

RESOLUTION NO. 2016-02-008R

**A RESOLUTION DECLARING AN INTENT TO REIMBURSE
CERTAIN REDEVELOPMENT PROJECT COSTS**

WHEREAS, the City Council (the **"Corporate Authorities"**) of the City of Urbana, Champaign County, Illinois (the **"Municipality"**) desires to encourage private investment and to restore and enhance the tax base by the development or redevelopment of certain territory depicted on the Exhibit A attached hereto and hereby incorporated by this reference thereto (the **"Territory"**); and

WHEREAS, it is hereby found and determined that the Territory cannot reasonably be developed or redeveloped without the adoption by the Municipality of tax increment financing under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the **"TIF Act"**); and

WHEREAS, none of the purposes of the proposed redevelopment plan or the proposed redevelopment project area under the TIF Act is reasonably expected to result in the displacement of residents from ten (10) or more inhabited residential units within the Territory; and

WHEREAS, Peckham Guyton Albers & Viets, Inc., Urban Consulting, of St. Louis, Missouri (the **"Consultant"**) has agreed to provide certain professional services in connection with the preparation of the draft of a Tax Increment Financing Redevelopment Plan & Project to determine whether all or some part of the Territory qualifies as a redevelopment project area under the TIF Act and to provide for a comprehensive plan for the development or redevelopment of the Territory in accordance with the TIF Act (the **"Draft Redevelopment Plan"**); and

WHEREAS, the Municipality has and will continue to incur certain planning and other eligible costs under the TIF Act in connection with the Draft Redevelopment Plan and the actual approval, if any, of a redevelopment plan under

the TIF Act for all or any part of the Territory, including, but not limited to, costs of studies, surveys, development of plans and specifications, and the implementation and administration of any redevelopment plan under the TIF Act, including staff and professional service costs for architectural, engineering, legal, financial, planning or other services (collectively, the "Eligible Costs").

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

Section 1. The Corporate Authorities hereby find, determine and declare that the matters hereinabove set forth in the preambles and recitals to this Resolution are true, correct and complete and hereby incorporate such matters herein by this reference thereto.

Section 2. The purpose or purposes of the proposed redevelopment plan and projects to be approved under the TIF Act in connection with the Territory, include, but are not limited to, the promotion and protection of the health, safety, morals and welfare of the public, the encouragement of private investment, the restoration and enhancement of the tax base and the eradication or reduction of blight and/or those conditions that lead to blight.

Section 3. Under the TIF Act, tax increment financing is a redevelopment mechanism or tool that permits any increase in the ad valorem taxes arising from the levies of all taxing districts upon real property within a redevelopment project area (the "Tax Increment Revenues") to be used for the payment or reimbursement of certain redevelopment project costs described in the TIF Act.

Section 4. The Corporate Authorities hereby declare the official intent of the Municipality to finance any Eligible Costs with Tax Increment Revenues to be derived from the adoption of tax increment financing for all or some part of the Territory under the TIF Act, if any, including from the issuance of bonds or other obligations up to an amount not in excess of twenty percent (20%) of the aggregate issue price of the issue or issues reasonably expected by the Municipality to finance any redevelopment project costs under the TIF Act, and to reimburse any such Eligible Costs incurred by the Municipality or incurred by any developer to

the extent authorized by a redevelopment agreement from such Tax Increment Revenues or from such proceeds of such bonds or other obligations. This official intent is made under and pursuant to Section 1.150-2 of the Income Tax Regulations of the Internal Revenue Code of 1986, as amended, and shall be applicable, if at all, if, as and when any such Tax Increment Revenues or bond proceeds become available.

Section 5. From and after the passage and approval of this Resolution, the proper officers, employees and agents of the Municipality are hereby authorized, empowered and directed to do all such acts and things as may be necessary or required to carry out the intent and accomplish the purposes of this Resolution in accordance with the TIF Act.

Section 6. This Resolution is merely an expression of the intent of the Corporate Authorities of the Municipality to pursue the possible adoption of tax increment financing for all or some part of the Territory and nothing contained herein shall be interpreted or construed to create any obligation on the part of the Municipality to adopt tax increment financing for all or some part of the Territory or to create any rights or benefits in any other party.

This Resolution is hereby passed, the "ayes" and "nays" being called, by the concurrence of a majority of the members of the Corporate Authorities then holding office at a regular meeting on the date set forth below.


PASSED BY THE CITY COUNCIL this 7th day of March, 2016.

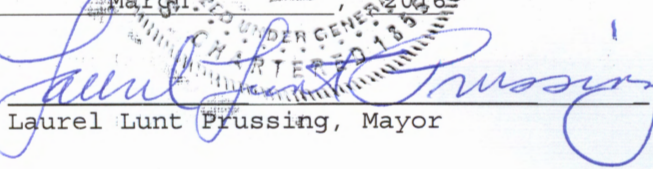
AYES: Ammons, Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth

NAYS:

ABSTAINS:

APPROVED BY THE MAYOR this 10th day of March, 2016.


Phyllis D. Clark, City Clerk


Laurel Lunt Prussing, Mayor