

RESOLUTION 13-36

Passed: June 10, 2013

**ESTABLISHING A TIME AND PLACE FOR A
PUBLIC HEARING TO CONSIDER A TAX
INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT
FOR THE PROPOSED SOUTH 4TH STREET
REDEVELOPMENT PROJECT AREA**


BE IT RESOLVED BY THE CITY COUNCIL of the City of DeKalb, Illinois, as follows:

That the City of DeKalb, Illinois hereby establishes August 12, 2013, at 7:00 p.m. at City Hall as the time and place for the Public Hearing to consider the adoption of the Tax Increment Financing Redevelopment Plan and Project for the South 4th Street Redevelopment Project Area. All required and due public notice shall be provided of such hearing. Copies of the feasibility study for such proposed TIF are available upon request at the City Clerk's office.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a regular meeting thereof held on the 10th day of June, 2013 and approved by me as Mayor on the same day. Passed on roll call vote 7-0-1. Aye: Jacobson, Finucane, Lash, Snow, Naylor, O'Leary, Rey. Absent: Baker.

ATTEST:


ELIZABETH E. PEERBOOM, City Clerk


JOHN A. REY, Mayor



ED0028-13

DATE: June 5, 2013

TO: Mayor
City Council

FROM: Mark Biernacki, City Manager
TJ Moore, Public Works Director
Jennifer Diedrich, Economic Development Coordinator

SUBJECT: Establishing a public hearing date for proposed TIF districts on South Fourth Street and Sycamore Road.

STRATEGIC GOAL: Maintain economic development programs, policies, and financial tools and update where necessary

I. Summary:

As part of the FY 2013 budget process, the Council approved funds to examine the possibility of new Tax Increment Financing (TIF) districts in addition to the two that are currently active. In January 2013, the City Council reviewed preliminary reports and exhibits that identified initial findings on the potential designation of four areas as TIF Districts. Ultimately, only two of the four were considered eligible and Council agreed to further review by approving the drafting of feasibility studies for both South Fourth Street and Sycamore Road proposed TIFs. These feasibility studies have since been completed by the City's TIF consultants PGAV and have been distributed to Council under separate cover. Copies of both studies were filed with the City Clerk on May 3, 2013 for public review. The resolutions before Council on June 10th establish a public hearing date in August and are the first in a series of steps in the statutory process in creating a TIF district. The resolutions are also official notification that the feasibility studies have been prepared and are available for review by the public prior to the public hearing.

II. Background:

The following is a summary of the feasibility report's findings and conclusions:

1. South Fourth Street: This proposed district would connect to the existing TIF No. 2. This would allow us to transfer money from TIF No. 2 into this new TIF to help jump start redevelopment projects.

- A. The Area as a whole meets the statutory requirements as a combination blighted area and conservation area. Furthermore, the factors necessary to make these findings exist to a meaningful extent and are distributed throughout the Area.
 - B. The Area exceeds the statutory minimum size of 1-1/2 acres.
 - C. The Area contains contiguous parcels of real property.
 - D. If this Plan is adopted and implemented by the City, it is reasonable to say that all properties included in the Area would benefit substantially from being included in the Area.
 - E. The Redevelopment Project Area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to occur without public assistance. Further evidence of this is presented in **Section III** and throughout the document.
2. 2131/2211 Sycamore Road: Similar to the potential South Fourth Street TIF, this potential Sycamore Road TIF would connect to our larger Central Area TIF, thereby allowing increment to be transferred from one TIF to the other.
- A. The Area as a whole meets the statutory requirements as a combination blighted area and conservation area. Furthermore, the factors necessary to make these findings exist to a meaningful extent and are distributed throughout the Area.
 - B. The Area exceeds the statutory minimum size of 1-1/2 acres.
 - C. The Area contains contiguous parcels of real property.
 - D. If this Plan is adopted and implemented by the City, it is reasonable to say that all properties included in the Area would benefit substantially from being included in the Area.
 - E. The Redevelopment Project Area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to occur without public assistance. Further evidence of this is presented in **Section III** and throughout the document.

III. Community Groups/Interested Parties Contacted:

At the Joint Review Board (JRB) meeting in December of 2012, representatives of the taxing districts that were present were briefed on this report's findings. Since then, a variety of correspondence including copies of the inducement resolutions approved in January 2013, have been mailed to all of the taxing districts. Further, the statutory process requires a variety of notifications be made to affected taxing bodies, JRB, DCEO, adjacent property owners, etc. The



JRB is scheduled to meet on June 26, 2013 to discuss their recommendation on the proposed TIFs. A full schedule for adoption of the TIFs is included in the backup for review.

IV. Legal Impact:

Statutory requirements and timelines will need to be followed should the Council direct staff to pursue official TIF designations for these areas.

V. Financial Impact:

General Fund monies were approved in January 2013 to cover the costs of consultant services, field work, mailings, legal descriptions and other tasks that will be required as part of the process to officially create these areas as TIF Districts. This is estimated to cost approximately \$35,000 to \$45,000 for each district the Council may wish to pursue. Future funds from these new TIF Districts can then be used to reimburse the General Fund for these costs.

VI. Alternatives:

The City Council may approve, deny, or provide further clarification to the Resolution

VII. Recommendation:

Approval of the resolution by City Council is requested.



Preliminary Schedule for Adopting TIF Redevelopment Plan & Project

South 4th Street Redevelopment Project Area
City of DeKalb, Illinois

Action No.	Target Completion Date	Action Complete	Activity
1.	2/13/13	√	City Council adopts inducement resolution (Resolution 13-05).
2.	3/28/14	√	Complete draft Redevelopment Plan for City review.
3.	5/3/13	√	File copy of final draft of Redevelopment Plan with City Clerk's office and keep available for public inspection (<i>at least 10 days prior to City Council adopting resolution setting public hearing date</i>).
4.	6/10/13		City Council adopts resolution establishing public hearing date & place.
5.	6/11/13		Send notice of public hearing to all affected taxing bodies and DCEO via certified mail (<i>include copy of Redevelopment Plan and resolution; Notice of JRB meeting to JRB members... just notice of public hearing to non-JRB taxing districts and DCEO</i>).
6.	6/12/13		Send notice of availability of Plans to all parties registered on the IPR <u>and</u> to all residential addresses within 750 feet of the boundaries of the proposed TIF district.
7.	6/26/13		Joint Review Board (JRB) meeting and review of Redevelopment Plans and sample ordinances (<i>at least 14 days from Action No. 5 but not more than 28 days</i>).
8.	NST 6/26/13 NLT 7/26/13		Report of Joint Review Board (<i>not more than 30 days from convening of the JRB</i>).
9.	7/16/13		First publication of notice of public hearing (<i>not more than 30 days before hearing</i>).
10.	7/23/13		Second publication of notice of public hearing (<i>not less than 10 days before hearing</i>).
11.	7/23/13		Notice by certified mail to property owners in Area (<i>not less than 10 days before hearing</i>).
12.	8/12/13		Public hearing held (<i>not less than 45 days from Action No. 5</i>).
13.	NST 8/26/13 NLT 11/8/13		City Council introduces ordinances (<i>not less than 14 days nor more than 90 days from the close of the public hearing</i>). (1) Adopt TIF Plan & Redevelopment Project (2) Designate TIF Area (3) Adopt Tax Increment Financing for Area

NOTE: Schedule may be altered so long as statutory requirements are satisfied

NST = Not Sooner Than

NLT = Not Later Than

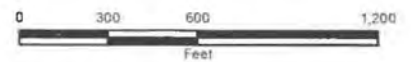


Exhibit A
Redevelopment Project Area Boundary
South Fourth Street Redevelopment Project Area



April 2013

