



**SPECIAL CITY COUNCIL AGENDA  
CITY OF BELLEVILLE, IL  
MARCH 25, 2015  
AT 7:00 P.M.**

**1. CALL TO ORDER BY MAYOR AND EXPLANATION OF DISASTER PROCEDURES**

**REMINDER: SINCE THE MEETINGS ARE BEING VIDEOTAPED IT IS IMPORTANT THAT EVERYONE SPEAK DIRECTLY INTO A MICROPHONE WHEN SPEAKING.**

**2. ROLL CALL ALDERMEN**

**3. ROLL CALL DEPARTMENTS HEADS**

**4. PLEDGE OF ALLEGIANCE**

**5. PUBLIC HEARING**

**6. PUBLIC PARTICIPATION (2-3 MINUTES PER PERSON)**

- (a) Members of the public may address the City Council in accordance with Section 2.06(g) of the Illinois Open Meetings Act (5 ILCS 120/2.06(g));
- (b) Public comments are limited to three (3) minutes per speaker;
- (c) The subject of public comments shall be reasonably related to matters(s) identified on the meeting agenda and/or other city business;
- (d) Repetitive public comments should be avoided, to the extent practical, through adoption of prior public comment (e.g. agreeing with prior speaker);
- (e) The following conduct is prohibited during public participation:
  - Acting or appearing in a lewd or disgraceful manner;
  - Using disparaging, obscene or insulting language;
  - Personal attacks impugning character and/or integrity;
  - Intimidation;
  - Disorderly conduct as defined in Section 30-1-2 of this revised code of ordinances.
- (f) Any speaker who engages in such prohibited conduct during public participation shall be called to order by the chair or ruling by the chair if a point of order is made by a sitting alderman.

**7. PRESENTATIONS, RECOGNITIONS & APPOINTMENTS**

- 7-A. Presentation by Economic Development Resources on the Route 15 North TIF Redevelopment Plan.

**8. ORAL REPORTS FROM STANDING COMMITTEES, SPECIAL COMMITTEES AND ANY OTHER ORAL REPORTS FROM THE ELECTED OFFICIALS OR STAFF**

- 8-A. MOTION FROM ALDERMAN KINSELLA AS RECOMMENDED BY THE ECONOMIC DEVELOPMENT & ANNEXATION COMMITTEE:

- 8 (A-1). Motion to accept the Route 15 North TIF Redevelopment Plan, place it on file, and send it to all underlying taxing districts and the Illinois Department of Commerce and Economic Opportunity.

**9. COMMUNICATIONS**

- 9-A. The Belleville Sound of Harmony Barbershop Chorus– 4/11/2015  
A request from the Belleville Sound of Harmony Barbershop Chorus to hold their 66<sup>th</sup> annual show at Belleville Township High School East on Saturday, April 11, 2015. They are also requesting to hang a banner at the entrance of the City.
- 9-B. Belleville Oktoberfest Committee– 9/19/2015  
A request from the Belleville Oktoberfest Committee along with the Southern Illinois Street Rodders to have a Car Show in conjunction with the Oktoberfest Festival on September 29, 2015. Also requesting to close West Main Street from 1<sup>st</sup> through 3<sup>rd</sup> Street & 1<sup>st</sup> & 2<sup>nd</sup> Streets North & South from 6 am to 6 pm.

**10. ORDINANCES**

- 10-A. ORDINANCE #7851  
An Ordinance fixing a time and place for a public hearing concerning the Route 15 North Redevelopment Project Area and Redevelopment Plan.
- 10-B. ORDINANCE #7852  
An Ordinance creating Joint Review Board for the Route 15 North

Redevelopment Project area and setting initial meeting time and place.

**11. UNFINISHED BUSINESS**

**12. MISCELLANEOUS & NEW BUSINESS**

**13. EXECUTIVE SESSION**

13-A. The City Council may go into executive session to discuss personnel, litigation, workers' compensation, property acquisition or transfer of property and approval of executive session minutes.

13-B. A motion to approve reclassification of position of Grants Coordinator to Assistant Director of Economic Development.

**14. ADJOURNMENT (ALL QUESTIONS RELATING TO THE PRIORITY OF BUSINESS SHALL BE DECIDED BY THE CHAIR WITHOUT DEBATE, SUBJECT TO APPEAL)**

**ROUTE 15 NORTH**  
Redevelopment Project Area  
Tax Increment Financing (TIF)

**REDEVELOPMENT PLAN**

City of Belleville, Illinois

March 18, 2015



Economic Development Resources  
St. Louis, Missouri

## TABLE OF CONTENTS

<u>SECTIONS</u>	<u>PAGE</u>
I. Introduction .....	1
II. Statutory Basis for Tax Increment Financing .....	2
III. Route 15 North Redevelopment Project Area .....	3
A. Boundary Delineation .....	3
B. Program Requirements / Findings .....	3
IV. Basis for Finding as a Blighted Area .....	4
A. Introduction .....	4
B. Statutory Qualifications .....	4
C. Investigation and Analysis of Blighting Factors .....	7
D. Analysis of Conditions in the Area .....	8
E. Review of Qualifications of the Area .....	8
V. Summary .....	14
VI. Findings of Need for Tax Increment Financing .....	15
A. Area, on the Whole, not Subject to Growth .....	15
B. Conformance with the City's Comprehensive Plan .....	15
C. Estimated Dates for Completion of the Redevelopment Project .....	15
D. Would Not be Developed "But For" Tax Increment Financing .....	16
VII. Redevelopment Plan .....	17
A. Introduction .....	17
B. General Land Use Plan .....	17
C. Objectives .....	17
D. Policies .....	18
E. Redevelopment Projects .....	18
F. Assessment of Financial Impact .....	19
VIII. Implementation Strategy .....	21
A. Estimated Redevelopment Costs .....	21
B. Most Recent Equalized Assessed Valuation .....	25

C. Redevelopment Valuation.....	25
D. Source of Funds.....	25
E. Nature and Term of Obligation.....	26
F. Completion of Redevelopment Project and Retirement of Obligations .....	26
G. Employment Practices, Affirmative Action and Wages.....	26
H. Certification .....	26
IX. Amending the TIF Plan .....	27
X. Reporting and Meeting.....	28

**EXHIBITS**

**FOLLOWING PAGE**

A. Boundary Map .....	1
B. Existing Land Use .....	9
C. Unused Mine.....	13
D. General Land Use.....	17
E. Estimated Redevelopment Project Costs.....	20

**TABLES**

**FOLLOWING PAGE**

1. Change in Equalized Assessed Value (2008 – 2013).....	12
----------------------------------------------------------	----

**APPENDICES**

**FOLLOWING PAGE**

1. Legal Description.....	28
2. Photo Appendix.....	28
3. Letter from Registered Professional Engineer .....	28

## SECTION I

### INTRODUCTION

The proposed Route 15 North Redevelopment Project Area (the “Area”) contains one undeveloped parcel, and abutting right-of-way, all located within the City of Belleville (the “City”). The position of the approximately 45 acre Area is illustrated on **Exhibit A – Boundary Map**. It is generally located north and east of the intersection of Demazenod Dr. and State Route 15. The legal description of the Area is attached as **Appendix 1 – Legal Description**.

The City proposes to use tax increment financing to induce and complement the investment of private capital in the Area. The prospects for private and public investment in the Area are poor without the adoption of this proposed Redevelopment Plan.

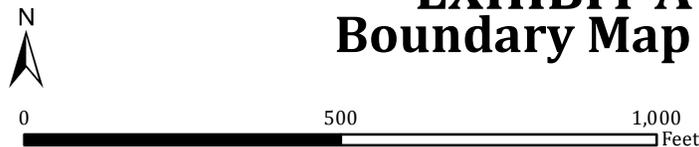
The purpose of this Redevelopment Plan is to provide a document which can be used to catalogue the eligibility for tax increment financing of the portion of the City, to provide a plan of actions and activities to address the conditions found in this portion of the City, and to assist in the development of the Area in conformance with the City’s Comprehensive Plan. This Redevelopment Plan also identifies those activities, sources of funds, procedures and various other necessary requirements in order to implement tax increment financing.

The redevelopment projects in the Area will include privately developed commercial uses and public investment in infrastructure complementary to the private development. Private projects include, but are not limited to: site preparation (including remediation, demolition, clearance and grading); the development of commercial buildings and structures; creation of parking area; screening and landscaping; and activities which support these projects. Public projects that are anticipated for the Area include, but are not limited to, extension of utilities and infrastructure to parts of the Area not currently served; construction and reconstruction of other public utilities; and improvements to other utilities and infrastructure now serving the Area.



Route 15 North Redevelopment Project Area  
 Tax Increment Financing Redevelopment Plan  
 City of Belleville, Illinois

# EXHIBIT A Boundary Map



## SECTION II

### STATUTORY BASIS FOR TAX INCREMENT FINANCING

Tax increment financing was created by the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found at 65 ILCS 5.11-74.4-1 et seq.

Tax increment financing is a technique intended to be used by municipalities to address and eradicate problems which cause areas to qualify, as "blighted", "conservation", or "industrial park conservation" areas, and to carry out redevelopment projects which serve this end.

The concept behind the tax increment financing law is relatively straightforward and allows a municipality to perform redevelopment activities on a locally controlled basis. Redevelopment which occurs in a designated redevelopment project area will increase the equalized assessed valuation of the property and, thus, generate increased property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy and the construction or repair of public infrastructure.

The Illinois General Assembly made various findings in adopting the Act. Among them were:

- That there exists in many municipalities within the State blighted, conservation, and industrial park conservation areas; and
- That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the assumption that in developed areas, the presence of blight and/or conditions which lead to blight are detrimental to the safety, health, welfare and morals of the public, and in vacant areas, impair the sound growth of the taxing districts.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies as eligible for tax increment financing. Qualifying portions of the municipality qualify as a "blighted area", "conservation area" or an "industrial park conservation area". The Act provides an enumeration of the factors which qualify property as eligible for the "blight", "conservation", or "industrial park conservation" designation, as well as detailed descriptions of these factors.

## SECTION III

### ROUTE 15 NORTH REDEVELOPMENT PROJECT AREA

#### A. Boundary Delineation

There are a number of factors that were taken into consideration in determining the boundary of the Area. Established planning guidelines and standards, as described herein, have been followed in the delineation of the Area's boundary, as well as in the preparation of the Route 15 North Redevelopment Project Area Tax Increment Financing Redevelopment Plan ("Plan").

Field investigators employed by Economic Development Resources L.L.C. (EDR) conducted research of the Area and environs in order to ascertain the existence and prevalence of blighting factors in the Area. EDR was assisted by information obtained from the City of Belleville, St. Clair County, Illinois American Water and Stookey Township Sanitary District. Based upon these investigations, the eligibility requirements for tax increment financing, the determination of redevelopment needs within the City, and the location of the various blighting factors found, the boundary of the Area was determined.

The boundary is delineated on **Exhibit A - Boundary Map**. This boundary encloses a portion of the City which meets the requirements for eligibility as a "Redevelopment project area" as found in the Act.

#### B. Program Requirements / Findings

The following findings are made with respect to establishing the Area.

1. The Area as a whole meets the statutory requirements as a "Blighted area".
2. The Area exceeds the statutory minimum size of 1.5 acres.
3. The Area is contiguous and is contained within a single perimeter boundary.
4. All properties included in the Area will substantially benefit from being included in the Area.
5. The Area, in its entirety, is located within the City of Belleville, Illinois.
6. The Plan conforms to the Comprehensive Plan for the development of the municipality as a whole.
7. The 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 or redeveloped without the adoption of the Plan.

## SECTION IV

### BASIS FOR FINDING AS A BLIGHTED AREA

#### A. Introduction

A Redevelopment Project Area, according to the Tax Increment Allocation Redevelopment Act (the “Act”; 65 ILCS 5/11-74.4-1 et. seq.), is that area designated by a municipality (City, Village, or incorporated town) in which the finding is made that there exist conditions which cause the area to be classified as a “blighted area”, “conservation area”, combination of “blighted” and “conservation” areas, or an “Industrial park conservation area”. The proposed Route 15 North Redevelopment Project Area (the “Area”) contains one undeveloped parcel located within the City of Belleville (the “City”). The position of the approximately 45 acre Area is illustrated on **Exhibit A – Boundary Map**. The Area is generally located north and east of the intersection of Demazenod Dr. and State Route 15.

This portion of the City of Belleville (the “City”) has been found to meet the eligibility requirements as a “blighted area.” Thus, the entire boundary encloses a section of the City which meets the requirements for eligibility as a Redevelopment Project Area, as found in the Act.

The criteria and the individual factors that were utilized in conducting the evaluation of the physical conditions in the Area are outlined below.

#### B. Statutory Qualifications

##### 1. Eligibility of a Blighted Area

“Blighted area” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, 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: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; environmental clean-up; lack of community planning, 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. 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: 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-way or that omitted easements for public utilities; diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development; 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; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; 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; 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. Or, if vacant, the sound growth of the redevelopment project area 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 within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains: the area consists of one or more unused quarries, mines, or strip mine ponds; the area consists of unused rail yards, rail tracks, or railroad rights-of-way; the area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding; 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; prior to November 1, 1999, 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; 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.

## **2. Eligibility of a Conservation Area**

A 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 3 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: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; 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; the total equalized assessed value of the proposed redevelopment project area has declined 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 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 for which information is available.

## **3. Eligibility of an Industrial Park Conservation Area**

“Industrial park conservation area” means an area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 1/2 miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality

by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

### **C. Investigation and Analysis of Blighting Factors**

In determining whether or not the Area meets the eligibility requirements of the Act, various methods of research and field surveys were utilized. These included:

1. Contacts with individuals knowledgeable as to conditions and history of, and within, this portion of the City; age of buildings and site improvements; development patterns; real estate matters and related items. Existing information related to public utilities in this portion of the City was also reviewed, as was information regarding the City on file with St. Clair County, Illinois American Water and Stookey Township Sanitary District;
2. Research of the condition of site improvements, streets, utilities, etc. within the Area;
3. On-site field examination of the conditions within the Area by the staff of Economic Development Resources L.L.C.;
4. Use of the definitions of the factors enumerated in Sections B. 1, 2, and 3, (above) found in 65 ILCS/5-11-74.4-3 et seq.;
5. Review of the findings and determinations established by the Illinois General Assembly in establishing tax increment financing. These include:
  - ii. There exists in many Illinois municipalities, areas that are blighted or conservation areas, within the meaning of the TIF statute;
  - iii. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest;
  - iv. In order to promote and protect the health, safety, morals and welfare of the public, blighted conditions need to be eradicated and conservation measures instituted; and,
  - v. To remove and alleviate adverse conditions, it is necessary to encourage private investment by the creation of redevelopment project areas.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. To this end, the City has prepared an analysis of the eligibility of the Area for tax increment financing.

## **D. Analysis of Conditions in the Area**

In making the determination of eligibility of the Area for tax increment financing, 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.

For an improved blighted area, five or more statutory “factors” must be 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 reasonably distributed throughout the improved part of the area. For a vacant blighted area, two or more statutory “factors” or one stand-alone “factor” must be 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 reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains. For a conservation area, the area must be improved and 50% or more of the structures in the Area must be at least 35 years of age and three such “factors” must be present.

The findings, outlined below, demonstrate that the Area is a “blighted area” as defined in the Act.

## **E. Review of Qualifications of the Area**

### **1. Determination of “Vacancy”**

Undeveloped property must first be found to be “vacant land” in order to be eligible for tax increment financing. “Vacant land” means 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 project 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 to 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 designated redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act. Under the Act, 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 found to be “vacant land”, such property may be found to be a “blighted area” on the basis of those factors and conditions described previously.

The undeveloped parcel within the Area is without industrial, commercial, and residential buildings, and research into records of the Recorder's Office of St. Clair County, Illinois shows that it has been subdivided and therefore meets the definition of "vacant land". **Exhibit B – Existing Land Use** identifies the vacant land within the Area.

## **2. Determination of Blight**

Once determined to be "vacant land", an area may qualify as a "blighted area" if the sound growth of the redevelopment project area is impaired by a combination of two (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. Such factors include:

- 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-ways 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.**

The platting of the vacant land is obsolete in that it failed to create rights-of-way for streets or alleys.

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

This factor was not found.

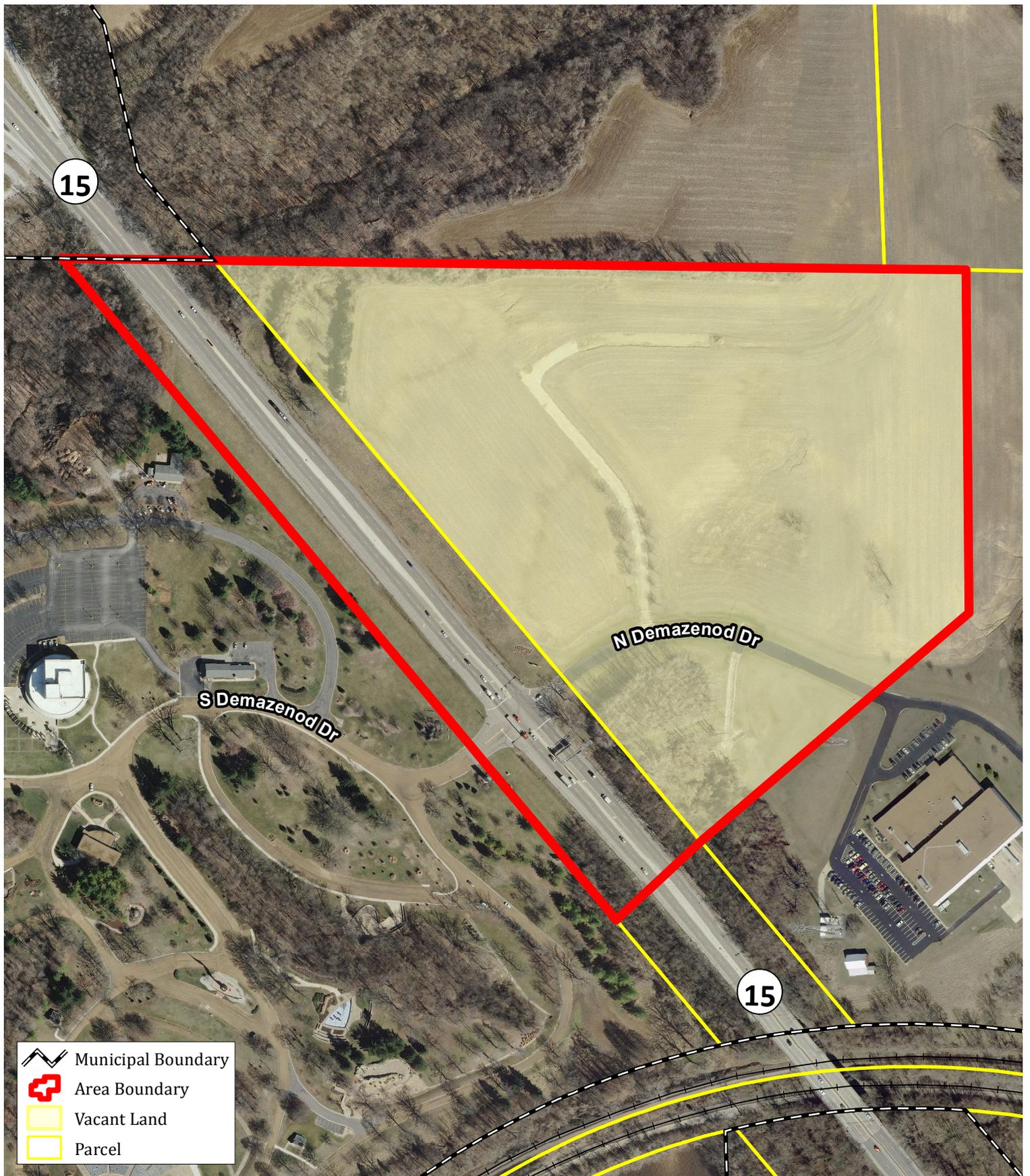
- c. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.**

This factor was not found.

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

If structures or site improvements in neighboring areas adjacent to the vacant land are found to be deteriorated (within the guidelines otherwise set forth for deterioration of a blighted area or conservation area), this factor may be found to be present.

Field survey of building and site conditions found structures and site improvements adjacent to the vacant land that had major defects in their secondary, and in some instances, their primary, building components. The field survey found instances of rotted, cracked, missing, broken and rusted gutters, downspouts, fascia, soffits, walls,



Route 15 North Redevelopment Project Area  
 Tax Increment Financing Redevelopment Plan  
 City of Belleville, Illinois

## EXHIBIT B Existing Land Use



windows and door frames. Examples of this condition include, but are not limited to, those enumerated below and those shown in **Appendix 2 – Photo Appendix**:

- The exterior of the red metal barn south of the Missionary Association of Mary Immaculate building (9480 N. Demazenod Dr.) is rusted, dented, rotted, cracked and molding; there are no gutters or downspouts on the structure; roof shingles are missing, including the cap on the roof line; the roof line has become detached from the building; wood building elements (fascia, soffits and baseboards) are rotted throughout; there are holes in the exterior of the building; windows on the structure are broken and/or missing; there is evidence of bird nesting in the fascia and soffits; and the concrete foundation is visibly cracked and crumbling;
- The residence at 259 Oblate Ln. is dilapidated; the gutters are falling off and there are holes in the fascia and soffits; all metal elements on the residence (awning, support columns, door and window frames, handrails and guardrails) are rusted throughout; all wood elements (door and window frames) are rotted throughout; exterior light standards are broken; exterior siding panels are cracked; the concrete front porch and stairs are chopped, cracked and crumbling concrete, missing major components, revealing rusted metal rebar underneath; the metal guardrail on the front porch has fallen over; there is extensive water damage on the front foundation and siding panels; interior ceiling tiles are cracked, crumbled and have collapsed throughout, lying shattered on the floor, revealing rotted wood framing materials in the ceilings; and interior walls and wood paneling are warped, rotted, water damaged and covered in mold;
- The exterior of the Missionary Association of Mary Immaculate (9480 N. Demazenod Dr.) is cracked and damaged; the metal access door on the back of the building is rusted throughout, as are the metal stairs, railings and dock; the building exterior on the east side surrounding the loading bay doors is cracked, rusted and damaged; and the fabric protection surrounding the loading bay doors is ripped, exposing the building components;
- The ceiling of the Shrine Hotel (451 S. Demazenod Dr.) has separated from the walls; interior ceiling tiles are cracked, molded and water damaged; interior bricks inside the front door are damaged; and electrical outlets are hanging from the ceiling panels;
- The roof of the National Shrine of Our Lady of the Snows Visitor’s Center, Restaurant and Gift Shop (442 S. Demazenod Dr.) is flat and rubberized, causing excess water damage in interior ceiling panels and walls; exterior doors are rusted; vents in the ceiling panels are rusted and molded; interior ceiling panels are water damaged and are holed throughout; pipes in the ceiling panels are water damaged, with paper coming off the pipe and torn insulation padding exposed; interior walls are rotted, cracked, settling, molded and water damaged; there are holes in interior walls in loading bay areas, storage rooms and

kitchens, open to the elements; loading bay doors are dented; padded protection strips surrounding the loading bay doors are torn; interior floors, baseboards and asbestos floor tiles are cracked and peeling; interior baseboard trimming is coming apart from the floor, exposing building components underneath;

- Maintenance buildings on the National Shrine of Our Lady of the Snows property (442 S. Demazenod Dr.) have rotting wood support columns; the exterior panels on the hangar style building are rusted, cracked, and dented and have holes in the exterior, open to the elements; parapet caps are damaged and missing; and interior ceiling panels and cinderblock, plaster and wood walls are cracked;
- The residence at 9977 Old St. Louis Rd. is dilapidated; doors and windows are missing or broken throughout; all wood building elements (including all door and window frames) are rotted throughout; siding panels are cracked and missing, revealing insulation padding underneath; the interior plaster wall is cracked and torn, revealing the inside of the building framing and insulation padding; there are holes in the floor, open to the basement below; the entire basement ceiling has collapsed; floor tiles are missing; metal garage door elements are broken, dented and dangling from the frame; and counters have fallen down in the kitchen; windows have been boarded;
- The exterior of the barn structure at 9975 Old St. Louis Rd. is dented throughout, including loading door framing and downspouts; gutters are cracked, molded and eroded, draining storm water down the side of the structure and onto the building foundation below; there are holes and exposed wiring on the building exterior; there is a stationary truck trailer attached to the east side of the structure, completely rusted throughout (and doors rusted shut) with holes in the exterior; ceiling panels and insulation padding are hanging from the interior rafters;
- The residence at 7648-7656 Chase Ln. is dilapidated from fire damage; the roof has collapsed into the interior of the building; gutters are burned and dangling from the roof line; downspouts are either dented and hanging from the wall or missing throughout; fascia and soffits are burned and falling down; doors and windows are missing throughout; some doors and windows have been boarded; walls have burned through, missing paneling in places, exposing the insulation; exterior metal elements are rusted; exterior wood elements are rotted; and the wood garage door is non-functional and missing most of its front paneling.

Deterioration in site improvements adjacent to the vacant land are shown in the surface cracking, crumbling, depressions and potholes in the concrete and/or gravel of the parking lots, driveways, storage areas (some with protruding weeds and grass) of 442 S. Demazenod Dr., 9480 N. Demazenod Dr., 7648-7656 Chase Ln., 9541 Church Circle Dr., 259 Oblate Ln., 451 S. Demazenod Dr., and 7610 Chase Ln., in the private roadways of S. Demazenod Dr. and N. Demazenod Dr., and in the public rights-of-way of State Route 15, Chase Ln. and State Route 157.

Rotted and leaning wood fences, rusted and dented metal fences and protective bollards, rotted railroad ties, and pools of standing water are also present on properties adjacent to the vacant land, including, but not limited to, 7648-7656 Chase Ln., 9480 N. Demazenod Dr., 7610 Chase Ln. and 259 Oblate Ln.

- 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 the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.**

This factor was not found.

- 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.**

**Table 1 - Change in Equalized Assessed Value (2008 - 2013)** shows that the total equalized assessed value of the Area 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 for 3 of the last 5 calendar years prior to the year in which the Area is designated.

### **3. Determination of "Stand Alone" Factors**

Such vacant land may also be found to be "blighted" if the sound growth of the redevelopment project area 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 within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of such area to which it pertains. Such factors include:

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

The *Directory of Coal Mines in Illinois 7.5-Minute Quadrangle Series French Village Quadrangle St. Clair County* provided by the Illinois State Geological Survey (ISGS) and the Illinois Department of Natural Resources (IDNR) shows that more than 25% of the Area is located within an "indefinite underground coal mine boundary", with the

**TABLE 1**  
**CHANGE IN EQUALIZED ASSESSED VALUE 2008-2013**

<b>Time Frame</b>	<b>Area</b>	<b>Balance of the City</b>	<b>Consumer Price Index (CPI)</b>
Between 2008 and 2009	0.00%	0.53%	-0.36%
Between 2009 and 2010	<b>0.00%</b>	-2.22%	<b>1.64%</b>
Between 2010 and 2011	<b>0.00%</b>	-2.89%	<b>3.16%</b>
Between 2011 and 2012	<b>0.00%</b>	-4.24%	<b>2.07%</b>
Between 2012 and 2013	<b>0.00%</b>	-4.57%	<b>1.46%</b>

Note: **BOLD** represents the Time Frame where the equalized assessed value has either declined for 3 of the last 5 calendar years, is increasing at an annual rate less than the balance of the City or is increasing at an annual rate that is less than the Consumer Price Index (CPI).

**Sources:**

- St. Clair County Clerk
- United States Bureau of Labor Statistics

remainder of the Area situated within the “underground mine proximity region”. See **Exhibit C – Unused Mine.**

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

This factor was not found.

- c. The area, prior to its designation, is subject (i) to chronic flooding which adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency, or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding;**

The Area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area as certified by Ms. Geri E. Boyer, P.E. of Kaskaskia Engineering, LLC. (see **Appendix 3 – Letter from Registered Professional Engineer**).

- 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;**

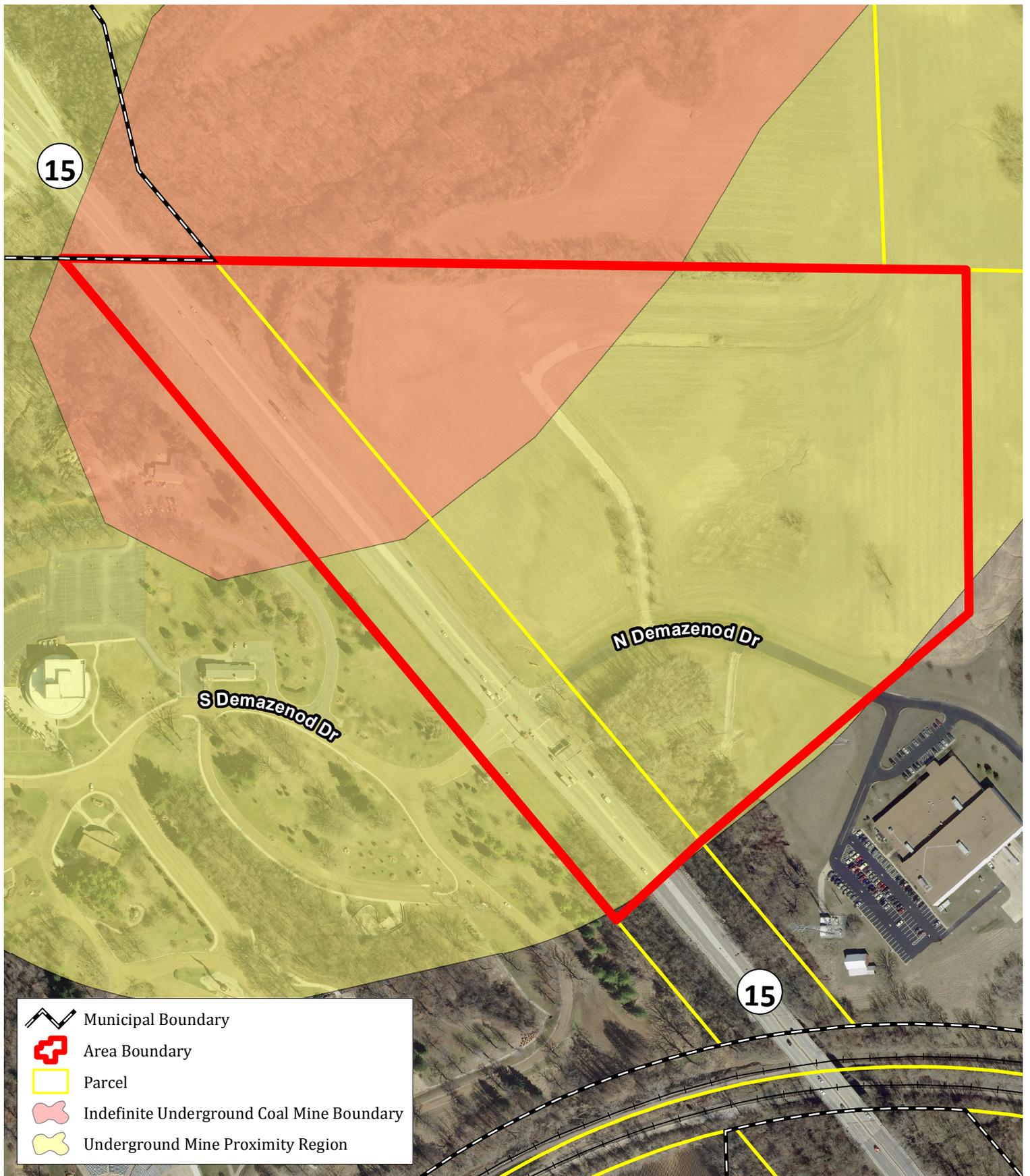
This factor was not found.

- e. Prior to November 1, 1999, 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 65 ILCS 5/11-74.4-3 (a) (1), 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;**

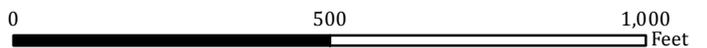
This factor was not found.

- 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;**

This factor was not found.



Route 15 North Redevelopment Project Area  
 Tax Increment Financing Redevelopment Plan  
 City of Belleville, Illinois



# EXHIBIT C Unused Mine

## **SECTION V**

### **SUMMARY**

The undeveloped parcel within the Area is without industrial, commercial, and residential buildings, and research into records of the Recorder's Office of St. Clair County, Illinois shows that it has been subdivided and therefore meets the definition of "vacant land". The Area then qualifies as a "blighted area" as the sound growth of the Area is impaired by the combination of three factors (obsolete platting, deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, and lack of growth in equalized assessed value) as well as two "stand alone" blighting factors (unused mine and chronic flooding), all of which are clearly present within the intent of the Act and are reasonably distributed throughout the vacant part of the Area to which they pertain.

## SECTION VI

### FINDINGS OF NEED FOR TAX INCREMENT FINANCING

The Area, as a whole, is a Blighted area. The Act requires that no redevelopment plan shall be adopted without meeting additional requirements, viz:

**A. Area, on the Whole, not Subject to Growth and Development Through Investment by Private Enterprise**

The City finds that the Area, on the whole, has not been subject to growth and development through investment by private enterprise.

Despite the excellent location of the Area (abutting State Route 15), it has not been subject to growth and development through investment by private enterprises. This situation can be found in the combination of factors which qualify the Area as a “blighted area”.

Investment by private enterprise in the Area has been limited to the construction of the unnamed, private concrete and gravel road in the early 1960’s, and N. Demazenod Dr. The Area has remained undeveloped since the failure of the residential project planned 50 years ago, despite the growth of the National Shrine of Our Lady of the Snows across State Route 15 (over 1 million visitors annually) and the development and expansion of the Missionary Association of Mary Immaculate to the immediate east (construction on the facility occurring in the 1980’s and 1990’s). The Area consists of 33 acres of land (not including public right-of-way), well located for commercial development, which has remained undeveloped. Such a situation demonstrates that the Area, on the whole, has not been subject to growth and development through investment by private enterprises.

**B. Conformance with the City’s Comprehensive Plan**

The City finds that the Plan conforms to the comprehensive plan for the development of the municipality as a whole.

The *City of Belleville, Illinois, Comprehensive Plan (2014), Imagine Belleville*, identifies the future land use for the Area as “General Commercial”.

**C. Estimated Dates for Completion of the Redevelopment Project**

The estimated date for the completion of the Redevelopment Project shall be no later than December 31 of the year in which payment to the municipal treasurer is made for the ad-valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted by the City.

**D. Would Not Reasonably be Anticipated to be Developed Without the Adoption of the Redevelopment Plan**

Given the costs of development within the Area, including but not limited to the costs to remediate blighting conditions and prepare the Area for development, and given that there has been no development within the Area in over 50 years (as evidenced by historic aerial maps and information provided by the property owner) despite its location on a major arterial roadway, the Area would not reasonably be anticipated to be developed without the adoption of this Plan.

## SECTION VII

### REDEVELOPMENT PLAN

#### A. Introduction

This section presents the Redevelopment Plan for the Area. Pursuant to the Act, when the finding is made that an area qualifies as either conservation, blighted, a combination of conservation and blighted areas, or industrial park conservation area, a redevelopment plan may be prepared. A “Redevelopment plan” is defined in the Act as “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. General Land Use Plan

The proposed General Land Use plan for the Area is presented as **Exhibit D – General Land Use**. This General Land Use plan identifies all parcels in the Area as “General Commercial”.

All redevelopment projects shall be subject to the provisions of the City of Belleville’s ordinances and other applicable codes as may be in existence, and may be amended or modified from time-to-time.

#### C. Objectives

The Objectives of the Redevelopment Plan are to:

1. Reduce or eliminate those conditions which qualify the Area as eligible for tax increment financing;
2. Prevent the recurrence of blighting conditions;
3. Enhance the real estate tax base for the City and all other taxing districts which extend into the Area;
4. Facilitate the implementation of public sector plans and projects within the Area, in a manner that is compatible with the *City of Belleville, Illinois, Comprehensive Plan (2014), Imagine Belleville*;
5. Address the impact of the Plan’s Redevelopment Projects on the underlying taxing districts;



Route 15 North Redevelopment Project Area  
 Tax Increment Financing Redevelopment Plan  
 City of Belleville, Illinois

# EXHIBIT D General Land Use



6. Encourage and assist private investment and development within the Area, in a manner that is compatible with the *City of Belleville, Illinois, Comprehensive Plan (2014), Imagine Belleville*, and this Plan; and,

**D. Program for Accomplishing the Objectives**

The City of Belleville will follow certain policies to achieve the Objectives outlined above. The program to accomplish these objectives includes:

1. Use TIF-derived revenues to assist the implementation of the public and private projects and activities envisioned in this Plan;
2. Use TIF-derived revenues to address site development issues, including site preparation and storm water control;
3. Use TIF-derived revenues to mitigate the “capital costs” incurred or to be incurred by the underlying taxing districts, if any;
4. Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side activities outlined in Section 2 (Growth Capacity and Infrastructure) of the *City of Belleville, Illinois, Comprehensive Plan (2014), Imagine Belleville*;
5. Provide financial assistance, as permitted by the Act, to encourage private developers to complete those certain private actions and activities as outlined in this Plan;
6. Monitor the public and private actions and activities occurring within the Area; and,
7. Complete the specified actions and activities in an expeditious manner, striving to minimize the length of the “life” of the TIF area.

This Program may be amended from time to time as determined by the City.

**E. Redevelopment Projects**

To achieve the Objectives proposed in the Plan, a number of redevelopment projects will need to be undertaken. An essential element of the Plan is a combination of private developments, as well as public investments and infrastructure improvements. Such actions and activities may include but are not restricted to the following:

**1. Private Redevelopment Projects:**

The private projects that are proposed for the Area include, but are not limited to:

- a. site preparation, including remediation, demolition, clearance and grading;
- b. development of commercial buildings and structures, and parking fields, and screening and site landscaping, including but not limited to, the construction of a brewery/theme restaurant (Hofbrauhaus), gas and diesel/convenience/fast food facility, 130 room upscale six story hotel, 30,000 sq. ft. conference center, up to four upscale restaurants, and necessary infrastructure to serve such development; and,
- c. improvements to ingress and egress points.

**2. Public Redevelopment Projects:**

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

- a. extension of City utilities and other City infrastructure to parts of the Area not currently served, including sanitary sewers, storm water sewers, detention facilities, water mains, curbs, gutters, sidewalks, crosswalks, street lighting and the like;
- b. construction, reconstruction, and/or relocation of other utilities, including the burying or relocation of electrical lines; and,
- c. improvements to utilities and other infrastructure now serving the Area, including the widening and resurfacing of streets and improvements to intersections (including curbs, corners, curb cuts, signalization and turn lanes).

**F. Assessment of Financial Impact**

The Act requires an assessment of any financial impact of the 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 General Land Use Plan shown in **Exhibit D** provides for commercial activities within the Area. As such, the land uses anticipated in the Area will not result in any residential development or redevelopment. The projects within the Area will not create any new residences, thus limiting the financial impact on the school and library districts. Further, capital costs of taxing districts, required because of TIF-related activities in the Area, if any, may be paid for from TIF revenues.

**Exhibit E – Estimated Redevelopment Project Costs**, summarizes the use of TIF revenues to help address the costs for property assembly, site preparation, and the construction of public works or improvements. Future incremental TIF revenues are proposed for use as a resource for such improvements and their associated costs.

Upon the expiration of the Area, all taxing bodies will benefit from the increase in EAV anticipated within the Area. As this Plan provides for funds to be utilized to pay for defined redevelopment project costs which will assist and induce new private development within the Area, the City anticipates that such investment may result in new, private development occurring in proximity to the Area. The City will closely monitor its TIF program to determine if surplus funds are available for distribution to all taxing districts as identified in the Act.

The Act requires a housing impact study to be performed if the redevelopment plan would result in the displacement of residents from ten (10) or more inhabited residential units. The City has determined that no housing impact study is needed since the Act requires a housing impact study only if residents from ten (10) or more inhabited residential units are displaced or if the redevelopment project area contains 75 or more inhabited residential units.

**EXHIBIT E**

**Estimated Redevelopment Project Costs**

<b><u>Description</u></b>	<b><u>Estimated Costs</u></b>
Cost of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan.	\$2,500,000
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, site preparation, site improvements and the clearing and grading of land.	\$4,000,000
Costs of the construction of public works or improvements, including but not limited to public rights-of-way, signalization and extension and relocation of public utilities.	\$5,500,000
Taxing districts' capital costs resulting from the redevelopment project.	\$4,000,000
<b><u>Total Estimated Budget</u></b>	<b>\$16,000,000</b>

Expenditures in individual categories may differ from those shown above; however the total amount of the Estimated Redevelopment Project Costs will not exceed \$16,000,000 plus any additional increase in this figure permitted in the Act for interest and any other financing costs as may be required.

The TIF assistance, net to developer, from the Route 15 North Redevelopment Project Area will not exceed \$6,000,000.

## SECTION VIII

### IMPLEMENTATION STRATEGY

The development and follow through of a well-devised implementation strategy is a key element in the success of the Plan. In order to maximize program efficiency, and with full consideration of available funds, a phased implementation strategy will be employed. A combination of private investments and public improvements is an essential element of the Plan.

The City of Belleville anticipates the following actions as its Implementation Strategy:

- Adopt the Plan;
- Administer Redevelopment Agreements with private parties to provide TIF revenues for eligible redevelopment project costs, in order to create development consistent with the general land uses shown in this Plan and the City's Comprehensive Plan; and,
- Provide public infrastructure and other public redevelopment projects to induce and complement private development projects;
- Take those actions necessary to make the City contiguous to two or more municipalities within the territory of the Metro East Police District;
- Review the public health and safety of the residents in order to determine if, as a result of the development associated with the tax increment financing, more police officers are needed to protect the public health and safety of the residents; if such a determination is made, then the City will use moneys available from the special tax allocation fund to hire police officers as permitted by the Act.

#### A. Estimated Redevelopment Costs

The City may include as redevelopment project costs, all reasonable costs incurred, or estimated to be incurred, and any costs that are incidental to the redevelopment projects and the Plan as permitted by the statute.

Such costs include, without limitation, the following:

#### 1. **Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan.**

Such costs shall include, but not be limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services.

**2. Costs of marketing sites within the redevelopment project area to prospective businesses, developers and investors.**

**3. Property assembly costs.**

Such costs shall include, but not be limited to, acquisition of land and other property, real or personal, or rights or interests 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.

**4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements.**

Such costs shall also include 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.

**5. Costs of the construction of public works or improvements.**

Such redevelopment project costs shall not include the cost of constructing a new municipal public 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.

**6. Cost of job training and retraining projects.**

Such costs shall include the cost of “welfare to work” programs implemented by businesses located within the redevelopment project area.

**7. Financing costs.**

Such costs shall include, but not be limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest 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.

**8. To the extent the municipality by written agreement accepts and 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.**

**9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area.**

Such costs shall be those 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.

**10. A public library district's increased costs attributable to assisted housing units located within the redevelopment project area.**

Such costs shall be those 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.

**11. 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.

**12. Payment in lieu of taxes.**

**13. Costs of job training, retraining, advanced vocational education or career education.**

Such costs shall include, but not be 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 same, and the term of the agreement.

- 14. 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 insufficient funds are 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 (1) cost paid or incurred by the developer 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 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.
- 15. Unless explicitly stated within the Act, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.**
- 16. 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.**

The cost estimate associated with the redevelopment activities to be funded from available revenues of the City as described in **D.**, below, is presented in **Exhibit E - Estimated Budget for Redevelopment Project Costs**. The estimate includes reasonable and necessary costs

incurred or estimated to be incurred during the implementation of the Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include the tax increment financing revenues which will be applied to any interest or other financing costs which are eligible to be funded under the Act. As such, debt service and expenses associated with issuance of bonds or other obligations are in addition to costs stated above.

**B. Most Recent Equalized Assessed Valuation**

The most recent equalized assessed valuation for the Area is \$541 as provided by the St. Clair County Treasurer's Office.

**C. Redevelopment Valuation**

Contingent upon the adoption of this Tax Increment Financing Redevelopment Plan and commitment by the City to the Redevelopment Program, it is anticipated that private commercial development and improvements, and public investment in infrastructure complementary to the private development, will occur within the Area.

The private development (and public investment) in the Area is expected to increase the equalized assessed valuation to approximately \$9,750,000. Following completion of the private redevelopment projects, total equalized assessed valuation is anticipated to increase by approximately \$9,749,500.

**D. Source of Funds**

The anticipated source of funds to pay for redevelopment project costs associated with implementing the Plan are those funds collected pursuant to tax increment financing to be adopted by the City. Under such financing, revenue (in the form of real property taxes paid on the increase in the equalized assessed value (EAV) of property in the Area) shall be allocated to a special fund (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay eligible redevelopment project costs under the Act.

In order to expedite the implementation of the Plan and construction of the public improvements, the City of Belleville, 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 Tax Allocation Fund.

In addition, costs and obligations may be paid for, in whole or in part, by revenues from other funding sources. These may include state and federal programs, revenues from any other tax increment financing area in the City (which may, pursuant to the Act, provide such revenues to the Area; revenues from the Area may also be provided to other tax increment financing areas in the City), Business District revenues from the City's proposed "Route 15 North" Business District, and a portion of the City's Hotel Operator's Occupation Tax.

### **E. Nature and Term of Obligation**

In order to expedite the implementation of the Plan, the City of Belleville, 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 real property taxes to be collected into the Special Tax Allocation Fund, as well as other funds identified in **D.**, above deposited in to the 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 Plan. The City anticipates that notes, bonds or similar obligations, if issued, will be secured by revenues in the Special Tax Allocation Fund.

When the redevelopment project costs, including all obligations paying or reimbursing such redevelopment project costs, have been paid, any revenues received in excess of 100% of funds necessary for the payment of principal and interest on the obligations, and not identified for other redevelopment project costs or early retirement of such obligations, may be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial feasibility of the redevelopment projects.

### **F. Completion of Redevelopment Project and Retirement of Obligations**

The date for the completion of the Plan and retirement of obligations issued to finance redevelopment project costs is no later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to the ad valorem taxes levied in the 23<sup>rd</sup> calendar year after the year in which the ordinance approving the redevelopment project area is adopted by the City.

### **G. Employment Practices, Affirmative Action and Wages**

The City will insure that any recipient of tax increment financing assistance will construct all private and public development and redevelopment projects in accordance with all fair employment practices, affirmative action and prevailing wage requirements.

### **H. Certification**

The City hereby certifies that the Route 15 North Redevelopment Project Area Tax Increment Financing Redevelopment Plan will not result in displacement of residents from ten (10) or more inhabited residential units. The City has determined that no housing impact study is needed since the Act requires a housing impact study only if residents from ten (10) or more inhabited residential units are displaced or if the redevelopment project area contains 75 or more inhabited residential units.

## **SECTION IX**

### **AMENDING THE TIF PLAN**

The Route 15 North Redevelopment Project Area, Tax Increment Financing Redevelopment Plan 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 X**

### **REPORTING AND MEETING**

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

## APPENDICES

## **APPENDIX 1**

### Legal Description

## LEGAL DESCRIPTION

Part of Section 3 of Township 1 North, Range 9 West, of the 3rd Principal Meridian, St. Clair County, Illinois, (All references herein to "Parcel ID" refers to the Parcel Identification Number of Parcel(s) on file in the St. Clair County Court House, 10 Public Square, Belleville, Illinois) with the exception or exclusion of lands lying within public Right-of-Ways Dedicated for Highway Purposes for Illinois Route 15; reference being made to the plat thereof recorded in the Recorder's Office of the afore said County and State in Book of Plats 42 page 77; Is described as follows:

Beginning at the intersection of the Southwesterly Right-of-Way Line of Illinois Route 15 and the South line of the Northwest Quarter of Said Section 3; thence Easterly along said South line of said Northwest Quarter to the Center of Said Section 3; thence continuing Easterly a distance of 200.00 feet to the Northeast corner of Parcel ID 07030300005; thence Southerly to the Southeast corner of said Parcel ID 07030300005; thence Southwesterly to the South corner of said parcel ID 07030300005, also being the Northeasterly Right-of-Way line of Illinois Route 15; thence continuing Southwesterly a distance of 270.00 feet to the Southwesterly Right-of-Way line of Illinois Route 15; thence Northwesterly following along said Southwesterly Right-of-Way line of Illinois Route 15 to the Point of Beginning.

## **APPENDIX 2**

### Photo Appendix

Route 15 North Redevelopment Project Area  
Tax Increment Financing Redevelopment Plan  
City of Belleville, Illinois



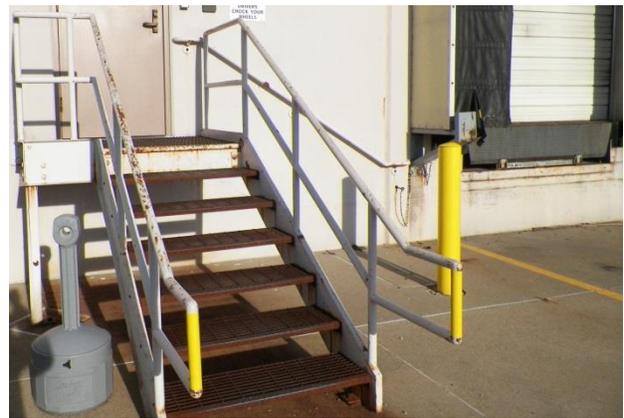
Water damage, mold/mildew and collapsed ceilings



Water damage and cracks in building foundation



Cracked rotting wood and crumbling foundation



Rusted metal stairs and cracked building exterior



Cracked, molding and water damaged ceiling



Rusted trailer attached to primary building

Route 15 North Redevelopment Project Area  
Tax Increment Financing Redevelopment Plan  
City of Belleville, Illinois



Water damage, missing ceiling tiles and torn insulation



Holes in exterior walls and broken windows



Collapsed ceiling, broken windows, exposed insulation



Holes in main floor of building to basement



Holes in floors and exterior walls, broken tiling



Cracked, chopped and crumbling road and median

## **APPENDIX 3**

### Letter from Registered Professional Engineer



208 East Main Street  
Suite 100  
Belleville, Illinois 62220  
618.233.5877 phone  
618.233.5977 fax

January 21, 2015

The Honorable Mark Eckert  
City of Belleville  
101 South Illinois Street  
Belleville, IL 62220

RE: Engineer's Certification Letter  
Shrine of Our Lady of the Snows  
Belleville, Illinois  
KEG No. 13-1061.00

Dear Mayor Eckert:

Please let this letter serve as the professional engineer's certification that the area proposed to be included in the Route 15 North Tax Increment Financing (TIF) is subject to chronic flooding which adversely impacts on real property in the area. Such flooding impairs the sound growth of this area.

If you have any questions or need additional information, please feel free to contact Todd Reyling, P.E. with our office at 618.233.5877.

Respectfully,

**KASKASKIA ENGINEERING GROUP, LLC**

  
Geri E. Boyer, P.E.  
Manager



Economic Development Resources  
200 South Hanley Road  
Suite #601  
St. Louis, Missouri 63105

**From:** City Clerk Dallas Cook [dbcook@belleville.net]  
**Sent:** Friday, March 20, 2015 11:33 AM  
**To:** 'Jennifer Starnes'  
**Subject:** FW: Street Banner

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**From:** Bob Cearnal [<mailto:rlcearnal@gmail.com>]  
**Sent:** Thursday, March 19, 2015 9:34 AM  
**To:** [dbcook@belleville.net](mailto:dbcook@belleville.net); Jim and Mary Ann; Dennis Brandt; Truman Gilbert; Gerry Bach; gerald bach; Steve Martin  
**Subject:** Street Banner

Good morning, Mr. Cook,

The Belleville Sounds of Harmony Barbershop Chorus will hold its 66th annual show at BTHS-E on Saturday, April 11, and we would appreciate the City Council's approval to once again hang a banner at the entrance to the city. We understand the requirements necessary for the banner since you have allowed us to display it in the past.

Thank you for your consideration.

Bob Cearnal  
Chapter VP

www.

# Belleville Oktoberfest .com



PO BOX 7992 Belleville, IL 62222

3/18/2015

City Hall  
Attn: Mayor Eckert  
101 S. Illinois Street  
Belleville, IL 62220

Dear Mayor Eckert,

The Belleville Oktoberfest Committee along with the Southern Illinois Street Rodders are requesting approval from the City Council to have a Car Show in conjunction with the Oktoberfest Festival on Saturday September 19, 2015.

We are asking to close West Main Street from 1<sup>st</sup> through 3<sup>rd</sup> Street & 1<sup>st</sup> & 2<sup>nd</sup> Streets North & South from 6am to 6pm.

Thank you for your consideration in this matter. Your prompt attention would be greatly appreciated.

Please feel free to call Art Jacobs 618-920-2514 with any questions regarding this matter.

Sincerely,

*Cari E. Frick*

Oktoberfest Chairman  
Wk - 618-398-8560  
Cell - 618-531-0982

**Ordinance 7852**

**AN ORDINANCE CREATING JOINT REVIEW BOARD FOR THE ROUTE 15 NORTH REDEVELOPMENT PROJECT AREA AND SETTING INITIAL MEETING TIME AND PLACE**

**WHEREAS**, the City of Belleville, Illinois desires to adopt tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 74.4-1 et. Seq., as amended, hereinafter referred to as the "Act"; and

**WHEREAS**, the City of Belleville, Illinois has designated the Route 15 North Redevelopment Project Area, and accepted on Monday, March 2, 2015 an Eligibility Study of said Area prepared by Economic Development Resources, L.L.C.; and

**WHEREAS**, the Route 15 North Tax Increment Financing Redevelopment Plan was presented to the City Council on Monday, March 25, 2015, and a public hearing date for said TIF Redevelopment Plan was set for Monday, May 11, 2015; and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 74.4-1, the City Council of the City of Belleville wishes to create and convene a Joint Review Board for the purposes of reviewing the Route 15 North Tax Increment Financing Redevelopment Plan and submitting recommendations regarding its findings to the City.

**NOW THEREFORE BE IT ORDAINED**, by the City Council of the City of Belleville, Illinois, as follows:

**SECTION 1:** A Joint Review Board consisting of a representative from City of Belleville, St. Clair County, Stookey Township, Belleville HS #201 School District, Harmony-Emge #175 School District, City of Belleville Library District, SWIC District #522, and also including a public member, is hereby created, subject to the appointment of members by the affected taxing districts.

**SECTION 2:** The City of Belleville will convene a Joint Review Board (JRB) on Friday, **April 10, 2015 at 1:00 pm** at City Hall, 101 S. Illinois St., Belleville, Illinois. By State Statute, the establishment of this Board is necessary as the City plans to adopt the proposed Route 15 North Tax Increment Financing Redevelopment Plan.

**SECTION 3:** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

**PASSED** by the City Council of the City of Belleville, Illinois, this 25th day of March, 2015.

	<u><b>AYE</b></u>	<u><b>NAY</b></u>
Michael Heisler	_____	_____
Ken Kinsella	_____	_____
Janet Schmidt	_____	_____
Dorothy Meyer	_____	_____
Kent Randle	_____	_____
Arnold "Gabby" Rujawitz	_____	_____
Johnnie Anthony	_____	_____
James J. Davidson	_____	_____
Joseph W. Hayden	_____	_____
Phillip Silsby	_____	_____

Paul Seibert  
Bob White  
Lillian Schneider  
Trent Galetti  
Joe Orlet  
James Musgrove

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MAYOR

ATTEST:

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CITY CLERK

(SEAL)

**Ordinance 7851**

***AN ORDINANCE FIXING A TIME AND PLACE FOR A PUBLIC HEARING CONCERNING THE ROUTE 15 NORTH REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN***

**WHEREAS**, on March 2, 2015, the City placed on file with the City Clerk, for public inspection, the “Route 15 North Redevelopment Project Area Tax Increment Financing Eligibility Study”, dated February 25, 2015; and,

**WHEREAS**, on March 25, 2015, the City placed on file, for public inspection, the “Route 15 North Redevelopment Project Area Tax Increment Financing Redevelopment Plan” (the “Plan”), dated March 18, 2015; and,

**WHEREAS**, this Plan will be provided to all affected taxing districts and the Illinois Department of Commerce and Economic Opportunity, by certified mail, as provided for in “Tax Increment Allocation Redevelopment Act” 65 ILCS 5/11-74.4-1 et seq., and otherwise made available for inspection as provided for by the Act.

**NOW THEREFORE BE IT ORDAINED**, by the City Council of the City of Belleville, Illinois, as follows:

**SECTION 1.** That the City Council of the City of Belleville, Illinois hereby establishes **Monday, May 11, 2015, at City Hall, 101 S. Illinois St., at 6:00 p.m.** as the Public Hearing time and place for the Route 15 North Tax Increment Financing Redevelopment Plan, Redevelopment Project and Redevelopment Project Area.

**SECTION 2.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

**PASSED** by the City Council of the City of Belleville, Illinois, this 25th day of March, 2015.

	<b><u>AYE</u></b>	<b><u>NAY</u></b>
Michael Heisler	_____	_____
Ken Kinsella	_____	_____
Janet Schmidt	_____	_____
Dorothy Meyer	_____	_____
Kent Randle	_____	_____
Arnold “Gabby” Rujawitz	_____	_____
Johnnie Anthony	_____	_____
James J. Davidson	_____	_____
Joseph W. Hayden	_____	_____
Phillip Silsby	_____	_____
Paul Seiber t	_____	_____
Bob White	_____	_____
Lillian Schneider	_____	_____
Trent Galetti	_____	_____
Joe Orlet	_____	_____
James Musgrove	_____	_____

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MAYOR

ATTEST:

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CITY CLERK

(SEAL)