

ECONOMIC DEVELOPMENT COMMISSION

Tuesday, April 28, 2015

1:30 p.m., Meeting Room A

AGENDA

1. CALL TO ORDER
2. CITIZENS' COMMENTS
3. APPROVAL OF MARCH 24, 2015 MINUTES
4. INFORMATION ON FAIRVIEW HEIGHTS SALES TAX(S) COLLECTION
5. ORDINANCE APPROVING THE WEST TIF #4 REDEVELOPMENT PLAN AND PROJECT
6. ORDINANCE APPROVING THE NORTH TIF #5 REDEVELOPMENT PLAN AND PROJECT
7. ORDINANCE DESIGNATING THE WEST TIF #4 TAX INCREMENT FINANCING AREA
8. ORDINANCE DESIGNATING THE NORTH TIF #5 TAX INCREMENT FINANCING AREA
9. ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE WEST TIF #4
10. ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE NORTH TIF #5
11. CONSIDER APPROVAL OF REQUEST FOR PROPOSAL (RFP) SEEKING DEVELOPERS FOR A MIXED USE COMMERCIAL RESIDENT PROJECT ADJACENT TO THE FAIRVIEW HEIGHTS METROLINK STATION
12. UNEMPLOYMENT DATA
13. VISITOR INFORMATION HOTELS/MOTELS
14. STATUS REPORT – ECONOMIC DEVELOPMENT RELATED ACTIVITIES / APRIL 7, 2015
15. DOWNSTATE ICSC MEETING – JUNE 2, 2015 - COLLINSVILLE
16. NEXT MEETING: MAY 26, 2015, 1:30 P.M.
17. ADJOURN

**ECONOMIC DEVELOPMENT COMMISSION
TUESDAY, MARCH 24, 2015
1:30 P.M., MEETING ROOM A
MINUTES**

CALL TO ORDER

The meeting was called to order by Chairman Chuck Daily at 1:30 p.m. in the Municipal Complex, 10025 Bunkum Road, Fairview Heights, IL.

Members in attendance were Chuck Daily, Don Barkley, Karen Kaufhold, Bob Triplett, and Mayor Gail Mitchell. Director of Economic Development Mike Malloy, Director of Finance Scott Borrer, Director of Land Use & Development Tim Tolliver, Randy Pierce, Treasurer Michele Isaacson, Lisa Peele, and Becky Short were also present.

CITIZENS' COMMENTS

No comments.

APPROVAL OF MINUTES

Barkley made a motion to approve the January 27, 2015 minutes. Seconded by Kaufhold. Roll call on the motion showed Daily, Barkley, Kaufhold, Mitchell, and Triplett voting "Yea." Motion passed 5 yeas.

INFORMATION ON FAIRVIEW HEIGHTS SALES TAX(S) COLLECTION

Scott Borrer updated the commission about the sales tax collection in Fairview Heights. The City is currently up 6% from the same time last year. Overall, the City is up 1.8%.

PROJECT REPORTS

- **ENGINEERING PLANS – ARROWHEAD BUSINESS / INDUSTRIAL PARK**

Malloy updated the commission about the Arrowhead Business/Industrial Park. City Council approved the resolution and within the next week to 10 days TWM will have the preliminary plans completed. Businesses have already shown interest in the locations.

- **PROPOSED TIF #4 & #5 PUBLIC HEARINGS, APRIL 7, 2015 / TIF #4 – 6:30 P.M.; TIF #5 – 7:00 P.M.**

Malloy reminded the commission about the public hearings for TIF #4 and TIF #5 being held on April 7th before the City Council meeting.

- **LINCOLN TRAIL STREETScape PROJECT**

Malloy updated the commission about the Lincoln Trail Streetscape project. He said the picture of the phases will have to be modified to add the two pylon signs that will remain where they are at. This item will be on the April 2, 2015 Lincoln Trail TIF Subcommittee agenda.

- **MEINEKE MUFFLER REDEVELOPMENT – LINCOLN TRAIL CORRIDOR DEVELOPMENT STANDARDS**

Meineke Muffler is going to take advantage of the Lincoln Trail Corridor Development Standards and proceed with their project.

- **RFP (REQUEST FOR PROPOSALS) MIXED USE RESIDENTIAL / COMMERCIAL TOD (TRANSIT ORIENTED DEVELOPMENT)**

A committee of Bi-State had a meeting on March 30th and recommended Fairview Heights to sale or lease the 8 acres of Bi-State property to a developer.

- **TOURISM BUREAU ILLINOISOUTH HOTEL/MOTEL FUNDS**

City Council approved \$10,000 of Hotel/Motel funds to give to the Tourism Bureau Illinoisouth. Malloy and the Tourism Bureau negotiated a membership of \$2,500 and the remaining money will go to promotional items.

PROSPECTS

- **FORMER SPORTS AUTHORITY SPACE – ENTERTAINMENT VENUE**

An entertainment venue is looking to go into the former Sports Authority space in Fairview Heights Plaza. They will occupy the full 40,000 square feet.

- **MULTIPLE LOCATIONS – TWO (2) NATIONAL CHAIN RESTAURANTS**

Two national chain restaurants are currently looking at spaces in Fairview Heights. This is still 1 to 2 ½ years out. Malloy will keep the commission updated as he receives information.

- **CROSSROADS CENTRE – GROCERY STORE, NATIONAL RETAILER**

There is a national retailer grocery store looking to occupy the Hobby Lobby space, once Hobby Lobby moves to Fairview City Center.

STATUS REPORT – ECONOMIC DEVELOPMENT RELATED ACTIVITIES / MARCH 2, 2015

Malloy presented the March 2, 2015 status report.

There being no further business, the meeting adjourned at 2:29 p.m.

The next Economic Development Commission meeting is scheduled for Tuesday, April 28, 2015 at 1:30 p.m. in Meeting Room A, City Hall.

Respectfully submitted,

Chuck Daily
Chairman

CD/rss

DRAFT

Ordinance No. _____

AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE WEST TIF #4 TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Fairview Heights, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the **"TIF Act"**), within the municipal boundaries of the City of Fairview Heights and within the proposed West TIF #4 Tax Increment Financing Redevelopment Project Area (the **"Redevelopment Project Area"**) as described in the proposed Redevelopment Plan (hereinafter defined), which constitutes in the aggregate more than 1-1/2 acres.

WHEREAS, due notice in respect to the availability of the proposed Redevelopment Plan for the West TIF #4 Tax Increment Financing Redevelopment Project Area (the **"Redevelopment Plan"**) including a proposed Redevelopment Project (the **"Redevelopment Project"**), which contains an eligibility report, was given by mail on January 26, 2015, 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 proposed West TIF #4 Tax Increment Financing Redevelopment Project Area.

WHEREAS, due notice in respect to the availability of the proposed Redevelopment Plan, which contains an eligibility report, was given by mail on January 26, 2015, 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 proposed Redevelopment Project Area.

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing (the **"Public Hearing"**) to be held relative to the proposed Redevelopment Plan and Redevelopment Project and the proposed designation of the proposed Redevelopment Project Area on April 7, 2015, at Fairview Heights City Hall.

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on January 26, 2015, by publication on March 19, 2015, and March 26, 2015, and by regular mail to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the proposed Redevelopment Project Area on January 26, 2015, and by certified mail to property owners within the proposed Redevelopment Project Area on March 26, 2015.

WHEREAS, the City has heretofore convened a Joint Review Board on February 20, 2015, as required by and in all respects in compliance with the provisions of the TIF Act.

WHEREAS, the proposed Redevelopment Plan and Redevelopment Project set forth the factors constituting the need for abatement of conditions in the proposed Redevelopment Project Area that have led to its eligibility, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the proposed Redevelopment Project Area as the

term “conservation area” is defined in the TIF Act and as such term is applied to improved and vacant land.

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment Project Area to determine whether private development would take place in the proposed Redevelopment Project Area as a whole without the adoption of the proposed Redevelopment Plan for the proposed Redevelopment Project Area.

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements.

WHEREAS, the City Council has reviewed the *City of Fairview Heights, 2012 Comprehensive Plan* for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Redevelopment Project conform to the City’s Comprehensive Plan.

WHEREAS, the City Council has reviewed the public input at the Public Hearing.

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

SECTION 1. The City Council of the City of Fairview Heights hereby makes the following findings:

- a. The area constituting the West TIF #4 Redevelopment Project Area in the City of Fairview Heights, Illinois is described in **Exhibit A**, attached hereto and made part of this Ordinance, exceeds 1.5 acres, and is located in its entirety within the City limits.
- b. There exist conditions that cause the area (hereinafter to be designated as the West TIF #4 Redevelopment Project Area), as a whole, to be determined to be a “*conservation area*” as such term is defined in Section 11-74.4-3 (a) of the TIF Act.
- c. The West TIF #4 Redevelopment Project Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.
- d. The Redevelopment Plan conforms to the City’s Comprehensive Plan, as amended, for the development of the municipality as a whole.
- e. The parcels of real property in the West TIF #4 Redevelopment Project Area are contiguous and only those contiguous parcels of real property, which will be substantially benefited by the proposed Redevelopment Project, are included in the West TIF #4 Redevelopment Project Area.

f. 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 payment to the City Treasurer is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the West TIF #4 Redevelopment Project Area is adopted.

SECTION 2. The Redevelopment Plan and Redevelopment Project for the West TIF #4 Redevelopment Project Area, marked as **Exhibit B** attached to and made a part of this Ordinance, is hereby adopted and approved.

SECTION 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

READ FIRST TIME: _____

READ SECOND TIME: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

MARK T. KUPSKY – MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

CITY CLERK

SPONSORED BY:
PLANNING COMMITTEE

EXHIBIT A

Legal Description

BEGINNING AT THE NORTHEAST CORNER OF PART OF LOT 31 OF THE "NOLES TRACTS A.P. NO. 343" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 61 ON PAGE 42; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHWEST ALONG THE SOUTH LINE OF SAID LOT 31 TO THE SOUTHEAST CORNER OF LOT 32 OF SAID SUBDIVISION, A DISTANCE OF 128.82 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 32 TO THE SOUTHEAST CORNER OF LOT 33 OF SAID SUBDIVISION, A DISTANCE OF 99.60 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33 TO THE SOUTHWEST CORNER OF SAID LOT 33, A DISTANCE OF 100.25 FEET; THENCE SOUTH ALONG THE WEST LINE OF LOTS 25, 24, AND 23 OF THE "TRE-MOR 1ST ADDITION" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 56 ON PAGE 70, A DISTANCE OF 246.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 249.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23 AND ALSO BEING THE NORTHWEST CORNER OF LOT 5 OF THE "LYNN LEE SUBDIVISION" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 79 ON PAGE 68; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 270.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 133.14 FEET TO A NORTHWEST CORNER OF LOT 19 OF THE "TRE-MOR" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 56 ON PAGE 69; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 90.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 935.20 FEET; THENCE SOUTH ALONG THE EAST LINE OF A PROPERTY AS RECORDED IN DOCUMENT NO. A02409311, A DISTANCE OF 1,236.00 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 682.25 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF A PROPERTY RECORDED AS DOCUMENT NO. A02409360, A DISTANCE OF 606.00 FEET MORE OR LESS TO THE EAST LINE OF STATE RTE 161; THENCE ALONG SAID EAST LINE THE FOLLOWING DIRECTIONS AND DISTANCES, SOUTH 115.09 FEET, SOUTHEAST 472.16 FEET, EAST 59.95 FEET, SOUTH 82.78 FEET, SOUTHEAST 871.36 FEET, SOUTHEAST 435.1 FEET TO THE NORTH LINE OF OLD LINCOLN TRAIL; THENCE EAST ALONG THE NORTH LINE OF SAID OLD LINCOLN TRAIL, A DISTANCE OF 253.02 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 186.82 FEET TO THE SOUTHEAST CORNER OF A PROPERTY RECORDED IN DEED BOOK 3201, PG 1749; THENCE SOUTH ALONG THE NORTH LINE OF OLD LINCOLN TRAIL, A DISTANCE OF 141.86 FEET; THENCE CROSSING OVER OLD LINCOLN TRAIL TO THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 66.00 FEET; THENCE SOUTH CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 18.78 FEET TO THE NORTHEAST CORNER OF A PROPERTY RECORDED IN DEED BOOK 2078, PAGE 460 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE; THENCE SOUTH, ALONG THE EAST LINE OF SAID PROPERTY, A DISTANCE OF 451.57 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE CONTINUING SOUTH TO THE EAST LINE OF STATE ROUTE 161, A DISTANCE OF 96.00 FEET MORE OR LESS; THENCE NORTH ALONG SAID EAST LINE OF STATE ROUTE 161 THE FOLLOWING DISTANCES: 103.00 FEET MORE OR LESS, 400.00 FEET MORE OR LESS, 171.63 FEET; THENCE IN A WESTERLY DIRECTION AT A RIGHT ANGLE TO THE WEST LINE OF THE PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY FOR THE PURPOSE OF THE METRO-LINK OPERATIONS, A DISTANCE OF 747.28 FEET MORE OR LESS; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 688.00 FEET MORE OR LESS; THENCE EAST TO THE EAST LINE OF SAID PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY, A DISTANCE OF 133.53 FEET; THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 838.79 FEET; THENCE ALONG SAID EAST LINE ON AN ARC TO THE LEFT WITH A RADIUS OF 2,941.93 FEET, AND AN ARC DISTANCE OF 465.73 FEET; THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING DISTANCES: 455.24 FEET; 55.00 FEET, 43.62 FEET MORE OR LESS, 5.00 FEET MORE OR LESS, 154.86 FEET; THENCE LEAVING SAID EAST LINE, SOUTH TO THE WEST LINE OF THE BI-STATE DEVELOPMENT AGENCY, A DISTANCE OF 390.00 FEET MORE OR LESS; THENCE NORTH, ALONG SAID WEST LINE, THE FOLLOWING DISTANCES: 95.00 FEET MORE OR LESS, 10.00 FEET, 300.00 FEET, 10.00 FEET, 300.55 FEET, 10.00 FEET, 399.90 FEET, 10.00 FEET, 456.56 FEET, 42.62 FEET, 238.38 FEET, 54.14 FEET; THENCE LEAVING SAID WEST LINE, ALONG THE SOUTH LINE OF PART OF LOT 15 BEING REFERNCED IN DOCUMENT NUMBER A01593172, A DISTANCE OF 1,012.00 FEET MORE OR LESS; THENCE ALONG THE WEST LINE OF SAID PART LOT 15, A DISTANCE OF 402.00 FEET MORE OR LESS TO THE WEST LINE OF THE PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY; THENCE LEAVING SAID WEST LINE, NORTH, A DISTANCE OF 136.00 FEET, TO THE WEST LINE OF SAINT CLAIR AVENUE; THENCE LEAVING SAID WEST LINE OF SAINT CLAIR AVENUE, NORTH, A

DISTANCE OF 145.45 FEET MORE OR LESS TO THE EAST LINE OF PART OF LOT 2 OF THE "REPLAT OF MAGDALENA PLACE" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS Y ON PAGE 12, SAID POINT ALSO LYING ON THE WEST LINE OF MAGDALENA DRIVE; THENCE NORTH ALONG SAID WEST LINE OF MAGDALENA DRIVE TO THE NORTHEAST CORNER OF LOT 3 IN SAID SUBDIVISION, A DISTANCE OF 187.00 FEET; THENCE SOUTHEAST ACROSS MAGDALENA DRIVE TO THE EAST LINE OF MAGDALENA DRIVE, ALSO BEING THE NORTHWEST CORNER OF LOT 18 OF THE "DAVINROY PLACE" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 41 ON PAGE 32; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF LOT 18 AND BEING ON THE WEST LINE OF 1ST AVENUE, A DISTANCE OF 171.00 FEET MORE OR LESS; THENCE CONTINUING EAST ACROSS SAID 1ST AVENUE TO THE EAST LINE OF 1ST AVENUE, A DISTANCE OF 40.00 FEET; THENCE SOUTH ALONG SAID EAST LINE OF 1ST AVENUE TO THE NORTHWEST CORNER OF LOT 14 OF SAID "DAVINROY PLACE", A DISTANCE OF 100.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 141.20 FEET TO THE WEST LINE OF AN ALLEY; THENCE ACROSS SAID ALLEY TO A POINT IN ITS EAST LINE, A DISTANCE OF 7.50 FEET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 11 OF THE "DAVINROY PLACE 1ST ADDITION" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 41 ON PAGE 32; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 149.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING ON THE WEST LINE OF 2ND AVENUE; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 11 AND THE WEST LINE OF 2ND AVENUE TO THE NORTHEAST CORNER OF SAID LOT, A DISTANCE OF 50.00 FEET; THENCE EAST, ACROSS 2ND AVENUE AND AT A RIGHT ANGLE FROM THE PREVIOUS COURSE, 50.00 FEET, TO THE SOUTHWEST CORNER OF LOT 23 AND ALSO BEING ON THE EAST LINE OF 2ND AVENUE; THENCE ALONG THE SOUTH LINE OF SAID LOT 23 TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 149.43 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE SOUTHWEST CORNER OF LOT 8 OF THE "DAVINROY PLACE 2ND ADDITION" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 44 ON PAGE 106, A DISTANCE OF 22.50 FEET MORE OR LESS; THENCE ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING A POINT ON THE WEST LINE OF 3RD AVENUE, A DISTANCE OF 140.00 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT AND THE WEST LINE OF 3RD AVENUE, A DISTANCE OF 31.00 FEET MORE OR LESS; THENCE EAST AT A RIGHT ANGLE FROM THE PREVIOUS COURSE, TO THE SOUTHWEST CORNER OF LOT 23 OF SAID SUBDIVISION AND ALSO BEING THE EAST LINE OF 3RD AVENUE, A DISTANCE OF 50.00 FEET; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 23, TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 140.00 FEET; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 23, TO THE NORTHEAST CORNER OF SAID LOT AND A POINT BEING ON THE SOUTH LINE OF LOT 24, A DISTANCE OF 60.00 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 120.73 FEET; THENCE NORTH ALONG THE EAST LINE OF LOTS 24 AND 25, A DISTANCE OF 119.50 FEET MORE OF LESS; THENCE EAST ALONG THE NORTH LINE OF A PROPERTY OWNED BY ILLINOIS AMERICAN WATER COMPANY, REFERENCE OF DEED RECORDED IN BK 1082, PG 339 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE, A DISTANCE OF 280.00 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY TO THE NORTH LINE OF ST. CLAIR AVENUE, A DISTANCE OF 500.00 FEET; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 11 OF THE "NOLES TRACTS A.P. NO. 343" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 61 ON PAGE 42, A DISTANCE OF 381.00 FEET; THENCE NORTH ALONG SAID LOT LINE TO THE NORTHWEST CORNER OF SAID LOT, A DISTANCE OF 30.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT AND ALSO BEING ON THE WEST LINE OF NOLES DRIVE, A DISTANCE OF 238.35 FEET; THENCE CONTINUING EAST ACROSS NOLES DRIVE TO A POINT ON THE EAST LINE OF NOLES DRIVE AND ALSO BEING A POINT ON THE WEST LINE OF LOT 25 OF SAID SUBDIVISION, A DISTANCE OF 50.00 FEET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 25, A DISTANCE OF 63.00 FEET MORE OR LESS; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 25 TO THE NORTHEAST CORNER OF LOT 25A OF SAID SUBDIVISION, A DISTANCE OF 215.00 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 25A TO THE NORTH LINE OF ST. CLAIR AVENUE, A DISTANCE OF 100.00 FEET; THENCE CONTINUING SOUTH TO THE SOUTH LINE OF ST. CLAIR AVENUE AND ALSO BEING THE NORTHEAST CORNER OF PART OF LOT 31 OF THE SAID "NOLES TRACTS A.P. NO. 343", A DISTANCE OF 100.00 FEET MORE OR LESS, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SITUATED IN THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS.

EXHIBIT B

Redevelopment Plan and Redevelopment Project

[Attach West TIF #4 Redevelopment Plan]

Ordinance No. _____

AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE NORTH TIF #5 TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Fairview Heights, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the “**TIF Act**”), within the municipal boundaries of the City of Fairview Heights and within the proposed North TIF #5 Tax Increment Financing Redevelopment Project Area (the “**Redevelopment Project Area**”) as described in the proposed Redevelopment Plan (hereinafter defined), which constitutes in the aggregate more than 1-1/2 acres.

WHEREAS, due notice in respect to the availability of the proposed Redevelopment Plan for the North TIF #5 Tax Increment Financing Redevelopment Project Area (the “**Redevelopment Plan**”) including a proposed Redevelopment Project (the “**Redevelopment Project**”), which contains an eligibility report, was given by mail on January 26, 2015, 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 proposed North TIF #5 Tax Increment Financing Redevelopment Project Area.

WHEREAS, due notice in respect to the availability of the proposed Redevelopment Plan, which contains an eligibility report, was given by mail on January 26, 2015, 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 proposed Redevelopment Project Area.

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing (the “**Public Hearing**”) to be held relative to the proposed Redevelopment Plan and Redevelopment Project and the proposed designation of the proposed Redevelopment Project Area on April 7, 2015, at Fairview Heights City Hall.

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on January 26, 2015, by publication on March 19, 2015, and March 26, 2015, and by regular mail to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the proposed Redevelopment Project Area on January 26, 2015, and by certified mail to property owners within the proposed Redevelopment Project Area on March 26, 2015.

WHEREAS, the City has heretofore convened a Joint Review Board on February 20, 2015, as required by and in all respects in compliance with the provisions of the TIF Act.

WHEREAS, the proposed Redevelopment Plan and Redevelopment Project set forth the factors constituting the need for abatement of conditions in the proposed Redevelopment Project Area that have led to its eligibility, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report

and is generally informed of the conditions in the proposed Redevelopment Project Area as the term "blighted area" is defined in the TIF Act and as such term is applied to improved and vacant land.

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment Project Area to determine whether private development would take place in the proposed Redevelopment Project Area as a whole without the adoption of the proposed Redevelopment Plan for the proposed Redevelopment Project Area.

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements.

WHEREAS, the City Council has reviewed the *City of Fairview Heights, 2012 Comprehensive Plan* for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Redevelopment Project conform to the City's Comprehensive Plan.

WHEREAS, the City Council has reviewed the public input at the Public Hearing.

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

SECTION 1. The City Council of the City of Fairview Heights hereby makes the following findings:

- a. The area constituting the North TIF #5 Redevelopment Project Area in the City of Fairview Heights, Illinois is described in **Exhibit A**, attached hereto and made part of this Ordinance, exceeds 1.5 acres, and is located in its entirety within the City limits.
- b. There exist conditions that cause the area (hereinafter to be designated as the North TIF #5 Redevelopment Project Area), as a whole, to be determined to be a "*blighted area*" as such term is defined in Section 11-74.4-3 (a) of the TIF Act.
- c. The North TIF #5 Redevelopment Project Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.
- d. The Redevelopment Plan conforms to the City's Comprehensive Plan, as amended, for the development of the municipality as a whole.
- e. The parcels of real property in the North TIF #5 Redevelopment Project Area are contiguous and only those contiguous parcels of real property, which will be substantially benefited by the proposed Redevelopment Project, are included in the North TIF #5 Redevelopment Project Area.

f. 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 payment to the City Treasurer is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the North TIF #5 Redevelopment Project Area is adopted.

SECTION 2. The Redevelopment Plan and Redevelopment Project for the North TIF #5 Redevelopment Project Area, marked as **Exhibit B** attached to and made a part of this Ordinance, is hereby adopted and approved.

SECTION 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

READ FIRST TIME: _____

READ SECOND TIME: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

MARK T. KUPSKY – MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

CITY CLERK

SPONSORED BY:
PLANNING COMMITTEE

EXHIBIT A

Legal Description

BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTH LINE OF FAI 64 AND THE WEST LINE OF NORTH RUBY LANE; THENCE NORTH ALONG THE WEST LINE OF NORTH RUBY LANE TO THE NORTHEAST CORNER OF LOT 4 OF "SKARHA TRACTS A.P." REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 43 ON PAGE 87; THENCE LEAVING SAID WEST LINE OF NORTH RUBY LANE, SOUTHEAST TO THE INTERSECTION WITH THE NORTHWEST CORNER OF LOT 7 OF SAID SUBDIVISION ALSO BEING THE EAST LINE OF NORTH RUBY LANE; THENCE EAST ALONG THE NORTH LINE OF LOT 7 TO THE NORTHEAST CORNER OF SAID LOT, A DISTANCE OF 143.59 FEET; THENCE SOUTH ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 11.60 FEET; THENCE SOUTHEAST ALONG THE SOUTH LINE OF PART OF LOT 5 OF SAID "SKARHA TRACTS A.P.", A DISTANCE OF 430.86 FEET; THENCE NORTHEAST ALONG THE EAST LINE OF SAID LOT THE FOLLOWING DISTANCES: 302.94 FEET, AND 578.82 FEET TO THE SOUTH LINE OF THE CSX RR; THENCE ALONG THE SOUTH AND WEST LINES OF SAID RAILROAD TO THE NORTHEAST CORNER OF THE "EDDING'S PLACE A.P. NO. 132" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 44 ON PAGE 41, A DISTANCE OF 1,660.00 FEET MORE OR LESS; THENCE EAST, CROSSING SAID RAILROAD, ALONG THE NORTH LINE AND THE WESTERLY EXTENTION OF SAID NORTH LINE, OF A TRACT OF LAND RECORDED AS DOCUMENT NUMBER A01942366 IN SAID RECORDER'S OFFICE, TO THE WEST LINE OF ILLINOIS STATE ROUTE 159, A DISTANCE OF 2,458.50 FEET MORE OR LESS; THENCE SOUTH ALONG THE WEST LINE OF ILLINOIS STATE ROUTE 159, A DISTANCE OF 1,920.00 FEET MORE OR LESS, TO THE SOUTH LINE OF LUDWIG DRIVE; THENCE WEST ALONG THE SOUTH LINE OF LUDWIG DRIVE TO THE NORTHWEST CORNER OF LOT 5 OF "FAIRVIEW HEIGHTS PLAZA ANNEX SUBDIVISION., RESUB." REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 93 ON PAGE 16, A DISTANCE OF 2,724.89 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER OF LOT 3 OF "RUBY LANE HEIGHTS" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 46 ON PAGE 76, A DISTANCE OF 60.26 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3 TO THE EAST LINE OF NORTH RUBY LANE, A DISTANCE OF 171.30 FEET; THENCE SOUTH ALONG THE EAST LINE OF NORTH RUBY LANE TO THE SOUTHWEST CORNER OF LOT 1 OF SAID "RUBY LANE HEIGHTS" SUBDIVISION; THENCE NORTHWEST ACROSS NORHT RUBY LANE TO THE INTERSECTION OF THE WEST LINE OF NORTH RUBY LANE WITH THE NORTH LINE OF FAI 64, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SITUATED IN THE CITY OF FAIRVIEW HEIGTHS, ST. CLAIR COUNTY, ILLINOIS.

EXHIBIT B

Redevelopment Plan and Redevelopment Project

[Attach North TIF #5 Redevelopment Plan]

7

Ordinance No. _____

**AN ORDINANCE DESIGNATING AND APPROVING THE WEST TIF #4
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

WHEREAS, the City of Fairview Heights, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the **"TIF Act"**), for the proposed Redevelopment Plan for the West TIF #4 Tax Increment Financing Redevelopment Project Area (the **"Redevelopment Plan"**) within the municipal boundaries of the City of Fairview Heights and within the West TIF #4 Tax Increment financing Redevelopment Project Area as described in **Exhibit A** attached to this Ordinance (the **"Redevelopment Project Area"**), which constitutes in the aggregate more than 1-1/2 acres; and,

WHEREAS, the City Council has heretofore adopted Ordinance No. _____ approving the Redevelopment Plan and Redevelopment Project as described therein (the **"Redevelopment Project"**); and,

WHEREAS, due notice in respect to the availability of the Redevelopment Plan, which contains an eligibility report, was given by mail on January 26, 2015, 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 proposed West TIF #4 Tax Increment Financing Redevelopment Project Area; and,

WHEREAS, due notice in respect to the availability of the Redevelopment Plan, which contains an eligibility report, was given by mail on January 26, 2015, 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 West TIF #4 Tax Increment Financing Redevelopment Project Area; and,

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and the proposed designation of the West TIF #4 Tax Increment Financing Redevelopment Project Area on April 7, 2015, at Fairview Heights City Hall; and,

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on January 26, 2015, by publication on March 19, 2015, and March 26, 2015, by regular mail to property owners within 750' of the exterior boundaries of the proposed Redevelopment Project Area on January 26, 2015, and by certified mail to property owners within the proposed Redevelopment Project Area on March 26, 2015; and,

WHEREAS, the City has heretofore convened a Joint Review Board on February 20, 2015, as required by and in all respects in compliance with the provisions of the TIF Act; and,

WHEREAS, the proposed Redevelopment Plan and Redevelopment Project set forth the factors constituting the need for abatement of conditions in the proposed Redevelopment Project Area that have led to its eligibility, and the City Council has reviewed testimony

concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the proposed Redevelopment Project Area as the term "conservation area" is defined in the TIF Act and as such term is applied to improved and vacant land; and,

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment Project Area to determine whether private development would take place in the proposed Redevelopment Project Area as a whole without the adoption of the proposed Redevelopment Plan for the proposed Redevelopment Project Area; and,

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements; and,

WHEREAS, the City Council has reviewed the *City of Fairview Heights, 2012 Comprehensive Plan* for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Redevelopment Project conform to the City's Comprehensive Plan; and,

WHEREAS, the City Council has reviewed the public input at the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Fairview Heights, Illinois, as follow:

SECTION 1. The area constituting the West TIF #4 Tax Increment Financing Redevelopment Project Area in the City of Fairview Heights, Illinois, as described in **Exhibit A**, attached hereto and made part of this Ordinance is hereby designated and approved as a Redevelopment Project Area pursuant to 11-74.4-4 of the TIF Act. The maps of the Redevelopment Project Area are attached hereto as **Exhibit B** and made a part of this Ordinance.

SECTION 2. The Redevelopment Plan and Redevelopment Project for the West TIF #4 Tax Increment Financing Redevelopment Project Area, that was the subject matter of the hearing held on March 17, 2015, is hereby adopted and approved. A copy of the aforementioned Redevelopment Plan and Redevelopment Project, marked as **Exhibit C** is attached to and made a part of this Ordinance.

SECTION 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

READ FIRST TIME: _____

READ SECOND TIME: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

MARK T. KUPSKY - MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

CITY CLERK

SPONSORED BY:
PLANNING COMMITTEE

EXHIBIT A

Legal Description

BEGINNING AT THE NORTHEAST CORNER OF PART OF LOT 31 OF THE "NOLES TRACTS A.P. NO. 343" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 61 ON PAGE 42; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHWEST ALONG THE SOUTH LINE OF SAID LOT 31 TO THE SOUTHEAST CORNER OF LOT 32 OF SAID SUBDIVISION, A DISTANCE OF 128.82 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 32 TO THE SOUTHEAST CORNER OF LOT 33 OF SAID SUBDIVISION, A DISTANCE OF 99.60 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33 TO THE SOUTHWEST CORNER OF SAID LOT 33, A DISTANCE OF 100.25 FEET; THENCE SOUTH ALONG THE WEST LINE OF LOTS 25, 24, AND 23 OF THE "TRE-MOR 1ST ADDITION" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 56 ON PAGE 70, A DISTANCE OF 246.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 249.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23 AND ALSO BEING THE NORTHWEST CORNER OF LOT 5 OF THE "LYNN LEE SUBDIVISION" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 79 ON PAGE 68; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 270.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 133.14 FEET TO A NORTHWEST CORNER OF LOT 19 OF THE "TRE-MOR" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 56 ON PAGE 69; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 90.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 935.20 FEET; THENCE SOUTH ALONG THE EAST LINE OF A PROPERTY AS RECORDED IN DOCUMENT NO. A02409311, A DISTANCE OF 1,236.00 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 682.25 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF A PROPERTY RECORDED AS DOCUMENT NO. A02409360, A DISTANCE OF 606.00 FEET MORE OR LESS TO THE EAST LINE OF STATE RTE 161; THENCE ALONG SAID EAST LINE THE FOLLOWING DIRECTIONS AND DISTANCES, SOUTH 115.09 FEET, SOUTHEAST 472.16 FEET, EAST 59.95 FEET, SOUTH 82.78 FEET, SOUTHEAST 871.36 FEET, SOUTHEAST 435.1 FEET TO THE NORTH LINE OF OLD LINCOLN TRAIL; THENCE EAST ALONG THE NORTH LINE OF SAID OLD LINCOLN TRAIL, A DISTANCE OF 253.02 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 186.82 FEET TO THE SOUTHEAST CORNER OF A PROPERTY RECORDED IN DEED BOOK 3201, PG 1749; THENCE SOUTH ALONG THE NORTH LINE OF OLD LINCOLN TRAIL, A DISTANCE OF 141.86 FEET; THENCE CROSSING OVER OLD LINCOLN TRAIL TO THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 66.00 FEET; THENCE SOUTH CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 18.78 FEET TO THE NORTHEAST CORNER OF A PROPERTY RECORDED IN DEED BOOK 2078, PAGE 460 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE; THENCE SOUTH, ALONG THE EAST LINE OF SAID PROPERTY, A DISTANCE OF 451.57 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE CONTINUING SOUTH TO THE EAST LINE OF STATE ROUTE 161, A DISTANCE OF 96.00 FEET MORE OR LESS; THENCE NORTH ALONG SAID EAST LINE OF STATE ROUTE 161 THE FOLLOWING DISTANCES: 103.00 FEET MORE OR LESS, 400.00 FEET MORE OR LESS, 171.63 FEET; THENCE IN A WESTERLY DIRECTION AT A RIGHT ANGLE TO THE WEST LINE OF THE PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY FOR THE PURPOSE OF THE METRO-LINK OPERATIONS, A DISTANCE OF 747.28 FEET MORE OR LESS; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 688.00 FEET MORE OR LESS; THENCE EAST TO THE EAST LINE OF SAID PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY, A DISTANCE OF 133.53 FEET; THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 838.79 FEET; THENCE ALONG SAID EAST LINE ON AN ARC TO THE LEFT WITH A RADIUS OF 2,941.93 FEET, AND AN ARC DISTANCE OF 465.73 FEET; THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING DISTANCES: 455.24 FEET; 55.00 FEET, 43.62 FEET MORE OR LESS, 5.00 FEET MORE OR LESS, 154.86 FEET; THENCE LEAVING SAID EAST LINE, SOUTH TO THE WEST LINE OF THE BI-STATE DEVELOPMENT AGENCY, A DISTANCE OF 390.00 FEET MORE OR LESS; THENCE NORTH, ALONG SAID WEST LINE, THE FOLLOWING DISTANCES: 95.00 FEET MORE OR LESS, 10.00 FEET, 300.00 FEET, 10.00 FEET, 300.55 FEET, 10.00 FEET, 399.90 FEET, 10.00 FEET, 456.56 FEET, 42.62 FEET, 238.38 FEET, 54.14 FEET; THENCE LEAVING SAID WEST LINE, ALONG THE SOUTH LINE OF PART OF LOT 15 BEING REFERNCED IN DOCUMENT NUMBER A01593172, A DISTANCE OF 1,012.00 FEET MORE OR LESS; THENCE ALONG THE WEST LINE OF SAID PART LOT 15, A DISTANCE OF 402.00 FEET MORE OR LESS TO THE WEST LINE OF THE PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY; THENCE LEAVING SAID WEST LINE, NORTH, A DISTANCE OF 136.00 FEET, TO THE WEST LINE OF SAINT CLAIR AVENUE; THENCE LEAVING SAID WEST LINE OF SAINT CLAIR AVENUE, NORTH, A

DISTANCE OF 145.45 FEET MORE OR LESS TO THE EAST LINE OF PART OF LOT 2 OF THE "REPLAT OF MAGDALENA PLACE" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS Y ON PAGE 12, SAID POINT ALSO LYING ON THE WEST LINE OF MAGDALENA DRIVE; THENCE NORTH ALONG SAID WEST LINE OF MAGDALENA DRIVE TO THE NORTHEAST CORNER OF LOT 3 IN SAID SUBDIVISION, A DISTANCE OF 187.00 FEET; THENCE SOUTHEAST ACROSS MAGDALENA DRIVE TO THE EAST LINE OF MAGDALENA DRIVE, ALSO BEING THE NORTHWEST CORNER OF LOT 18 OF THE "DAVINROY PLACE" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 41 ON PAGE 32; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF LOT 18 AND BEING ON THE WEST LINE OF 1ST AVENUE, A DISTANCE OF 171.00 FEET MORE OR LESS; THENCE CONTINUING EAST ACROSS SAID 1ST AVENUE TO THE EAST LINE OF 1ST AVENUE, A DISTANCE OF 40.00 FEET; THENCE SOUTH ALONG SAID EAST LINE OF 1ST AVENUE TO THE NORTHWEST CORNER OF LOT 14 OF SAID "DAVINROY PLACE", A DISTANCE OF 100.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 141.20 FEET TO THE WEST LINE OF AN ALLEY; THENCE ACROSS SAID ALLEY TO A POINT IN ITS EAST LINE, A DISTANCE OF 7.50 FEET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 11 OF THE "DAVINROY PLACE 1ST ADDITION" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 41 ON PAGE 32; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 149.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING ON THE WEST LINE OF 2ND AVENUE; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 11 AND THE WEST LINE OF 2ND AVENUE TO THE NORTHEAST CORNER OF SAID LOT, A DISTANCE OF 50.00 FEET; THENCE EAST, ACROSS 2ND AVENUE AND AT A RIGHT ANGLE FROM THE PREVIOUS COURSE, 50.00 FEET, TO THE SOUTHWEST CORNER OF LOT 23 AND ALSO BEING ON THE EAST LINE OF 2ND AVENUE; THENCE ALONG THE SOUTH LINE OF SAID LOT 23 TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 149.43 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE SOUTHWEST CORNER OF LOT 8 OF THE "DAVINROY PLACE 2ND ADDITION" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 44 ON PAGE 106, A DISTANCE OF 22.50 FEET MORE OR LESS; THENCE ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING A POINT ON THE WEST LINE OF 3RD AVENUE, A DISTANCE OF 140.00 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT AND THE WEST LINE OF 3RD AVENUE, A DISTANCE OF 31.00 FEET MORE OR LESS; THENCE EAST AT A RIGHT ANGLE FROM THE PREVIOUS COURSE, TO THE SOUTHWEST CORNER OF LOT 23 OF SAID SUBDIVISION AND ALSO BEING THE EAST LINE OF 3RD AVENUE, A DISTANCE OF 50.00 FEET; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 23, TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 140.00 FEET; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 23, TO THE NORTHEAST CORNER OF SAID LOT AND A POINT BEING ON THE SOUTH LINE OF LOT 24, A DISTANCE OF 60.00 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 120.73 FEET; THENCE NORTH ALONG THE EAST LINE OF LOTS 24 AND 25, A DISTANCE OF 119.50 FEET MORE OR LESS; THENCE EAST ALONG THE NORTH LINE OF A PROPERTY OWNED BY ILLINOIS AMERICAN WATER COMPANY, REFERENCE OF DEED RECORDED IN BK 1082, PG 339 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE, A DISTANCE OF 280.00 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY TO THE NORTH LINE OF ST. CLAIR AVENUE, A DISTANCE OF 500.00 FEET; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 11 OF THE "NOLES TRACTS A.P. NO. 343" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 61 ON PAGE 42, A DISTANCE OF 381.00 FEET; THENCE NORTH ALONG SAID LOT LINE TO THE NORTHWEST CORNER OF SAID LOT, A DISTANCE OF 30.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT AND ALSO BEING ON THE WEST LINE OF NOLES DRIVE, A DISTANCE OF 238.35 FEET; THENCE CONTINUING EAST ACROSS NOLES DRIVE TO A POINT ON THE EAST LINE OF NOLES DRIVE AND ALSO BEING A POINT ON THE WEST LINE OF LOT 25 OF SAID SUBDIVISION, A DISTANCE OF 50.00 FEET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 25, A DISTANCE OF 63.00 FEET MORE OR LESS; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 25 TO THE NORTHEAST CORNER OF LOT 25A OF SAID SUBDIVISION, A DISTANCE OF 215.00 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 25A TO THE NORTH LINE OF ST. CLAIR AVENUE, A DISTANCE OF 100.00 FEET; THENCE CONTINUING SOUTH TO THE SOUTH LINE OF ST. CLAIR AVENUE AND ALSO BEING THE NORTHEAST CORNER OF PART OF LOT 31 OF THE SAID "NOLES TRACTS A.P. NO. 343", A DISTANCE OF 100.00 FEET MORE OR LESS, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SITUATED IN THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS.

EXHIBIT B

Redevelopment Project Area

[Attach West TIF #4 Boundary Map]

EXHIBIT C

Redevelopment Plan and Redevelopment Project

[Attach West TIF #4 Redevelopment Plan]

Ordinance No. _____

**AN ORDINANCE DESIGNATING AND APPROVING THE NORTH TIF #5
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

WHEREAS, the City of Fairview Heights, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the **"TIF Act"**), for the proposed Redevelopment Plan for the North TIF #5 Tax Increment Financing Redevelopment Project Area (the **"Redevelopment Plan"**) within the municipal boundaries of the City of Fairview Heights and within the North TIF #5 Tax Increment financing Redevelopment Project Area as described in **Exhibit A** attached to this Ordinance (the **"Redevelopment Project Area"**), which constitutes in the aggregate more than 1-1/2 acres; and,

WHEREAS, the City Council has heretofore adopted Ordinance No. _____ approving the Redevelopment Plan and Redevelopment Project as described therein (the **"Redevelopment Project"**); and,

WHEREAS, due notice in respect to the availability of the Redevelopment Plan, which contains an eligibility report, was given by mail on January 26, 2015, 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 proposed North TIF #5 Tax Increment Financing Redevelopment Project Area; and,

WHEREAS, due notice in respect to the availability of the Redevelopment Plan, which contains an eligibility report, was given by mail on January 26, 2015, 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 North TIF #5 Tax Increment Financing Redevelopment Project Area; and,

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and the proposed designation of the North TIF #5 Tax Increment Financing Redevelopment Project Area on April 7, 2015, at Fairview Heights City Hall; and,

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on January 26, 2015, by publication on March 19, 2015, and March 26, 2015, by regular mail to property owners within 750' of the exterior boundaries of the proposed Redevelopment Project Area on January 26, 2015, and by certified mail to property owners within the proposed Redevelopment Project Area on March 26, 2015; and,

WHEREAS, the City has heretofore convened a Joint Review Board on February 20, 2015, as required by and in all respects in compliance with the provisions of the TIF Act; and,

WHEREAS, the proposed Redevelopment Plan and Redevelopment Project set forth the factors constituting the need for abatement of conditions in the proposed Redevelopment Project Area that have led to its eligibility, and the City Council has reviewed testimony

concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the proposed Redevelopment Project Area as the term "blighted area" is defined in the TIF Act and as such term is applied to improved and vacant land; and,

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment Project Area to determine whether private development would take place in the proposed Redevelopment Project Area as a whole without the adoption of the proposed Redevelopment Plan for the proposed Redevelopment Project Area; and,

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements; and,

WHEREAS, the City Council has reviewed the *City of Fairview Heights, 2012 Comprehensive Plan* for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Redevelopment Project conform to the City's Comprehensive Plan; and,

WHEREAS, the City Council has reviewed the public input at the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Fairview Heights, Illinois, as follow:

SECTION 1. The area constituting the North TIF #5 Tax Increment Financing Redevelopment Project Area in the City of Fairview Heights, Illinois, as described in **Exhibit A**, attached hereto and made part of this Ordinance is hereby designated and approved as a Redevelopment Project Area pursuant to 11-74.4-4 of the TIF Act. The maps of the Redevelopment Project Area are attached hereto as **Exhibit B** and made a part of this Ordinance.

SECTION 2. The Redevelopment Plan and Redevelopment Project for the North TIF #5 Tax Increment Financing Redevelopment Project Area, that was the subject matter of the hearing held on March 17, 2015, is hereby adopted and approved. A copy of the aforementioned Redevelopment Plan and Redevelopment Project, marked as **Exhibit C** is attached to and made a part of this Ordinance.

SECTION 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

READ FIRST TIME: _____

READ SECOND TIME: _____

PASSED: _____
APPROVED: _____
PUBLISHED: _____

MARK T. KUPSKY – MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

CITY CLERK

SPONSORED BY:
PLANNING COMMITTEE

EXHIBIT A

Legal Description

BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTH LINE OF FAI 64 AND THE WEST LINE OF NORTH RUBY LANE; THENCE NORTH ALONG THE WEST LINE OF NORTH RUBY LANE TO THE NORTHEAST CORNER OF LOT 4 OF "SKARHA TRACTS A.P." REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 43 ON PAGE 87; THENCE LEAVING SAID WEST LINE OF NORTH RUBY LANE, SOUTHEAST TO THE INTERSECTION WITH THE NORTHWEST CORNER OF LOT 7 OF SAID SUBDIVISION ALSO BEING THE EAST LINE OF NORTH RUBY LANE; THENCE EAST ALONG THE NORTH LINE OF LOT 7 TO THE NORTHEAST CORNER OF SAID LOT, A DISTANCE OF 143.59 FEET; THENCE SOUTH ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 11.60 FEET; THENCE SOUTHEAST ALONG THE SOUTH LINE OF PART OF LOT 5 OF SAID "SKARHA TRACTS A.P.", A DISTANCE OF 430.86 FEET; THENCE NORTHEAST ALONG THE EAST LINE OF SAID LOT THE FOLLOWING DISTANCES: 302.94 FEET, AND 578.82 FEET TO THE SOUTH LINE OF THE CSX RR; THENCE ALONG THE SOUTH AND WEST LINES OF SAID RAILROAD TO THE NORTHEAST CORNER OF THE "EDDING'S PLACE A.P. NO. 132" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 44 ON PAGE 41, A DISTANCE OF 1,660.00 FEET MORE OR LESS; THENCE EAST, CROSSING SAID RAILROAD, ALONG THE NORTH LINE AND THE WESTERLY EXTENTION OF SAID NORTH LINE, OF A TRACT OF LAND RECORDED AS DOCUMENT NUMBER A01942366 IN SAID RECORDER'S OFFICE, TO THE WEST LINE OF ILLINOIS STATE ROUTE 159, A DISTANCE OF 2,458.50 FEET MORE OR LESS; THENCE SOUTH ALONG THE WEST LINE OF ILLINOIS STATE ROUTE 159, A DISTANCE OF 1,920.00 FEET MORE OR LESS, TO THE SOUTH LINE OF LUDWIG DRIVE; THENCE WEST ALONG THE SOUTH LINE OF LUDWIG DRIVE TO THE NORTHWEST CORNER OF LOT 5 OF "FAIRVIEW HEIGHTS PLAZA ANNEX SUBDIVISION., RESUB." REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 93 ON PAGE 16, A DISTANCE OF 2,724.89 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER OF LOT 3 OF "RUBY LANE HEIGHTS" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 46 ON PAGE 76, A DISTANCE OF 60.26 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3 TO THE EAST LINE OF NORTH RUBY LANE, A DISTANCE OF 171.30 FEET; THENCE SOUTH ALONG THE EAST LINE OF NORTH RUBY LANE TO THE SOUTHWEST CORNER OF LOT 1 OF SAID "RUBY LANE HEIGHTS" SUBDIVISION; THENCE NORTHWEST ACROSS NORHT RUBY LANE TO THE INTERSECTION OF THE WEST LINE OF NORTH RUBY LANE WITH THE NORTH LINE OF FAI 64, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SITUATED IN THE CITY OF FAIRVIEW HEIGTHS, ST. CLAIR COUNTY, ILLINOIS.

EXHIBIT B

Redevelopment Project Area

[Attach North TIF #5 Boundary Map]

EXHIBIT C

Redevelopment Plan and Redevelopment Project

[Attach North TIF #5 Redevelopment Plan]

Ordinance No. _____

AN ORDINANCE ADOPTING TAX INCREMENT FINANCING IN THE WEST TIF #4 TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Fairview Heights, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the **"TIF Act"**), for the Redevelopment Plan for the West TIF #4 Tax Increment Financing Redevelopment Project Area (the **"Redevelopment Plan"**) within the municipal boundaries of the City of Fairview Heights and within the West TIF #4 Tax Increment Financing Redevelopment Project Area as described in **Exhibit A** attached to this Ordinance (the **"Redevelopment Project Area"**), which constitutes in the aggregate more than 1-1/2 acres.

WHEREAS, the City Council has heretofore adopted Ordinance No. _____ approving the Redevelopment Plan and Redevelopment Project as described therein (the **"Redevelopment Project"**).

WHEREAS, the City Council has heretofore adopted Ordinance No. _____ approving and designating the West TIF #4 Tax Increment Financing Redevelopment Project Area.

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

SECTION 1. Tax increment financing is hereby adopted to pay redevelopment project costs pursuant to the TIF Act and the Redevelopment Plan for the West TIF #4 Tax Increment Financing Redevelopment Project Area in the City of Fairview Heights, Illinois, as described in **Exhibit A**. The maps of the Redevelopment Project Area are attached hereto as **Exhibit B** and made a part of this Ordinance.

SECTION 2. Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective dates of this ordinance until the Redevelopment Project Costs and bonds, notes or other obligations issued in respect thereto have been paid shall be divided as follows:

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

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

municipal treasurer who shall deposit said taxes into a special fund called the special tax allocation fund of the municipality for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof.

SECTION 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

SECTION 5. The City Clerk shall forthwith transmit to the County Clerk of St. Clair County a certified copy of this Ordinance and Ordinances No. _____ and _____, a legal description of the Redevelopment Project Area, a map of the Redevelopment Project Area, identification of the year **2015** as the year that the County Clerk shall use for determining the total initial equalized assessed value of the Redevelopment Project Area consistent with subsection (a) of Section 11-74.4-9 of the TIF Act, and a list of the parcel or tax identification number of each parcel of property included in the Redevelopment Project Area.

READ FIRST TIME: _____

READ SECOND TIME: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

MARK T. KUPSKY – MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

CITY CLERK

SPONSORED BY:
PLANNING COMMITTEE

EXHIBIT A

Legal Description

BEGINNING AT THE NORTHEAST CORNER OF PART OF LOT 31 OF THE "NOLES TRACTS A.P. NO. 343" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 61 ON PAGE 42; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHWEST ALONG THE SOUTH LINE OF SAID LOT 31 TO THE SOUTHEAST CORNER OF LOT 32 OF SAID SUBDIVISION, A DISTANCE OF 128.82 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 32 TO THE SOUTHEAST CORNER OF LOT 33 OF SAID SUBDIVISION, A DISTANCE OF 99.60 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33 TO THE SOUTHWEST CORNER OF SAID LOT 33, A DISTANCE OF 100.25 FEET; THENCE SOUTH ALONG THE WEST LINE OF LOTS 25, 24, AND 23 OF THE "TRE-MOR 1ST ADDITION" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 56 ON PAGE 70, A DISTANCE OF 246.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 249.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23 AND ALSO BEING THE NORTHWEST CORNER OF LOT 5 OF THE "LYNN LEE SUBDIVISION" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 79 ON PAGE 68; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 270.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 133.14 FEET TO A NORTHWEST CORNER OF LOT 19 OF THE "TRE-MOR" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 56 ON PAGE 69; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 90.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 935.20 FEET; THENCE SOUTH ALONG THE EAST LINE OF A PROPERTY AS RECORDED IN DOCUMENT NO. A02409311, A DISTANCE OF 1,236.00 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 682.25 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF A PROPERTY RECORDED AS DOCUMENT NO. A02409360, A DISTANCE OF 606.00 FEET MORE OR LESS TO THE EAST LINE OF STATE RTE 161; THENCE ALONG SAID EAST LINE THE FOLLOWING DIRECTIONS AND DISTANCES, SOUTH 115.09 FEET, SOUTHEAST 472.16 FEET, EAST 59.95 FEET, SOUTH 82.78 FEET, SOUTHEAST 871.36 FEET, SOUTHEAST 435.1 FEET TO THE NORTH LINE OF OLD LINCOLN TRAIL; THENCE EAST ALONG THE NORTH LINE OF SAID OLD LINCOLN TRAIL, A DISTANCE OF 253.02 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 186.82 FEET TO THE SOUTHEAST CORNER OF A PROPERTY RECORDED IN DEED BOOK 3201, PG 1749; THENCE SOUTH ALONG THE NORTH LINE OF OLD LINCOLN TRAIL, A DISTANCE OF 141.86 FEET; THENCE CROSSING OVER OLD LINCOLN TRAIL TO THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 66.00 FEET; THENCE SOUTH CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 18.78 FEET TO THE NORTHEAST CORNER OF A PROPERTY RECORDED IN DEED BOOK 2078, PAGE 460 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE; THENCE SOUTH, ALONG THE EAST LINE OF SAID PROPERTY, A DISTANCE OF 451.57 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE CONTINUING SOUTH TO THE EAST LINE OF STATE ROUTE 161, A DISTANCE OF 96.00 FEET MORE OR LESS; THENCE NORTH ALONG SAID EAST LINE OF STATE ROUTE 161 THE FOLLOWING DISTANCES: 103.00 FEET MORE OR LESS, 400.00 FEET MORE OR LESS, 171.63 FEET; THENCE IN A WESTERLY DIRECTION AT A RIGHT ANGLE TO THE WEST LINE OF THE PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY FOR THE PURPOSE OF THE METRO-LINK OPERATIONS, A DISTANCE OF 747.28 FEET MORE OR LESS; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 688.00 FEET MORE OR LESS; THENCE EAST TO THE EAST LINE OF SAID PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY, A DISTANCE OF 133.53 FEET; THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 838.79 FEET; THENCE ALONG SAID EAST LINE ON AN ARC TO THE LEFT WITH A RADIUS OF 2,941.93 FEET, AND AN ARC DISTANCE OF 465.73 FEET; THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING DISTANCES: 455.24 FEET; 55.00 FEET, 43.62 FEET MORE OR LESS, 5.00 FEET MORE OR LESS, 154.86 FEET; THENCE LEAVING SAID EAST LINE, SOUTH TO THE WEST LINE OF THE BI-STATE DEVELOPMENT AGENCY, A DISTANCE OF 390.00 FEET MORE OR LESS; THENCE NORTH, ALONG SAID WEST LINE, THE FOLLOWING DISTANCES: 95.00 FEET MORE OR LESS, 10.00 FEET, 300.00 FEET, 10.00 FEET, 300.55 FEET, 10.00 FEET, 399.90 FEET, 10.00 FEET, 456.56 FEET, 42.62 FEET, 238.38 FEET, 54.14 FEET; THENCE LEAVING SAID WEST LINE, ALONG THE SOUTH LINE OF PART OF LOT 15 BEING REFERNCED IN DOCUMENT NUMBER A01593172, A DISTANCE OF 1,012.00 FEET MORE OR LESS; THENCE ALONG THE WEST LINE OF SAID PART LOT 15, A DISTANCE OF 402.00 FEET MORE OR LESS TO THE WEST LINE OF THE PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY; THENCE LEAVING SAID WEST LINE, NORTH, A DISTANCE OF 136.00 FEET, TO THE WEST LINE OF SAINT CLAIR AVENUE; THENCE LEAVING SAID WEST LINE OF SAINT CLAIR AVENUE, NORTH, A

DISTANCE OF 145.45 FEET MORE OR LESS TO THE EAST LINE OF PART OF LOT 2 OF THE "REPLAT OF MAGDALENA PLACE" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS Y ON PAGE 12, SAID POINT ALSO LYING ON THE WEST LINE OF MAGDALENA DRIVE; THENCE NORTH ALONG SAID WEST LINE OF MAGDALENA DRIVE TO THE NORTHEAST CORNER OF LOT 3 IN SAID SUBDIVISION, A DISTANCE OF 187.00 FEET; THENCE SOUTHEAST ACROSS MAGDALENA DRIVE TO THE EAST LINE OF MAGDALENA DRIVE, ALSO BEING THE NORTHWEST CORNER OF LOT 18 OF THE "DAVINROY PLACE" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 41 ON PAGE 32; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF LOT 18 AND BEING ON THE WEST LINE OF 1ST AVENUE, A DISTANCE OF 171.00 FEET MORE OR LESS; THENCE CONTINUING EAST ACROSS SAID 1ST AVENUE TO THE EAST LINE OF 1ST AVENUE, A DISTANCE OF 40.00 FEET; THENCE SOUTH ALONG SAID EAST LINE OF 1ST AVENUE TO THE NORTHWEST CORNER OF LOT 14 OF SAID "DAVINROY PLACE", A DISTANCE OF 100.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 141.20 FEET TO THE WEST LINE OF AN ALLEY; THENCE ACROSS SAID ALLEY TO A POINT IN ITS EAST LINE, A DISTANCE OF 7.50 FEET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 11 OF THE "DAVINROY PLACE 1ST ADDITION" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 41 ON PAGE 32; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 149.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING ON THE WEST LINE OF 2ND AVENUE; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 11 AND THE WEST LINE OF 2ND AVENUE TO THE NORTHEAST CORNER OF SAID LOT, A DISTANCE OF 50.00 FEET; THENCE EAST, ACROSS 2ND AVENUE AND AT A RIGHT ANGLE FROM THE PREVIOUS COURSE, 50.00 FEET, TO THE SOUTHWEST CORNER OF LOT 23 AND ALSO BEING ON THE EAST LINE OF 2ND AVENUE; THENCE ALONG THE SOUTH LINE OF SAID LOT 23 TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 149.43 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE SOUTHWEST CORNER OF LOT 8 OF THE "DAVINROY PLACE 2ND ADDITION" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 44 ON PAGE 106, A DISTANCE OF 22.50 FEET MORE OR LESS; THENCE ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING A POINT ON THE WEST LINE OF 3RD AVENUE, A DISTANCE OF 140.00 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT AND THE WEST LINE OF 3RD AVENUE, A DISTANCE OF 31.00 FEET MORE OR LESS; THENCE EAST AT A RIGHT ANGLE FROM THE PREVIOUS COURSE, TO THE SOUTHWEST CORNER OF LOT 23 OF SAID SUBDIVISION AND ALSO BEING THE EAST LINE OF 3RD AVENUE, A DISTANCE OF 50.00 FEET; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 23, TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 140.00 FEET; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 23, TO THE NORTHEAST CORNER OF SAID LOT AND A POINT BEING ON THE SOUTH LINE OF LOT 24, A DISTANCE OF 60.00 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 120.73 FEET; THENCE NORTH ALONG THE EAST LINE OF LOTS 24 AND 25, A DISTANCE OF 119.50 FEET MORE OF LESS; THENCE EAST ALONG THE NORTH LINE OF A PROPERTY OWNED BY ILLINOIS AMERICAN WATER COMPANY, REFERENCE OF DEED RECORDED IN BK 1082, PG 339 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE, A DISTANCE OF 280.00 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY TO THE NORTH LINE OF ST. CLAIR AVENUE, A DISTANCE OF 500.00 FEET; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 11 OF THE "NOLES TRACTS A.P. NO. 343" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 61 ON PAGE 42, A DISTANCE OF 381.00 FEET; THENCE NORTH ALONG SAID LOT LINE TO THE NORTHWEST CORNER OF SAID LOT, A DISTANCE OF 30.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT AND ALSO BEING ON THE WEST LINE OF NOLES DRIVE, A DISTANCE OF 238.35 FEET; THENCE CONTINUING EAST ACROSS NOLES DRIVE TO A POINT ON THE EAST LINE OF NOLES DRIVE AND ALSO BEING A POINT ON THE WEST LINE OF LOT 25 OF SAID SUBDIVISION, A DISTANCE OF 50.00 FEET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 25, A DISTANCE OF 63.00 FEET MORE OR LESS; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 25 TO THE NORTHEAST CORNER OF LOT 25A OF SAID SUBDIVISION, A DISTANCE OF 215.00 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 25A TO THE NORTH LINE OF ST. CLAIR AVENUE, A DISTANCE OF 100.00 FEET; THENCE CONTINUING SOUTH TO THE SOUTH LINE OF ST. CLAIR AVENUE AND ALSO BEING THE NORTHEAST CORNER OF PART OF LOT 31 OF THE SAID "NOLES TRACTS A.P. NO. 343", A DISTANCE OF 100.00 FEET MORE OR LESS, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SITUATED IN THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS.

EXHIBIT B

Redevelopment Project Area

[Attach West TIF #4 Boundary Map]

Ordinance No. _____

AN ORDINANCE ADOPTING TAX INCREMENT FINANCING IN THE NORTH TIF #5 TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Fairview Heights, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the "**TIF Act**"), for the Redevelopment Plan for the North TIF #5 Tax Increment Financing Redevelopment Project Area (the "**Redevelopment Plan**") within the municipal boundaries of the City of Fairview Heights and within the North TIF #5 Tax Increment Financing Redevelopment Project Area as described in **Exhibit A** attached to this Ordinance (the "**Redevelopment Project Area**"), which constitutes in the aggregate more than 1-1/2 acres.

WHEREAS, the City Council has heretofore adopted Ordinance No. _____ approving the Redevelopment Plan and Redevelopment Project as described therein (the "**Redevelopment Project**").

WHEREAS, the City Council has heretofore adopted Ordinance No. _____ approving and designating the North TIF #5 Tax Increment Financing Redevelopment Project Area.

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

SECTION 1. Tax increment financing is hereby adopted to pay redevelopment project costs pursuant to the TIF Act and the Redevelopment Plan for the North TIF #5 Tax Increment Financing Redevelopment Project Area in the City of Fairview Heights, Illinois, as described in **Exhibit A**. The maps of the Redevelopment Project Area are attached hereto as **Exhibit B** and made a part of this Ordinance.

SECTION 2. Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective dates of this ordinance until the Redevelopment Project Costs and bonds, notes or other obligations issued in respect thereto have been paid shall be divided as follows:

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

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

municipal treasurer who shall deposit said taxes into a special fund called the special tax allocation fund of the municipality for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof.

SECTION 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

SECTION 5. The City Clerk shall forthwith transmit to the County Clerk of St. Clair County a certified copy of this Ordinance and Ordinances No. _____ and _____, a legal description of the Redevelopment Project Area, a map of the Redevelopment Project Area, identification of the year **2015** as the year that the County Clerk shall use for determining the total initial equalized assessed value of the Redevelopment Project Area consistent with subsection (a) of Section 11-74.4-9 of the TIF Act, and a list of the parcel or tax identification number of each parcel of property included in the Redevelopment Project Area.

READ FIRST TIME: _____

READ SECOND TIME: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

MARK T. KUPSKY - MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

CITY CLERK

SPONSORED BY:
PLANNING COMMITTEE

EXHIBIT A

Legal Description

BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTH LINE OF FAI 64 AND THE WEST LINE OF NORTH RUBY LANE; THENCE NORTH ALONG THE WEST LINE OF NORTH RUBY LANE TO THE NORTHEAST CORNER OF LOT 4 OF "SKARHA TRACTS A.P." REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 43 ON PAGE 87; THENCE LEAVING SAID WEST LINE OF NORTH RUBY LANE, SOUTHEAST TO THE INTERSECTION WITH THE NORTHWEST CORNER OF LOT 7 OF SAID SUBDIVISION ALSO BEING THE EAST LINE OF NORTH RUBY LANE; THENCE EAST ALONG THE NORTH LINE OF LOT 7 TO THE NORTHEAST CORNER OF SAID LOT, A DISTANCE OF 143.59 FEET; THENCE SOUTH ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 11.60 FEET; THENCE SOUTHEAST ALONG THE SOUTH LINE OF PART OF LOT 5 OF SAID "SKARHA TRACTS A.P.", A DISTANCE OF 430.86 FEET; THENCE NORTHEAST ALONG THE EAST LINE OF SAID LOT THE FOLLOWING DISTANCES: 302.94 FEET, AND 578.82 FEET TO THE SOUTH LINE OF THE CSX RR; THENCE ALONG THE SOUTH AND WEST LINES OF SAID RAILROAD TO THE NORTHEAST CORNER OF THE "EDDING'S PLACE A.P. NO. 132" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 44 ON PAGE 41, A DISTANCE OF 1,660.00 FEET MORE OR LESS; THENCE EAST, CROSSING SAID RAILROAD, ALONG THE NORTH LINE AND THE WESTERLY EXTENTION OF SAID NORTH LINE, OF A TRACT OF LAND RECORDED AS DOCUMENT NUMBER A01942366 IN SAID RECORDER'S OFFICE, TO THE WEST LINE OF ILLINOIS STATE ROUTE 159, A DISTANCE OF 2,458.50 FEET MORE OR LESS; THENCE SOUTH ALONG THE WEST LINE OF ILLINOIS STATE ROUTE 159, A DISTANCE OF 1,920.00 FEET MORE OR LESS, TO THE SOUTH LINE OF LUDWIG DRIVE; THENCE WEST ALONG THE SOUTH LINE OF LUDWIG DRIVE TO THE NORTHWEST CORNER OF LOT 5 OF "FAIRVIEW HEIGHTS PLAZA ANNEX SUBDIVISION., RESUB." REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 93 ON PAGE 16, A DISTANCE OF 2,724.89 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER OF LOT 3 OF "RUBY LANE HEIGHTS" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 46 ON PAGE 76, A DISTANCE OF 60.26 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3 TO THE EAST LINE OF NORTH RUBY LANE, A DISTANCE OF 171.30 FEET; THENCE SOUTH ALONG THE EAST LINE OF NORTH RUBY LANE TO THE SOUTHWEST CORNER OF LOT 1 OF SAID "RUBY LANE HEIGHTS" SUBDIVISION; THENCE NORTHWEST ACROSS NORHT RUBY LANE TO THE INTERSECTION OF THE WEST LINE OF NORTH RUBY LANE WITH THE NORTH LINE OF FAI 64, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SITUATED IN THE CITY OF FAIRVIEW HEIGTHS, ST. CLAIR COUNTY, ILLINOIS.

EXHIBIT B

Redevelopment Project Area

[Attach North TIF #5 Boundary Map]

Request for Proposals

Developer for Mixed Use Commercial/Residential Transit Oriented Development
Fairview Heights, IL

July 1, 2015

If you are interested in receiving a RFP package explaining the intent of the project, please contact:

Mike Malloy, AICP

Director of Economic Development

City of Fairview Heights, IL

10025 Bunkum Road

618.489.2033

malloy@cofh.org

RFP Objective:

The City of Fairview Heights, Illinois is seeking a Developer to construct a Mixed Use Commercial/Residential Transit Oriented Development (TOD) adjacent to the existing Fairview Heights MetroLink station.



July 1, 2015

Request for Proposals

Developer for Mixed Use Commercial/Residential Transit Oriented Development
Fairview Heights, IL

I. RFP Objective

The City of Fairview Heights, Illinois¹ is seeking a Developer to construct a Mixed Use Commercial/Residential Transit Oriented Development (TOD) adjacent to the existing Fairview Heights MetroLink station.

The Fairview Heights station is one (1) of thirty-seven (37) stations on the MetroLink system in the Greater St. Louis Metropolitan area with a portion of the system being in operation since 1995. At present the system contains some 46 miles of track. Stations are located as far west in Missouri as Lambert International Airport and as far east in Illinois as Shiloh Scott Air Force Base.

At present the Fairview Heights station area is a "Park and Ride" facility only with no TOD related commercial or residential development on or adjacent to the station. MetroLink (Bi-State Development Agency) owns approximately eight (8) acres immediately adjacent to the Fairview Heights Station with other developable land within a ½ mile radius of the station being privately held. BSDA has conceptually agreed to work with the selected Developer in either a sale, lease, joint development scenario or other scenario, to be determined at a future date based on Developer's actual proposal, for all or part of the BSDA property with the condition that any existing parking spaces within the Park and Ride lot lost to development shall be replaced by the developer on a 1 to 1 basis. Within the eight (8) acres is a designated "area of artifacts" which all developers must address via preservation and/or incorporation of an active dig component into the overall mixed use development.

In July of 2013 Design Workshop in conjunction with East-West Gateway Council of Governments produced a Fairview Heights Station Area Plan which consists of four (4) phases envisioned to be built out over a twenty (20) year period. The station area plan is designed to be conceptual only and deviations from the plan, per se, by a developer are welcome.

The entire area of the Station Area Plan is within the Corporate Limits of Fairview Heights, a Home Rule City in the State of Illinois. A Tax Increment Finance District, covering all of the area within the Station Area Plan has recently been enacted. Further, the City has applied for Enterprise Zone status with the State of Illinois for the same area and hopes to be awarded

such Enterprise Zone Status in September 2015. Additionally Federal Tax Credits are possible.

¹ In conjunction with the Bi-State Development Agency, Federal Transportation Administration, and St. Clair County Transit.

A small portion (west of platform) of the Station Plan Area is within a Zone AE Floodway Area. Further, the Station Area is scheduled in September 2015 to be connected to the existing section of the MetroLink Trail with the completion of a segment westward from the Memorial Hospital Station.

Design features for the initial phase (Phase I) shall include:

1. Commercial (street level) neighborhood development i.e. pharmacy, cleaners, convenience store, grocery store, gas station.
2. Residential (2nd/3rd story) apartments/condominiums
3. Replacement parking for any lost Park and Ride spaces
4. Preservation and/or development of an active dig area for the "Designated Area of Artifacts to protect or display Indian civilization remains on a permanent basis.
5. Incorporation of a bike/walking trail within the proposed Mix Use Development to connect to the MetroLink trail
6. Outparcel Commercial/Residential development
7. Indicate acreage required by developer
8. Elderly housing is preferred, but not required

Developers are welcome to propose specific types of development for Phase II, III, and IV. Developer is only required to submit a Proposal for Phase I.

All interested developers shall be provided a Fairview Heights Station Developers Packet after receipt of a \$100.00 which is non-refundable.

Contained within the Developers Packet will be the following:

1. Fairview Heights Station Area Plan
2. TIF #4 Eligibility Study
3. TIF #4 Redevelopment Plan
4. Enterprise Zone application
5. Comprehensive Plan
6. Flood Insurance Rate Map

Ultimately, the City¹ envisions that a Public/Private Partnership will be entered into with the successful developer to construct Phase I and possibly Phase II, III, and IV of the project. From a Zoning perspective the City's Comprehensive Plan designates the area, Transit Oriented Mixed Use

Commercial and Residential, and any proposed development will be considered for approval, Zoning wise, through a PUD process.

The overall objective of the Station Area Plan is to stimulate economic development by addressing housing, community development, transit, employment and business growth within ½ mile of the existing Fairview Heights MetroLink Station.

Submittal Information

Developer is asked to explain their experience, knowledge, skills, and abilities in constructing a Mix Use Transit Oriented Development. All proposals received in response to this RFP shall be considered non-binding. All costs expended for submitting a proposal for this RFP will be incurred by the submitting developer.

RFP Schedule

Date	Activity
July 1, 2015	RFP Released
August 14, 2015	Deadline to submit questions for a pre-proposal conference call. All questions and requests for conference call detail should be submitted via email to malloy@cofh.org
August 21, 2015	Pre-Proposal Conference Call
October 30, 2015	RFP responses due
November 6, 2015	Internal review of RFP responses
November 13, 2015	Notifications for interviews of top three (3) proposals
December 3 and 4, 2015	Interviews in Fairview Heights
December 18, 2015	Selection of Developer
January 2, 2016	Negotiations begin with selected Developer
March 5th , 2016	Negotiations completed
March 2017	Anticipated Phase I construction begins

RFP proposals should be clearly marked Developers Proposal Fairview Heights Station Area Plan on the outside mailing envelope and be mailed or hand-delivered to:

City of Fairview Heights
Attention: Mike Malloy, Director of Economic Development
10025 Bunkum Road

Fairview Heights, IL 62208

All proposals become the property of the City of Fairview Heights, and will not be returned. Developers should submit an original (marked), one digital version, and five (5) copies, signed by the business signature authority. The Developer is responsible for obtaining necessary authorization for all such use of the documents and information, and for assuring that such copying and use in conformance with laws related to trademarks and copyrights. Any documents of information for which the Developer has not obtained such authorization, or for which such copying and use is not authorized, shall not be submitted. The undersigned Developer agrees to indemnify, defend, and hold the City of Fairview Heights, its officials, and employees harmless from any claims of any nature, including claims arising from trademark or copyright laws, related to use of information and documents submitted with the proposal.

Format and Content:

1. Title sheet with the legal name and address of company
2. Executive Summary
3. Company History and Staffing
4. Mixed Use Transit Oriented Development Experience
5. Proposal Components
6. Estimated Total Project Cost by Phase
7. References

To be considered complete, proposals must provide a complete response to the information requested below:

Company History & Staffing:

1. Provide a narrative history of your company that includes the Developers approach to the project.
2. Provide the size of your company.
3. Provide information on the number of years that your company has been in business along with your physical location and legal structure.
4. Provide an organizational chart for your company that includes names and responsibilities of key personnel participating in the project. Clearly specify which personnel will work on various aspects of the project, including the project principal and project manager.
5. Provide financial statements for the last three years.
6. Provide a copy of your organizations' Certificate of Insurance and coverage amount carried for Developer services, including the insurance company contact information.
7. Present resumes of all key personnel. Include names and addresses of all firms involved in the project with related projects on which each firm has

performed comparable work during the last five years. For subcontractors, provide the reasons for subcontracting, relevant personnel and resumes.

Mixed Use Transit Oriented Development Experience:

1. Provide a comprehensive description of your Mixed Use Transit Oriented experiences. Specifically, note the size and timelines associated with each project.
2. Describe your previous experience with Mixed Use Transit Oriented projects
3. Provide examples of two (2) presentations to Public Boards, Commissions, and/or City Council/County Administrators for other Mixed Use Transit Oriented Projects.

Proposal Components:

- Outline proposed activities of Developer for the four(4) following phases;
 - 1.Preliminary Design and Engineering
 - 2.Preparation of Engineering Drawings and Construction Documents
 - 3.Construction
 - 4.Construction Management

Estimated Total Project Cost By Phase:

1. Provide detailed costs for the construction of each phase (Phase I required) this project (level of effort, cost by tasks and cost summary). Include a project timeline and estimated dates of completion for each phase.

References:

1. Provide a total of five professional references of which two (2) should relate to construction of a Mixed Use Transit Oriented Development project. Reference detail should include:
 - Name of organization
 - Name of project(s)
 - Project timeframe, start and end date
 - Contact information (Name, Title, Phone Number, Mail and Email addresses)
 - Brief description of work activities associated with project.

General Terms and Conditions:

1. **QUALIFICATIONS OF OFFERORS:** City of Fairview Heights may make such reasonable investigations as deemed proper and necessary to determine the ability of the Developer to perform the services and Developer shall furnish to the City of Fairview Heights all such information and data for this purpose as may be requested. City of Fairview Heights further reserves the right to reject

any proposal if the evidence submitted by, or investigations of, such offeror fails to satisfy City of Fairview Heights that such Developer is properly qualified to carry out the obligations of the contract and to provide the services contemplated therein.

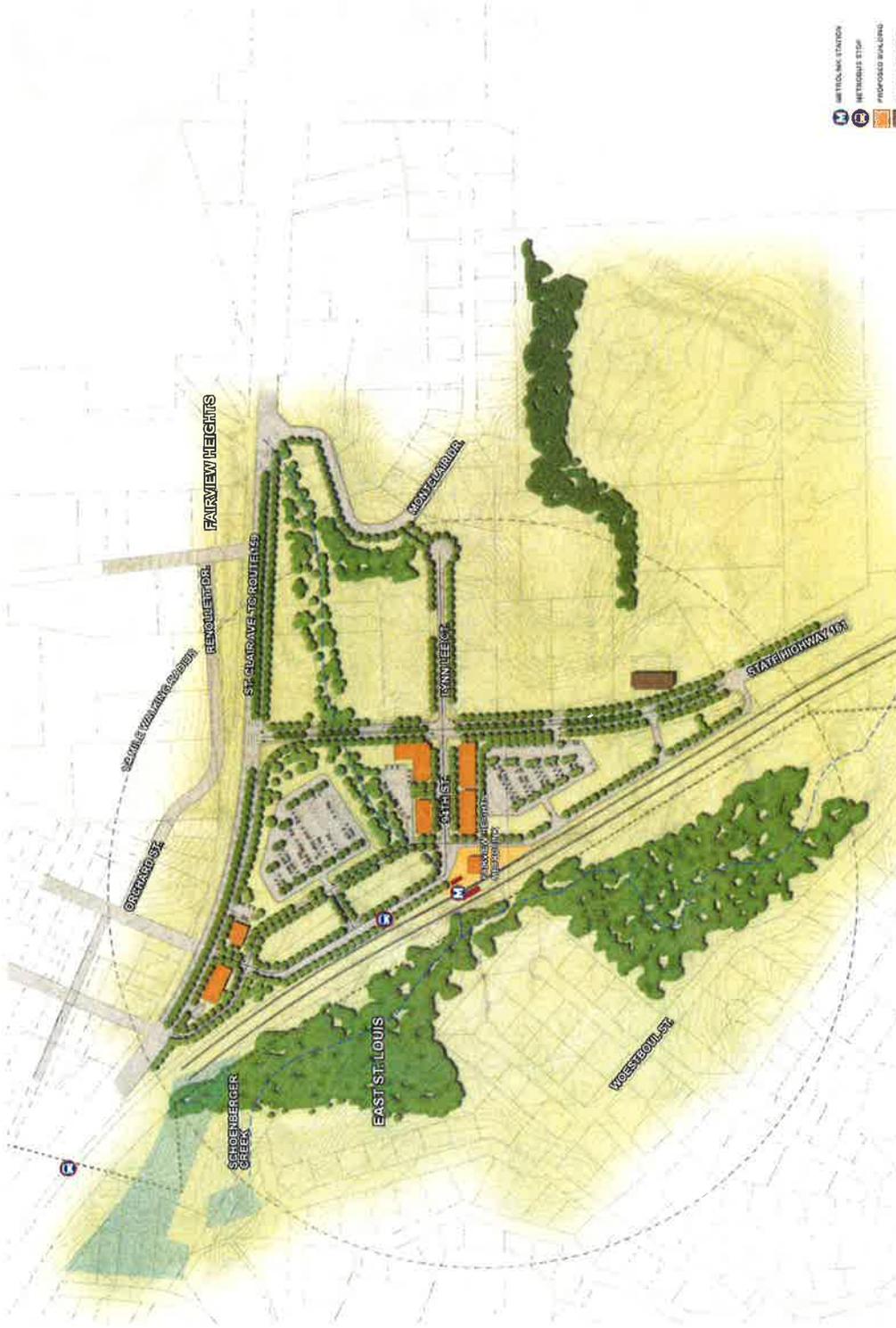
2. AUTHORIZATION TO CONDUCT BUSINESS IN THE STATE OF ILLINIOS:

A Developer organized as a stock or nonstick corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership shall be authorized to transact business in the State of Illinois as a domestic or foreign business entity as required by law. Any business entity described above that enters into a contract with City of Fairview Heights, shall not allow its existence to lapse or its certificate of authority or registration to transact business in the State of Illinois, if so required, under by law, to be revoked or cancelled at any time during the term of the contract. City of Fairview Heights may void any contract with a Developer cancelled at any time during the term of the contract. City of Fairview Heights may void any contract with a Developer fails to remain in compliance with the provisions of this section.



Aerial of MetroLink station area

Phasing Strategy



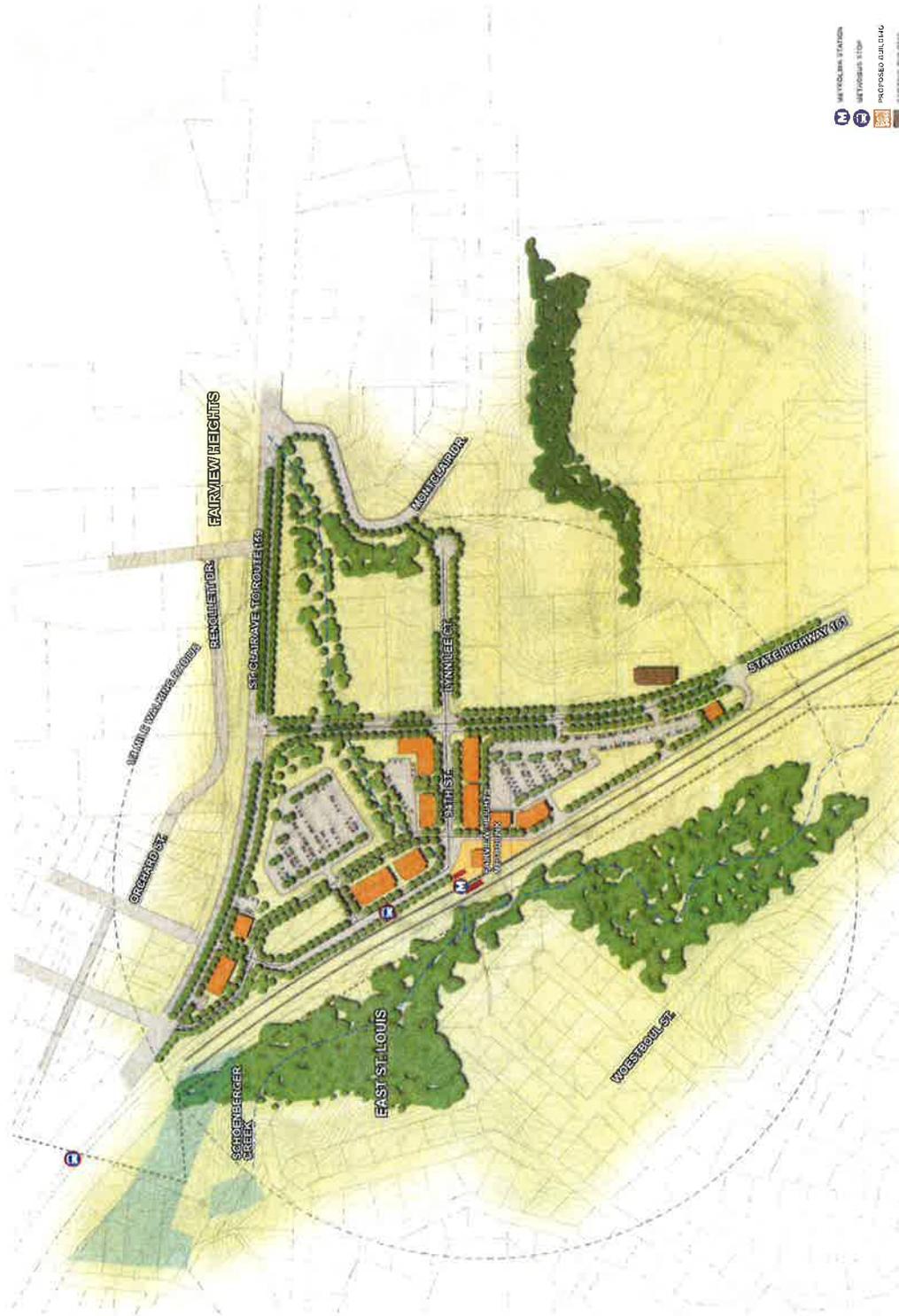
Phase 1

Phasing at the Fairview Heights station has been considered in four segments. Phase 1 formalizes the entrance into the station area on 94th Street by creating definition with new development fronting both sides of the street. This axis is important in highlighting the visual and physical connection to the station platform. The new development will provide services for transit riders, local commuters, and future station area users. This phase of development maintains all existing surface parking.

Phase 1 is more likely to contain convenience retail uses initially, including sundries, dry cleaners, a bank, and the like, along with perhaps a very small residential or office component. Phase 1 may encompass the first five years, or up to the first ten years of initial development activity. During this phase, all land uses to the east of Route 161 would likely remain in their current configuration. Phase 1 represents a degree of development that ties fairly closely with the conclusions of the market study. Phases 2 through 4 primarily represent either a long term "vision" for additional growth in the Fairview Heights area, or the repositioning of existing square footage of space into new or different buildings over time.

Phase 2

Phase 2 begins to expand development around the station platform. This new development may include a mixture of residential, office, and retail uses. A few buildings may develop along St. Clair Avenue, to the north, to serve commuters. Commuter lots are maintained through Phase 2, providing parking in the northern portion of the Metro owned property and to the south.



STATION | FAIRVIEW HEIGHTS (FAIRVIEW HEIGHTS/CITY OF EAST ST. LOUIS) | PHASE 2

DESIGNWORKSHOP

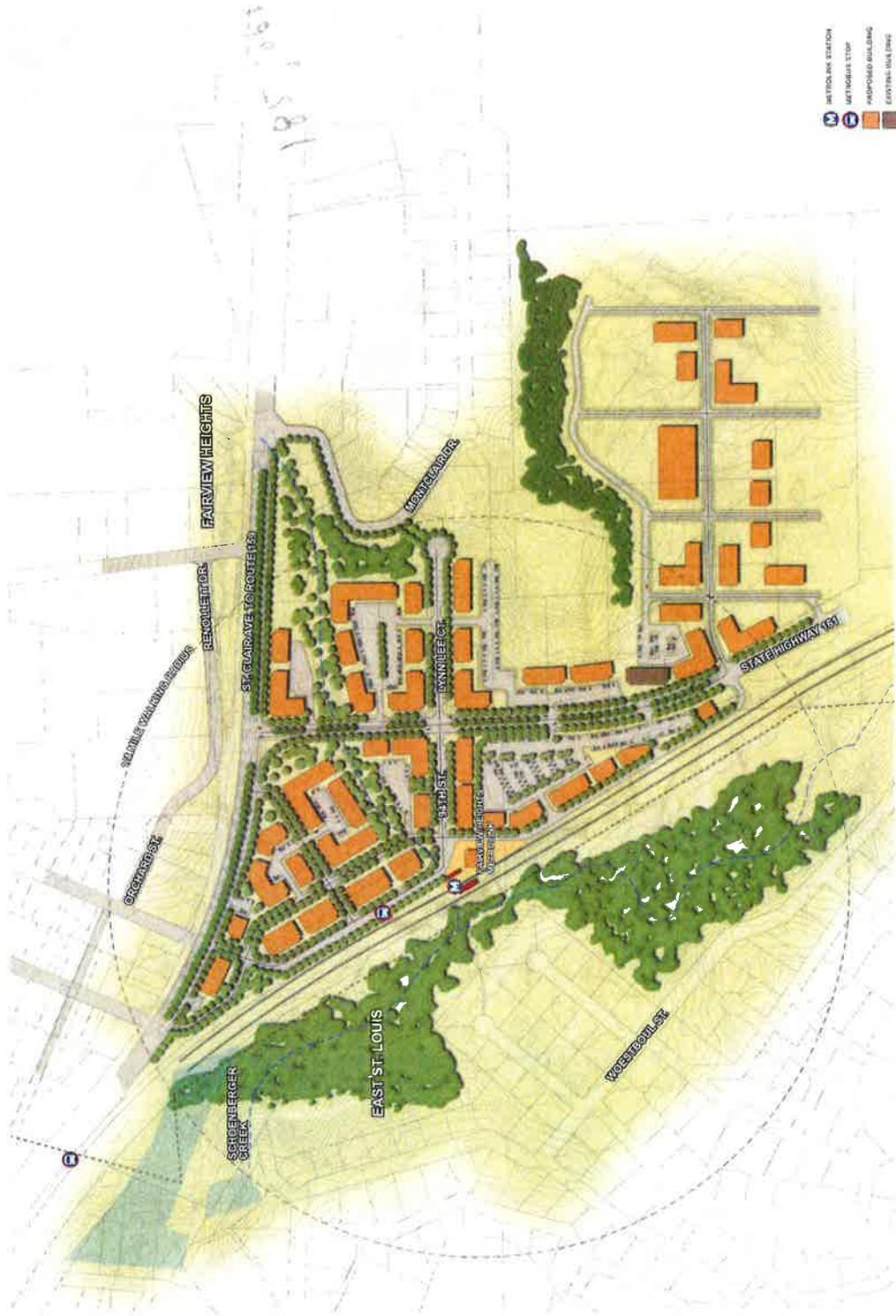
Phase 3

In Phase 3, most of the remaining Metro owned land around the station area develops as a mixture of residential, retail, and office uses. Developers may need to construct surface parking lots within the new projects in order to serve the new development as well as provide for parking for MetroLink riders. In Phase 3, development would spread to the east of Route 161, as well. Lynn Lee Court would serve as an eastern extension of the "Main Street" along 94th Street and may include a greater emphasis on retail uses. Buildings located to the east of Route 161, between St. Clair Avenue and Lynn Lee Court, may more logically develop as business park or office uses.



Phase 4

Phase 4 envisions the eventual development of the French Village Industrial Park area, to the south and east of Route 161, as a business park area. The plan anticipates the road network for the French Village area logically connecting up with the road network for the Fairview Heights station area in order to encourage greater use of the light rail line by business park users.



STATION | FAIRVIEW HEIGHTS (FAIRVIEW HEIGHTS/CITY OF EAST ST. LOUIS) | PHASE 4

DESIGNWORKSHOP

WEST TIF #4
Redevelopment Project Area
Tax Increment Financing (TIF)

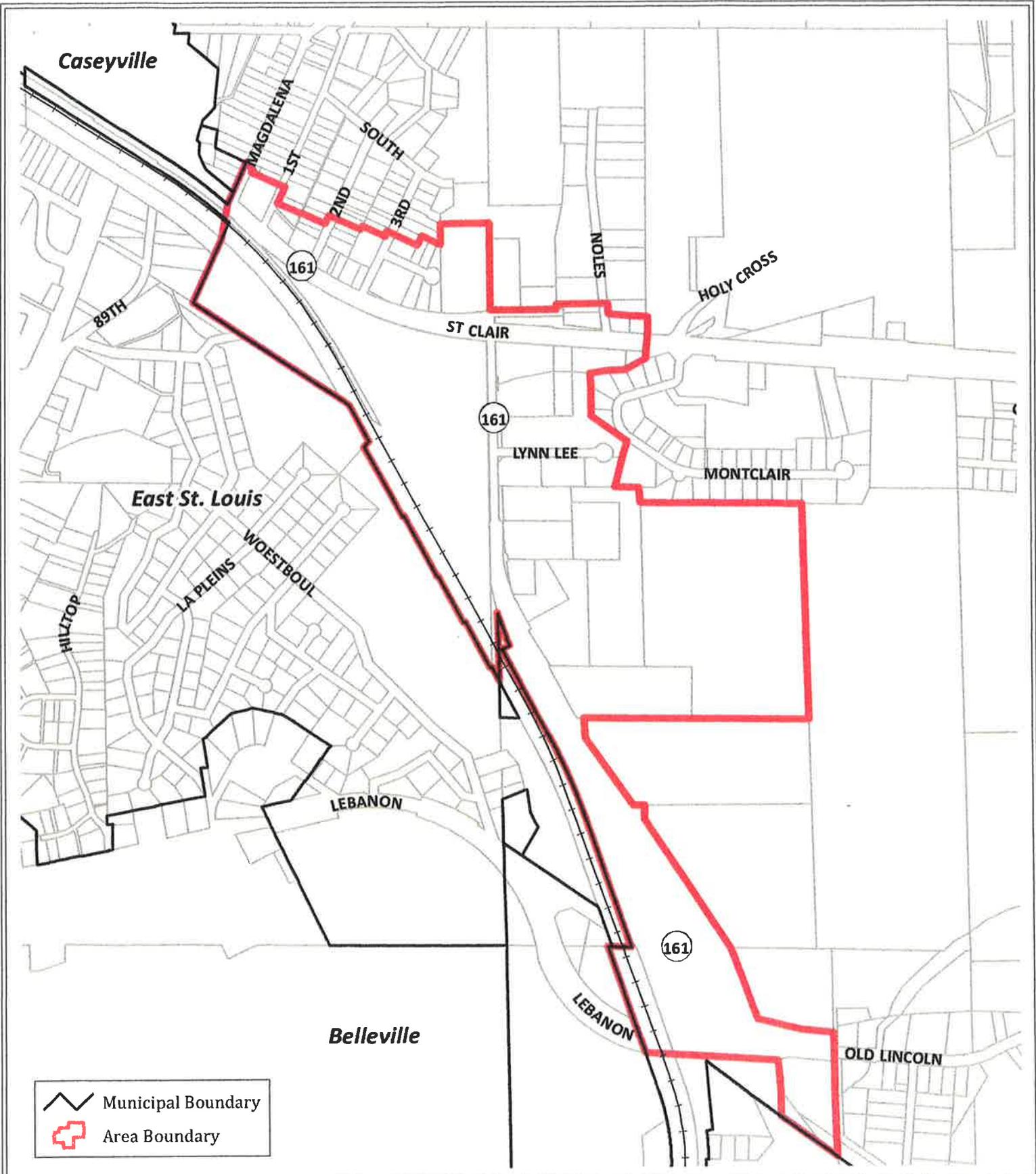
ELIGIBILITY STUDY

City of Fairview Heights, Illinois

October 7, 2014

EDIR

Economic Development Resources
St. Louis, Missouri



	Municipal Boundary
	Area Boundary

Fairview Heights West TIF #4
 Tax Increment Financing Eligibility Study
 City of Fairview Heights, Illinois

EDIR
 Economic Development Resources

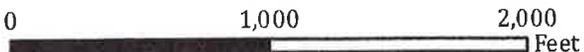


EXHIBIT A Boundary Map

WEST TIF #4
Redevelopment Project Area
Tax Increment Financing (TIF)

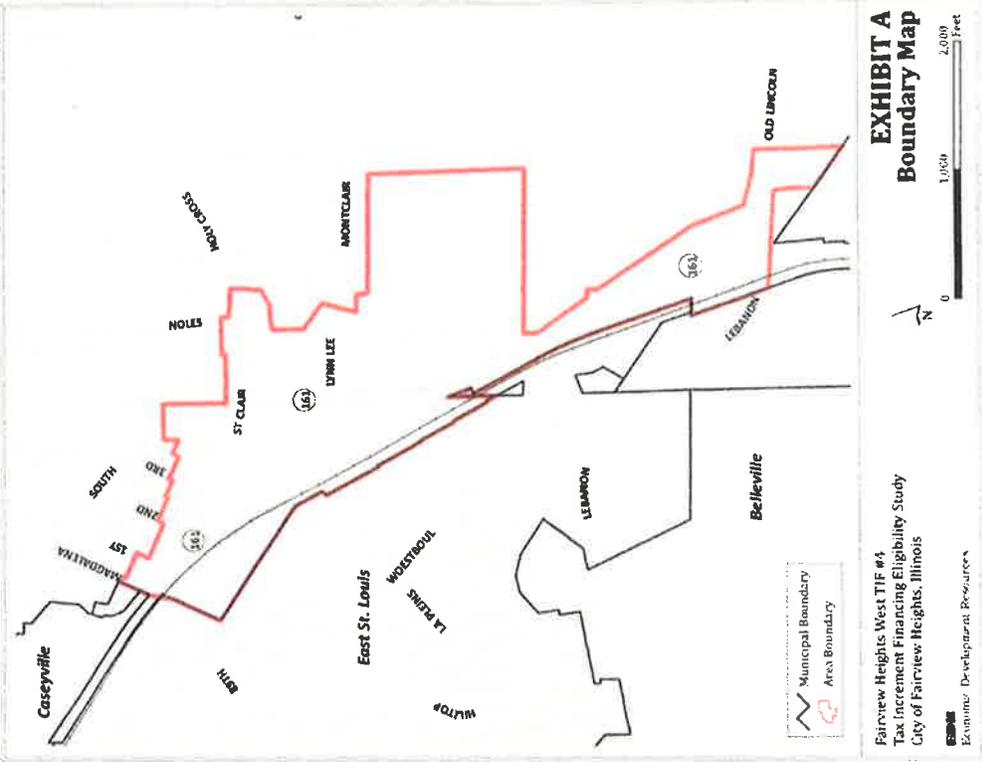
REDEVELOPMENT PLAN

City of Fairview Heights, Illinois

November 25, 2014

EDIR

Economic Development Resources
St. Louis, Missouri



**EXHIBIT A
Boundary Map**

Fairview Heights West TIF #4
Tax Increment Financing Eligibility Study
City of Fairview Heights, Illinois
Economic Development Resources

TIF #4

**PROPOSED FAIRVIEW HEIGHTS
ENTERPRISE ZONE**

**ILLINOIS ENTERPRISE ZONE PROGRAM
APPLICATION FOR NEW DESIGNATION**



City of Fairview Heights, Illinois

December, 2014



CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ www.cofh.org

December 17, 2014

Illinois Department of Commerce and Economic Opportunity
c/o Ms. Kendalynn Jackson, Enterprise Zone Manager
Enterprise Zone Program
500 East Monroe, Fourth Floor
Springfield, Illinois 62701

Re: Proposed Fairview Heights Enterprise Zone

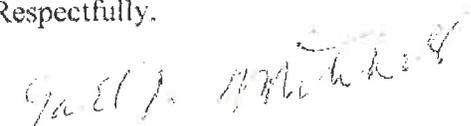
Dear Ms. Jackson:

The City of Fairview Heights is pleased to provide you with the enclosed Application for New Designation for the proposed Fairview Heights Enterprise Zone.

Economic growth and revitalization requires the continuous and cooperative partnership of the public and private sectors to create environments which are conducive to investment, production and employment. The City of Fairview Heights is applying to designate its first Enterprise Zone in order to stimulate commercial and industrial growth, and retention, within specific areas of our community. The City wishes to target its resources to specific portions of the community in order to maximize local economic development activities. The area of the proposed Enterprise Zone has been identified due to its prominent positioning in the City, its demonstrated lack of growth, and the City's recognition of where Enterprise Zone benefit is especially needed to foster economic development and redevelopment.

If you have any questions or comments concerning the City's Application, or if you require any additional information, please call me at (618) 489-2000.

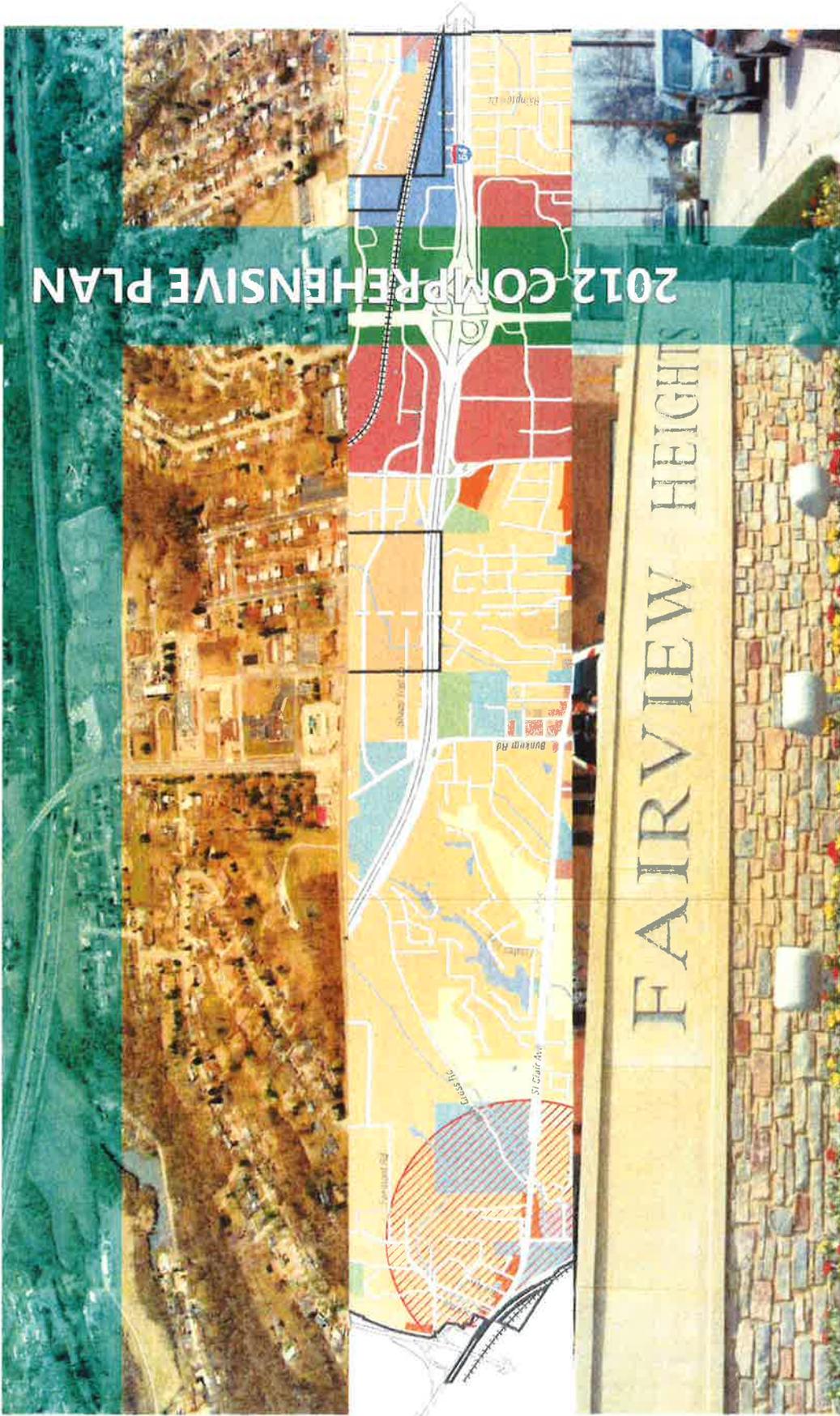
Respectfully,


Gail D. Mitchell, Mayor
City of Fairview Heights

cc: Rep. Jay C. Hoffman
Sen. James F. Clayborne, Jr.



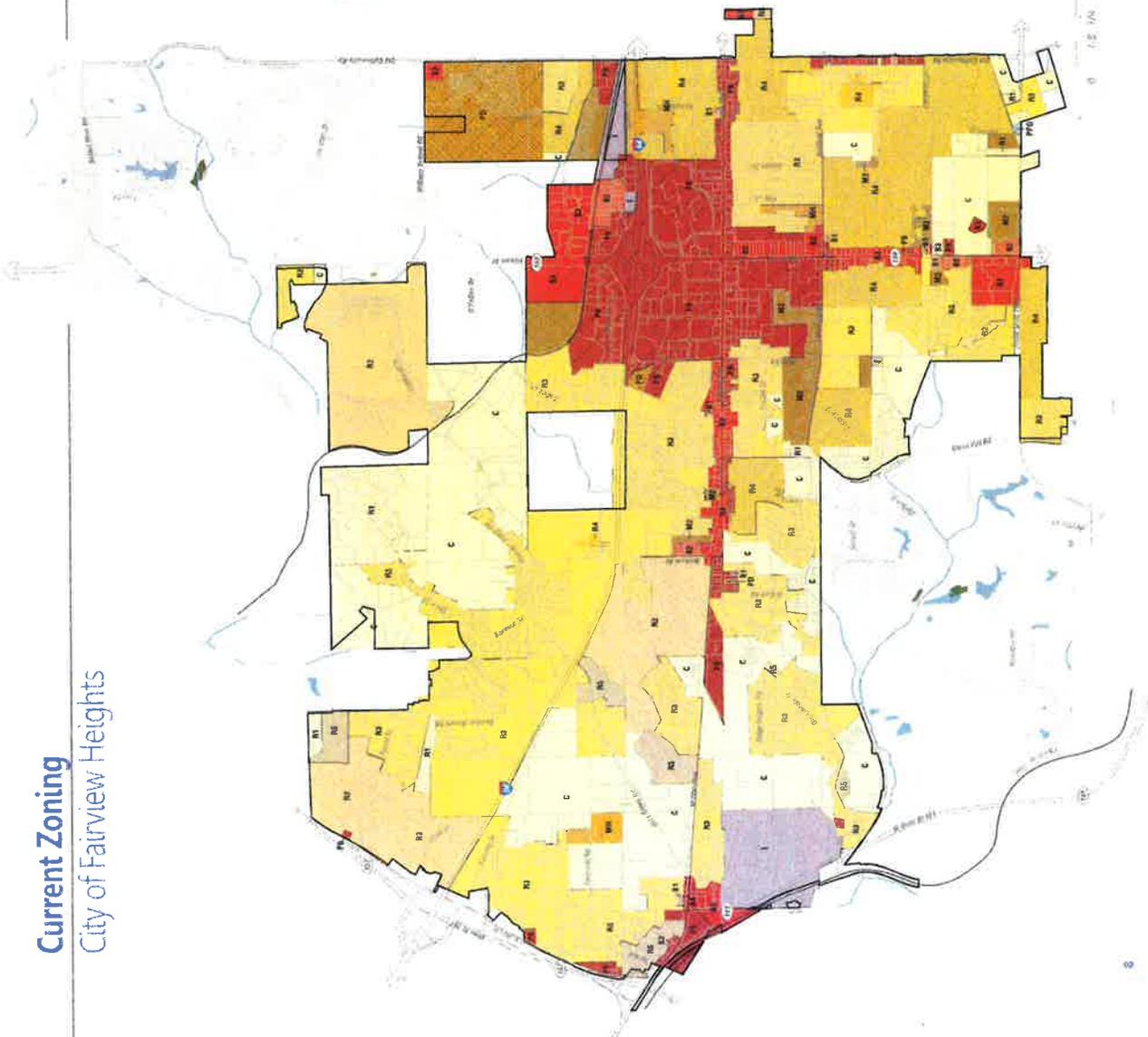
2012 COMPREHENSIVE PLAN



December 2012 Draft for Discussion • prepared by Houseal Lavigne Associates with assistance from Hanson Professional Services
City of Fairview Heights • 2012 Comprehensive Plan

Current Zoning

City of Fairview Heights



Zoning Legend

Residential Districts

- R-1 One-Family Dwelling
- R-2 One-Family Dwelling
- R-3 One-Family Dwelling
- R-4 One-Family Dwelling
- R-5 One-Family Dwelling
- MH One-Family Dwelling
- M-2 Multiple-Family Dwelling

Business Districts

- B-1 Neighborhood Business
- B-2 Office - Business
- B-3 Community Business
- B-4 General Business
- PB Planned Business
- PPO Planned Professional Office

Conservation Districts

- C Conservation
- Industrial Districts
- Industrial
- Multiple-Use Districts
- PD Planned Development District

District	Primary Purpose/Uses	Min. Lot Area (sq. ft.)	Max. Height	FAR
Residential Districts				
R-1 Residential	Large single family dwellings	10,000	35'	0.5
R-2 Residential	Medium-sized single family dwellings	15,000	35'	0.5
R-3 Residential	Smaller single family lots	10,000	35'	0.5
R-4 Residential	Smaller single family lots	8,000	35'	0.5
R-5 Residential	Smaller single family lots	6,000	< 2 Stories	0.5
MH Residential	Community residences	6,000	35'	0.5
M-2 Residential	Multi-family dwellings Apartments	10,000	45'	1.0
PR Planned Residential	Multiple uses permitted as part of a single development	Not Specified	-	-
Commercial Districts				
B-1 Neighborhood Business	Locally serving convenience sales and services	10,000	25'	0.5
B-2 Office Business	Business and professional offices and compatible uses	20,000	35'	1.0
B-3 Community Business	Retail oriented commercial activities	20,000	35'	1.0
B-4 General Business	Commercial uses falling outside of other business district categories	20,000	45'	2.1
PB Planned Business	Variety of commercial developments and uses may be permitted	Two (2) acres when abutting residential uses	-	-
PPO Planned Professional Office	Professional and administrative office buildings compatible with surrounding residential uses	Not Specified	-	-
Industrial Districts				
I Industrial	Light industry of an assembly nature from finished goods, warehousing, and wholesaling activities	20,000	45'	1.0
Other Districts				
C Conservation	Guide development in areas where natural topography is an impediment to development	3 acres	35'	0.5
PD Planned Development	Individually owned or managed development allowing for a mix of residential and commercial uses	5 acres; Commercial can comprise < 15% of total area	-	-
*FAR - Floor Area Ratio				

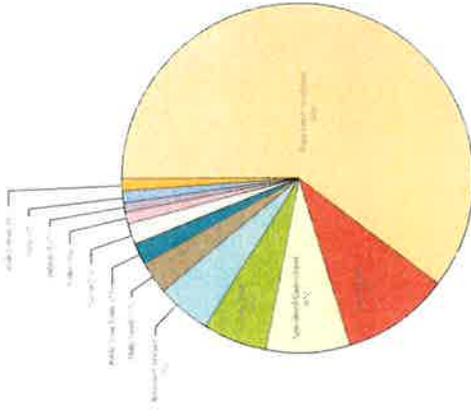
TABLE A00071

Existing Land Use

City of Fairview Heights

Existing Land Use

It is important to have a firm understanding of what the current land use patterns are as they will have a significant influence on the city's future growth and development. The following table highlights the existing land uses within the City of Fairview Heights.

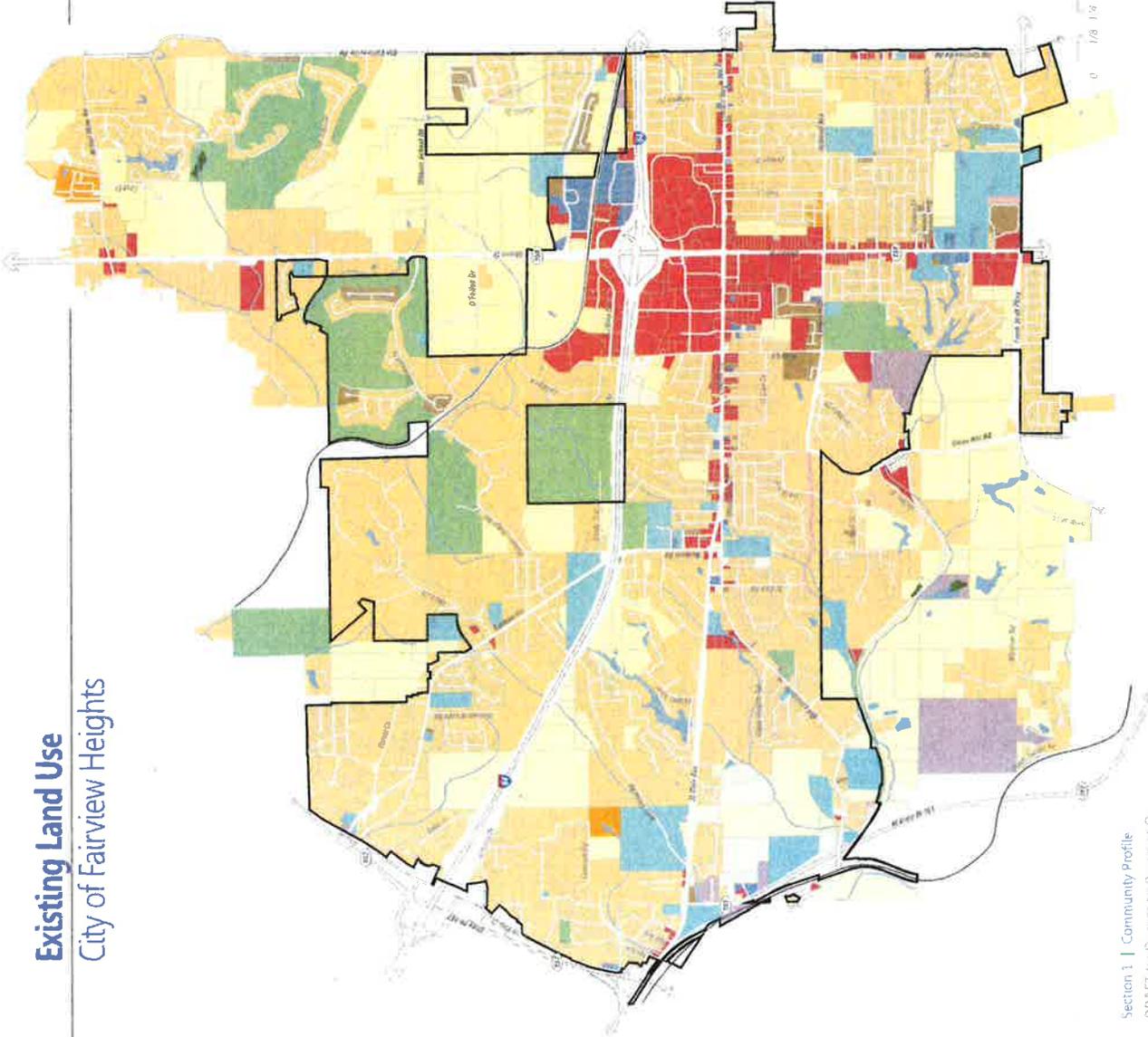


Agriculture / Undeveloped

This land use consists of agricultural areas and undeveloped or otherwise underutilized areas that are likely to experience development or reinvestment over the life of the Comprehensive Plan. Agricultural and/or undeveloped areas occupy approximately eight percent of the area within the city limits and are primarily scattered throughout the western portion of the community. There are also several large agricultural areas located to the north and northeast of the city in Caseyville, St. Clair and Canteen Townships, the most significant of which is located north of I-64, to the east of the I-159 corridor. The city's most recent residential development has occurred in this area and it is anticipated that much of the agricultural land to the northeast of the city will be developed. A large area of undeveloped land is located to the southwest in unincorporated St. Clair County.

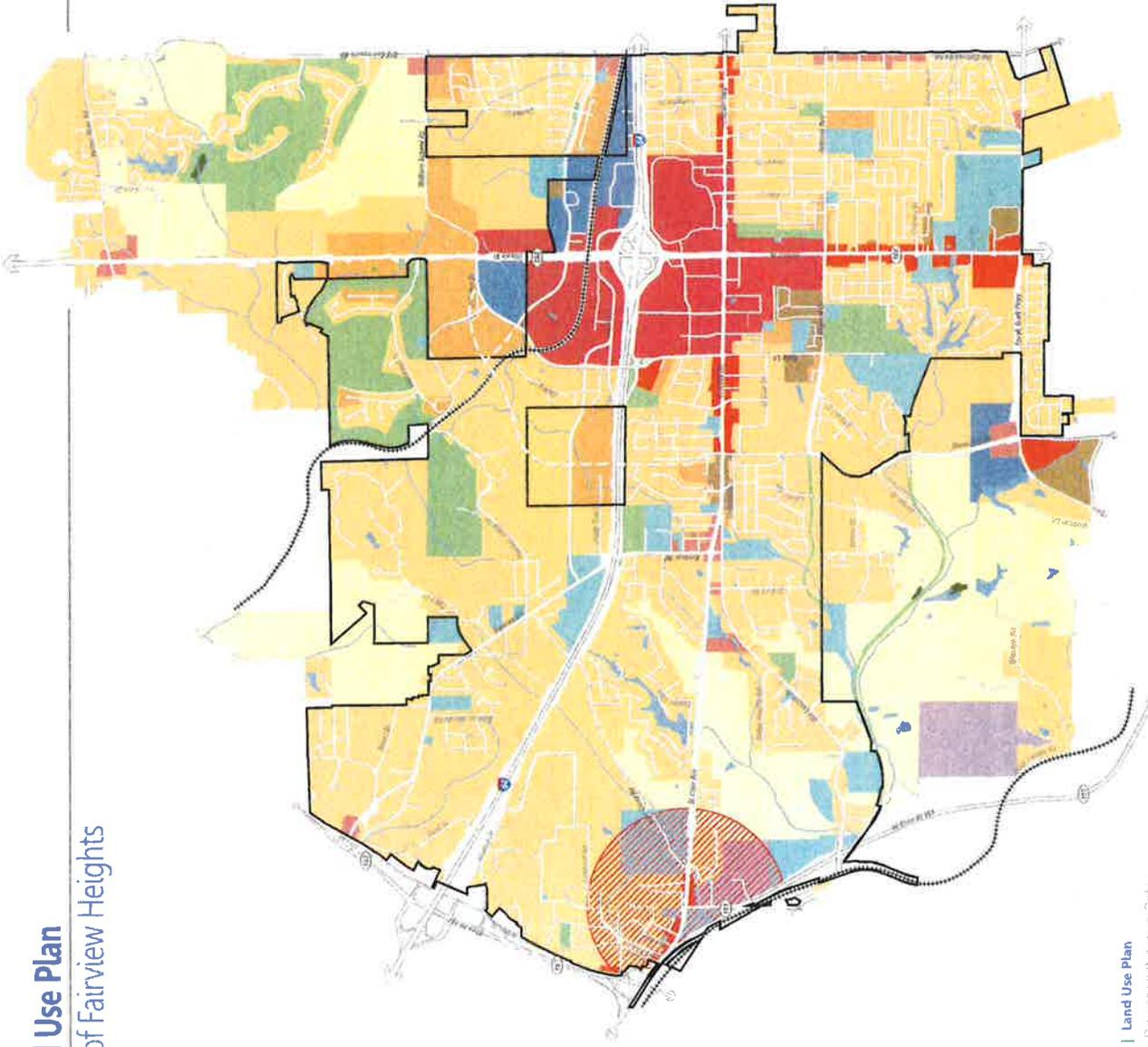
Land Use Legend

- Agriculture/Undeveloped
- Single Family Residential
- Multi-Family Residential
- Mobile Home/Recreational Vehicle
- Commercial Retail & Service
- Office
- Industrial
- Public/Semi-Public
- Parks & Open Space
- Utilities



Land Use Plan

City of Fairview Heights



Land Use Legend

- Single Family Residential** areas should consist primarily of single family detached homes.
- Single Family Attached Residential** areas should provide a range of attached building types such as duplexes, townhomes and rowhouses.
- Multi-Family Residential** areas should consist of condominiums, apartments, and senior housing developments and should be predominantly owner-occupied.
- Conservation/Estate Residential** areas are intended to preserve the rural character and natural setting of Fairview Heights' growth areas and undeveloped natural areas.
- The **Regional Commercial** designation is an intense commercial land use consisting of larger commercial properties along the City's major roadways, near the interstate. St. Clair Square is the primary anchor of regional commercial area.
- Corridor Commercial** areas comprise linear retail areas along primary roadways and serve the needs of the larger Fairview Heights community as well as passing motorists.
- Neighborhood Commercial** areas are intended to provide daily goods and services conveniently to local residential neighborhoods and should be of smaller scale and intensity.
- The **Office Park** designation includes areas dedicated to office uses incorporated into a "campus like" setting.
- Light Industrial/Business Park** areas accommodate a range of light industrial, commercial service, and more intense business uses that are not compatible with residential uses.
- Public and Semi-Public** uses include public facilities and infrastructure. This designation consists of a number of existing government and institutional facilities including City Hall, police and fire stations, schools, utilities, and larger religious institutions.
- The **Parks and Open Space** land use designation includes public and private open space including city parks and golf courses.
- Mixed-Use Development** should be encouraged in the area within 1/2 mile of the MetroLink station.
- Current Municipal Limits**
- Water/Wetlands**



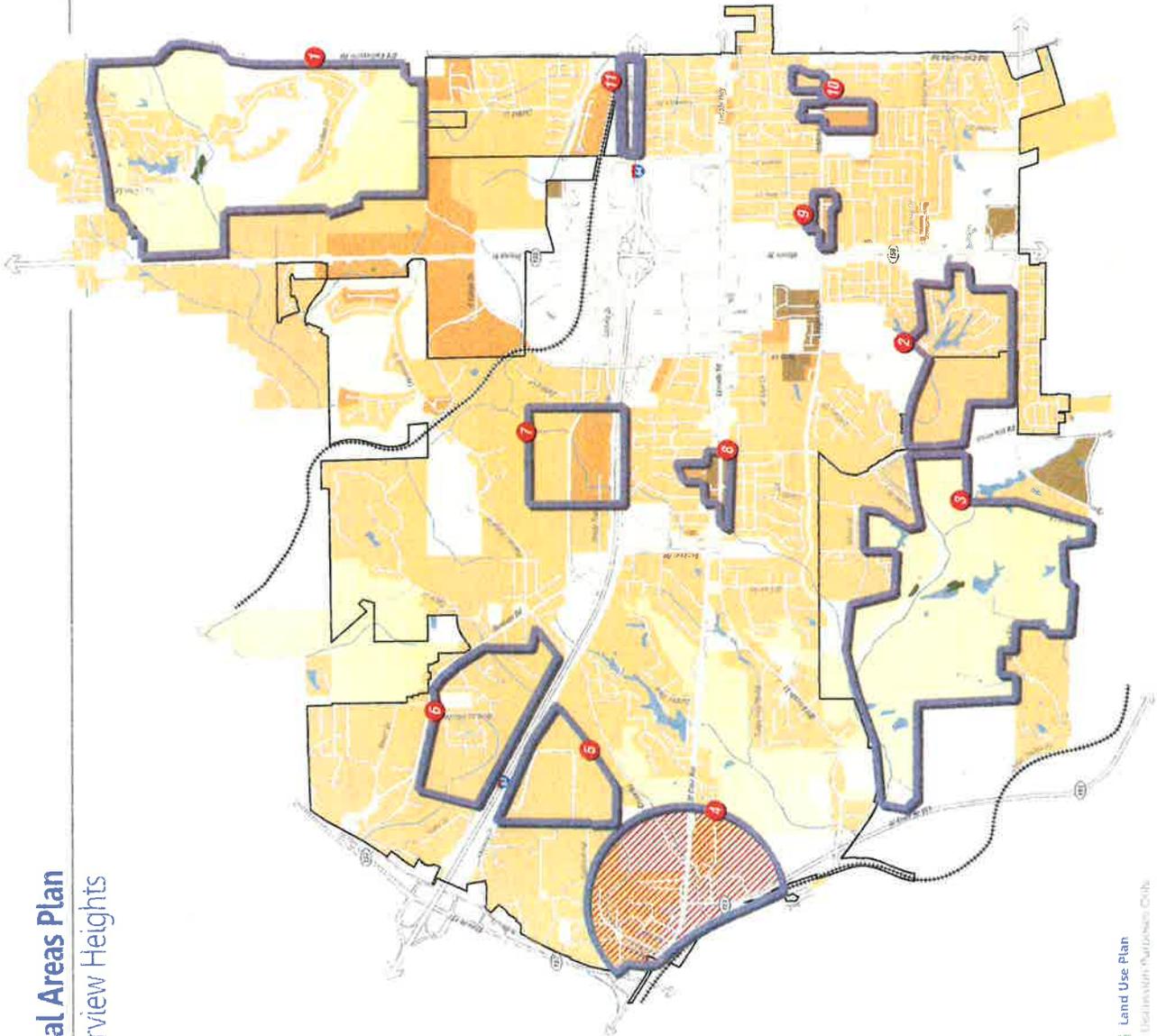
Residential Areas Plan

City of Fairview Heights

Residential Areas Legend

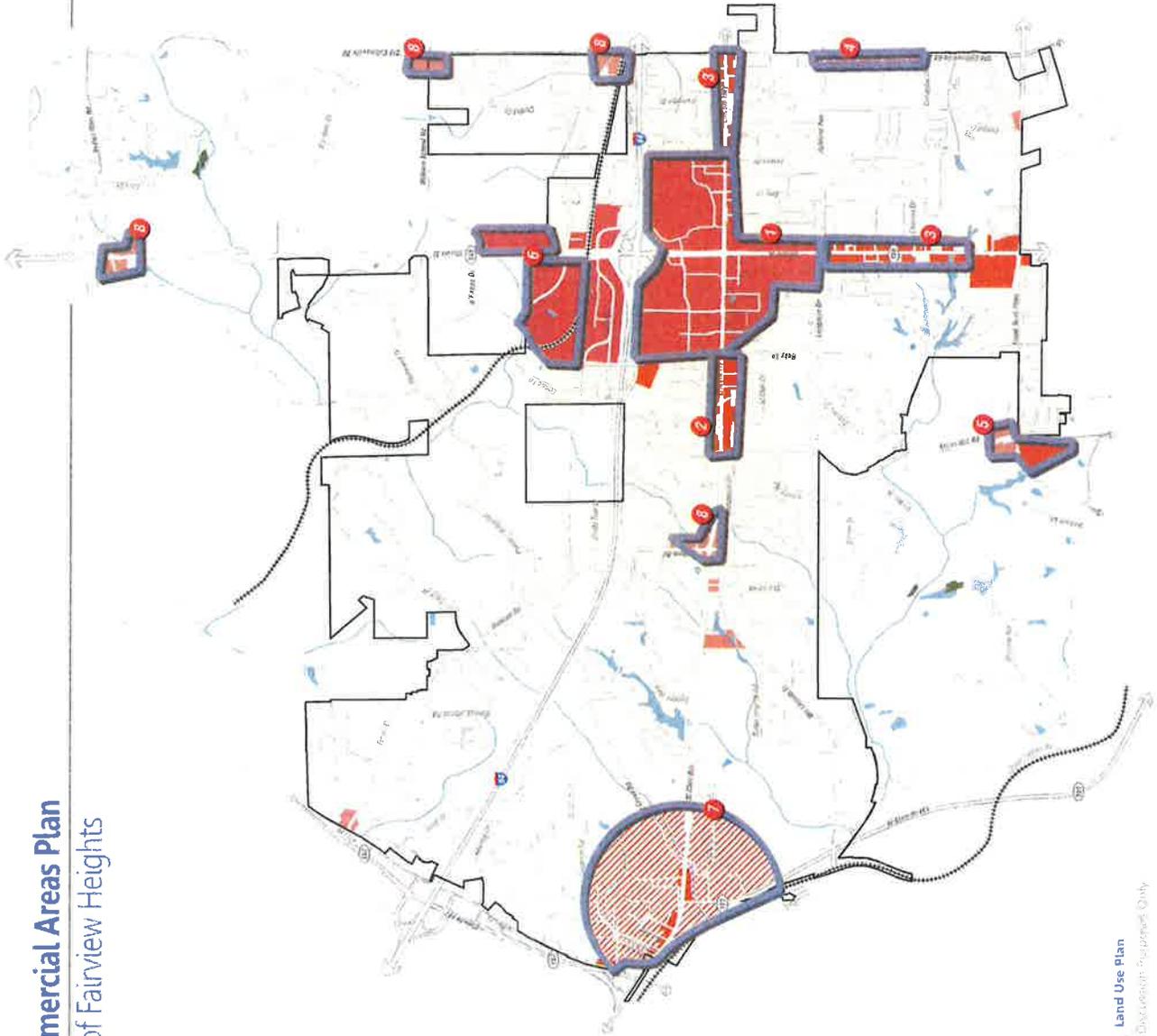
- Land Use**
- Single-Family Detached Residential
 - Single-Family Attached Residential
 - Multi-Family Residential
 - Conservation/Estate Residential
 - Mixed Use Development
- Target Areas**

- 1** Areas adjacent to the Fox Oaks subdivision should be developed as entire residential areas that mimic the lot dimensions of adjacent development and incorporate wooded areas and dedicated park land as appropriate.
- 2** Single-family development in this area should complement the scale and character of neighborhoods to the east and landscaped berms should be used to buffer this area from adjacent roadways and commercial development.
- 3** This area has varied topography that limits development potential and extensive wooded areas that should be preserved and incorporated into conservation/estate residential neighborhoods where possible.
- 4** Mixed use development should be encouraged in the area surrounding the MetroLink Station including multi-family residential.
- 5** Agricultural areas adjacent to the French Village neighborhood should be developed with single-family residential uses and accessed via an extended Kasong Drive and Bushfield Road.
- 6** Completion of partially developed single-family subdivisions and the extension of basic services in these areas should be a priority.
- 7** Access to this area will be enhanced by E-64 access improvements to the west of IL Route 159 and, as future development occurs, single-family attached development should be used to buffer single-family detached residences from E-64.
- 8** A mix of single-family detached and multi-family development should be encouraged along this portion of Lincoln Highway so as to increase the corridors residential population and concentrate commercial reinvestment further east.
- 9** Mobile home uses in this area should be replaced over time with townhomes/mix-use development that improves the character of the neighborhood while buffering adjacent single-family residences from commercial uses along IL Route 159.
- 10** These areas are currently agricultural areas or other underutilized and represent high priority infill development sites for a mix of single-family detached and attached residences as well as dedicated park land.
- 11** Mobile home uses in this area should be replaced over time with industrial/employment uses that better leverage the area's location along E-64 and proximity to regional commercial axes.



Commercial Areas Plan

City of Fairview Heights



Commercial Areas Legend

- Regional Commercial
- Corridor Commercial
- Neighborhood Commercial
- Mixed Use Development
- Target Areas

1. The St. Clair Square Mall and I-70 interchange area will continue to be well suited for regional commercial uses. The inclusion of a new western access point at I-64 will make the area even more accessible to the larger Metro East region, creating the potential for new development and facilitating reinvestment in the area's existing retail centers.
2. The City should continue its efforts to revitalize the Lincoln Highway corridor. While areas near the I-70/I-64 intersection should continue to have a commercial focus, other types of development such as single-family attached and multi-family residential should be encouraged for areas to the west of Union Hill Road. Streetcapping, design and development should establish a stronger pedestrian focus throughout the corridor.
3. The commercial corridors approaching the St. Clair Square mall area should complement, not compete with nearby regional commercial areas by providing more neighborhood-oriented retailers and service providers.
4. Old Collinsville Road is a key north-south route along the City's eastern edge with high traffic counts. However, shallow lot depths and proximity to residential neighborhoods make this corridor better suited for neighborhood level commercial.
5. The opportunity exists for a commercial node to be established along the Franklin Scott Parkway at Union Hill Road. This commercial node should provide goods and services to the established neighborhood to the south, new residential areas surrounding the intersection, and visitors passing along the parkway.
6. This area should develop as a more intense commercial node promoting business and uses which can capitalize on improved access to I-64 and complement existing regional commercial uses to the south. The focus of making necessary infrastructure/utility improvements and mitigating mine subsidence issues should be considered.
7. The opportunity exists for commercial nodes to be established at the intersection of St. Clair Avenue (Union Hill Highway) and I-70 (Route 16). This commercial node should provide convenience-oriented goods and services to MetroLink users, passing motorists, and the French Village neighborhood to the north. Once a stable commercial node has begun to emerge, mixed use development should also be encouraged over the long term.
8. Neighborhood commercial nodes should be scattered throughout the community's growth areas to provide close-to-home shopping for nearby residents.



Industrial/Employment Areas Plan

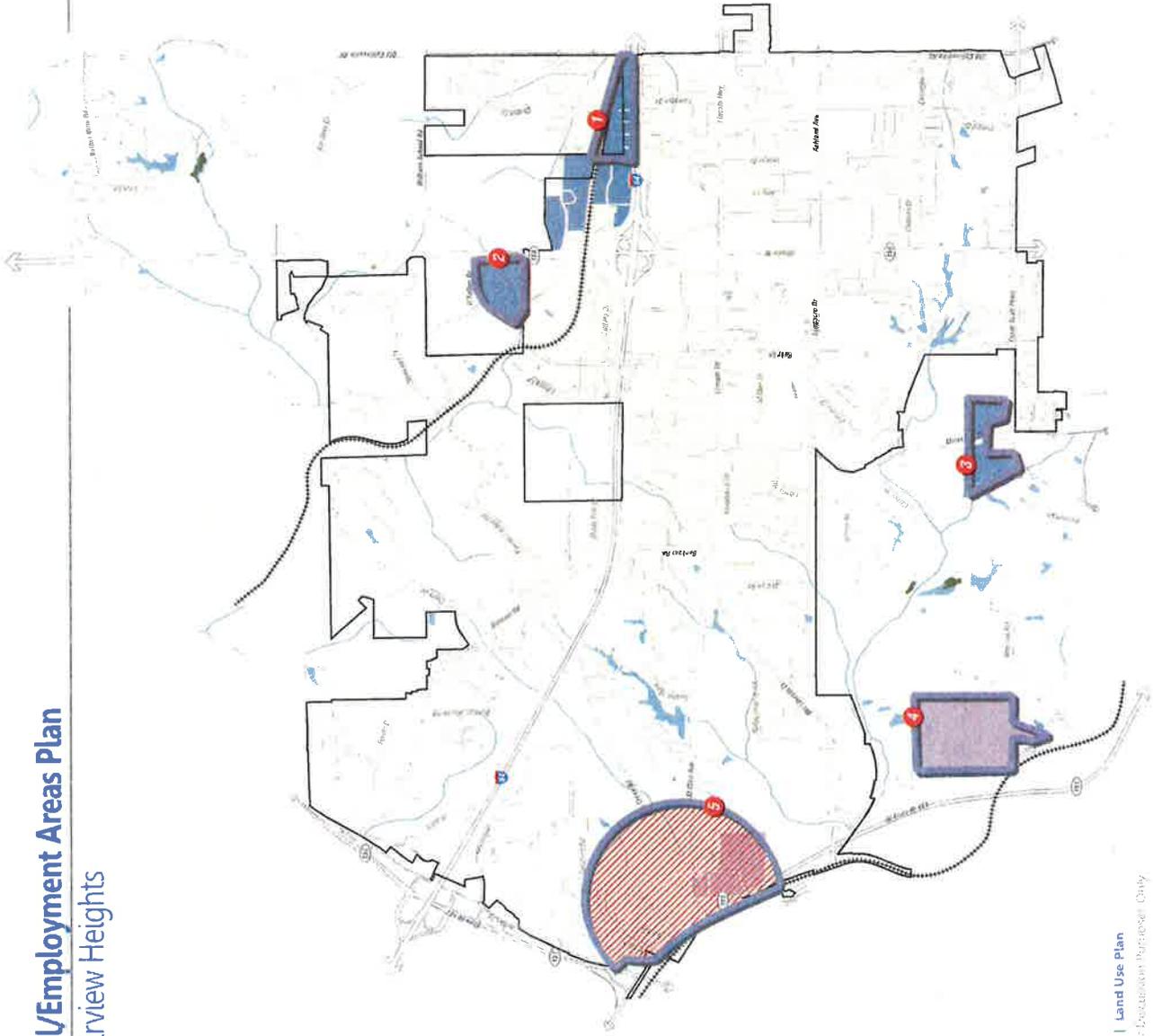
City of Fairview Heights

Industrial/Employment Areas Legend

-  Office Park
-  Light Industrial / Business Park
-  Mixed Use Development

Target Areas

- 1 Commercial development along IL Route 159, interstate and railroad rights-of-way isolate this area from other parts of the City. Building on the business height, Executive Park, this area can provide opportunities for health-care related uses, identification retailers or auto-dealerships that could benefit from visibility signage along I-64.
- 2 While it is removed from regional commercial areas to the south, improved access to I-64 from the west will make this area near O'Fallon Drive and IL Route 159 more attractive to office park uses. Health care related uses are also appropriate for this area. The City should work with other service providers to ensure necessary infrastructure is in place to accommodate desired uses.
- 3 This portion of Park South Parkway is an appropriate location for smaller scale office park uses with convenient access to both IL Route 159 and Union Hill Road. Development should respect the scale and character of nearby residential development and buffer these areas from traffic along the parkway. A
- 4 Areas along the IL Route 161 corridor should accommodate large commercial service uses not desirable on commercial corridors, such as storage facilities, repair shops and service centers, and other businesses requiring outdoor storage such as lumber or landscape supply companies. Wooded areas should be retained where appropriate to isolate these uses from nearby residential neighborhoods and natural topography should be retained.
- 5 While employment-related development is likely occur near the near term, mixed use development should also be encouraged in the area surrounding the MetroLink Station.

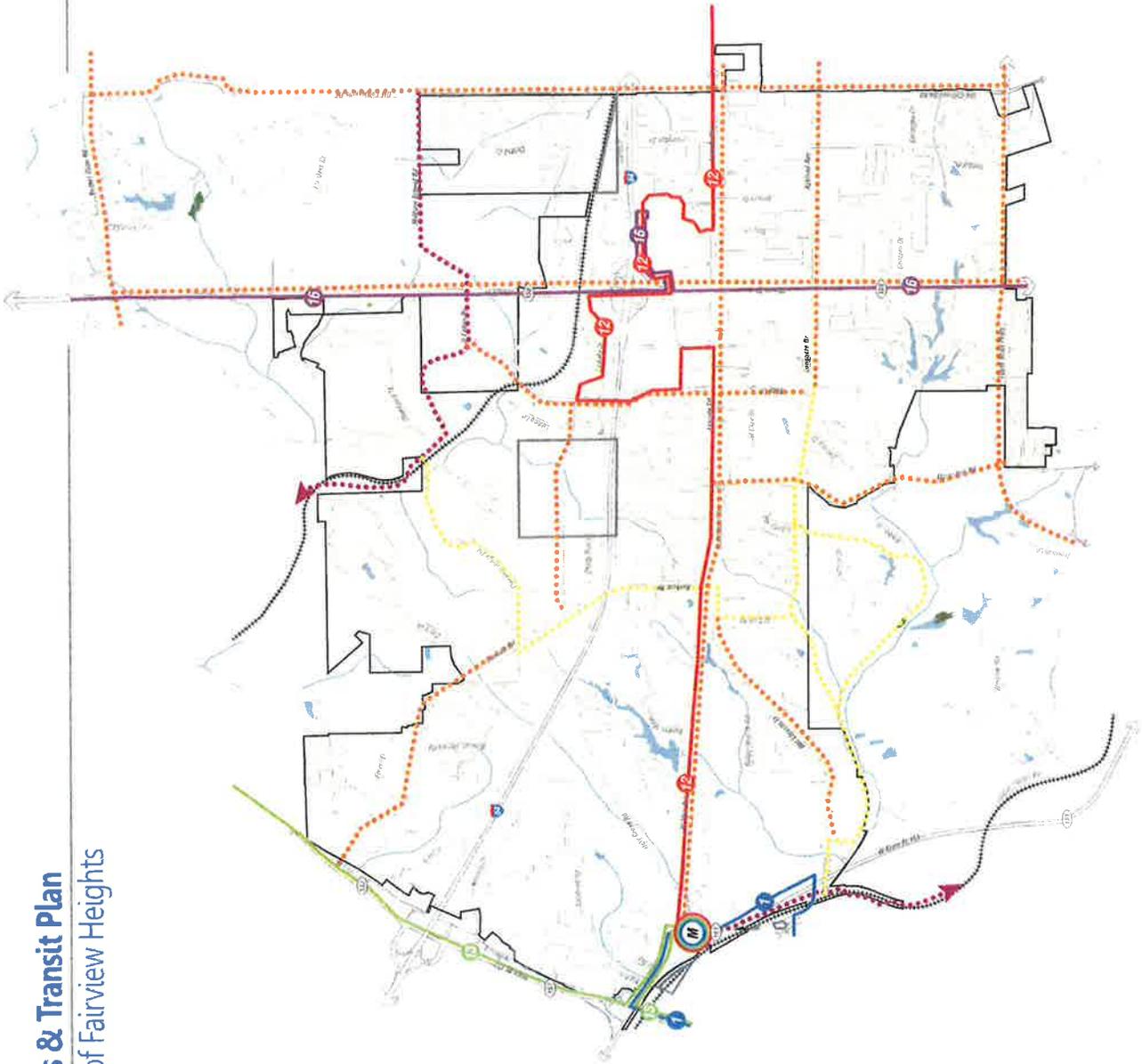


Trails & Transit Plan

City of Fairview Heights

Trails & Transit Legend

- Metrolink Station
- Bus Route #1
- Bus Route #12
- Bus Route #13
- Bus Route #1b
- Proposed Local Trail
- Proposed Regional Trail
- Proposed Bike Route





Bruce Rauner, Governor
Jeffrey Mays, Director

NEWS RELEASE

12.

For Immediate Release
Tuesday, March 31, 2015

Vicki Niederhofer
Phone: 618.277.8491

Unemployment Rates Drop in All Metro Areas – Job Growth Uneven

Not Seasonally Adjusted Unemployment Rates

Metropolitan Area	Feb. 2015	Feb. 2014	Over-the-Year Change
Bloomington	5.0%	6.8%	-1.8
Carbondale-Marion	6.2%	8.6%	-2.4
Champaign-Urbana	5.2%	7.4%	-2.2
Chicago-Naperville-Arlington Heights	6.6%	8.8%	-2.2
Danville	7.2%	10.9%	-3.7
Davenport-Moline-Rock Island, IA-IL	6.0%	7.4%	-1.4
Decatur	7.3%	11.1%	-3.8
Elgin	6.3%	8.9%	-2.6
Kankakee	7.2%	10.4%	-3.2
Lake-Kenosha, IL-WI	6.0%	8.4%	-2.4
Peoria	6.6%	9.1%	-2.5
Rockford	7.0%	10.0%	-3.0
Springfield	5.6%	7.5%	-1.9
St. Louis (IL-Section)	6.3%	9.1%	-2.8
Illinois Statewide	6.5%	8.8%	-2.3

* Data subject to revision.

CHICAGO – February was the twelfth month in a row that unemployment rates fell in every metro area in the state compared to a year ago, according to preliminary data released today by the Illinois Department of Employment Security (IDES) and the U.S. Bureau of Labor Statistics (BLS). Rates also fell in all 102 counties for the eleventh consecutive month and the twelfth time out of the past fourteen months. Not seasonally adjusted data compares February 2015 with February 2014.

Illinois businesses added jobs in nine metros. Largest increases: Danville (+3.5 percent, +1,000), Champaign-Urbana (+2.3 percent, +2,400) and Chicago-Naperville-Arlington Heights Metro Division (+1.7 percent, +58,200). Decreases: Carbondale-Marion (-0.7 percent, -400), Bloomington (-0.5 percent, -500) and Peoria (-0.5 percent, -900). The industry sectors recording job growth in the majority of metros were Retail Trade (10 of 14), Government (9 of 14), Mining and Construction (8 of 14), Transportation, Warehousing and Public Utilities (8 of 14) and Education and Health Services (8 of 14).

“More Illinoisans are finding work as unemployment rates continue falling across the state. However, over-the-year, nearly 85 percent of the state’s job growth occurred in the northeastern part of the state. This regional job growth has masked losses in Peoria, Bloomington, Carbondale-Marion and the Quad Cities.” IDES Director Jeff Mays said. “Job growth needs to occur in all areas for a successful recovery.”

The not seasonally adjusted Illinois rate was 6.5 percent in February 2015 and stood at 12.2 percent at its peak in this economic cycle in January 2010. Nationally, the not seasonally adjusted unemployment rate was 5.8 percent in February and 10.6 percent in January 2010 at its peak. The unemployment rate identifies those who are out of work and looking for work and is not tied to collecting unemployment insurance benefits.

Total Nonfarm Jobs (Not Seasonally Adjusted) – February 2015

Metropolitan Area	February 2015*	February 2014**	Over-the-Year Change
Bloomington MSA	94,200	94,700	-500
Carbondale-Marion MSA	53,600	54,000	-400
Champaign-Urbana MSA	108,500	106,100	2,400
Chicago-Naperville-Arlington Heights Metro Div.	3,549,200	3,491,000	58,200
Danville MSA	29,400	28,400	1,000
Davenport-Moline-Rock Island IA-IL MSA	179,200	179,600	-400
Decatur MSA	49,700	49,800	-100
Elgin Metro Division	245,400	241,600	3,800
Kankakee MSA	44,100	43,500	600
Lake County-Kenosha County IL-WI Metro Div.	389,400	385,800	3,600
Peoria MSA	174,000	174,900	-900
Rockford MSA	148,900	146,500	2,400
Springfield MSA	110,000	108,600	1,400
Illinois Section of St. Louis MSA	225,900	225,100	800
Illinois Statewide	5,809,400	5,732,100	77,300

*Preliminary **Revised

– (continued) –



**Not Seasonally Adjusted Unemployment Rates
(percent) for Local Counties and Areas**

	Feb. 2015	Feb. 2014	Over-the- year Change
IL Section of St. Louis	6.3%	9.1%	-2.8
Bond	5.8%	8.6%	-2.8
Calhoun	7.8%	11.2%	-3.4
Clinton	5.1%	7.7%	-2.6
Jersey	6.6%	9.0%	-2.4
Macoupin	6.8%	9.8%	-3.0
Madison	6.2%	8.7%	-2.5
Monroe	4.7%	7.1%	-2.4
St. Clair	6.7%	9.7%	-3.0
Cities:			
Alton	8.4%	11.6%	-3.2
Belleville	6.3%	9.5%	-3.2
Collinsville	6.3%	9.1%	-2.8
East St. Louis	10.6%	15.1%	-4.5
Granite City	7.0%	10.2%	-3.2
O'Fallon	5.6%	8.3%	-2.7
Counties:			
Greene	6.5%	9.1%	-2.6
Randolph	5.8%	8.9%	-3.1
Washington	5.4%	6.7%	-2.3
Other Areas:			
LWA 21	6.7%	9.5%	-2.8
LWA 22	6.1%	8.7%	-2.6
LWA 24	6.2%	9.1%	-2.9
Southwestern Economic Development Region	6.2%	8.9%	-2.7

Metro East Highlights

Help Wanted

Area employers advertised for 5,000 job openings in February and approximately 86 percent sought full-time employment, according to Help Wanted OnLine data compiled by the Conference Board. It is a global, independent business membership and research association. Employers actually need more workers than the help wanted advertising indicates because some industries, such as construction, typically do not advertise job openings.

The February 2015 unemployment rate for the Illinois Section of the St. Louis Metropolitan Statistical Area decreased to 6.3 percent, a 2.8 point decline from the February 2014 rate of 9.1 percent. The last time the January unemployment rate was equal to or lower was 2007 (6.2 percent). The data is not seasonally adjusted.

The labor force decreased by 9,970 to 333,551 in February 2015 from 343,521 in February 2014. In February 2015 there were an estimated 20,900 unemployed people in the labor force.

Over the year, nonfarm payrolls increased by (+800). Employment increased in Transportation, Warehousing and Utilities (+500), Manufacturing (+300), Professional and Business Services (+300), Wholesale Trade (+300) and Mining and Construction (+200). Decreases in employment included Financial Activities (-300), Retail Trade (-200), Other Services (-100) and Government (-100). Information, Educational and Health Services, and Leisure and Hospitality remained unchanged.

Note:

- Monthly 2014 unemployment rates and total non-farm jobs for Illinois metro areas were revised in February 2015, as required by the U.S. Dept. of Labor, Bureau of Labor Statistics (BLS). Comments and tables distributed for prior metro area news releases should be discarded as any records or historical analysis previously cited may no longer be valid.
- LWA— Local Workforce Area 21 is composed of Calhoun, Greene, Jersey, Macoupin, Montgomery, Morgan, Scott and Shelby Counties.
LWA— Local Workforce Area 22 is composed of Bond and Madison Counties.
LWA— Local Workforce Area 24 is composed of Clinton, Monroe, Randolph, St. Clair and Washington Counties.

###

LAUS Estimates

Area Title	Year	Labor Force	Employment	Unemployment	Unemployment Rate
Fairview Heights city, IL	2010	9,554	8,753	801	8.4
Fairview Heights city, IL	2011	9,562	8,790	772	8.1
Fairview Heights city, IL	2012	9,360	8,625	735	7.9
Fairview Heights city, IL	2013	9,259	8,432	827	8.9
Fairview Heights city, IL	2014	9,186	8,560	626	6.8

MEMORANDUM

TO: Fairview Heights Hotel/Motel Managers

FROM: Mike Malloy, Director of Economic Development

DATE: April 17, 2015

SUBJECT: Visitor Information

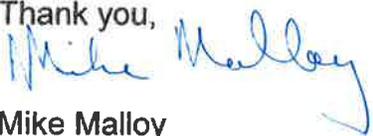
Enclosed you will find the following:

1. Fairview Heights Brochure (fold out)
2. Illinois South Visitors Guide 2015
3. Tear off maps of Fairview Heights

As a first point of contact for many visitors in Fairview Heights the City is asking that you do the following, if at all possible:

- A. Have your cleaning staff place copies of above items 1 and 2 in each room every day, if required. Note that the back page of the Visitors Guide shows which pages list eateries and shops in Fairview Heights.
- B. Place the Tear Off maps on your check-in counter so your staff can explain to your overnight guests the way to get to a certain location.

In advance, your cooperation is appreciated. Finally, whenever you need more of the above items 1, 2, and 3, please contact me at (618) 489-2033 or my email malloy@cofh.org.

Thank you,

 Mike Malloy
 Director of Economic Development

Status Report

Economic Development Related Activities in Fairview Heights
As submitted by Mike Malloy
April 7, 2015

- Salon O'Hair & Spa opened March 28th at 41 Longacre Drive.
- Charter Communications has occupied the former Scooter Store space at the intersection of Lincoln Trail and Union Hill.
- Lynn Nails is scheduled to open in Winchester Plaza on April 9th.
- Staff is working with an individual and Gersham Real Estate concerning the opening of a restaurant in the former space of Gus's Place/Pasta House in Winchester Plaza.
- Phoenix Recycling has been issued a building permit to renovate the former Turner Electric space on Lincoln Trail; Thermodyne has agreed to relocate to a portion of space Phoenix Recycling is improving.
- Staff is working with a consulting firm (Development Strategies) to prepare a feasibility study for a Senior Housing facility to locate on Lincoln Trail Corridor.
- Verizon is remodeling their current space at Route 159 and Longacre.
- Staff has shown the FBI the 2nd/3rd floors of City Hall for possible relocation of Fairview Heights office.
- On April 2nd the Lincoln Trail TIF Subcommittee recommended approval of the four (4) Phase Lincoln Trail Streetscape Project and funding in the amount of \$3,351,000 to the Planning Committee which is tentatively scheduled to meet on April 22nd.
- Public Hearings on proposed TIF #4 and #5 will be held on April 7th at 6:30 p.m. and 7:00 p.m. respectively.
- Staff and Arrowhead Building Supply have received and are reviewing an initial Concept Plan as prepared by TWM for the proposed Business/Industrial Park on IL Rt. 161.

Status Report

Economic Development Related Activities in Fairview Heights
As submitted by Mike Malloy
April 7, 2015

- Salon O'Hair & Spa opened March 28th at 41 Longacre Drive.
- Charter Communications has occupied the former Scooter Store space at the intersection of Lincoln Trail and Union Hill.
- Lynn Nails is scheduled to open in Winchester Plaza on April 9th.
- Staff is working with an individual and Gersham Real Estate concerning the opening of a restaurant in the former space of Gus's Place/Pasta House in Winchester Plaza.
- Phoenix Recycling has been issued a building permit to renovate the former Turner Electric space on Lincoln Trail; Thermodyne has agreed to relocate to a portion of space Phoenix Recycling is improving.
- Staff is working with a consulting firm (Development Strategies) to prepare a feasibility study for a Senior Housing facility to locate on Lincoln Trail Corridor.
- Verizon is remodeling their current space at Route 159 and Longacre.
- Staff has shown the FBI the 2nd/3rd floors of City Hall for possible relocation of Fairview Heights office.
- On April 2nd the Lincoln Trail TIF Subcommittee recommended approval of the four (4) Phase Lincoln Trail Streetscape Project and funding in the amount of \$3,351,000 to the Planning Committee which is tentatively scheduled to meet on April 22nd.
- Public Hearings on proposed TIF #4 and #5 will be held on April 7th at 6:30 p.m. and 7:00 p.m. respectively.
- Staff and Arrowhead Building Supply have received and are reviewing an initial Concept Plan as prepared by TWM for the proposed Business/Industrial Park on IL Rt. 161.



**International Council of Shopping Centers
Downstate Illinois Alliance Luncheon Program**

Tuesday, June 2, 2015

Gateway Center ♦ One Gateway Drive ♦ Collinsville, IL 62234

Tel: +1 618 345 8998

Agenda

- 11:00 am – 3:45 pm -- Registration/Networking**
- 11:45 am – 12:30 pm -- Lunch Served**
- 12:30 – 12:45 pm -- Program Welcome, Opening Comments**
Erika Kennett, Director of Economic Development/TIF, City of Collinsville, IL;
Paul A. Ellis, AICP, Program Chair, Director of Community & Economic Development, City of Columbia, IL
- 12:45 – 1:00pm -- Government Relations Update/Main Street Fairness/Making the Most of ICSC Events and Services**
- 1:00 – 1:45 pm -- Retail America: What's Ahead for Your Community**
Keynote Speaker: C. Kelly Cofer, CCIM, President/CEO, The Retail Coach, Tupelo, MS
- 1:45 – 2:15 pm -- Trends in Retail Expansion in Downstate Illinois**
Moderator: Erika Kennett, Director of Econ. Development/TIF, City of Collinsville, IL;
Panelists: David Wittenauer, Broker, NAI DESCO, O'Fallon, IL; other panelists TBA
- 2:15 – 2:30 pm -- Break**
- 2:30 – 3:30 pm -- Roundtable Sessions (two rounds of 30-minutes each)**
Topics and Roundtable Leaders:
1) **Cornfields are Not Development Sites**, Led by: Mike Malloy, AICP, City of Fairview Heights, IL
2) **Deploying Social Media for Communities**, Led by: Paul A. Ellis, AICP, City of Columbia, IL
3) **Who Are You? Branding and the Business Community**, Led by: Erika Kennett, City of Collinsville, IL;
4) **What Retailers Want**, Led by: David Wittenauer, NAI DESCO
5) **Creating Engaging Web Sites**, Led by: Patrick M. Hoban, City of Decatur, Decatur, IL
- 3:30 – 3:45 pm -- Networking**
- 3:45 pm -- Program Adjourns**

Thank you to our Sponsors

Sponsorship/Exhibit opportunities are available. Please see www.icsc.org/2015A09 for Sponsorship Form.

Program Planning Committee:

Ivan Baker, CEC, AICP, ICSC Illinois Alliance Public Sector Co-Chair, Director of Economic Development, Village of Tinley Park, IL; Todd Cabanban, ICSC Illinois Alliance Private Sector Co-Chair, Principal, Cabanban, Rubin & Mayberry, LLC; Paul A. Ellis, AICP, Program Chair, Director of Community & Economic Development, City of Columbia, IL; Patrick M. Hoban, Economic Development Officer, City of Decatur, Decatur, IL; Chad B. Holland, Managing Broker/Owner, CR Holland Commercial Real Estate; Erika Kennett, Director of Economic Development/TIF, City of Collinsville, IL; Mike Malloy, AICP, Director of Economic Development, City of Fairview Heights, IL; Ted Shekell, Community Development Director, City of O'Fallon, IL; David Wittenauer, Broker, NAI DESCO, O'Fallon, IL

Please see www.icsc.org/2015A09 for Program Details and Online Registration

For registration questions please contact the ICSC Registration Department at +1 646 728 3800. Members and non-members are welcome to attend.

Register now at www.icsc.org

Registration Fees*:**

Fees	Advance Fee	On-Site
ICSC Member:	\$35	\$50
Non-Member:	\$50	\$65
Public Official Member	\$35	\$50
Student Member:*	\$25	\$30

*Must be an ICSC student member to qualify for student rate. Verification will be requested.

**There are no refunds for cancellations.

***Advanced registration closes May 29, 2015.

ICSC Meeting Contact: Kurt Wallin

+1 646 728 3467 or kwallin@icsc.org

Register by fax at +1 732 694 1800

Name _____

Company _____

Address _____

City _____ State _____ Zip _____

Telephone _____ Fax _____

Your membership I.D. # _____ E-mail _____

METHOD OF PAYMENT

Check or money order made payable to ICSC for \$ _____

MasterCard: VISA: Amex: Discover:

Name (as it appears on credit card) _____ Signature _____

Credit Card Number (include all digits) _____ Expiration Date (month/year) _____

For registration instructions, see reverse. Duplicate form for additional registrations.





**ICSC 2015 DOWNSTATE ILLINOIS ALLIANCE LUNCHEON PROGRAM
Sponsorship Form/Invoice**

**ICSC Downstate Illinois Alliance Luncheon Program ♦ Gateway Center
Collinsville, IL ♦ June 2, 2015**

Thank you for sponsoring the ICSC 2015 Downstate Illinois Alliance Luncheon Program to be held on **Tuesday, June 2, 2015 at Gateway Center in Collinsville, IL**

Following are the rates and sponsor benefits to choose from, please see submit payment and logo:

<p>Gold - \$600</p> <ul style="list-style-type: none"> • Table to showcase your product or area • Company name and logo on flyer and program website with URL link to your company website • Recognition on the day of the program from the podium and on signage and PowerPoint slide with company logo • One registration for a sponsor representative • Sponsor ribbon(s) to be worn by all organization attendees 	<p>Silver - \$400</p> <ul style="list-style-type: none"> • Table to showcase your product or area • Company name and logo on flyer and program website • Recognition on the day of the program from the podium and on signage and PowerPoint slide with company logo • One registration for sponsor representative • Sponsor ribbon(s) to be worn by all organization attendees
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Please return this **Invoice & remit payment (by April 24)** (check or credit card) as follows:

Attn:
Kurt Wallin, Senior Project Manager & Team Leader
International Council of Shopping Centers
1221 Avenue of the Americas, 41st Floor
New York, NY 10020-1099

Phone: +1 646 728 3467
Fax: +1 732 694 1728
Email: kwallin@icsc.org

Please submit your logo now:

- Electronic format in JPG or PNG
- In the Email subject line write "ICSC Downstate Illinois Alliance Program"
- Email to kwallin@icsc.org

Once again, thank you for your assistance in helping to make the **ICSC 2015 Downstate Illinois Alliance Luncheon Program** a success. For sponsorship questions please call **Kurt Wallin** at **+1 646 728 3467** or email kwallin@icsc.org.

Company Name: _____

Company Representative: _____

Address: _____

Phone: _____ **Fax:** _____ **Email:** _____

Payment (please check): **Check** **Credit Card**

Type of Credit Card: _____ **\$:** _____

Name as it appears on the Credit Card: _____

Signature: _____

Credit Card Number: _____

Expiration Date: _____