

66-R-19

A RESOLUTION

Concerning a Public Meeting to be Conducted as Required by the Tax Increment Allocation Redevelopment Act to Expand the Boundaries of a Current TIF District

WHEREAS, on January 26, 2004, the City Council of the City of Evanston adopted Ordinance 3-O-04 "*Adopting Tax Increment Allocation Financing for the Howard and Ridge Redevelopment Project Area*", Exhibit C to the Ordinance set forth the boundaries of the Redevelopment Project Area ("Howard-Ridge TIF District") and the original boundary map is attached to this resolution as Exhibit 1; and

WHEREAS, the City seeks to study the possible expansion of the Howard-Ridge TIF District designation to include certain real property located in the City (the "Property") as described on Exhibit 2 attached hereto and incorporated herein by reference as a "redevelopment project area" as that term is defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the "Act"); and

WHEREAS, the City has determined that seventy-five (75) or more inhabited residential units are located within the proposed amended redevelopment project area; and

WHEREAS, the Act requires the City to conduct a public meeting (the "Meeting") for the purpose of enabling the City to advise the public, taxing districts having real property in the proposed revised redevelopment project area, taxpayers who own property in the proposed revised redevelopment project area and residents in the

area as to the City's possible intent to prepare a redevelopment plan and designate a redevelopment project area and to receive public comment; and

WHEREAS, it is in the best interests of the City to take the actions set forth below:

NOW, THEREFORE, BE IT RESOLVED by the City Mayor and City Council of the City of Evanston, Cook County, Illinois, as follows:

SECTION 1: The statements set forth in the preamble to this Resolution are found to be true and correct and are adopted as part of this Resolution.

SECTION 2: Johanna Leonard, the Community Development Director, is hereby designated as the municipal official who shall conduct the Meeting. Director Leonard is authorized to set the time and place of the Meeting without the necessity of further resolution or ordinance of the City. The Meeting shall be held at least 14 business days prior to the mailing of those notices described in Section 11-74.4-6(c) of the Act.

SECTION 3: Notice of the Meeting, substantially in the form attached hereto as Exhibit 3 and incorporated herein by reference (the "Notice"), shall be given by mail not less than 15 days prior to the date of the Meeting. The Notice shall be sent by certified mail to all taxing districts having real property in the proposed redevelopment project area and to all entities that have registered with the City pursuant to Section 11-74.4-4.2 of the Act. The Notice shall also be sent by regular mail to each residential address and the person or persons in whose name property taxes were paid on real property for the last preceding year located within the proposed redevelopment project area.

SECTION 4: The City Manager and/or his designee(s) is/are hereby authorized and directed to sign, and the City Clerk hereby authorized and directed to attest, any documents necessary to implement the terms of this resolution.

SECTION 5: All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6: This Resolution shall be in full force and effect from and after its passage and approval, as provided by law. If any provision of this Resolution is held to be invalid by a court of competent jurisdiction, then that provision shall be stricken from this Resolution and the remainder of this Resolution shall continue in full force and effect to the extent possible.

AYES: 7

NAYS: 0

ABSENT: 2

Attest:



Devon Reid, City Clerk

Adopted: July 22, 2019



Stephen H. Hagerty, Mayor

Approved as to form:



Michelle L. Masoncup, Corporation Counsel

EXHIBIT 1

ORIGINAL BOUNDARIES OF REDEVELOPMENT PROJECT AREA

Boundary Map Attached

EXHIBIT 2

**PROPOSED AMENDED BOUNDARIES OF THE REDEVELOPMENT
PROJECT AREA**

BOUNDARY MAP

EXHIBIT 3

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the City of Evanston, Cook County, Illinois (the "City") will hold a public meeting on _____, 2019 at the Lorraine H. Morton Civic Center, James C. Lytle Council Chambers, 2100 Ridge Avenue Evanston, Illinois at 6:45 p.m.. The City desires to designate certain property as an amendment to the existing Howard and Ridge redevelopment project area (the "RPA" or "TIF District") and adopt an amended redevelopment project and plan for the redevelopment project area. The purpose of the public meeting is to advise the public, taxing districts having real property in the redevelopment project area, taxpayers who own property in the proposed redevelopment project area and residents in the area as to the City's possible intent to amend the redevelopment project area and to amend the redevelopment project and plan and to receive public comments.

The redevelopment project area as amended is generally bounded on the south by the City boundaries (Howard Street), on the east by the City boundaries and the CTA Red Line, on the north by frontage properties adjacent to Howard Street, and on the west by Ashland Avenue.

The purposes of amending the redevelopment project area are as follows: The proposed amendment of the redevelopment project and plan provide for the City to implement a series of actions to facilitate commercial, retail, or mixed-use redevelopment within the proposed redevelopment project area. The contemplated City actions include, but are not limited to, implementation of a plan that provides for: the attraction of investment to redevelop underutilized properties and buildings; the construction of public improvements (including street and sidewalk improvements; utility improvements; signalization, traffic control and lighting; off-street parking; and landscaping and beautification); site preparation, clearance and demolition; rehabilitation; redevelopment of mixed-uses within the RPA, and related professional costs. The City would realize the goals and objectives of the proposed redevelopment project and plan through public finance techniques including, but not limited to, tax increment allocation financing.

The following is a brief description of tax increment financing:

Tax Increment Financing (TIF) allows municipalities to carry out redevelopment activities on a local basis. The technique is used to pay for the public improvements and other activities necessary to prepare the Redevelopment Project Area for private investment. Through TIF, a community captures the increase in local real estate property taxes which result from redevelopment within the RPA. This increase in taxes may be used to pay for the public costs involved in the project.

Under TIF, the current Equalized Assessed Valuation (EAV) of all taxable real estate within the designated area is identified by the County Clerk as of the date of the

City's adoption of the TIF ordinances. This is the base EAV. Taxes are levied on the base EAV in the RPA and such taxes are distributed to all taxing districts including: the City, the County, school districts, township, etc. However, the growth in property tax revenues as a result of the private investment which increases the EAV in the RPA, the "tax increment" is then deposited into a "special tax allocation fund". These funds are then used to pay for the public investment made in the RPA (also referred to as the TIF District).

The Community Development Director, Johanna Leonard, can be contacted for additional information about the proposed redevelopment project area by phone at 847.448.8013 and by mail to the Community Development Department, 2100 Ridge Avenue, Evanston, Illinois 60201. All comments and suggestions regarding the development of the area to be studied should be directed to economicdevelopment@cityofevanston.org.

All interested persons will be given an opportunity to be heard at the public meeting.

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

CERTIFICATE

I, the undersigned, certify that I am the duly qualified and acting City Clerk of the City of Evanston, Cook County, Illinois (the "City"), and as such, I am the keeper of the records and files of the City and of the Mayor and City Council. I further certify as follows:

Attached to this Certificate is a true, correct and complete copy of the City of Evanston Resolution No. 66-R-19 entitled:

A RESOLUTION CONCERNING A PUBLIC MEETING TO BE CONDUCTED AS REQUIRED BY THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

This Resolution was passed and approved by the City Council on _____, 2019.

Given under my hand and official seal at the City of Evanston, Cook County, Illinois, this _____ day of _____, 2019.

City Clerk

(SEAL)