

**FEASIBILITY AND INDUCEMENT RESOLUTION REGARDING THE  
EXPANSION OF TIF REDEVELOPMENT PROJECT AREA NO. 1 OR THE  
CREATION OF A NEW TIF REDEVELOPMENT PROJECT AREA AND  
TO INDUCE DEVELOPMENT INTEREST  
WITHIN SUCH AREA**

**WHEREAS**, the City of Newton (the “City”) is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, *65 ILCS 11-74.4-1, et seq.* (the “Act”), to finance redevelopment project costs in connection with redevelopment project areas established in accordance with the conditions and requirements set forth in the Act; and

**WHEREAS**, pursuant to the Act, to implement tax increment financing (TIF), it is necessary for the City to adopt a redevelopment plan and redevelopment project, designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and

**WHEREAS**, the City has an option to purchase approximately 62 acres of land from the estate of Anthony F. Griffith (the “Griffith Land”) for the purpose of marketing such land for private development that would create jobs, increase the tax base and otherwise enhance the long-term economic vitality of the City; and

**WHEREAS**, the City, based on experience of developing other business parks and a residential subdivision, has determined that TIF financing to help offset property acquisition and infrastructure costs is necessary to make such development financially feasible for inducing private investment in such development; and

**WHEREAS**, the City desires to undertake a feasibility study to determine whether findings may be made with respect to the Griffith Land and several adjoining parcels of real estate south of the Griffith Land (the “Study Area”) that would enable the City to designate the Study Area as a redevelopment project area, to qualify the area as a blighted area, conservation area or combination blighted area and conservation area as defined in the Act, and other research necessary to document the lack of growth and development through private enterprise; and

**WHEREAS**, the exact extent and boundaries of the Study are not precisely defined at this time but the area being considered is generally delineated on **Exhibit A** attached hereto, and that the actual redevelopment project area to be established may contain more less land than that shown on Exhibit A; and

**WHEREAS**, the City will be expending certain funds to determine eligibility of the proposed redevelopment project area and to prepare the required redevelopment plan



or to prepare an amendment to TIF Redevelopment Project Area No. 1 (“TIF 1”) if it’s determined that expanding the boundaries of TIF 1 is an appropriate alternative to creating a new TIF and if the City decides to implement tax increment financing for all or a portion of the Study Area; and

**WHEREAS**, the City will be, and property owners within the Study Area may be, expending certain funds for professional services, legal services and other project costs in advance of the City officially approving a new TIF Plan or a TIF 1 Plan amendment, establishing new TIF redevelopment project area or expanding TIF 1, and adopting tax increment financing for Study Area; and

**WHEREAS**, it is the intent of the City to allow the City and property owners to recover these expenditures from proceeds of the new TIF and/or TIF 1 after it is established; and

**WHEREAS**, the City wishes to encourage property owners and any interested developer or business to pursue plans for the development of the Griffith Land and redevelopment/retrofit/renovation of the other properties within the Study Area and make such expenditures as are reasonably necessary in that regard with confidence that TIF eligible expenditures will be allowable redevelopment project costs, provided that such costs are included in the Plan and meet the definition of “redevelopment project costs” as defined in the Act; and

**WHEREAS**, the implementation of the proposed new TIF area or expansion of TIF 1 will ultimately enhance the City’s tax base as well as the tax base of other affected taxing districts, provide new job opportunities for its residents, grow the commercial base of the City, and improve the general welfare and prosperity of the community; and

**WHEREAS**, tax increment allocation financing utilizes the increase in real estate taxes (“tax increment”) resulting from the increase in value of properties located in a redevelopment project area to pay for certain redevelopment projects costs as provided for in the Act; and

**WHEREAS**, given that the proposed TIF Plan or proposed Project will not result in the displacement of residents since there are no inhabited residential units within the proposed TIF Area, the feasibility study is not required to include the preparation of a housing impact study as described in Section 11-74.4-4.1 (b) of the Act; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Newton, Illinois as follows:

1. That the City Council has examined the Study Area and circumstances and at this time believe that it is reasonable to believe that a tax increment financing plan can be adopted for said area and expenditures of development costs in furtherance of the plan or plan amendment and potential development should be allowable project costs under the plan or plan amendment, provided that this resolution is not a guarantee that any such plan will be adopted, but rather an expression of the sense of the City at this time.

2. The person to contact for additional information about the proposed TIF redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the area shall be:

Mark Bolander  
Mayor  
City of Newton  
108 N. Van Buren  
Newton, IL 62448  
Telephone (618) 783-8451

3. That this resolution does not constitute a financial obligation of the City with respect to the Developer or the Project, but rather an expression of intent of the City at this time.

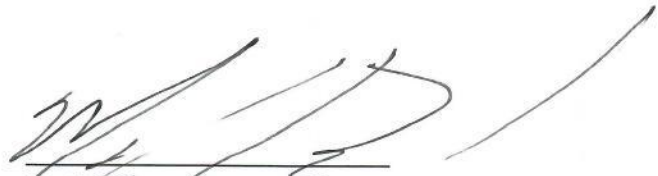
**PASSED**, approved, and adopted on a roll call vote on this 16 day of March 2021

AYES: Marlene Harris, Gayle Glumac, David Brown, Mark Bolander

NAYS: Eric Blake

ABSENT: Larry Brooks



  
Mark Bolander, Mayor

**ATTEST:**


  
Rosetta M. York, City Clerk



Exhibit A:  
Proposed TIF Redevelopment Project Area Boundary

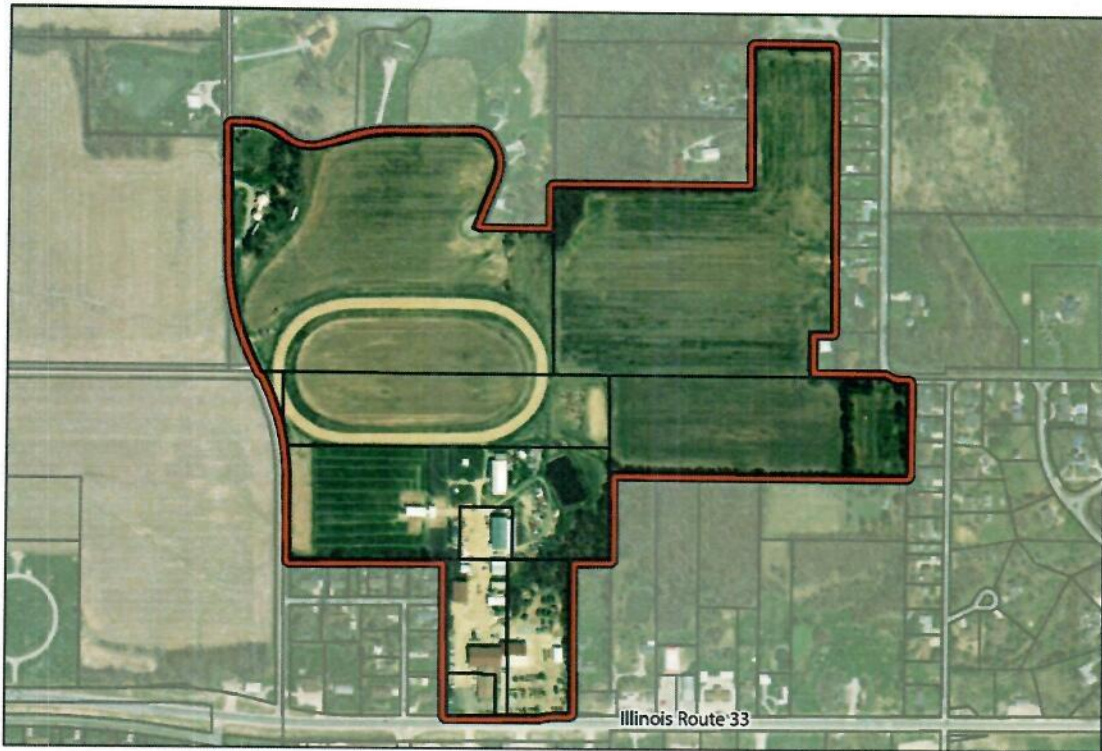


Exhibit A - Proposed TIF Boundary  
Newton, IL

PCAV PLANNERS LLC



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