

ORDINANCE NO. 17-02

ORDINANCE APPROVING A REVISION TO THE ESTIMATED REDEVELOPMENT PROJECT COSTS FOR THE CITY OF NEWTON TAX INCREMENT FINANCING (TIF) REDEVELOPMENT PROJECT AREA NO. 1

WHEREAS, Pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 through 65 ILCS 5/11-74.4-11 of the Illinois Compiled Statutes, as amended (the "*TIF Act*"), the City Council, by Ordinance Numbers 08-21, 08-22, and 08-23 passed on October 21, 2008, adopted and approved a redevelopment plan entitled "Tax Increment Redevelopment Plan" dated July 29, 2008 (the "*Redevelopment Plan*"), designated a redevelopment project area for a certain portion of the City identified as the Redevelopment Project Area No. 1 and commonly referred to as TIF No. 1 (the "*Project Area*") and adopted tax increment financing for said Project Area; and

WHEREAS, the City now desires to increase the estimated redevelopment project costs, as stated in the Redevelopment Plan, by 5% after adjusting for inflation; and

WHEREAS, subsection 11-74.4-5(c) of the TIF Act provides that a redevelopment plan and redevelopment project area may be amended, provided that changes which do not:

- (1) add additional parcels of property to the proposed redevelopment project area;
- (2) substantially affect the general land uses proposed in the redevelopment plan;
- (3) substantially change the nature of the redevelopment project;
- (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted;
- (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or,
- (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10,

may be made without further public hearing, and related notices and procedures including the convening of a joint review board as set forth in Section 11-74.4-6 of the Act, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing districts. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes; and

WHEREAS, the seasonally adjusted Consumer Price Index (the "CPI") for All Urban Consumers in the United State for October 2008 was 216.995 and the same CPI measurement for January 2017 was 244.158 according to the Bureau of Labor Statistics, which represents a 12.518% increase during this time period.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF NEWTON, ILLINOIS, that:

1. Exhibit G in the Redevelopment Plan (page 36) is hereby deleted and replaced with Amended Exhibit G attached hereto as Exhibit A.
2. The City Clerk is hereby directed, within 10 days from the date of passage and approval, give notice of the passage of this Ordinance by mail to each

affected taxing district and registrant on the interested parties registry and publish said notice in the March 30, 2017, a newspaper of general circulation within the affecting taxing districts.

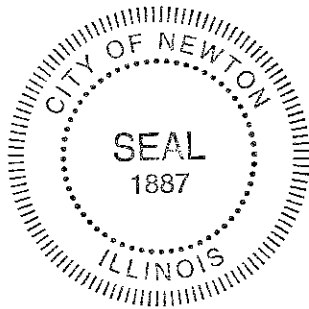
3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

Upon roll call vote the following Alderpersons voted yea: **Robert Reisner, Scott Bloomberg, Steve Rubsam and David Brown**

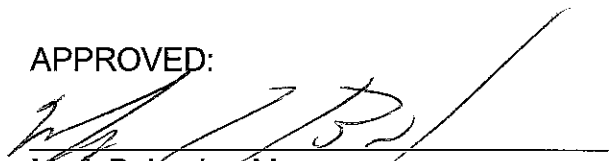
Upon roll call vote the following Alderperson voted nay: **none**

Absent: **Larry Brooks and Eric Blake**

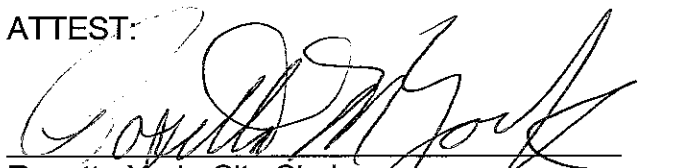
Passed, approved and published in pamphlet form this 21st day of March, 2017.



APPROVED:


Mark Bolander, Mayor

ATTEST:


Rosetta York, City Clerk

Attachment: Exhibit A: Amended Exhibit G – Estimated Redevelopment Project Cost

Amended Exhibit G

ESTIMATED REDEVELOPMENT PROJECT COSTS
Redevelopment Project Area No. 1
City of Newton, Illinois

<u>Description</u>	<u>Estimated Cost</u>
A. Public Works or Improvements	\$2,000,000
<i>(Improvement of streets, curb and gutters, utilities, and other public improvements)</i>	
B. Property Assembly	\$18,000,000
<i>(Acquisition of land, building demolition, and site preparation)</i>	
C. Building Rehabilitation	\$5,000,000
D. Relocation	\$75,000
E. Taxing District Capital Costs	\$100,000
F. Job Training	\$100,000
G. School District Increased Costs	\$100,000
H. Interest Costs Incurred by Developers	\$1,500,000
I. Planning, Legal & Professional Services	\$250,000
J. General Administration	\$100,000
K. Financing Costs	See Note 3
L. Contingency	\$1,000,000
Total Estimated Costs	\$28,225,000

Notes:

1. All costs shown are in 2017 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Municipal financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total redevelopment pro
4. Private redevelopment costs and investment are in addition to the above.
5. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.