

**AN ORDINANCE  
AMENDING THE URBANA DOWNTOWN TAX INCREMENT AREA  
REDEVELOPMENT PLAN AND RELATED REDEVELOPMENT PROJECT  
FOR THE URBANA DOWNTOWN TAX INCREMENT REDEVELOPMENT PROJECT AREA  
OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS,  
TERMINATING REAL PROPERTY TIF IN CONNECTION THEREWITH  
AND RELATED MATTERS**

WHEREAS, pursuant to a series of ordinances (Ordinance Nos. 8081-61, 8081-62 and 8081-63), adopted December 22, 1980, including as supplemented by an ordinance (Ordinance No. 8687-31) adopted October 6, 1986 (collectively, the **"TIF Ordinances"**) in connection with the Urbana Downtown Tax Increment Redevelopment Project Area (the **"Redevelopment Project Area"**), the City Council of the City of Urbana, Champaign County, Illinois (the **"Municipality"**) adopted the Urbana Downtown Tax Increment Area Redevelopment Plan and related Redevelopment Project (the **"Redevelopment Plan"** and **"Redevelopment Project"**), designated the Redevelopment Project Area, and authorized tax increment finance (**"TIF"**) under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the **"TIF Act"**), and provided for the life of the Redevelopment Plan, Redevelopment Project and Redevelopment Project Area utilizing TIF for a term of not more than 23 years;

WHEREAS, pursuant to an ordinance (Ordinance No. 9394-100), adopted May 16, 1994 (the **"1<sup>st</sup> Amending Ordinance"**), the City Council of the Municipality amended the TIF Ordinances in accordance with Sections 11-74.4-3(i) and (n), 11-74.4-7 and 11-74.4-8a of the TIF Act to extend the 23-year term for the life of the Redevelopment Plan, Redevelopment Project and Redevelopment Project Area to the date on which the Redevelopment Project Area is terminated, or bonds with respect to certain redevelopment project costs for the Redevelopment Project Area are retired, or December 31, 2013, whichever

date occurred first, but such extension was expressly not made applicable to real property TIF under Section 11-74.4-8 of the TIF Act; and

**WHEREAS**, pursuant to an ordinance (Ordinance No. 9394-99) adopted May 16, 1994 (the "**Bond Ordinance**"), the Municipality, on June 1, 1994, issued \$1,990,000 original principal amount General Obligation Tax Increment Refunding Bond, Series 1994A (the "**Series 1994A Bonds**") to refund certain outstanding prior bonds issued to finance redevelopment project costs within the Redevelopment Project Area and pledged the "Incremental Property Taxes" and the "Incremental Sales Taxes" (as each such quoted term is defined in the Bond Ordinance) derived from the Redevelopment Project Area and deposited in the special tax allocation fund to the payment thereof; and

**WHEREAS**, \$920,000 total amount of the Series 1994A Bonds remain outstanding, which such outstanding bonds bear interest at the rates and mature and become due and payable on March 1 of the years (subject to prior redemption) in the principal amount in each year as follows:

<u>Year</u>	<u>Principal Amount (\$)</u>	<u>Interest Rate (%)</u>
2004	55,000	5.25
2005	60,000	5.25
2006	70,000	5.25
2007	75,000	5.25
2008	85,000	5.25
2009	95,000	5.25
2010	105,000	5.25
2011	115,000	5.25
2012	125,000	5.25
2013	135,000	5.25

**WHEREAS**, pursuant to an ordinance (Ordinance No. 2002-06-063), adopted June 17, 2002 (the "**2<sup>nd</sup> Amending Ordinance**"), the City Council of the Municipality amended the Redevelopment Plan and the Redevelopment Project to extend the estimated date of completion of the Redevelopment Plan and Redevelopment Plan for the purposes of real property TIF under Section 11-74.4-8 of the TIF Act only to be not later than December 31, 2004; and

**WHEREAS**, the Municipality now desires to terminate real property TIF for the Redevelopment Project Area under Section 11-74.4-8 of the TIF Act as

of December 31, 2003, the year in which payment to the Comptroller of the Municipality is to be made in respect to ad valorem taxes levied in the twenty-third (23<sup>rd</sup>) calendar year after the TIF Ordinances were adopted, but to continue the special tax allocation fund for the Redevelopment Project Area and extend the estimated dates of the completion of the Redevelopment Project and retirement of the Series 1994A Bonds to December 31, 2013; and

**WHEREAS**, Section 11-74.4-3(n) of the TIF Act in relevant part now further provides that, for the purposes of extending the estimated dates of completion of the Redevelopment Project and retirement of the Series 1994A Bonds to December 31, 2013 (but not with respect to extending any real property TIF under Section 11-74.4-8 of the TIF Act) the Redevelopment Plan may be amended by ordinance to extend such date under such Section 11-74.4-3(n) without further hearing or notice and without complying with the procedures provided in the TIF Act pertaining to an amendment to or the initial approval of the Redevelopment Plan, Redevelopment Project or Redevelopment Project Area.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**, as follows:

**Section 1. Amendment.** The Redevelopment Plan and the related Redevelopment Project are hereby amended such that the estimated date of completion of the Redevelopment Project and the retirement of obligations issued to finance redevelopment project costs shall be extended to December 31, 2013, provided, however, that such extension shall not apply to real property TIF under Section 11-74.4-8 of the TIF Act, which shall terminate on December 31, 2003 in respect to ad valorem taxes levied in the twenty-third (23<sup>rd</sup>) calendar year after the TIF ordinances were adopted.

**Section 2. Real Property TIF Termination and Notice.** Upon the termination of the real property TIF on December 31, 2003 as provided in Section 1 of this Ordinance above, the rates of the various affected taxing districts for ad valorem taxes shall be extended and taxes levied, collected and distributed in the manner applicable in the absence of real property TIF

for the Redevelopment Project Area. The City Clerk shall notify all such affected taxing districts by November 1, 2003 that real property TIF for the Redevelopment Project Area will be terminated as of December 31, 2003.

**Section 3. Special Tax Allocation Fund.** The special tax allocation fund for the Redevelopment Project Area as heretofore established is hereby continued for the life of the Redevelopment Plan and related Redevelopment Project as extended by Section 1 of this Ordinance until December 31, 2013, and such special tax allocation fund shall be used to pay all redevelopment project costs, including without limitation the interest on the Series 1994A Bonds promptly when and as the same falls due, and to pay and discharge the principal thereof at maturity or earlier redemption; and for that purpose any and all amounts of "Incremental Property Taxes" and "Incremental Sales Taxes" (as each such term is defined in the Bond Ordinance) pledged to the payment of the Series 1994A Bonds as provided in the Bond Ordinance and heretofore or hereafter deposited in the special tax allocation fund are hereby further identified, designated and earmarked to make payments for such purposes in the amounts as follows:

<u>Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
March 1, 2004	\$55,000.00	\$24,150.00	\$79,150.00
September 1, 2004		22,706.25	22,706.25
March 1, 2005	60,000.00	22,706.25	82,706.25
September 1, 2005		21,131.25	21,131.25
March 1, 2006	70,000.00	21,131.25	91,131.25
September 1, 2006		19,293.75	19,293.75
March 1, 2007	75,000.00	19,293.75	94,293.75
September 1, 2007		17,325.00	17,325.00
March 1, 2008	85,000.00	17,325.00	102,325.00
September 1, 2008		15,093.75	15,093.75
March 1, 2009	95,000.00	15,093.75	110,093.75
September 1, 2009		12,600.00	12,600.00
March 1, 2010	105,000.00	12,600.00	117,600.00
September 1, 2010		9,843.75	9,843.75
March 1, 2011	115,000.00	9,843.75	124,843.74
September 1, 2011		6,825.00	6,825.00
March 1, 2012	125,000.00	6,825.00	131,825.00
September 1, 2012		3,543.75	3,543.75
March 1, 2013	135,000.00	3,543.75	138,543.75

**Section 4. Evidence of Amendment.** This Ordinance shall be deemed to be a part of the Redevelopment Plan and shall be appended to such

Redevelopment Plan to evidence the amendments made by this Ordinance, provided that any failure to so append this Ordinance shall not abrogate, diminish or impair the amendments made by this Ordinance.

**Section 5. Conflict.** All ordinances (including the TIF Ordinances, including as heretofore supplemented and amended by the 1<sup>st</sup> Amending Ordinance and the 2<sup>nd</sup> Amending Ordinance), the Redevelopment Plan and the Redevelopment Project, resolutions, notices or orders in conflict with this Ordinance shall be and are hereby declared to be amended or supplemented to be consistent with this Ordinance or, alternatively, are hereby superseded to the extent of such conflict.

**Section 6. Effective/Filing.** This Ordinance shall be effective upon its passage and approval. The City Clerk shall file a certified copy of the Ordinance with the County Clerk of Champaign County on or before December 31, 2003 in connection with TIF for the Redevelopment Project Area.

PASSED by the City Council this 7th day of April,  
2003.

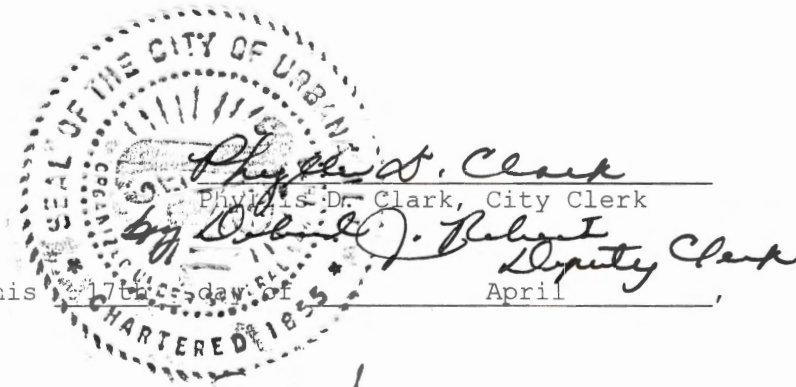
AYES: Chynoweth, Hayes, Otto, Patt, Whelan, Wyman

NAYS:

ABSTAINS:

APPROVED by the Mayor this 7th day of April,

2003.



*Phyllis D. Clark*  
Phyllis D. Clark, City Clerk

*Robert J. Robert*  
Deputy Clerk

*Tod Satterthwaite*  
Tod Satterthwaite, Mayor