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RETURN TO: *em*

**CLERK, CITY OF TROY
116 E. MARKET
TROY, IL 62294**

2020R06750
STATE OF ILLINOIS
MADISON COUNTY
02/28/2020 09:59 AM
AMY M. MEYER, RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 7

CITY OF TROY

ORDINANCE NO. 2020 - 03

50.00 CITY

**AN ORDINANCE SETTING THE DATE AND LOCATION FOR A PUBLIC
HEARING FOR THE ESTABLISHMENT OF A BUSINESS DISTRICT IN THE
CITY OF TROY, MADISON COUNTY, ILLINOIS**

**ADOPTED BY THE
CITY COUNCIL OF THE
CITY OF TROY, ILLINOIS
THIS 3rd DAY OF FEBRUARY, 2020**

**Published in pamphlet form by the authority of the City Council of the City of Troy,
Madison County, Illinois, this 3rd day of February, 2019.**

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ORDINANCE NO. 2020 - 03

AN ORDINANCE SETTING THE DATE AND LOCATION FOR A PUBLIC HEARING FOR THE ESTABLISHMENT OF A BUSINESS DISTRICT IN THE CITY OF TROY, MADISON COUNTY, ILLINOIS

WHEREAS, the City of Troy, Madison County, Illinois (the "City") has the authority to designate an area as a Business District pursuant to the Business District Development and Redevelopment Law, constituting Section 65 ILCS 5/11-74.3-1, et seq., as amended (the "Law"), to share business district sales tax revenues generated by a redevelopment project in the proposed Business District to induce a developer's undertaking and performance of such project; and

WHEREAS, it is essential to the City's economic and social welfare that its business districts be developed, maintained, and/or revitalized by assuring opportunities for development and attracting sound and stable commercial growth; and

WHEREAS, the City has received a plan from Moran Economic Development, LLC (the "Consultant") titled "Troy Business District IV; Business District Plan" (the "Plan") dated February 3, 2020, providing for development of the proposed Business District which includes a number of blight factors, and said Plan contains the Basis for Finding as a Blighted Area regarding the parcels of real property proposed to be included in the Business District; and

WHEREAS, the Law requires that the City set, by ordinance, the time and place for a public hearing on the proposal to approve a business district plan and designate a business district.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TROY, MADISON COUNTY, ILLINOIS, AS FOLLOWS:

- Section 1. The recitals set forth above are hereby incorporated herein as if fully set forth.
- Section 2. A public hearing shall be held before the City Council on February 18, 2020, beginning at 7:00 p.m., at the City Hall.
- Section 3. The Mayor, City Clerk, and City Attorney are hereby authorized to publish and mail notices of the public hearing as required under the Act.
- Section 4. This Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED by the City Council of the City of Troy, Madison County, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this 3rd day of February, 2020.

Those voting aye: Hellrung, Henderson, Italiano,
Knoll, Turner

Those voting nay: _____

Those absent: Dawson, Levo, Manley

APPROVED:

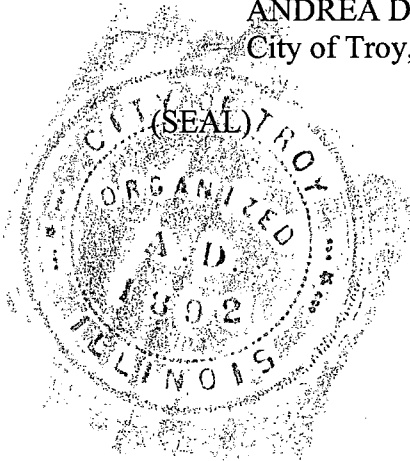
By: 

ALLEN ADOMITE, Mayor
City of Troy, Illinois

ATTEST:

BY: 

ANDREA D. LAMBERT, Clerk
City of Troy, Illinois



Newspaper Notice for Public Hearing

City of Troy, Illinois
Business District Plan
for the Proposed Troy Business District IV

The City of Troy is considering adopting a Business District Plan for the proposed Troy Business District IV (pursuant to the Business District Development and Redevelopment Law constituting Section 65 ILCS 5/11-74.3-1, et seq., as amended).

This notice also includes the following information:

1. A public hearing will be held at 7:00 p.m. on February 18, 2020, at the Troy City Hall, 116 E. Market St., Troy, Illinois 62294.
2. In order to implement the activities covered by the Troy Business District IV, the Business District Plan must be adopted.
3. The geographical boundaries of the Troy Business District IV are as follows:

The proposed Troy Business District (the "District") encompasses 5 parcels of property and rights-of-way in the City. Generally the Area includes parcels near the northwest corner of the intersection of Buckeye Dr and IL-162, consisting of the vacant grocery store and associated lots extending to Buckeye Dr on the northeast side and IL-162 on the south side. The Area is legally described in Exhibit A.
4. The Troy Business District IV; Business District Plan provides for public and private investment in infrastructure and site work along with other statutory eligible activities. A copy of the Business District Plan, which includes a boundary map of the Business District, is available for public inspection at the City Clerk's office located at 116 E. Market St., Troy, Illinois 62294.
5. Within the District a rate of tax of 1.0% shall be imposed as a retailer's occupation tax and service occupation tax pursuant to Subsection (10) and (11) of Section 11-74.3-3 of the Act. Such tax shall be imposed for up to, but no more than, 23 years.
6. Any person is invited to submit alternate proposals or bids for any proposed conveyance, lease, mortgage, or other disposition by the municipality of land or rights in land owned by the municipality and located within the proposed business district.
7. All interested persons will be given an opportunity to be heard at the public hearing.

We are interested in any comments you may have regarding this proposed plan.

Allen Adomite, Mayor

EXHIBIT A – LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 5, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Beginning at the northwest corner of Outlot D of "Troy Plaza – Phase Two", reference being had to the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Cabinet 56 on Page 35; thence easterly on the north line of said "Troy Plaza – Phase Two" and its easterly extension to the east right of way line of Buckeye Drive, 50 feet wide; thence southerly on said east right of way line to the easterly extension of the north line of Lot 3 of "Troy Plaza – Phase Five", reference being had to the plat thereof recorded in said Recorder's Office in Plat Cabinet 60 on Page 16; thence westerly on said north line and its easterly extension to the west line of said Lot 3; thence southerly on said west line to the north line of Lot 2 of said "Troy Plaza – Phase Five"; thence westerly on said north line to the west line of said Lot 2; thence southerly on said west line to the north right of way line of Illinois Route 162, reference being had to the Plat of Highways thereof recorded in said Recorder's Office in Road Record 15 on Page 40 as Document No. 2008R01309; thence westerly on said north right of way line to the east line of Lot 3 of "Troy Plaza – Phase 3", reference being had to the plat thereof recorded in said Recorder's Office in Plat Cabinet 59 on Page 25; thence northerly on said east line to the north line of said "Troy Plaza – Phase 3"; thence easterly on the easterly extension of said north line to the west line of Lot 1 of said "Troy Plaza – Phase Two"; thence northerly on said west line and its northerly extension to the Point of Beginning.

Said parcel contains 5.0 acres, more or less.

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS

MADISON COUNTY } ss

City of Troy

EDWARDSVILLE PUBLISHING Co., Inc., a corporation, does

hereby certify that it is the publisher of the Edwardsville Intelligencer, a daily secular newspaper of general circulation in said County, printed and published in the City of Edwardsville, in said County and State, and that said newspaper is a newspaper as defined in "An Act to revise the law in relation to notices," approved February 13, 1874, as amended, and that the printed notice hereto annexed and hereby made a part of this certificate has been published in said newspaper at least once each week for

1 time in each and every copy and impression thereof; that the date of the first newspaper containing said publication was

2/7/2020

, and that the date of the last newspaper

containing said publications was 2/7/2020; and that Angela Hasamear by resolution of the Board of Directors of said Edwardsville Intelligencer, Inc., has been authorized to make this certificate.

IN TESTIMONY WHEREOF said Edwardsville Intelligencer., Inc., has caused this certificate to be executed in its name by said

Angela Hasamear this 7th day of February 2020

Publication Fee, \$ 314.53

EDWARDSVILLE INTELLIGENCER, INC.

By: Angela Hasamear
Angela Hasamear
Edwardsville Intelligencer

20-00991

Newspaper Notice for Public Hearing

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for the Proposed Troy Business District IV

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Said parcel contains 5.0 acres, more or less.

20-00991

CERTIFICATION OF PUBLICATION

State of Illinois)
 County of Madison)

THIS IS TO CERTIFY, that the notice which is a printed copy is hereto annexed, was published was published 1 times, once in each week for three successive weeks in the **TIMES-TRIBUNE**, a newspaper of general circulation, published in the City of Troy, in said County and State, by Better Newspapers, INC and that the first insertion was made in the paper published on the 6th day of February 2020 A.D., and the last in the paper published on the _____ day of _____ 2020 A.D. and said newspaper was regularly published for six months prior to date of the first publication of said notice.

Printer's Fees \$ 50.40

TIMES - TRIBUNE

By *Marge Led*

Troy, IL February 6, _____ 2020 A.D.

**Notice of Public Hearing
 City of Troy, Illinois
 Business District Plan
 for the Proposed Troy
 Business District IV**

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