

**CITY OF COLUMBIA, ILLINOIS  
ORDINANCE NO. 3589**

**AN ORDINANCE DISSOLVING THE ADMIRAL PARKWAY SPECIAL TAX  
ALLOCATION FUND AND TERMINATING THE ADMIRAL PARKWAY TAX  
INCREMENT REDEVELOPMENT PROJECT AREA WITHIN THE CITY OF  
COLUMBIA**

**WHEREAS,** the City of Columbia (“City”), Monroe and St. Clair Counties, Illinois is a duly created, organized and validly existing municipality of the State of Illinois under the 1970 Illinois Constitution and the laws of the State of Illinois, including particularly the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto; and

**WHEREAS,** on November 18, 1996, the City adopted Ordinance No. 1516 establishing the Admiral Parkway Tax Increment Redevelopment Plan (“Plan”) and Redevelopment Project (“Project”), and Ordinance No. 1517 designating the Admiral Parkway Redevelopment Area (“Project Area”) and establishing the Special Tax Allocation Fund (“Fund”); and

**WHEREAS,** on June 20, 2005, the City adopted Ordinance No. 2373 amending the Plan, Project and Project Area; and

**WHEREAS,** the Project was completed with all costs and obligations paid by December 31, 2020; and

**WHEREAS,** the City has returned all excess monies in the Fund to the Monroe County Clerk for disbursement to the applicable taxing districts; and

**WHEREAS,** having acted in accordance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11 – 74.4, et seq.) in the establishment and administration of the Plan, Project, Project Area, and matters pertaining to tax increment financing, the City now desires to terminate the designation of the Project Area and dissolve the related special tax allocation fund.

**NOW THEREFORE BE IT ORDAINED,** by the Mayor and City Council of the City of Columbia, as follows:

**Section 1.** The above recitals are hereby incorporated by reference as findings of the City Council of the City of Columbia, Illinois.

**Section 2.** The designation of the Admiral Parkway Tax Increment Redevelopment Area, as described in Ordinance Nos. 1517 and 2327 attached hereto as Exhibit A, is hereby terminated as a redevelopment project area.

**Section 3.** The special tax allocation fund established in regard to the Admiral Parkway Tax Increment Redevelopment Area is hereby dissolved.

**Section 4.** The City of Columbia TIF Administrator is hereby directed to notify all applicable taxing districts of the Project Area termination and take the actions needed to close the Project in accordance with the Tax Increment Allocation Redevelopment Act.

**Section 5.** Upon execution, the City Clerk is hereby directed to record with the Recorder and file with the Clerk of Monroe County a certified true copy of this Ordinance, including Exhibits.

**Section 6.** This Ordinance shall take full force and effect immediately upon passage by the Corporate Authorities.

**PASSED** by the City Council and **APPROVED** by the Mayor of the City of Columbia, Illinois and deposited and filed in the office of the City Clerk on the 4<sup>th</sup> day of October 2021, the vote being taken by ayes and noes and entered upon the legislative record as follows:

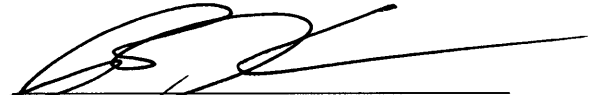
AYES: Aldermen Niemietz, Roessler, Huch, Holtkamp, Martens, Riddle, Garmer, and Khoury.

NOES: None.

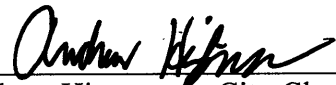
ABSTENTIONS: None.

ABSENT: None.

APPROVED:

  
\_\_\_\_\_  
Bob Hill, Mayor

ATTEST:

  
\_\_\_\_\_  
Andrew Hitzemann, City Clerk

(SEAL)

ORDINANCE NO. 1517

STATE OF ILLINOIS  
COUNTY OF MONROE  
FILED FOR REC

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BOOK

*Richard J. Lee*  
RECORDER

AN ORDINANCE DESIGNATING A REDEVELOPMENT PROJECT AREA IN THE CITY OF COLUMBIA, ILLINOIS TO BE DESIGNATED AND KNOWN AS THE ADMIRAL PARKWAY TAX INCREMENT PROJECT AREA AND TO ADOPT TAX INCREMENT ALLOCATION FINANCING IN THE CITY OF COLUMBIA, ILLINOIS FOR SAID PROJECT AREA

WHEREAS, the City of Columbia, Illinois (the "City") desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, as amended, being Division 74.4 of Article 11 of the Illinois Municipal Code, 65 ILCS 5/11-74.4-1 et. seq., (hereinafter referred to as the "Act") for the Admiral Parkway Redevelopment Plan and the Admiral Parkway Redevelopment Project approved and adopted pursuant to an ordinance enacted by the City Council of the City of Columbia, Illinois on November 18, 1996, being Ordinance No. 1516, entitled: "AN ORDINANCE APPROVING THE ADMIRAL PARKWAY TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT IN THE CITY OF COLUMBIA ILLINOIS", (the "Redevelopment Ordinance"); and,

WHEREAS, it is now necessary and appropriate to designate the area referred to in said Plan as a Redevelopment Project Area as provided in the Act and to authorize tax increment allocation financing with respect to such Redevelopment Project Area; and,

WHEREAS, the area described in Section 1 of this Ordinance constitutes, in the aggregate, more than one and one half (1 1/2) acres and has been determined to include a "Blighted Area" within the meaning of Section 11-74.4-3(a) of the Act and has been designated to include a "Conservation Area" within the meaning of Section 11-74.4-3(b) of the Act.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Columbia, Illinois, as follows:

Section 1. The following legally described property is hereby designated as the "Admiral Parkway Redevelopment Project Area" pursuant to Section 11-74.4-4 of the Act, to wit:

Part of Sections 16, 17, 20, 21, and 22 and part of U.S. Surveys 416, 417, and 773, all in Township I South, Range 10 West of the 3' Principal Meridian, Monroe County, Illinois, and being more particularly described as follows, to wit:

Beginning at the Southeast corner of Lot 1 of Meadow Ridge Office Center, as is recorded in Envelope 150-C of the Recorder's Office of Monroe County, Illinois, said point also being at the intersection of the North line of Edelweiss Road with the West Right-of-Way line of F.A. 14

(Illinois Route 3); thence Easterly crossing F.A. 14 (Illinois Route 3) to the most Westerly comer of a parcel conveyed to the People of the State of Illinois and as is recorded on pages 395 and 396 of Deed Book 164 in the Recorder's Office of Monroe County, Illinois; thence Northeasterly to the Northeast corner of said State of Illinois parcel, said point also being on the East line of "Cascade Hills Subdivision - Section I," as is recorded in Envelope 93-B of the Recorder's Office of Monroe County, Illinois; thence Northerly along the East line of "Cascade Hills Subdivision - Section I" to the most Easterly comer of Lot 101 of "Cascade Hills Subdivision - Section I"; thence Northerly along the West Right-of-Way line of Parkview Drive to the South Right-of-Way line of S.B.I. Route 3 (Main Street); thence Easterly along the South Right-of-Way line of S.B.I. Route 3 (Main Street) to the East Right-of-Way line of Parkview Drive; thence Southerly along the East Right-of-Way of Parkview Drive to the Northerly Right-of-Way of Rapp Street; thence Easterly along the North Right-of-Way of Rapp Street to the point of intersection of the North Right-of-Way of Rapp Street with the Northerly prolongation of the West line of Lot 17 of "Weilbacher's Park View Manor," as is recorded in Envelope 98-A of the Recorder's Office of Monroe County, Illinois; thence Southerly along the West line and its Northerly prolongation of Lot 17 of "Weilbacher's Park View Manor" to the Southwest comer of Lot 17 of "Weilbacher's Park View Manor;" thence Southeasterly along the South line of "Weilbacher's Park View Manor" to the Southwest corner of Lot 12 of "Weilbacher's Park View Manor;" thence Southerly along the extension of the Easterly Right-of-Way of Temple Street and the West line of a parcel conveyed to the "Columbia Bath and Tennis Club," as is recorded on page 333 of Deed Book 87 of the Recorder's Office of Monroe County, Illinois, to the Southwest comer of the "Columbia Bath and Tennis Club" parcel; thence Easterly along the South line of the "Columbia Bath and Tennis Club" parcel to the Southeast corner of the "Columbia Bath and Tennis Club" parcel; thence Southerly along the West line of Lots 14 and 15 of the "First Addition to Oak Tree Estates," as is recorded in Envelope 157-D of the Recorder's Office of Monroe County, Illinois, to the Southwest corner of Lot 15 of the "First Addition to Oak Tree Estates;" thence Southerly along the North and West line of a parcel as conveyed to Ronald T. Raeber and Norma Raeber, as is recorded on page 175 of Deed Book 108 of the Recorder's Office of Monroe County, Illinois, to a point on the Westerly extension of the North line of Giffhorn Street; thence Easterly along the Westerly extension of the North line of Giffhorn Street to the point of intersection of the Westerly extension of

the North line of Giffhorn Street with Northerly prolongation of the West line of a parcel conveyed to Tom D. Adams and Joan M. Kolenberger and as is recorded on page 731 of Deed Book 122 of the Recorder's Office of Monroe County, Illinois, also known as Tax Lot 125; thence Southerly along the West line and its Northerly prolongation of the said parcel, as conveyed to Tom D. Adams and Joan M. Kolenberger to the most Westerly comer of said parcel, as conveyed to Tom D. Adams and Joan M. Kolenberger; thence Southeasterly along the South line of said parcel, as conveyed to Tom D. Adams and Joan M. Kolenberger to the most Westerly comer of Lot 11 of "Giffhorn's Subdivision," as is recorded in Envelope 83-A of the Recorder's Office of Monroe County, Illinois; thence Southeasterly along the South line of "Giffhorn's Subdivision" to a deflection point on the West line of Lot 19 of 'Giffhorn's Subdivision;' thence Southerly along the West line of Lots 19 and 20 of "Giffhorn's Subdivision" to the most Southerly comer of Lot 20 of 'Giffhorn's Subdivision;" thence Southerly along the West line of Tax Lot 123, as is shown on page 32 of the Surveyor's Official Plat Record A of Town Lots in the Recorder's Office of Monroe County, Illinois, to the Southwest comer of said Tax Lot 123; thence Easterly along the South line of said Tax Lot 123 to the Southeast comer of said Tax Lot 123; thence Northerly along the East line of said Tax Lot 123 to the Southeast comer of Lot 20 of "Giffhorn's Subdivision," as is recorded in Envelope 83-A of the Recorder's Office of Monroe County, Illinois; thence Easterly along the South line of "Giffhorn's Subdivision" to the Southeast comer of Lot 22 of 'Giffhorn's Subdivision;" thence Southerly along the West line of Tax Lot 121 of the outlots of Columbia, as is shown on page 32 of the "Surveyor's Official Plat Record A of Town Lots" to the most Southerly comer thereof, thence Northeasterly to the most Easterly corner of Tax Lot 119 of the outlots of Columbia, as is shown on page 32 of the "Surveyor's Official Plat Record A of Town Lots;" thence Southeasterly along the Westerly line of blocks 4 and 6 of "Gottfried Kaempfe's Addition to Columbia," as is recorded in Envelope 2-A of the Recorder's Office of Monroe County, Illinois, to the Southwest comer of Lot 6 of block 6 of "Gottfried Kaempfe's Addition to Columbia;" thence Easterly along the South line of Lot 6 of "Gottfried Kaempfe's Addition to Columbia: and its Easterly prolongation to a point on the Easterly Right-of-Way line of Kaempfe Avenue; thence Southerly along the Easterly Right-of-Way of Kaempfe Avenue to a point on the North line of a parcel conveyed to Jake L. Jatho, Jr. and Selma Lou Jatho, as is recorded on page 413 of Deed Book 116 in the Recorder's Office of Monroe County, Illinois; thence Westerly along the North

line of said Jake L. Jatho, Jr. and Selma Lou Jatho parcel to the Northwest comer thereof; thence Westerly along the East and North line of the Doris Alspach parcel to the Northwest comer thereof, thence Westerly along the Westerly prolongation of the Doris Alspach parcel to the Northeast comer of the 'St. John's United Church of Christ Cemetery" parcel; thence Westerly along the North line of the 'St. John's United Church of Christ Cemetery" parcel to the Northwest corner thereof; thence Southerly along the West line of the "St. John's United Church of Christ Cemetery" parcel to the Northwest comer of Lot 13 of "Goodhaven Subdivision," as is recorded in Envelope 97-B of the Recorder's Office of Monroe County, Illinois; thence Southwesterly along the West line of "Goodhaven Subdivision" to the Southwest comer of Lot 13 of "Goodhaven Subdivision;" thence Westerly along the North line of the Eugene Haberl property to the Northwest comer thereof; thence Southerly along the West line of the Eugene Haberl property to the Southwest corner of Lot 15 of "Goodhaven Subdivision; " thence Southwesterly along the Westerly line of "Goodhaven Subdivision' to the North Right-of-Way line of F.A. 14 (Illinois Route 3); thence Easterly along the North Right-of-Way of F.A. 14 (Illinois Route 3) to the point of intersection of the North Right-of-Way line of F.A. 14 (Illinois Route 3) with the Northerly prolongation of the East line of Lot 6 of "Southwoods," a subdivision recorded Envelope 167-D of the Recorder's Office of Monroe County, Illinois; thence Southerly to the Northwest comer of Lot 6 of "Southwoods;" thence Westerly along the South Right-of-Way of F.A. 14 (Illinois Route 3) to the Easterly Right-of-Way of Washington Street (40' wide), as is shown on 'Southwoods" subdivision plat; thence South along the East Right-of-Way of Washington Street and its Southerly extension to a point on the North line of Lot 10 of "Southwoods;" thence Westerly to the Northwest comer of Lot 10 of "Southwoods;" thence Southerly to the Southwest comer of Lot 10 of "Southwoods;" thence Westerly along the South line of Lot 9 of 'Southwoods" to the Southwest comer thereof; thence Northerly to the Northwest comer of Lot 9 of "Southwoods; " thence Westerly to the Southwest comer of Lot 8 of "Southwoods;" thence to the Northeast comer of Lot 67 of 'Columbia Hills, " as is recorded in Envelope 85-A of the Recorder's Office of Monroe County, Illinois; thence Westerly to the Southeast corner of Lot 3 of "Columbia Hills;" thence Northerly to the Northeast comer of Lot 3 of "Columbia Hills;" thence Westerly to a point on the East line of parcel # 04-21-281-010-000; thence Northerly along the East line of parcel # 04-21-281 -0 I 0-000 to a point on the South Right-of-Way of F. A. 14 (Illinois Route 3); thence Westerly along the Southerly Right-of-Way of F.A. 14 (Illinois Route 3) to

the West Right-of-Way line of Carl Street; thence Southerly along the West line of Carl Street to the South line of parcel # 04-21-28 1 -00 I -000; thence Westerly along the South line of parcel # 04-21-281 001-000 to a point on the South line of parcel # 04-21-281-001-000; thence Westerly along the South line of parcel # 04-21-28 1 -001 -000 to the Southwest comer thereof, thence Southerly along the East line of Tax Lot 3 of Section 21 of Township I South, Range 10 West, as is shown on page 32 of "Surveyor's Official Plat Record A" in the Recorder's Office of Monroe County, Illinois, to the point of intersection with the Easterly prolongation of the South line of Tax Lot 4 of Section 21; thence Westerly along the South line of Tax Lots 4 and 5 of Section 21 to the Southwest comer of Tax Lot 5 of Section 21; thence Westerly along the South and West lines of parcel # 04-21-100-004-000 to the most Southerly comer of parcel # 04-21-100-004-000; thence Northwesterly along the East line of parcel # 04-21-100-004-000 to the Northeast comer thereof; thence Northwesterly along the creek to the Northerly Right-of-Way line of Valmeyer Road; thence Easterly along the Northerly Right-of-Way of Valmeyer Road to the West line of F.A. 14 (Illinois Route 3); thence Northerly along the West line of F.A. 14 (Illinois Route 3) to the Point of Beginning for the herein described tract.

Section 2. Pursuant to Section 11-74.4-8 of the Act, Tax Increment Allocation Financing is hereby adopted with respect to the Admiral Parkway Redevelopment Plan and Project approved by virtue of the adoption of the Redevelopment Ordinance and with respect to the Redevelopment Project Area designated in Section 1 of this Ordinance. Ad valorem taxes arising from the levies upon real property in the Redevelopment Project Area by taxing district and the rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Redevelopment Project costs and obligations financing Redevelopment Project costs have been paid shall be divided as follows:

(a) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Admiral Parkway Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

(b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each property in the Project Area shall be allocated to and when collected shall be paid to the City Treasurer who shall deposit said taxes into a special fund called the "Special Tax Allocation Fund for the Admiral Parkway Redevelopment Project Area" for the purpose of paying Redevelopment Project costs and obligations incurred in the payment thereof.

The City hereby pledges funds to be deposited in the "Special Tax Allocation Fund for the Admiral Parkway Redevelopment Project Area" for the purpose of paying the Redevelopment Project costs related to the Redevelopment Project Area and obligations incurred in the payment thereof.

Section 2. The City Clerk is hereby authorized and directed to file a certified copy of this Ordinance with:

(a) The County Clerk of Monroe County, Illinois within five (5) days after the effective date of this Ordinance, and

(b) The Illinois Department of Revenue and the Illinois Department of Commerce and Community Affairs within thirty (30) days after the effective date of this Ordinance.

Section 3. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as required by law.

THE ROLL CALL VOTE WAS AS FOLLOWS:

YEAS: Mayor Schneider and Aldermen Haeman, Conrad, Callis, J. Eckert, and Ebersohl

NAYS: Aldermen Reichert and G. Eckert

ABSENT: Alderman Lesko

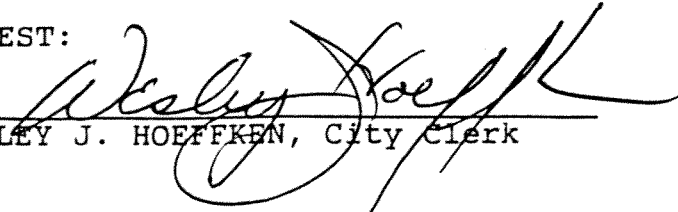
PASSED by the City Council and APPROVED by the Mayor this 18th day of November, 1996.

APPROVED:

  
LESTER SCHNEIDER, Mayor



ATTEST:

  
WESLEY J. HOEFFKEN, City Clerk

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF MONROE     )


I, WESLEY J. HOEFFKEN, hereby certify that I am the duly elected and acting City Clerk of the City of Columbia, Illinois (the "City") and as such I am the keeper of the books, records, corporate seal and files of the City.

I do further certify that the above and foregoing Ordinance No. 1517, entitled:

"AN ORDINANCE DESIGNATING A REDEVELOPMENT PROJECT AREA IN THE CITY OF COLUMBIA, ILLINOIS TO BE DESIGNATED AND KNOWN AS THE ADMIRAL PARKWAY TAX INCREMENT PROJECT AREA AND TO ADOPT TAX INCREMENT ALLOCATION FINANCING IN THE CITY OF COLUMBIA, ILLINOIS FOR SAID PROJECT AREA"

is a complete, perfect and true copy of said ordinance as enacted at the regular meeting of the City Council held on the 18th day of November, 1996 at the Columbia City Hall, 208 S. Rapp Avenue, Columbia, Illinois at which a quorum of the City Council was present and acting throughout, and that said copy has been compared by me with the original ordinance signed by the Mayor, and recorded in the ordinance book of the City and that it is a correct transcript thereof and of the whole of said ordinance, and that said ordinance has not been altered, amended, repealed or revoked but is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 18th day of November, 1996.

  
WESLEY J. HOEFFKEN, City Clerk

(SEAL)

JUN 20 2005

ORDINANCE No. 2373

  
City Clerk

**AN ORDINANCE APPROVING THE 2005 AMENDMENT TO THE  
REDEVELOPMENT PLAN AND PROJECT AND THE BOUNDARIES OF THE  
ADMIRAL PARKWAY  
REDEVELOPMENT PROJECT AREA**

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., (the "Act"), the City of Columbia (the "City") did on November 18, 1996 adopt Ordinance No. 1516 approving the Tax Increment Redevelopment Plan and Redevelopment Project for a specific area legally described therein as the Admiral Parkway Redevelopment Project Area (the "Project Area"); and

**WHEREAS**, pursuant to the Act, the City did on November 18, 1996 adopt Ordinance No. 1517, which designated a specific area legally described therein as a redevelopment project area, as defined under the Act; and

**WHEREAS**, pursuant to the Act, the City did on November 18, 1996 adopt Ordinance No. 1517 adopting tax increment financing ("TIF"), by which the City adopted all of the benefits of the Act, for the Project Area legally described in Ordinance No. 1517; and

**WHEREAS**, pursuant to this Ordinance, the City now desires to amend the Redevelopment Plan and Redevelopment Project to expand the Project Area and to update the estimated redevelopment project costs; and

**WHEREAS**, the Section 11-74.4-5(c) of the Act provides that a redevelopment plan and redevelopment project area may be amended, provided that changes that:

(1) Part of Tax Lot 6 of Section 21, Township 1 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois, being more particularly described as follows:

Beginning at the Southwest corner of Tax Lot 5 of said Section 21, which lies on the East line of said Tax Lot 6, also being the Southeast corner of parcel #04-21-100-004-000; thence Westerly and Northwesterly, along the South and Southwest lines of said parcel #04-21-100-004-000, to the most Westerly corner of said parcel #04-21-100-004-000; thence Northwesterly, along the extension of the Southwest line of said parcel #04-21-100-004-000, to the Point of Intersection of said extension line with a creek, thence Southerly, along the creek, to the Point of Intersection of said creek with the South line of said Tax Lot 6; thence Easterly, along said South line of Tax Lot 6, to the Southeast corner thereof; thence Northerly, along the East line of said Tax Lot 6, to the Point of Beginning.

Also:

Part of U.S. Survey 416, Claim 492, Township 1 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois, being more particularly described as follows:

Beginning at the Point of Intersection of the centerline of Carr Creek with the Southerly Right-of-Way line of Valmeyer Road, reference being had to the Plat thereof recorded in the Recorder's Office of Monroe County, Illinois, in Envelope 133-A; thence Southwesterly, along said Southerly Right-of-Way line, a distance of 124 feet, more or less, to a Point of Curvature which lies 40.00 feet left of and normal to Station 16+10.12; thence continuing along said Southerly Right-of-Way line, being a curve to the right having a radius of 290.00 feet, a central angle of 30E-30'-57" and a chord of 152.63 feet, an arc length of 154.45 feet to the Point of Tangency of said curve which lies 40.00 feet left of and normal to Station 17+43.27; thence Northerly, crossing said Valmeyer Road, a distance of 90.00 feet to a point which lies 50.00 feet right of and normal to Station 17+43.27; thence Northeasterly, along the Northerly Right-of-Way line of said Valmeyer Road, a distance of 103.09 feet to a point which lies 60.00 feet right of and normal to Station 16+10.12; thence Northeasterly, continuing along said Northerly Right-of-Way line, a distance of 48 feet, more or less, to the Point of Intersection of said Northerly Right-of-Way line with the centerline of Carr Creek; thence Southeasterly, along the centerline of Carr Creek, a distance of 122 feet, more or less, to the Point of Beginning.

- (2) substantially affect the general land uses proposed in the redevelopment plan;
- (3) substantially change the nature of the redevelopment project;
- (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted;
- (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or,
- (6) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of the households will exceed 10,

shall be made only after the municipality gives notice, convenes a joint review board, and conducts a public hearing pursuant to the procedures set forth in Sections 11-74.4-5 and 11-74.4-6 of the TIF Act; and,

**WHEREAS**, the City of Columbia has drafted the "2005 Amendment to the Redevelopment Plan and Project for the Admiral Parkway Redevelopment Project Area (the "2005 Amendment") to (1) add a contiguous area of land of approximately 44 acres in size, including street rights-of-way, to the boundaries of the existing Redevelopment Project Area, as fully described in the 2005 Amendment; (2) amend the estimated costs required to complete the Plan and Project; and (3) make other modifications to the text of the Plan and Project as necessary; and,

**WHEREAS**, the 2005 Amendment was made available for public inspection at the City Clerk's office on **February 23, 2005**; and

**WHEREAS**, the City Council did on **March 7, 2005** pass **Resolution 20-2004**, setting **May 9, 2005** as the date for the public hearing on the 2005 Amendment, with the time and place of such hearing identified in said Resolution; and

**WHEREAS**, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to taxing districts and to the State of Illinois by certified mail on **March 10, 2005**, by publication on **April 10, 2005** and **April 24, 2005** and by certified mail to property owners and by regular mail to all residential addresses within the Redevelopment Project Area on **March 30, 2005**.

**WHEREAS**, due notice in respect to the availability of the 2005 Amendment, was given by mail on **March 18, 2005** pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all interested parties that have registered with the City concerning the Redevelopment Project Area; and

**WHEREAS**, due notice in respect to the availability of the 2005 Amendment was given by mail on **March 18, 2005** pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the Area as reconfigured; and,

**WHEREAS**, the City convened the Joint Review Board on **March 23, 2005** to review the 2005 Amendment; and,

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, the City Council caused a public hearing to be held relative to the 2005 Amendment on **May 9, 2005 at 7:00 p.m.** at the City Hall, 208 South Rapp Street, in the City of Columbia.

**NOW, THEREFORE, BE IT ORDAINED CITY COUNCIL** of the City of Columbia, Illinois, as follows:

**Section 1.** The recitals contained in the Preambles are incorporated in this Ordinance as if fully restated herein.

**Section 2.** The City Council of the City of Columbia hereby makes the following findings:

1. The City has determined that requirements of the Act pertaining to eligibility of the properties added to the Admiral Parkway Redevelopment Project Area have been met.
2. The areas added by the 2005 Amendment, on the whole, have not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the 2005 Amendment.
3. The Redevelopment Plan and Project for the Redevelopment Project Area, as amended by the 2005 Amendment, conforms to the Comprehensive Plan for the development of the City as a whole.
4. The parcels of real property added to the Redevelopment Project Area by the 2005 Amendment are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed redevelopment project improvements are included in the Redevelopment Project Area.
5. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which Ordinance 1517 approving the redevelopment project area was adopted.

**Section 3.** The 2005 Amendment to the Redevelopment Plan and Project, dated February 22, 2005, which was the subject matter of the hearing, held on **May 9, 2005** is hereby adopted and approved. A copy of the aforementioned 2005 Amendment marked as "Exhibit A" is attached to and made a part of this Ordinance.

**Section 4.** The boundaries of the area added to Redevelopment Project and a revised description correcting a previous error in the original legal description is included in the aforementioned Exhibit A as Attachment F. The designated redevelopment project area boundary shall be as amended and as corrected in Exhibit A, Attachment F.

**Section 5.** Tax increment financing is hereby adopted in respect to the properties added to the Redevelopment Project Area by the 2005 Amendment, pursuant to the Act as follows:

After the total equalized assessed valuation of taxable real property added to Redevelopment Project Area by the 2005 Amendment exceeds the total initial equalized assessed value of all taxable real property added to Redevelopment Project Area by the 2005 Amendment, the ad valorem taxes, if any, arising from the levies upon real property in the areas added by the 2005 Amendment by taxing districts and the rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the Act each year after the effective date of this Ordinance until the redevelopment project costs and all obligations issued in respect thereto have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property added to the Redevelopment Project Area by the 2005 Amendment shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
2. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the redevelopment project area over and above the initial equalized assessed value of each property added to the Redevelopment Project Area by the 2005 Amendment shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund called "the Special Tax Allocation Fund for the Columbia Admiral Parkway Redevelopment Project Area" of the City of Columbia for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

**Section 6.** The City Clerk is hereby directed to notify the County Clerk of the 2005 Amendment and request that the initial equalized assessed valuation be certified for those parcels of property added to the Redevelopment Project Area by the 2005 Amendment.

**Section 7.** All Ordinances and parts of Ordinances in conflict herewith, to the extent of such conflict, are hereby repealed.

**Section 8.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

**ADOPTED** this 20<sup>th</sup> day of June, 2005, pursuant to a roll call vote as follows:


**AYES:** Aldermen Conrad, Ebersohl, Agne, Niemietz, Koesterer, Huch and Mayor Hutchinson.

**NAYS:** Aldermen Unnerstall and Row.

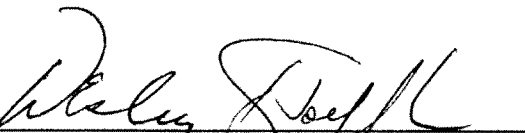
**ABSENT:** None.

**ABSTENTION:** None.

**PASSED** by the City Council and **APPROVED** by the Mayor this 20<sup>th</sup> day of June, 2005.

By:   
Kevin B. Hutchinson, Mayor

**ATTEST:**

By:   
Wesley J. Hoeffken, City Clerk

Attachment:  
"2005 Amendment-Admiral Parkway Redevelopment Plan  
and Project and Redevelopment Project Area  
City of Columbia  
February 22, 2005