and recitals to this Ordinance are true, correct and complete and are hereby incorporated herein by this reference thereto;

B. that the proposed approval of the Redevelopment Plan and Redevelopment Projects, establishment of the Redevelopment Project Area and adoption of tax increment allocation financing therefor are necessary and proper public purposes in order to promote and protect the health, safety, morals and welfare of the public and thereby eradicate blighted conditions, institute conservation measures, undertake the redevelopment of the proposed Redevelopment Project Area, remove and alleviate adverse conditions and encourage private investment and enhance the tax base of the various taxing districts; and

C. that the Redevelopment Project Area, as proposed and identified in Exhibit A of this Ordinance below, meets the requirements of a "redevelopment project area" as defined in the Act, except for the subsequent approval and certification thereof by an ordinance or ordinances adopted by the Corporate Authorities of the Municipality under and pursuant to the Act.

Section 2. Proposed Establishment of Redevelopment Project Area. The boundaries of the proposed Redevelopment Project Area shall be substantially as more particularly described in the attached Boundary Description (Exhibit A).

Section 3. Public Hearing. Under and pursuant to the requirements of the Act, the Corporate Authorities of the Municipality shall hold a public hearing on the proposed Redevelopment Plan and Redevelopment Projects, Redevelopment Project Area and adoption of tax increment allocation financing therefor. The time, date and place of such public hearing is hereby fixed to be at **6:30 p.m. on Monday, December 4, 2023**, at the Village Hall, 107 N. 2nd Street, Dupo, IL.

Section 4. Notices of Public Hearing. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to give or cause to be given notice of such public hearing by publication at least twice and by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area, to all taxing districts that have taxable property included within the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity ("DCEO"), each such notice to include such information and be given at such times and in such manner as may be specified under and pursuant to the applicable provisions of the Act.

Section 5. Public Inspection of Eligibility Study and Proposed Redevelopment Plan. The proposed Redevelopment Plan was placed on file with the Village Clerk on October 3, 2023, and such document has been and shall continue to be made available for public inspection since at least ten (10) days prior to the adoption of this Ordinance. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to: (i) publish notice in a newspaper of general circulation within the Municipality that interested persons may register with the Municipality in order to receive information on the proposed designation of the Redevelopment Project Area and the proposed approval of the proposed Redevelopment Plan; (ii) send by certified mail within a reasonable time after the adoption of this Ordinance a copy of the proposed Redevelopment Plan,

along with the name of the person to contact for further information, to each affected taxing district and DCEO; and (iii) give or cause to be given notice of the availability of the proposed Redevelopment Plan, including how to obtain this information, by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that, after a good faith effort, are determined to be located within 750 feet of the boundaries of the proposed Redevelopment Project Area.

Section 6. Joint Review Board. A joint review board as specified in the Act shall be convened by the Municipality and such joint review board shall meet, review the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects and submit any recommendation or report on the proposed approval of the Redevelopment Plan and Redevelopment Projects, establishment of the Redevelopment Project Area and adoption of tax increment allocation financing therefor within thirty (30) days after the convening of such joint review board. The first meeting of such joint review board shall be held at least 14 but not more than 28 days after the mailing of notice by the Municipality to each of the taxing districts as specified under and pursuant to the Act at the Village Hall, 107 N. 2nd Street, Dupo, IL. The Mayor of the Municipality, or his designee, shall be the representative of the Municipality on such joint review board.

Section 7. Effective Date. This Ordinance shall become effective upon its passage and approval as required by law.

PASSED this 16th day of October 2023 by the Village Mayor and the Village Board of Trustees of the Village of Dupo, St. Clair County, Illinois, and deposited and filed in the office of the Village Clerk in said Village on that date.

| <u>Trustees</u> | <u>Aye</u> | <u>Nay</u> | <u>Absent</u> | <u>Abstain</u> |
|-----------------|------------|------------|---------------|----------------|
| Ron Dell | X | — | — | — |
| Tammy Taylor | X | — | — | — |
| Dawn Keys | X | — | — | — |
| Joe Basinski | X | — | — | — |
| Ken Phillips | X | — | — | — |
| Kerry Foster | X | — | — | — |

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APPROVED AND PASSED by the Mayor of the Village of Dupo, Illinois this 16th day of October 2023.



Jerry Wilson, Mayor
Village of Dupo, Illinois

ATTEST:



MARK NADLER, VILLAGE CLERK

(SEAL)

EXHIBIT A BOUNDARY DESCRIPTION

THE AREA AS DESCRIBED BELOW INCLUDES PARTS OF SECTIONS 28, 32, AND 33 IN TOWNSHIP 1 NORTH 10 WEST OF THE THIRD PRINCIPAL MERIDIAN IN ST. CLAIR COUNTY, ILLINOIS, SECTION 32 IN TOWNSHIP 1 NORTH 10 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MONROE COUNTY, ILLINOIS, AND SECTION 5 IN TOWNSHIP 1 SOUTH 10 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 49 IN THE PRAIRIE DU PONT COMMON FIELDS SUBDIVISION, ALSO ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-28.0-400-050, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH MAIN STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 3,680 FEET TO THE POINT OF INTERSECT WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTH LINE OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-33.0-101-018; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 967 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 255, ALSO THE SOUTHERN CORNER OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-33.0-107-007; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 108 FEET TO THE EASTERN CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 442 FEET TO THE NORTHERN CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 458 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ROBERT PLACE, ALSO THE NORTH LINE OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-33.0-108-013; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 65 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 150 FEET TO THE NORTH LINE OF 06-33.0-101-019; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 285 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 255; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 668 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,662 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAVIS STREET FERRY ROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,697 FEET TO THE WEST RIGHT-OF-WAY LINE OF BB ROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 3,069 FEET TO THE SOUTHERN CORNER OF MONROE COUNTY ASSESSOR'S PARCEL WITH PIN 04-05-200-007-000; THENCE WESTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 439 FEET TO THE EAST LINE OF MONROE COUNTY ASSESSOR'S PARCEL WITH PIN 04-05-200-002-000; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 42 FEET TO THE SOUTHERN CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,033 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, ALSO THE EAST RAILROAD RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY ALONG SAID EAST RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,844 FEET TO THE SOUTHWEST LINE OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-32.0-414-009; THENCE NORTHWESTERLY ALONG SAID SOUTHWEST LINE A DISTANCE OF APPROXIMATELY 31 FEET TO THE SOUTHEAST CORNER OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-32.0-513-008; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,940 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-32.0-513-003; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 226 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 421 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAVIS STREET FERRY ROAD; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 706 FEET TO THE NORTHERN CORNER OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-32.0-513-005; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-32.0-513-003 A DISTANCE OF APPROXIMATELY 3,339 FEET TO THE EASTERN CORNER OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-28.0-513-020; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,426 FEET TO THE SOUTHERN CORNER OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-28.0-513-016; THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,303 FEET TO THE WESTERN CORNER OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-28.0-109-001; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 79 FEET TO THE SOUTHERN CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 275 FEET TO THE NORTHERN CORNER OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-28.0-300-049; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,256 FEET TO THE SOUTHERN CORNER OF LOT 13 IN THE BLUFF VIEW ESTATES FIRST ADDITION SUBDIVISION, ALSO ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-28.0-302-008; THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 175 FEET TO THE EAST RIGHT-OF-WAY LINE OF COLUMBIA ROAD; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 78 FEET TO THE SOUTHERN CORNER OF LOT 12 IN THE MEMORIAL HEIGHTS SUBDIVISION, ALSO ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-28.0-301-005; THENCE SOUTHWESTERLY A DISTANCE OF APPROXIMATELY 38 FEET TO THE EASTERN CORNER OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-28.0-300-049; THENCE SOUTHERLY ALONG THE SOUTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 552 FEET TO THE SOUTHERN CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 204 FEET TO THE NORTHERN CORNER OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-28.0-300-050; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 405 FEET TO THE WESTERN CORNER OF SAID PARCEL; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 449 FEET TO THE SOUTHERN CORNER OF SAID PARCEL, ALSO THE NORTH LINE OF ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-28.0-300-048; THENCE NORTHEASTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 939 FEET TO THE EAST RIGHT-OF-WAY LINE OF COLUMBIA ROAD; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 309 FEET TO THE EAST RIGHT-OF-WAY LINE OF BLUFFVIEW DRIVE, ALSO THE NORTH CORNER OF ASP 06-28.0-400-041; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,076 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, ALSO THE NORTHEAST CORNER OF LOT 49 IN THE PRAIRIE DU PONT COMMON FIELDS SUBDIVISION, ST. CLAIR COUNTY ASSESSOR'S PARCEL WITH PIN 06-28.0-400-050, AND POINT OF BEGINNING FOR THIS DESCRIPTION.

DISTANCES REFERENCED ARE CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983.