Request For Board Action

REFERRED TO BOARD September 11, 2017 **AGENDA ITEM NO: 14**

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Resolution to adopt the "TIF District Eligibility Findings" as prepared by S.B. Friedman for the Boylan property located between Route 173, Route 83, and Grim Road.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

In June 2017 the Village Board approved an agreement with S.B. Friedman to determine whether the 50 acre Boylan property located on Route 173 and Grim Road would be eligible for a Tax Increment Finance District. In accordance with state statute, an eligibility study must be completed prior to starting any public process for a TIF in the State of Illinois. Based on state statute, there are two paths for eligibility when you are dealing with vacant land. During the eligibility study, S.B. Friedman collected parcel data, conducted parcel to parcel field work, analyzed historic trends in property values, analyzed all data using GIS, reviewed private investment, and reviewed the Village's Comprehensive Plan from 1991 to determine whether the Boylan property would qualify for a TIF.

Based on the analysis of S. B. Friedman, the Boylan property is eligible for a TIF based on two findings; a) Lack of growth in the Equalized Assessed Value (EAV); b) Adjacent deterioration.

The next step in the creation of a TIF for the Boylan property is the completion of the "Redevelopment Project Area Plan and Project Document which is required by the TIF Act. This study will incorporate the following elements:

- RPA description
- Formal Legal Description
- Summary of blight conditions and analysis of eligibility factors
- Redevelopment Plan Goals
- Existing and Proposed Land Use
- Analysis of recent EAV and projections of future EAV
- Estimated Redevelopment Costs
- Assessments of Impacts on other taxing districts
- Statement of conformance with other Community Plans

FINANCIAL IMPACT: Staff continues to investigate the potential impact.

DOCUMENTS ATTACHED:

1. S. B. Friedman Special District Consultation Services
2. Staff Report

RECOMMENDED MOTION:

Staff moves that the Village Board approve the herewith attached Ordinance for a Feasibility Study and Report with respect to the designation of the Boylan Property as a Tax Increment Finance District and authorizes approval of the second phase of the project with S.B. Friedman for the sum of $8,180.00.

Ordinance No. _____

AN ORDINANCE OF THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS, PROVIDING FOR A FEASIBILITY STUDY AND REPORT WITH RESPECT TO THE DESIGNATION OF THE BOYLAN PROPERTY AS A TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, the Village of Antioch, Lake County, Illinois (the "*Village*"), is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and a non-home-rule municipality pursuant to the Illinois Constitution of 1970; and,

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 *et seq*., as from time to time amended (the "*TIF Act*"), the Village President and Board of Trustees of the Village (the "*Corporate Authorities*") are empowered to undertake the development or redevelopment of a designated area within the municipal boundaries of the Village in which existing conditions permit such area to be classified as a "blighted area" as defined in Section 11.74.4-3(a) of the TIF Act; and,

WHEREAS, the legislative purpose of the TIF Act is to encourage development through the use of incremental tax revenues derived from an increase in assessed values in the eligible area by assisting with development or redevelopment project costs, thereby eliminating adverse and detrimental conditions that erode the tax base both within an eligible area and adjacent to such area; and,

WHEREAS, the Corporate Authorities desire to conduct a feasibility study of certain properties within the corporate boundaries of the Village in order to determine the eligibility of said certain properties as a "redevelopment project area" pursuant to the provisions of the TIF Act; and,

WHEREAS, said certain properties are depicted on the map attached hereto as *Exhibit A* and are generally described as a commercial and light industrial areas located south of Route 173, East of Route 83, and north of Grim Road; and,

WHEREAS, the Village has received a proposal from SB Friedman & Company of Chicago, Illinois, to provide such professional services as are necessary to determine the eligibility of the Proposed Redevelopment Project Area as a redevelopment project area under the TIF Act, and, if eligible, to prepare such reports, studies and plans as required to adopt the TIF Act as applicable to said Proposed Redevelopment Project Area; and,

WHEREAS, the Corporate Authorities have determined that SB Friedman & Company possesses the necessary skills and experience to (i) determine if the Proposed Redevelopment Project Area qualifies as a "redevelopment project area" under the TIF Act; and (ii) prepare an eligibility report and a redevelopment plan; and,

WHEREAS, the Corporate Authorities desire to authorize SB Friedman & Company to undertake a feasibility study and to prepare such report and redevelopment plan as required with respect to the designation of the Proposed Redevelopment Project Area as a tax increment financing redevelopment project area under the TIF Act.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Antioch, Lake County, Illinois, as follows:

Section 1. The foregoing recitals are incorporated and made a part of this Ordinance as if fully set forth in this Section.

Section 2. The Village President is directed to authorize SB Friedman & Company to undertake a feasibility study to determine the eligibility of the Proposed Redevelopment Project Area as a "redevelopment project area" under the TIF Act and, if eligible, to prepare a report with

respect to the eligibility of the Proposed Redevelopment Project Area, as required by the TIF Act; and, thereafter, to present a plan for development and redevelopment incorporating all of the matters required by the TIF Act.

Section 3. The purpose of the reports and plan is to allow the Village to consider adoption of the TIF Act in order to enhance its tax base as well as the tax base for any other taxing district that has jurisdiction, eradicate blight, provide new job opportunities for its residents, attract sound and stable growth, and improve the general welfare and prosperity of the community. Pursuant to the TIF Act, once the Village adopts tax increment financing, all real estate tax revenue attributable to any increase in the assessment of property included in the redevelopment project area is distributed to the Village for reinvestment within the Proposed Redevelopment Project Area for certain purposes permitted by the TIF Act.

Section 4. The Village hereby agrees to reimburse itself for the costs incurred in connection with all studies and reports for the Proposed Redevelopment Project Area and for any other costs incurred in connection with proposed future development of the Proposed Redevelopment Project Area in the event the TIF Act is adopted by the Corporate Authorities and incremental real estate taxes are available for payment of such costs pursuant to the TIF Act.

Section 5. The Corporate Authorities may consider paying for certain redevelopment project costs, as defined by the TIF Act, from incremental real estate taxes in the Special Tax Allocation Fund, as defined by the TIF Act, established for the Proposed Redevelopment Project Area through the issuance of bonds, in the event the TIF Act is adopted. Such redevelopment project costs may include costs of studies, surveys, plans, architectural and engineering services, acquisition of land, rehabilitation of existing buildings, construction of public works, bond issuance costs, and such other items as permitted by the TIF Act.

Section 6. The Village Clerk shall cause copies of this Ordinance to be mailed by certified mail or delivered by messenger to all taxing districts that would be affected by such designation in accordance with the provisions of Section 11-74.4-4.1 of the TIF Act, and that the municipal officer who can be contacted for any and all questions, comments, suggestions, or requests for information is Michael Garrigan, Community Development Director, at (847) 395-1000, Ex 311.

Section 7. This Ordinance shall be in full force and effect from and after its passage and approval.

Adopted this ____ day of _____ 2017, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

Approved by me this ____ day of _____, 2017.

_____
Village President

Attest:

_____
Village Clerk

Exhibit A

Boylan Redevelopment Area