

CITY OF LEROY
COUNTY OF MCLEAN
STATE OF ILLINOIS

ORDINANCE NO. 734

AN ORDINANCE AMENDING ORDINANCE NO. 287, WHICH AMENDED ORDINANCE NO. 219, APPROVING THE LE ROY 1ST TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECTS (AS AMENDED BY ORDINANCE NO. 287).

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS 2nd
DAY OF June, 1997.

PRESENTED: June 2, 1997

PASSED: June 2, 1997

APPROVED: June 2, 1997

RECORDED: June 2, 1997

PUBLISHED: June 2, 1997

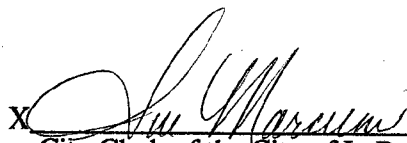
In Pamphlet Form

Voting "Aye" 6

Voting "Nay" 0

The undersigned being the duly qualified and acting City Clerk of the City of LeRoy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned ordinance and that such ordinance was presented, passed, approved, recorded and published as above stated.

(SEAL)

X 
City Clerk of the City of LeRoy,
McLean County, Illinois

Dated: June 2, 1997.

ORDINANCE NO. 734

AN ORDINANCE AMENDING ORDINANCE NO. 287, WHICH AMENDED ORDINANCE NO. 219, APPROVING THE LE ROY 1ST TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECTS (AS AMENDED BY ORDINANCE NO. 287).

WHEREAS, the City of LeRoy, Illinois, adopted Ordinance No. 219 approving the LeRoy 1st Tax Increment Redevelopment Plan and Redevelopment Projects on November 5, 1984; and

WHEREAS, said Ordinance was adopted pursuant to Illinois Revised Statutes, Chapter 24, Sections 11-74.4-1, *et seq.*, now cited as 65 ILCS 11-74.4-1, *et seq.*, hereinafter referred to as the "Act;" and

WHEREAS, the Act was amended by Public Acts 84-1417 and 84-1418, both having been approved September 21, 1986, and each having become effective that same date; and

WHEREAS, the City of LeRoy desired that all amendments to the Act be incorporated to the fullest extent possible in its provisions for the LeRoy 1st Tax Increment Financing District Redevelopment Plan and Redevelopment Project; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the LeRoy City Council caused a public hearing to be held relative to the amendment of the Redevelopment Plan and Projects on December 3, 1986, at the City Hall, 111 E. Center St., LeRoy, Illinois; and

WHEREAS, notice of said hearing was given to taxing districts by certified mail on October 30, 1986, by publication November 6, 1986, and on November 20, 1986, and by certified mail to taxpayers owing property within the Redevelopment Area on November 19, 1986; and

WHEREAS, the City Council reviewed the conditions pertaining to the lack of private investment in the Redevelopment Projects Area to determine whether private development could take place in the Redevelopment Projects Area without the amendments to the Redevelopment Plan, and the City Council reviewed the conditions pertaining to real property in the Redevelopment Projects Area to determine whether the proposed amendments to the Redevelopment Plan would substantially benefit the proposed Redevelopment Projects and improvements; and

WHEREAS, the City Council reviewed the proposed amendments to the Redevelopment Plan to determine whether the proposed amendments to the Redevelopment Plan conformed to the Comprehensive Plan of the City, and

WHEREAS, the City Council passed Ordinance No. 287, amending Ordinance No. 219, said amending ordinance (No. 287) having been passed and approved on December 23, 1986; and

WHEREAS, said City of LeRoy 1st Tax Increment Redevelopment Plan and Redevelopment Projects, as amended by Ordinance No. 287, are now in full force and effect; and,

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the LeRoy City Council caused a public hearing to be held relative to further amendments to the Redevelopment Plan and

Redevelopment Projects on April 28, 1997, at the City Hall on 111 East Center St., LeRoy, Illinois; and

WHEREAS, notice of said hearing was given to taxing districts by certified mail on March 14, 1997, by publication on April 2, 1997, and on April 16, 1997, and by certified mail to tax payers within the Redevelopment Area on or before April 18, 1997; and

WHEREAS, the City Council has further reviewed the conditions pertaining to lack of private investment in the Redevelopment Projects Area to determine whether private development can take place in the Redevelopment Projects Area without the amendments to the Redevelopment Plan, and the City Council has further reviewed the conditions pertaining to real property in the Redevelopment Projects Area to determine whether the proposed amendments to the Redevelopment Plan would substantially benefit the proposed Redevelopment Projects and improvements; and

WHEREAS, the City Council has reviewed the proposed amendments to the Redevelopment Plan to determine whether the proposed amendments to the Redevelopment Plan conform to the Comprehensive plan to the City,

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of LeRoy, Illinois, in lawful meeting assembled, as follows:

Section 1. The City Council of the City of LeRoy hereby finds the conditions continue to warrant the findings made under Section 1 of Ordinance No. 219, subsections "a" through "e," and that the estimated date for final completion of the Redevelopment Projects pursuant to the amended plan, as further amended by this ordinance, is October 31, 2007.

Section 2. The proposed amendments to the Redevelopment Plan and the amended Redevelopment Plan incorporating those proposed amendments, which were the subject matter of the hearing held April 28, 1997, are hereby adopted and approved amending said Redevelopment Plan for the LeRoy 1st Tax Increment Financing District, and Ordinances No. 219 and 287 are hereby amended in accordance therewith. A copy of the amended Redevelopment Plan is attached hereto as Exhibit "A" and is incorporated herein by reference.

Section 3. To the extent that the further amendments to the Redevelopment Plan shall be considered to amend Ordinances No. 288 and 289, each having been passed and approved on December 23, 1986, said ordinances shall be considered amended, and such ordinances, as amended, if deemed amended by this ordinance, shall continue in full force and effect.

Section 4. All ordinances, or parts thereof, and all resolutions, or parts thereof, in conflict with this ordinance shall be and the same are hereby repealed to the extent of such conflict, and this ordinance shall be in full force and effect as set forth hereafter.

Section 5. Nothing in this ordinance hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or any liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. This ordinance shall be in full force and effect from and after its passage by the City Council of the City of LeRoy, Illinois, approval by the Mayor thereof, and publication in pamphlet form as required by law.

PASSED by the City Council of the City of LeRoy, Illinois, upon the motion by W.H. Weber, seconded by Ron Litherland, by roll call vote on the 2nd day of June, 1997, as follows:

Aldermen elected 6 Aldermen present 6

VOTING AYE:

Ryan Miles, Ron Litherland, Dave McClelland, W.H. Weber, Dawn Thompson, Dick Oliver (full names)

VOTING NAY:

None (full names)

ABSENT, ABSTAIN, OTHER:

None (full names)

and deposited and filed in the office of the Acting City Clerk in said municipality on the 2nd day of June, 1997.

X Sue Marcum
Sue Marcum, City Clerk of the City of LeRoy, McLean County, Illinois

APPROVED BY the Mayor of the City of LeRoy, Illinois, this 2nd day of June, 1997.

X Robert Rice
Robert Rice, Mayor of the City of LeRoy, McLean County, Illinois

ATTEST: (SEAL)

X Sue Marcum
Sue Marcum, City Clerk, City of LeRoy, McLean County, Illinois

CITY OF LEROY
TIF DISTRICT #1
AMENDED REDEVELOPMENT PLAN AND PROJECTS

DRAFT DATED
(MARCH 07, 1997)

JOINTLY PREPARED BY:
CITY OF LEROY, ILLINOIS

AND

KANE, MCKENNA AND ASSOCIATES, INC.

MARCH, 1997

Exhibit A

LISTS OF MAPS AND EXHIBITS

MAPS

- Map 1 - Property Tax Boundary Map (attached)
- Map 2 - Sales Tax Boundary Map (attached)
- Map 3 - Existing Land Use Map (attached)
- Map 4 - Intended Land Use Map (attached)

Exhibit 1 Legal Description of the Redevelopment Project Area (attached)

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I. INTRODUCTION

The City of LeRoy, Illinois (the "City"), has a population of approximately 2,777 according to the 1990 census. The City is bordered on the north, south, east, and west by unincorporated McLean County. The City is located along U.S. Route 150 and Interstate 74 approximately 15 miles east of Bloomington-Normal and 30 miles west of Champaign-Urbana.

On November 5, 1984, the City adopted a redevelopment plan and project and designated a portion of the City as a redevelopment project area (the "RPA") (known as the TIF District #1) to address and ameliorate blighting conditions and economic decline and stagnation within the RPA. The City determined that public intervention was required to reverse the blighting conditions present in the community. The City has used the RPA as a means to expand its commercial base and to arrest conditions of blight. On December 23, 1986, the City amended its original redevelopment plan and project to allow for the application of state and local sales taxes toward the implementation of the redevelopment plan.

However, the 1986 amended redevelopment plan and project included a strong emphasis on specific redevelopment activities which, due to market forces beyond the City's control, have not materialized. The City determined that current and future conditions and potential opportunities require a revision of the goals and objectives in the redevelopment plan to enhance the potential for City participation in the redevelopment process. Thus, the City has undertaken the amendment of its redevelopment plan and project (the "Plan and Project").

The TIF District was designated by the City in order to spur private and public investment that would act as a positive force, generating renewed interest in surrounding properties and business opportunities. The RPA designation addressed the necessary public assistance/improvements required to induce redevelopment of the RPA. Many such redevelopments have indeed been achieved, yet additional efforts are required to continue and sustain the positive trends now underway.

At the time of the original designation of the RPA, and true today as well, the needed public investment would be possible only if tax increment financing was adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act"), 65 ILCS 5/11-74.4-1, et.seq.. Such blighting/conservation factors, found in 1984, together and in combination, continue to restrain or prevent additional successful development from occurring within the area. Other public resources may have to be made available to attract the needed private investment to address the factors and to encourage development within the RPA.

Conditions of obsolescence and underutilization that have precluded and/or retarded intensive private investment in the past will be addressed by continued efforts to implement this Plan and Project. Through this amended Plan and Project, the City will serve as the central force for marshalling the assets and energies of the private sector for cooperative public-private redevelopment efforts. In this regard, the City will serve as a catalyst for coordinating successful redevelopment. Ultimately, the implementation of the Plan and Project will benefit the City and all the taxing districts which encompass the RPA in the form of a significantly expanded tax base.

The adoption of this amended Plan and Project makes possible the continued implementation of a comprehensive program of economic redevelopment. By means of public investment, the RPA will become an improved and more viable environment that will attract private investment and diversify the City's tax base.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefitted by the redevelopment projects. Also pursuant to the Act, the RPA is not less in the aggregate than 1 1/2 acres.

II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The Redevelopment Project Area is legally described in Exhibit 1.

III. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

As set forth in the 1984 Plan and Project, the goals of the City for the RPA as expressed in this amended Plan and Project conform to the City of LeRoy Zoning Ordinances, as amended, which serve as a comprehensive guide to growth and development of the City.

A. General Goals

1. To reduce or eliminate those conditions which qualify the RPA as a blighted/conservation area.
2. To enhance the tax base of the City and other overlapping tax districts extending into the blighted/conservation area.
3. To maintain and increase the employment opportunities of the area.
4. To expand the retail, commercial, industrial and residential base of development in the City.

B. General Objectives

1. Coordinate the expenditure of redevelopment project costs with the investment of private funds to enhance redevelopment projects.
2. Construct public improvements which will encourage further private investment.
3. Replacement and installation of pedestrian crossings, streets, gutters, and curbs within the project area.
4. Participate in land acquisition to advance specific redevelopment projects, eliminate conditions of blight, and provide for a safe community.
5. Provide funds for commercial and industrial building rehabilitation.

IV. BLIGHTED AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Municipal findings that the RPA is a conservation/blighted area were made when the RPA was originally designated. The evidence supporting these findings was reviewed by the Illinois Department of Revenue (DOR) in 1989. The DOR issued a certificate of eligibility on September 8, 1989.

V. EVIDENCE INDICATING THAT THE REDEVELOPMENT PROJECT AREA HAS NOT BEEN SUBJECT TO GROWTH AND DEVELOPMENT THROUGH PRIVATE ENTERPRISE.

On November 5, 1984, the City Council adopted Ordinance 219 approving the LeRoy 1st Tax Increment District Redevelopment Plan and Project. In this ordinance and in the Redevelopment Plan and Project, the City made findings that the RPA had experienced a lack of investment through private enterprise. Portions of the RPA, through the implementation of the Plan and Project, since that time have experienced investment. However, substantial portions of the district have experienced little or no investment and remain in the same condition as they were on November 5, 1984. Much of the investment experienced to date has been marshalled by the City through public-private partnerships using tax increment financing. The City shall continue to encourage private investment through similar efforts.

VI. ASSESSMENT OF FINANCIAL IMPACT ON OVERLAPPING TAXING DISTRICTS

To date, the implementation of the Plan and Project have not resulted in any apparent financial impact on the overlapping taxing districts. As the City continues to implement the Plan and Project, it does not project future financial impacts on overlapping taxing districts.

VII REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives

The City proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment in commercial, retail, industrial and residential development through public finance techniques including, but not limited to, Tax Increment Financing. The following represents the general project goals for tax increment financing districts as defined by the Act and represent the general objectives for the City. These components are all inclusive and may exceed the City's specific actions as planned at this time.

1. By improving facilities that may include:
 - a. street and roadway improvements;
 - b. utility improvements (including water, storm water management and sewer improvements, water storage facilities, detention/retention ponds, if necessary);
 - c. landscaping or streetscaping;
 - d. parking improvements;

- e. signalization, traffic control and lighting;
 - f. construction, reconstruction, or rehabilitation of other buildings and facilities that would be owned and maintained by a governmental entity, including the City.
2. By entering into redevelopment agreements with developers or facility owners for qualified redevelopment projects.
 3. By improving existing structures or site improvements.
 4. By utilizing interest cost writedown pursuant to provisions of the Act.
 5. By implementing a plan that addresses the redevelopment costs of land acquisition and assembly, site preparation, demolition/removal, and provision of infrastructure improvements or upgrading that may be necessary for adaption to a market oriented reuse of sites in the RPA, improving the City's tax base, and diversifying the local economy.
 6. By exercising other powers set forth in the Act as the City deems necessary.
 7. By providing job training for City residents.

B. Redevelopment Activities

Pursuant to the foregoing objectives, the City will implement a coordinated program of actions, including, but not limited to, land acquisition, site assembly/preparation, demolition/removals, infrastructure improvements and upgrading, and provision of public improvements such as landscaping and parking, where required. Land acquisition may be undertaken based upon specific redevelopment proposals and to address conditions of blight or to maintain public safety. The City may directly undertake the activities described below, or, when appropriate, cause such activities to be undertaken in a manner in conformance with this Plan.

1. Public Improvements

In accordance with its estimates of tax increment and other available resources, the City will provide public improvements in the RPA to enhance the immediate area as a whole, to support the Plan and Project, and to serve the needs of City residents. Appropriate public improvements may include, but are not limited to:

- a. vacation, removal, resurfacing, paving, widening, construction, turn islands, construction or reconstruction of curbs and gutters, traffic signals, and other improvements to streets, alleys, pedestrian ways, and pathways, including the acquisition of rights-of-way for construction, reconstruction and/or extension of streets, alleys and pedestrian ways;
- b. site preparation costs (including environmental assessments remediation);
- c. reconfiguration of existing rights-of-way and/or creation of new rights-of-way;
- d. demolition of any obsolete structure or structures;

- e. improvements of public utilities including construction or reconstruction of water mains, as well as sanitary sewer and storm sewers, detention ponds and street lighting;
- f. beautification, landscaping, lighting, buffering, parking improvements and signage of public properties.

The City may determine at a later date that certain improvements are no longer needed or appropriate, or may add new improvements to the list. The type of public improvement and cost for each item is subject to City Council approval and to the execution of a redevelopment agreement for the proposed project, in a form acceptable to the City Council.

2. Acquisition and Clearance

The City may determine that to meet redevelopment objectives it may be necessary to participate in property acquisition in the RPA or use other means to induce transfer of such property to a private developer.

Clearance and grading of existing properties to be acquired will, to the greatest extent possible, be scheduled to coincide with redevelopment activities so that parcels do not remain vacant for extended periods of time and so that the adverse effects of clearance activities may be minimized.

Property which has been acquired may be made available for temporary public or private revenue producing uses which will not have adverse impacts on the redevelopment area, until such time as they are needed for planned development. Such revenues, if any, could accrue to the RPA.

3. Land Assembly and Disposition

Certain properties to be acquired by the City, and certain properties presently owned by the City (e.g., street rights-of-way and public facilities), may be assembled into appropriate redevelopment sites and/or rights-of-way. Property assembly activities may include use of the City's eminent domain power. These properties may be sold or leased by the City to a private developer, in whole or in part, for redevelopment subject to invitation for proposal requirements of the Illinois tax increment law.

4. Relocation

Any businesses occupying properties to be acquired may be considered for relocation, advisory and financial assistance in accordance with provisions set forth and adopted by the City and other governmental regulations, if any.

Terms of conveyance shall be incorporated into appropriate disposition agreements, and may include more specific restrictions than contained in this Proposed Redevelopment Plan or in other municipal codes and ordinances governing the use of land.

5. Demolition and Site Preparation

Partial demolition or total demolition as well as removal of debris may be necessary. Additionally, the Plan and Project contemplate site preparation or other requirements necessary to prepare the site for new uses. All of the above will serve to enhance the site for the desired redevelopment.

6. Interest Cost Write-Down

Pursuant to the Act, the City may allocate a portion of incremental tax revenues to reduce the interest cost incurred in connection with redevelopment activities, enhancing the redevelopment potential of the RPA .

7. JOB TRAINING

Pursuant to the Act, the City and/or other training providers, may develop training programs in conjunction with the redevelopment efforts.

8. Redevelopment Agreements

Land assemblage shall be conducted for (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Terms of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific controls than those stated in this Plan and Project.

C. **General Land Use Plan**

Existing land uses consist of commercial, industrial, multi-family and single-family residential, public open space and public rights-of-way. Existing land uses are shown on Map 3, attached hereto and made a part of this plan. Map 4, attached hereto and made a part of this Plan, designates intended land uses in the RPA which are identical in category to existing land uses, but which may be reconfigured, if necessary, to adapt to a redevelopment project of the City. Buffering between uses (both existing and proposed) will be provided when deemed necessary by the City. The proposed land uses will conform to the provisions of the Zoning Ordinance of the City (as such may be amended from time to time.)

D. **Estimated Redevelopment Project Costs**

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Plan and Project. Private investments which supplement public expenditures are expected to substantially exceed such redevelopment project costs. Eligible costs permitted under the Act which may be pertinent to this Plan and Project to be considered by the City may be:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected.
2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land.
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing buildings and fixtures.
4. Costs of the construction of public works or improvements.

5. Costs of job training and retraining projects.
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 pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be in furtherance of the objectives of the redevelopment plan and project, to the extent the City by written agreement accepts and approves such costs.
8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to make payment of relocation costs by federal or state law.
9. Costs of job training, 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 the Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City 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 304.1 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.
10. If deemed prudent by the City Council of the City for a redevelopment project, interest costs incurred by the redeveloper related to the construction, renovation or rehabilitation of the redevelopment project provided that:
 - a. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act; and
 - 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; and
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (10) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - d. the total of such interest payments incurred pursuant to the Act may not exceed 30% of the total redevelopment project costs excluding any property assembly costs and any relocation costs incurred pursuant to the Act.

Estimated costs are shown in the next section. Adjustments to these cost items may be made without amendment to the Redevelopment Plan. The costs represent estimated amounts and do not represent actual City commitments or expenditures. Rather, they are a ceiling on possible expenditures of TIF funds in the redevelopment project area.

E. REDEVELOPMENT PROJECT COSTS

Estimated project costs eligible under Illinois TIF statute (the Act) are listed below. These potential costs to be expended over the remaining life of the RPA are to be solely determined by the City to fund as needed. (Note: This summary does not include private redevelopment costs.)

Land Acquisition and Assembly Costs Including Demolition and Clearance/Site Preparation	\$ <u>2,000,000.00</u>
Construction and/or Rehabilitation of Public Facilities	\$ <u>1,000,000.00</u>
Rehabilitation of Facilities	\$ <u>1,000,000.00</u>
Utility Improvements Including but not Limited to Water, Storm, Sanitary Sewer and the Service of Public Facilities	\$ <u>1,620,000.00</u>
Construction, Reconstruction, or Improvement of Parking, Rights-of-way and Streets Including Signalization, Traffic Control, Lighting, Landscaping, Buffering, and Streetscaping	\$ <u>800,000.00</u>
Interest Costs Pursuant to the Act	\$ <u>5,000,000.00</u>
Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ <u>500,000.00</u>
Relocation	\$ <u>200,000.00</u>
Job Training	\$ <u>100,000.00</u>
Total	\$ <u>12,220,000.00</u>

Note: All project cost estimates are in 1996 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves. Adjustments to the estimated line item costs above are expected. Each individual project cost will be re-evaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment. Adjustments to these cost items may be made without amendment to the Plan and Project as long as the total project expenditures remain unchanged.

F. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Funds necessary to pay for public improvements and other redevelopment project costs are to be derived principally from property tax and sales tax increment revenues, proceeds from municipal obligations to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Plan and Project.

Redevelopment project costs specifically contemplate those eligible public costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the area. The majority of development costs are expected to be privately financed, and incremental taxes or other public sources are to be used only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the tax increment obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the proposed RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 1984 tax year, incremental local sales taxes, as well as the City's appropriated share of Net State Sales Tax Increment received from the Illinois Department of Revenue. Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: special service area taxes, the proceeds of property sales, unlimited property taxes if the obligations are general obligations of the City, certain land lease payments, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the City may from time to time deem appropriate.

The RPA is not reasonably expected to be developed without the use of the incremental revenues provided by the Act.

G. Nature and Term of Obligations to be Issued

The City may issue obligations secured by the special tax allocation fund established for the RPA pursuant to the Act or such other funds or security as are available to the City by virtue of its powers pursuant to the Illinois State constitution. Any and/or all obligations issued by the City pursuant to this Plan and Project and the Act shall be retired not later than October 31, 2007.

One or more series of obligations may be issued from time to time in order to implement this Plan and Project. Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions.

Those incremental tax revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution to the IDOR, taxing districts overlapping the RPA, and the City in the manner provided by the Act.

H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area

The initial EAV of the RPA as certified by the McLean County Clerk was \$1,563,252. This figure represents the "base year" EAV for the TIF district from tax year 1984.

The equalized assessed valuation (EAV) of the property within the RPA is approximately \$ 3,320,914.00, which is the 1995 equalized assessed valuation, the most recent EAV available.

I. Anticipated Equalized Assessed Valuation

Upon completion of the anticipated private development of the RPA, it is estimated that the equalized assessed valuation of the property within the RPA will have been increased to approximately \$6,000,000. The estimate assumes a constant McLean County equalization factor of 1.00 and 1996 dollars.

VIII SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. Such strategy will contribute to a realistic approach in funding the Project while assuring the City the ability to fund the Project it deems to have the highest priority.

The Plan and Project are to be completed by October 31, 2007, as originally contemplated in the initial Redevelopment Plan.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the City and a private developer or other recipient of TIF benefits, both will agree to establish and implement an affirmative action program that serves appropriate sectors of the City. The program will conform to the most recent City policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will countenance discrimination against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and educational opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The City and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

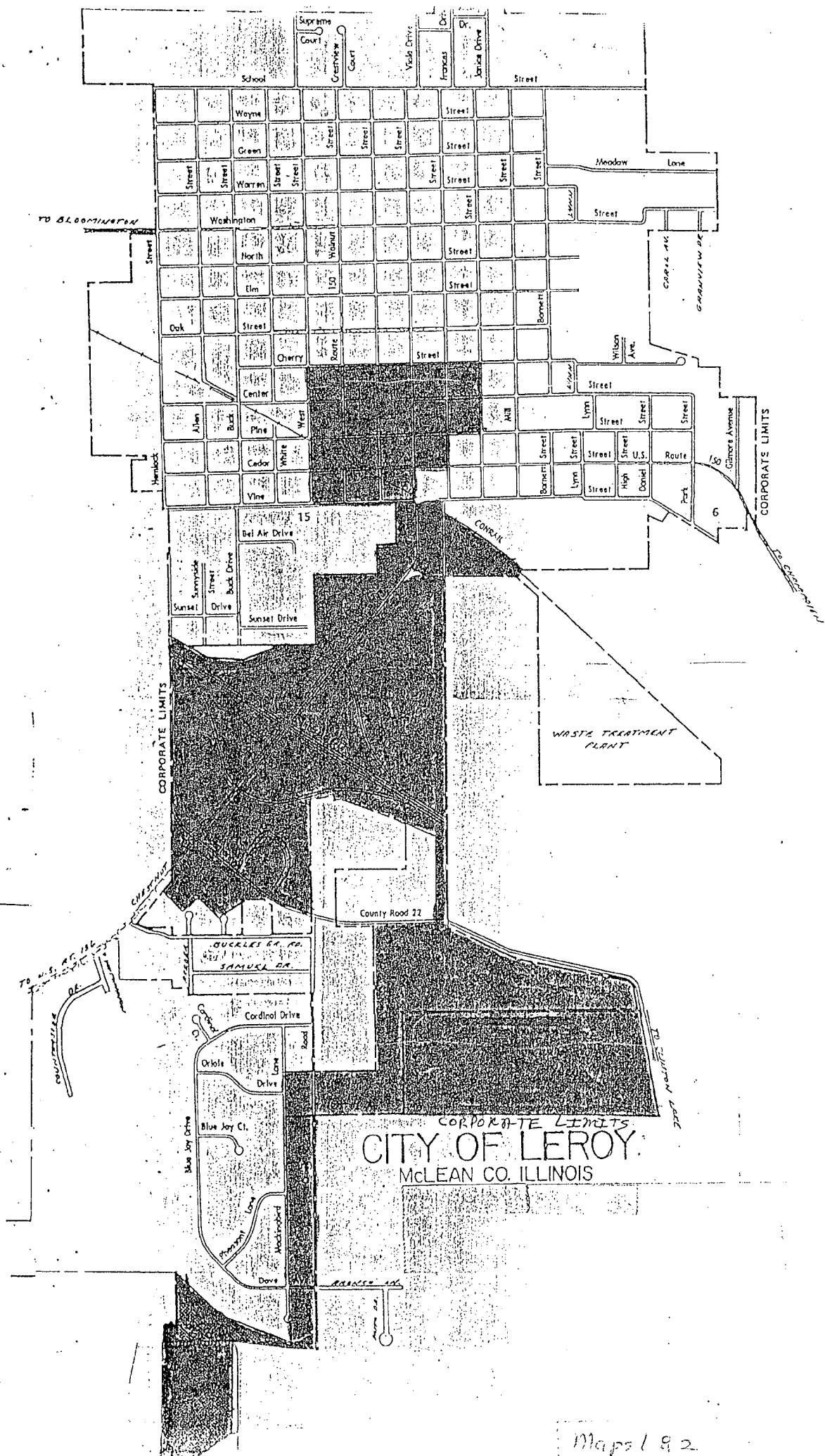
Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. **Completion of Redevelopment Project and Retirement Obligations to Finance Redevelopment Costs**

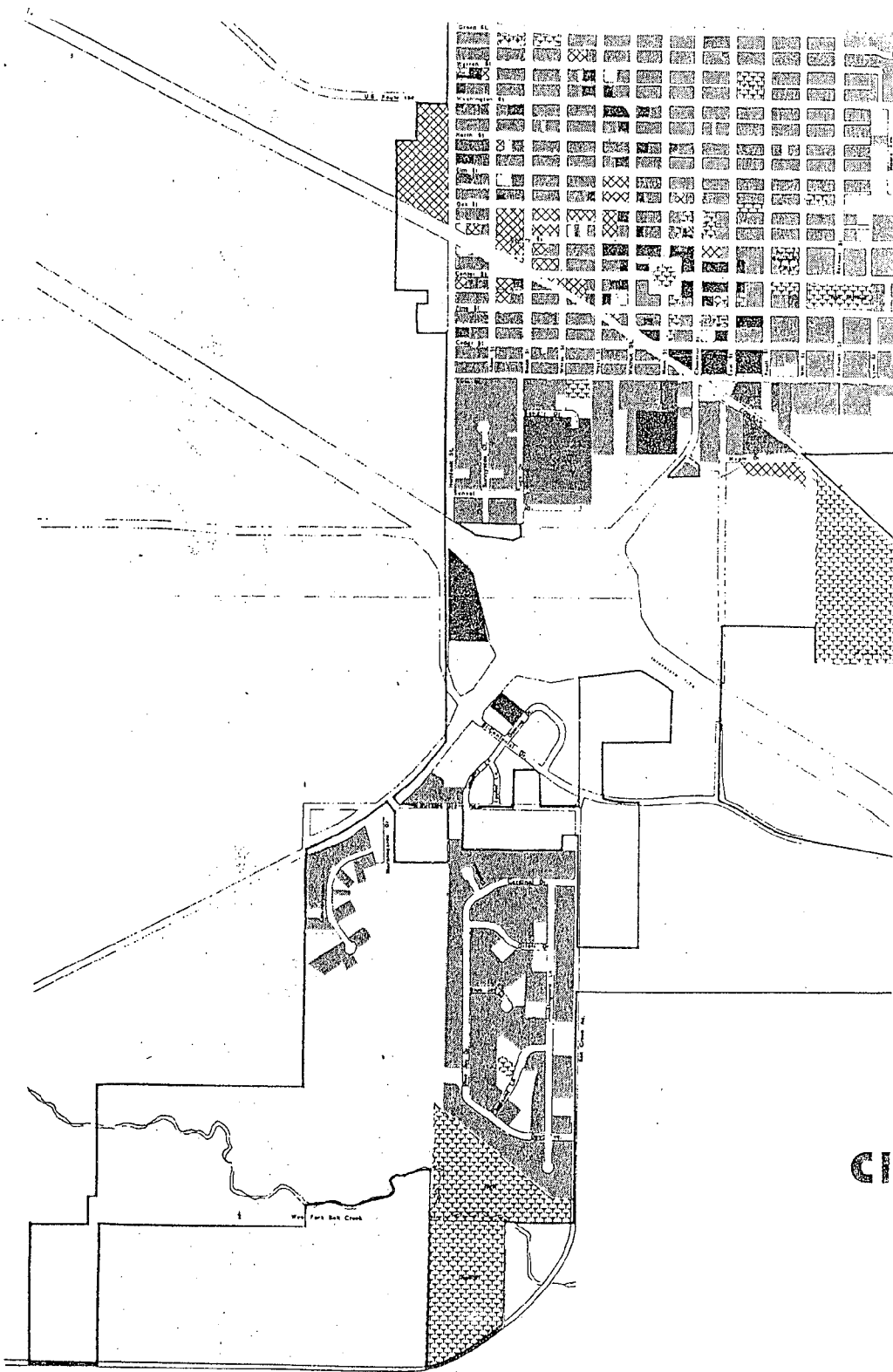
This Redevelopment Project will be completed on or before October 31, 2007.

IX. **PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT**

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.



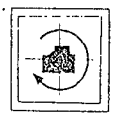
CORPORATE LIMITS
CITY OF LEROY
 McLEAN CO. ILLINOIS



CITY OF LEROY, ILLINOIS

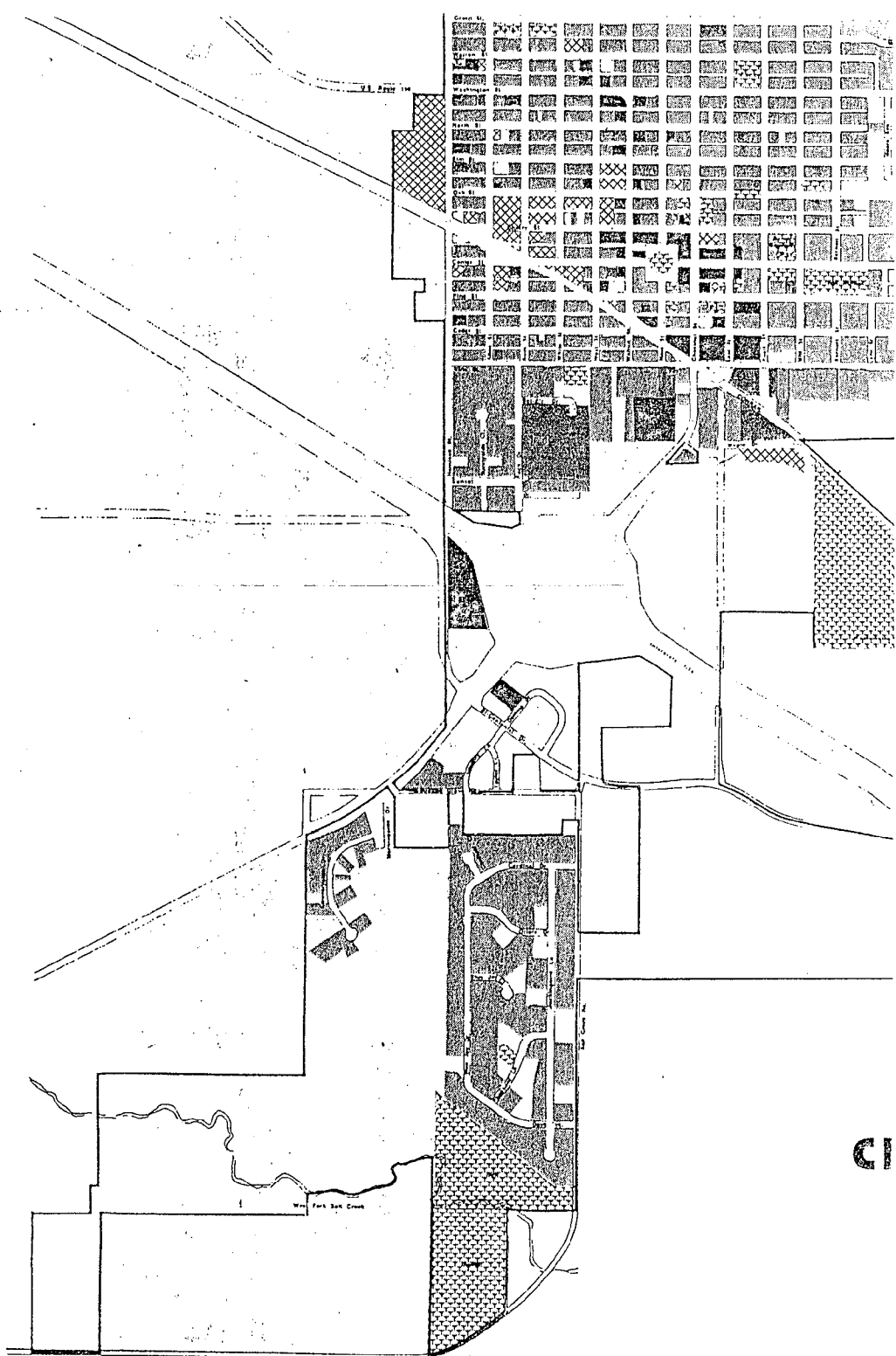
Existing Land Use Map

	Single Family Residential
	Multiple Family Residential
	Commercial
	Public/Semi-Public
	Industrial



Madison County Regional Planning Commission


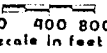
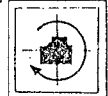
Map 3



CITY OF LEROY, ILLINOIS

Existing Land Use Map

	Single Family Residential
	Multiple Family Residential
	Commercial
	Public/Semi-Public
	Industrial


 north
 0 400 800
 scale in feet


Madison County Regional Planning Commission

Map 4

Beginning at the point where the southerly extension of the West right-of-way line of West Street intersects the South right-of-way line of Vine Street, all in the City of LaRoy, McLean County, Illinois, as per the plat of said streets (Point of Beginning); thence northerly along the said West right-of-way line of West Street to the intersection of said right-of-way line with the North right-of-way line of Cherry Street, as platted, in the City of LaRoy, Illinois; thence easterly along the North right-of-way line of Cherry Street to the intersection of that line with the East right-of-way line of Pearl Street, as platted, in the City of LaRoy, Illinois; thence southerly along said East right-of-way line to the intersection of that right-of-way line with the South right-of-way line of Pine Street, as platted, in the City of LaRoy, Illinois; thence westerly along said South right-of-way line of Pine Street to the intersection of that right-of-way line with the East right-of-way line of East Street, as platted, in the City of LaRoy, Illinois; thence southerly along said East right-of-way line to the intersection of that line with the South right-of-way line of Cedar Street, as platted, in the City of LaRoy, Illinois; thence westerly along said South right-of-way line to the intersection of that right-of-way line with the East right-of-way line of Chestnut Street, as platted, in the City of LaRoy, Illinois; thence southerly along the said East right-of-way line to the northerly right-of-way line of the Conrail Railroad; thence southeasterly along said railroad right-of-way line to the North right-of-way line of Vine Street, as platted, in the City of LaRoy, Illinois; thence easterly along said North right-of-way line to the intersection of that right-of-way line with the southerly extension of the West right-of-way line of East Street, as platted, in the City of LaRoy, Illinois; thence southerly on the West right-of-way line of East Street, as platted, to the northerly right-of-way line of the Conrail Railroad; thence southeasterly on said right-of-way line to the South line of Lot 1 in the Subdivision of part of Section 21, Township 22 North, Range 4 East of the 3rd p.m., McLean County, Illinois; thence westerly on said South line to the southerly right-of-way line of Conrail Railroad; thence southwesterly to a point on the South right-of-way line of the City of LaRoy Waste Treatment Plant "60 Foot" Access Road, said point being 676.92 feet East of the West line of the East half of the Southwest Quarter of Section 21, Township 22 North, Range 4 East of the 3rd p.m.; thence westerly along said South right-of-way line to the intersection of said right-of-way line with the centerline of East Street; thence southerly on the centerline of East Street to the southerly right-of-way line of State Aid Route 22; thence southeasterly and southerly on the said right-of-way line of State Aid Route 22 to the southerly line of Parcel "C" as shown on the Lawrence Marsh Annexation Plat recorded November 30, 1977, as Document No. 77-18580, in the Office of the Recorder of Deeds of McLean County, Illinois; thence westerly 2,202 feet, more or less, to the East line of Parcel "A" as shown on the said annexation plat; thence South 945 feet on the East line of the said Parcel "A", as shown on the aforesaid annexation plat; thence westerly 853.08 feet on the South line of said Parcel "A" as shown on the aforesaid annexation plat to the East line of Section 29, Township 22 North, Range 4 East of the 3rd p.m., McLean County, Illinois; thence southerly along the East line of the said Section 29 and the East line of Section 32, Township 22 North, Range 4 East of the 3rd p.m., McLean County, Illinois, to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of the said Section 32; thence westerly on the North line of the Southeast 1/4 of the Northeast 1/4 of the said Section 32 to the East line of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of the said Section 32; thence South along the said East line to the centerline of the public road; thence southwesterly on the centerline of the public road to a point 67.98 feet West of the West line of the Southeast 1/4 of the Northeast 1/4 of the said Section 32; thence northerly 1,801.08 feet on a line parallel with the said West line; thence easterly 57.98 feet to the West line of Golden Eagle Estates Subdivision in the City of LaRoy, Illinois; thence northerly on the West line of said Golden Eagle Estates Subdivision to the Northwest corner of Lot 98 (City Park) in said Golden Eagle Estates Subdivision; thence southeasterly on the northerly line of said Lot 98 to the Southeast corner of Lot 30 in said Golden Eagle Estates Subdivision; thence northerly on the East line of the said Lot 30 to the intersection of that line with the South right-of-way line of the cul-de-sac at the south end of Mockingbird Lane, as platted in Golden Eagle Estates Subdivision in the City of LaRoy, Illinois; thence westerly and northerly along the West right-of-way line of said Mockingbird Lane to the intersection of said right-of-way line with the westerly extension of the North boundary line of Lot 46 in the aforesaid Golden Eagle Estates Subdivision; thence easterly along the westerly extension of the North boundary line of the aforesaid Lot 46, the North line of the said Lot 46 and the easterly extension of the said North line to the East line of Section 29, Township 22 North, Range 4 East of the 3rd p.m., McLean County, Illinois; thence southerly on East section line 50.66 feet, more or less, to a point 1,329.12 feet North of the Southeast corner of the said Section 29, thence North 89 degrees, 50' East, 587.08 feet; thence North to the northerly right-of-way line of State Aid Route 22; thence easterly on the said right-of-way line to a point 100 feet West of the centerline of the aforesaid East Street right-of-way, in the City of LaRoy, Illinois; thence northerly on a line parallel and 100 feet West of said centerline of the right-of-way of the aforesaid East Street to a point 50 feet South of the southerly right-of-way line of F.A.I. Route 74; thence northwesterly parallel with and 50 feet South of the southerly right-of-way line of F.A.I. Route 74 to a point 233.5 feet East of the West line of the Northwest 1/4 of the aforesaid Section 28; thence North to the southerly right-of-way line of F.A.I. Route 74; thence southwesterly on the said right-of-way line to the East line of the West 1/2 of the Northwest 1/4 of Section 29, Township 22 North, Range 4 East of the 3rd p.m.; thence South on the said East line to the intersection of said East line of the East 1/2 of the Northeast 1/4 of Section 29 with the southerly right-of-way line of Bicentennial Drive (also known as State Aid Route 22), as platted, in the City of LaRoy, Illinois; thence northerly and westerly along the southerly right-of-way line of the aforesaid State Aid Route 22 to the Southeast corner of Lot 1 in Central Prairies Commercial Park Subdivision, as platted, in the City of LaRoy, Illinois; thence westerly 199.32 feet, southwesterly 134.47 feet, westerly 75 feet and northwesterly 302.78 feet on the boundary of the aforesaid Lot 1 to the Northeast corner of Lot 2 in the aforesaid Central Prairies Commercial Park Subdivision; thence southwesterly 180 feet to the Southeast corner of the said Lot 2, thence northwesterly 153.4 feet to the East boundary of Lot 3 in the said Central Prairies Commercial Park Subdivision; thence southerly along the East boundary of Lot 3 in the said Central Prairies Commercial Park Subdivision to the intersection of that line with the South boundary line of said lot; thence northwesterly along said South boundary line to the East right-of-way line of F.A. Route 119 Spur; thence northwesterly along said right-of-way line to the West line of the East 1/2 of the Northeast 1/4 of the aforesaid Section 29; thence northerly on the West line of the East 1/2 of the Northeast 1/4 of the aforesaid Section 29 to the northerly and easterly right-of-way line of F.A.I. Route 74, being also the intersection of the West boundary of the corporate limits of the City of

LaRoy, Illinois, with the said right-of-way line of F.A.I. Route 74; thence southeasterly to the Southwest corner of Lot 4 in the Oakcross Posubdivision of Part of Lot 1 in the Sunnyside Subdivision to the City of LaRoy, Illinois; thence easterly along the South boundary line of said Lot 4, and of Lots 20, 43, 63, 62, 61, 60, 59, 58, 57, 56, 55 and 54 in Sunnyside Subdivision to the City of LaRoy, Illinois being also the South boundary line of the aforesaid Sunnyside Subdivision, to the Southeast corner of the said Lot 54; thence northerly along the East boundary line of Lots 54 and 53 in said Sunnyside Subdivision, being also the East boundary line of said subdivision, and along the East boundary line of Outlot Z in Bel-Vue Subdivision of the City of LaRoy, Illinois, to the Southwest corner of Lot 6 in the Subdivision of Lot 7 of the Southwest Quarter of the Southwest Quarter of Section 21, Township 22 North, Range 4 East of the 3rd p.m., according to the Plat recorded in Book 2 of Plats, page 516, Office of the Recorder of Deeds of McLean County, McLean County, Illinois; thence easterly along the South boundary line of the aforesaid Lot 7 to the Southeast corner of Lot 1 in the said Subdivision of Lot 7; thence northerly along the East boundary line of the said Lot 1 in the said Subdivision of Lot 7 308.6 feet, more or less; thence easterly 208.5 feet, more or less, to the West boundary line of McConnell Bros. Subdivision of Part of the Southwest Quarter of the Southwest Quarter of the aforesaid Section 21; thence northerly along the said West boundary line and along the McConnell Bros. Subdivision, and along the northerly extension of the West boundary line of the said McConnell Bros. Subdivision to the intersection of that line with the South right-of-way line of Vine Street, as platted, in the City of LaRoy, Illinois, thence westerly along the said right-of-way line to the point of Beginning; all in McLean County, Illinois; also a strip of land 945 feet in width lying immediately South of Parcel "C" as shown on the Lawrence Marsh Annexation Plat, recorded on November 30, 1977, as Document No. 77-18580, in the Office of the Recorder of Deeds of McLean County, Illinois, and extending from the East line of Parcel "A" as shown on said plat to the West line of State Aid Route 22, in McLean County, Illinois;

EXCEPT the following parcels:

- (a). That part of Lots 5 and 6 in Block 26 of the Original Town of LaRoy, Illinois, lying South of the Conrail Railroad right-of-way;
- (b). The South 105 feet of Lot 5 and the South 105 feet of Lot 6, except the East 5 feet thereof, in Block 20 of the Original Town of LaRoy, Illinois;
- (c). Lots 15, 16 and 17 in McConnell Brothers Subdivision to the City of LaRoy, Illinois, except that portion taken for road purposes;
- (d). That part of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 22 North, Range 4 East of the 3rd p.m., McLean County, Illinois, lying North of the Northerly right-of-way line of F.A.I. Route 74, all in McLean County, Illinois;
- (e). The East 22 feet of Lot 8 in block 16 of the Original Town of LaRoy, Illinois;
- (f). The East 22 feet, EXCEPT the North 50 feet thereof, of Lot 1 in Block 17 of the Original Town of LaRoy, Illinois;
- (g). The West 22 feet of the East 44 feet of Lot 1 in Block 17 of the Original Town of LaRoy, Illinois;

all of the aforesaid parcels of real estate being located in McLean County, Illinois.

Exhibit 1

CERTIFICATE

I, Sue Marcum, certify that I am the duly appointed and acting municipal clerk of the City of LeRoy, of McLean County, Illinois.

I further certify that on June 2, 1997, the Corporate Authorities of such municipality passed and approved Ordinance No. 734, entitled:

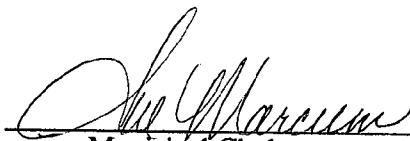
AN ORDINANCE AMENDING ORDINANCE NO. 287, WHICH AMENDED ORDINANCE NO. 219, APPROVING THE LE ROY 1ST TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECTS (AS AMENDED BY ORDINANCE NO. 287),

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 734, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on June 2, 1997, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at LeRoy, Illinois, this 2nd day of June, 1997

(SEAL)



Municipal Clerk

STATE OF ILLINOIS)
) SS:
COUNTY OF McLEAN)

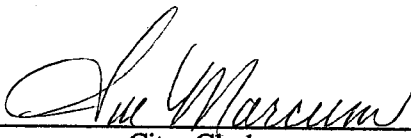
I, Sue Marcum, do hereby certify that I am the duly qualified and acting City Clerk of the City of LeRoy, McLean County, Illinois, and as such Acting City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

AN ORDINANCE AMENDING ORDINANCE NO. 287, WHICH AMENDED ORDINANCE NO. 219, APPROVING THE LE ROY 1ST TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECTS (AS AMENDED BY ORDINANCE NO. 287).

I do further certify said ordinance was adopted by the City Council of the City of LeRoy at a regular meeting on the 2nd day of June, 1997, and prior to the making of this certificate the said ordinance was spread at length upon the permanent records of said City where it now appears and remains as a faithful record of said ordinance in the record books.

Dated this 2nd day of June, 1997.

X 
City Clerk

(SEAL)