REDEVELOPMENT AGREEMENT

KNOXVILLE JUNCTION SPECIAL SERVICE AREA

EXHIBIT A

ORDINANCE NO. 17,191

AN ORDINANCE PROPOSING THE CREATION OF A KNOXVILLE JUNCTION PROPERTY TAX SPECIAL SERVICE AREA IN THE CITY OF PEORIA, ILLINOIS, AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH

WHEREAS, The City of Peoria is home rule unit exercising power and authority pursuant to Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, The City of Peoria desires to establish, by virtue of its home rule powers and the Illinois Special Service Area Tax Law (35 ILCS 200/27-5 et seq.) a Special Service Area within the City of Peoria; and

WHEREAS, the City of Peoria has received a request from an owner of land within the proposed Special Service Area asking that a Special Service Area be established:

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

Section 1. AUTHORITY TO ESTABLISH A SPECIAL SERVICE AREA

The authority to establish and finance a Special Service Area is provided in Section 6(l) of Article VII of the Illinois Constitution of 1970, which provides, in pertinent part:

> The General Assembly may not deny or limit the power of home rule units ... (2) to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to those areas and for the payment of debt incurred in order to provide those special services.

and by the Special Service Area Tax Law (35 ILCS 200/27-5 et seq.).

Section 2. FINDINGS

The City Council of the City of Peoria, Illinois finds:

(a) That the consideration, by public hearing, of the extension and continuation of an area hereinafter described in Section 3 as a Special Service Area for the services and purposes therein set forth is in the public interest.

(b) That said area is a contiguous area within the City of Peoria.

(c) That the services for which provisions are made, as set forth, are in addition to those governmental services generally provided by the City of Peoria throughout said municipality.

(d) That the establishment of the Knoxville Junction Property Tax Special Service Area will provide services to businesses within the boundaries of the Special Service Area over and above those typically provided pertaining to government affairs of the City of Peoria; such services to include:

1. Construction of a new intersection along North Knoxville Avenue.
2. Relocation and burial of utility lines.
3. Relocation and construction of storm water facilities.

(e) That it is in the best interests of the property owners within the Special Service Area that additional property taxes against the properties in said Special Service Area for the aforementioned purposes be levied.

Section 3. PUBLIC HEARING – TAX RATE – ISSUANCE OF BONDS

A public hearing is hereby scheduled for the 24th day of March, 2015 at 6:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, Room 400, City Hall, Peoria, Illinois, to consider:

(a) The creation of a Special Service Area within the City of Peoria on the property depicted on the attached map (Exhibit A), and labeled as the "Knoxville Junction Special Service Area" for the purpose of establishing funds for the construction of certain public infrastructure improvements as outlined in Section 2 above.

(b) The levy of a direct tax upon real property within the Special Service Area, proceeds of which will be used to repay the debt service issued to fund the construction said improvements.

Section 4. NOTICE OF PUBLIC HEARING

Notice of the Public Hearing shall be published in the Peoria Journal Star not less than 15 nor more than 30 days prior to the date of hearing, in accordance with the requirements of 35 ILCS 200/27-25, 200/27-30, and 200/27-45.

Section 5. EFFECTIVE DATE

This Ordinance shall be in full force and effect immediately upon its passage.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS this 24 day of February, 2015.

Approved:

Mayor

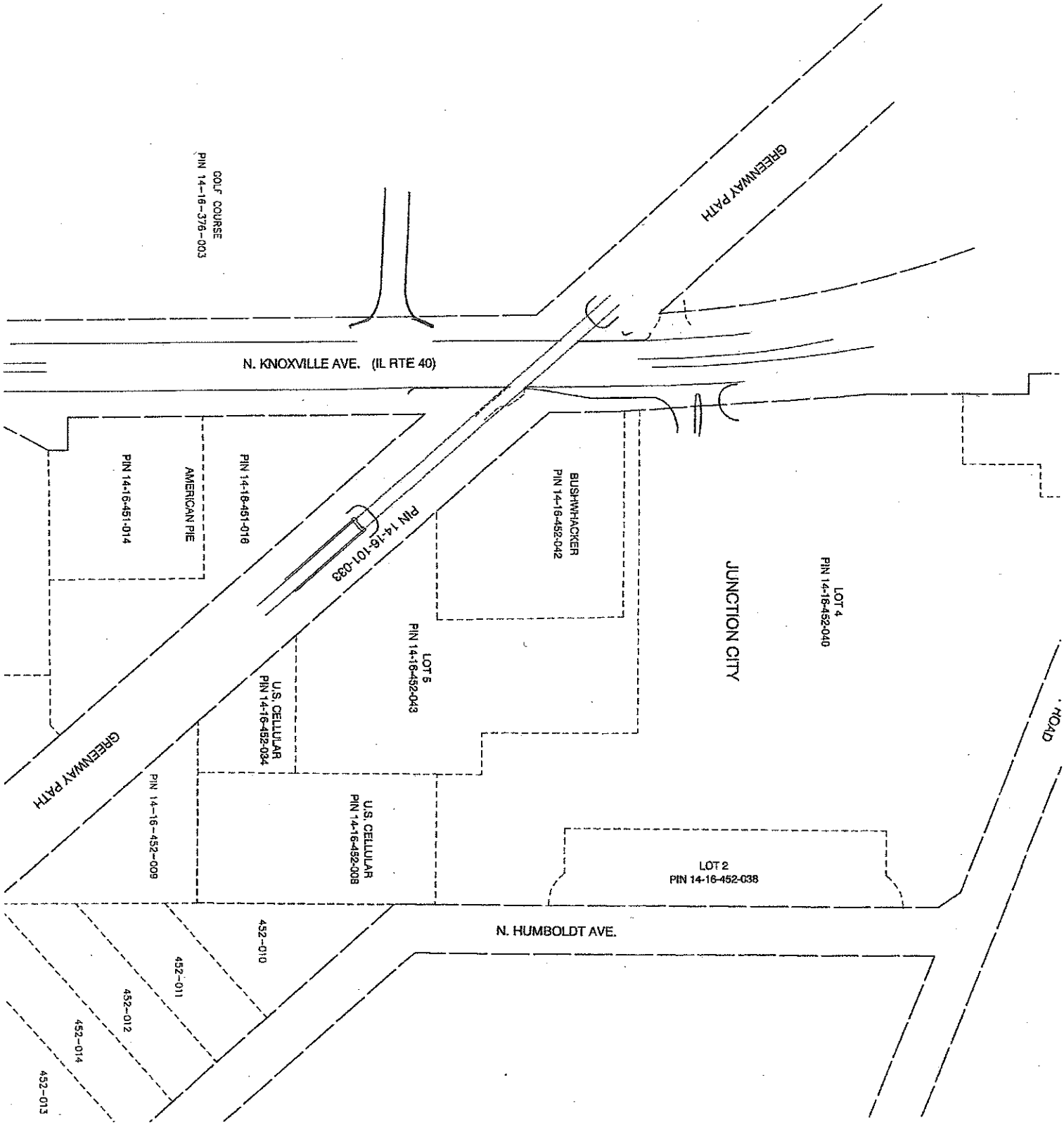
Attest:

City Clerk

Examined and Approved:

Corporation Counsel

ORDINANCE NO. 17,191



APPLICATION TO ESTABLISH A SPECIAL SERVICE AREA WITHIN THE CITY OF PEORIA, ILLINOIS TO BE KNOWN AS THE KNOXVILLE JUNCTION SPECIAL SERVICE AREA

This Application is made to the Mayor and City Council of the City of Peoria, Illinois by New Junction Ventures, LLC, an Illinois limited liability company pursuant to and in accordance with the Illinois Special Service Area Tax Law (35 ILCS 200/27-5).

1. NAME AND LEGAL STATUS OF THE APPLICANT

The name and legal status of the applicant is NEW JUNCTION VENTURES, LLC ("New Junction"), an Illinois limited liability company. New Junction is the owner of Junction City Shopping Center located at 5901 N. Prospect Road, Peoria. Junction City Shopping Center includes property fronting on Prospect Avenue and Knoxville Avenue in the City of Peoria.

2. SPECIAL SERVICES TO BE PROVIDED

The Special Services to be provided within the Knoxville Junction Special Service Area include the construction of a new intersection on Knoxville Avenue together with lighted traffic signals and acceleration and decleration lanes on Knoxville Avenue. The new intersection will be located opposite the entrance to the existing Donovan Golf Course which will soon be converted to Donovan Park by the Peoria Park District. The new intersection will also provide direct access from Knoxville Avenue to Junction City Shopping Center, the new Bushwhacker retail store currently under construction and property formerly known as the American Pi Bar and Restaurant. The Special Services will include a newly constructed roadway to serve the properties within the Special Service Area and allow for the relocation and burial of overhead power and communication lines. Additionally, storm water detention areas will be relocated and constructed to serve the properties within the Special Service Area. The construction of the new intersection will reduce and consolidate multiple access points on Knoxville Avenue.

3. BOUNDARIES OF THE PROPOSED SPECIAL SERVICE AREA

The boundaries of the proposed Special Service Area generally include the properties commonly known as Junction City Shopping Center, The Bushwhacker new retail facility and the property formerly known as the American Pi Bar and Restaurant. The legal description of the proposed Special Service Area is attached as Exhibit A.

4. ESTIMATED AMOUNT OF FUNDING REQUIRED

The estimated amount of funding required within the Special Service Area is One Million Eight Hundred Fifty Thousand Dollars ($1,850,000.00) and will be itemized in additional documents provided for the Notice required to be given by the Special Service Area Tax Law.

5. STATED NEED AND LOCAL SUPPORT FOR THE PROPOSED SPECIAL SERVICE AREA

The stated need and local support for the proposed Special Service Area includes the need to provide improved access to Knoxville Avenue from the properties within the Special Service Area and improved access to Knoxville Avenue from Donovan Golf Course, soon to become Donovan Park. Over the past eight (8) years, the applicant has made significant investments in Junction City Shopping Center, increasing and improving the stores and businesses located within Junction City Shopping Center. New development is occurring including the construction of the Bushwhacker retail facility and additional retail facilities. The long dormant and underutilized property formerly known as the American Pi Bar and Restaurant will be developed productively to add tax base and revenue to the City of Peoria if the Special Service Area is established. The increased traffic serving Junction City Shopping Center and other area within the proposed Special Service Area require a new and direct intersection with Knoxville Avenue to provide convenient and safe access for the general public. Traffic studies which have been conducted for the new intersection support the proposed improvements. Additionally, the Illinois Department of Transportation has reviewed and given preliminary approval for the construction of the proposed improvements. The Peoria Park District supports the establishment of the Special Service Area and the construction of the proposed improvements as these improvements will serve the new Donovan Park and compliment the newly constructed Rock Island Greenway Trail Bridge over Knoxville Avenue. Overall the proposed improvements will improve public safety and aesthetics in this section of the Knoxville Corridor.

The applicant, New Junction Ventures, LLC requests that the Mayor and City Council of the City of Peoria, Illinois establish the Knoxville Junction Special Service Area in accordance with this Application and adopt an Ordinance to levy a tax within the Special Service Area to pay for the Special Services within the Special Service Area in accordance with the Illinois Special Service Area Tax Law. The applicant further requests that a notice be given and a public hearing held in accordance with the Special Service Area Tax Law and that the Corporate authorities take such other and further action as is required to create the Knoxville Junction Special Service Area.

Dated this 16th day of February, 2015.

NEW JUNCTION VENTURES, LLC

By:_____

APPLICATION TO ESTABLISH A SPECIAL SERVICE AREA WITHIN THE CITY OF PEORIA, ILLINOIS TO BE KNOWN AS THE KNOXVILLE JUNCTION SPECIAL SERVICE AREA

EXHIBIT A

LEGAL DESCRIPTION OF SPECIAL SERVICE AREA

JUNCTION CITY- LOTS 2, 3, 4 and 5B

Lot 2 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
PIN #14-16-452-038

Lot 3 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
PIN #14-16-452-039

Lot 4 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
PIN #14-16-452-040

Lot 5B of Junction City Phase Two, being a resubdivision of Lot 5 of Junction City Phase One, being a part of Lots 12, 13 and 14 in plat of Bryant & Lindsay's Subdivision of Lots 7 & 8 in School Section number 16, also a part of vacated right-

of way in the west half of the southeaster quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
Part of PIN#14-16-452-041

BUSHWHACKER-LOT 5A

Lot 5A of Junction City Phase Two, being a resubdivision of Lot 5 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City, being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
Part of PIN #14-16-452-041

AMERICAN PI PROPERTY

Tract I

All of Lot fourteen (14) in BRYANT AND LINDSAY'S SUBDIVISION of Lots Seven (7) and Eight (8) in School Section Sixteen (16), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, which lies South and West of the Right of Way of the Chicago, Rock Island and Pacific Railroad Company, EXCEPTING a tract of ground located in the Southwest corner of said tract and being One Hundred Ninety (190) feet along Knoxville Avenue by Two Hundred (200) feet in depth, situate, lying and being in the County of Peoria and State of Illinois.

5720 N. Knoxville Avenue
PIN #14-16-451-016

Tract II

Part of Lot 14 in BRYANT AND LINDSAY'S SUBDIVISION of Lots 7 and 8 in School Section 16, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the intersection of the South line of

Said Lot 14 with the Easterly Right-of-Way line of Knoxville Avenue (also known as State Route 88) as said Right-of Way line is described in a dedication for public road purposes recorded on January 3, 1949, in Book 768, Page 365; thence East along the South line of said Lot 14, a distance of 160 feet to a point; thence North a distance of 190 feet to a point; thence West a distance of 200 feet to a point on the Easterly Right-of-Way line of Knoxville Avenue, as described aforesaid; thence South along the Easterly Right-of-Way line of Knoxville Avenue, a distance of 166 feet to a point; thence Easterly a distance of 40 feet to a point; thence South a distance of 24 feet, more or less, to the Place of Beginning; situated in the County of Peoria, in the State of Illinois.

5712 N. Knoxville Avenue
PIN #14-16-451-014

REDEVELOPMENT AGREEMENT

KNOXVILLE JUNCTION SPECIAL SERVICE AREA

EXHIBIT B

ORDINANCE NO. 17,207

AN ORDINANCE RELATING TO THE CREATION OF THE KNOXVILLE JUNCTION SPECIAL SERVICE AREA, CONDUCT AND ADJOURNMENT OF THE PUBLIC HEARING, AND PROVIDING FOR A PERIOD OF OBJECTION

WHEREAS, the City of Peoria, Illinois is a home rule unit exercising power and authority pursuant to Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, the City of Peoria desires to establish, by virtue of its home rule powers and the Illinois Special Service Area Tax Law (35 ILCS 200/27-5 et seq.) a Special Service Area within the City of Peoria to be known as the KNOXVILLE JUNCTION SPECIAL SERVICE AREA;

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

Section 1. AUTHORITY TO ESTABLISH A SPECIAL SERVICE AREA

The authority to establish and finance a Special Service Area is provided in Section 6 (l) of Article VII of the Illinois Constitution of 1970 which provides, in pertinent part:

> The General Assembly may not deny or limit the power of home rule units ...(2) to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of Special Services to those areas and for the payment of debt incurred in order to provide those Special Services.

and by the Special Service Area Tax Law (35 ILCS 200/27-5 et seq.).

Section 2. FINDINGS

The City Council of the City of Peoria, Illinois finds:

(a) The City of Peoria has previously adopted Ordinance number 17,191 on February 24, 2015 titled: "An Ordinance Proposing the Creation of a Knoxville Junction Property Tax Special Service Area in the City of Peoria, Illinois, and providing for a Public Hearing and other procedures in connection therewith.".

(b) Pursuant to Ordinance number 17,191, the City of Peoria gave Notice of the Public Hearing in accordance with the Special Service Area Tax Law which included a notice by publication published in the Peoria Journal Star, a newspaper published within the City of Peoria, on March 7, 2015 and mailed notices by United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each property lying within the

Special Service Area on March 10, 2015 as will appear from the Certificate of Publication and Certificate of Mailing attached hereto as Exhibit A.

(c) A Public Hearing on the matters set forth in the Notice of Public Hearing attached as Exhibit A was held by the City of Peoria at the time and place set forth in such Notices in accordance with applicable law.

(d) All interested persons, including all persons owning taxable property located within the proposed Special Service Area as described in the Notices attached as Exhibit A were given an opportunity to appear at the Public Hearing and file with the municipal clerk written objections to and to be heard orally in respect to any issues embodied in the Notice.

(e) The Public Hearing was concluded and finally adjourned on March 24, 2015.

(f) In accordance with the Special Service Area Law (35 ILCS 200/27-55) objections may be filed within sixty (60) days following the final adjournment of the Public Hearing which occurred on March 24, 2015.

Section 3. PERIOD OF OBJECTION AND FINAL ACTION

(a) Within sixty (60) days following the final adjournment of the Public Hearing which occurred on March 24, 2015, objections may be filed with the City Clerk of the City of Peoria, Illinois in accordance with (35 ILCS 200/27-55) objecting to the creation of the Special Service District, levy of taxes and other matters as set forth in the Special Service Area Law. Because the sixty (60) days following final adjournment of the Public Hearing occurs on Saturday, May 23, 2015, any such objections must be filed no later than May 25, 2015.

(b) Following the expiration of the sixty (60) day period of objection as stated above, the City Council shall consider the adoption of a final ordinance creating the Special Service Area, providing for the levy of special taxes, authorization of indebtedness to pay for the Special Services and such other matters as are related to the Special Service Area and its administration.

Section 4. EFFECTIVE DATE

This Ordinance shall be in full force and effect immediately upon its passage.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS this 24th day of March, 2015.

ORDINANCE NO. 17,207

Approved:

Mayor

Attest:

City Clerk

Examined and Approved:

Corporation Counsel

ORDINANCE NO. 17,207

KNOXVILLE JUNCTION SPECIAL SERVICE AREA

EXHIBIT A

NOTICE OF PUBLIC HEARING

Published March 7, 2015

Mailed March 10, 2015

ORDINANCE NO. 17,207

Ad #: 4476828

Certificate of Publication

STATE OF ILLINOIS,
ss
County of Peoria.

The Peoria Journal Star, Inc. (which is incorporated and doing business under and by virtue of the Laws of the State of Illinois) HEREBY CERTIFIES that it is the printer and publisher of the Journal Star, which is a public secular newspaper of general circulation printed and published daily in the City of Peoria, County of Peoria and State of Illinois, and that said newspaper has been regularly published in said City for at least one (1) year prior to the first publication of the notice hereto attached.

Said Corporation further certifies that the said notice entitled: **"NOTICE OF PUBLIC HEARING THIS IS A NOTICE OF PUBLIC HEARING"** hereto attached has been published **1 time(s)** in the Peoria Journal Star, on the following respective dates:

The **7th** day of **March** A.D., **2015** in class **0182**

IN WITNESS WHEREOF, the said Corporation has caused this Certificate to be signed in its name on its behalf by **Judy Little** this **7th** day of **March** A.D., **2015.**

The Peoria Journal Star, Inc.

By: Judy Little

Legal Notice Legal Notice Legal Notice

NOTICE OF PUBLIC HEARING

THIS IS A NOTICE OF PUBLIC HEARING REGARDING A PROPOSAL FOR THE FORMATION/ESTABLISHMENT OF A SPECIAL SERVICE AREA (SSA) BY THE CITY OF PEORIA, ILLINOIS AND FOR THE LEVY AND IMPOSITION OF A SPECIAL SERVICE TAX TO PAY FOR QUALIFIED IMPROVEMENTS WITHIN THE SSA.

NOTICE is hereby given pursuant to 35 ILCS 200/27 and the Illinois Constitution of 1970, Article 7, Section 6 (l) (2) that the City of Peoria will conduct a Public Hearing regarding the formation and establishment of a Special Service Area within the City of Peoria, Illinois known as The Knoxville Junction Special Service Area. The Public Hearing shall be conducted at the regularly scheduled meeting of the City Council of the City of Peoria, Illinois on March 24, 2015 at 6:00 p.m. in the City Council Chambers (4th Floor) of the City Hall located at 419 Fulton Street, Peoria, Illinois.

THE BOUNDARIES OF THE PROPOSED SPECIAL SERVICE AREA AND THE PERMANENT TAX INDEX NUMBER OF EACH PARCEL WITHIN THE PROPOSED SPECIAL SERVICE AREA ARE AS FOLLOWS:

JUNCTION CITY SHOPPING CENTER PARCELS, the Common Address of which is 890 N. Prospect Road, Peoria, Illinois.

Lot 2 of Junction City, Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
PIN #14-16-452-038

Lot 3 of Junction City, Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
PIN #14-16-452-039

Lot 4 of Junction City, Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
PIN #14-16-452-040

Lot 5B of Junction City, Phase Two, being a resubdivision of Lot 5 of Junction City, Phase One, being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
Part of PIN #14-16-452-041

Lot 5A of Junction City, Phase Two, being a resubdivision of Lot 5 of Junction City, Phase One, being a resubdivision of Lot 1 of Junction City, being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.

Lot 7A also known as the Bushwacker Parcel
Part of PIN #14-16-452-041

PARCEL 5 LOCATED AT 5720 N. Knoxville Avenue, Peoria, Illinois:

Tract 1:
All that part of Lots 13 and 14 in BRYANT AND LINDSAY'S SUBDIVISION of Lots 7 and 8 in School Section 16, Township 9 North, Range 8 East of the Fourth Principal Meridian, which lies south and west of the Right of Way of the Chicago, Rock Island and Pacific Railroad Company, EXCEPTING a tract of ground located in the Southwest corner of said tract and being One Hundred Ninety (190) feet along Knoxville Avenue by Two Hundred (200) feet in depth, situate, lying and being in the County of Peoria and State of Illinois.
5720 N. Knoxville Avenue
PIN #14-16-451-016

Tract 2:
Part of Lot 14 in BRYANT AND LINDSAY'S SUBDIVISION of Lot 7 and 8 in School Section 16, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the intersection of the South line of said Lot 14 with the Easterly Right-of-Way line of Knoxville Avenue (also known as State Route 88) as said Right-of-Way line is described in a dedication for public road purposes recorded January 9, 1945 in Book 48 Page 265 thence East along the South line of said Lot 14, a distance of 180 feet; a point thence North a distance of 90 feet to a point thence West a distance of 200 feet to a point on the Easterly Right-of-Way line of Knoxville Avenue, as described aforesaid; thence South along the Easterly Right-of-Way line of Knoxville Avenue, a distance of 165 feet to a point; thence Easterly a distance of 40 feet to a point; thence South a distance of 25 feet more or less to the Place of Beginning; located in the County of Peoria, in the State of Illinois.
5712 N. Knoxville Avenue
PIN #14-16-451-017

THE NATURE OF THE PROPOSED SPECIAL SERVICES TO BE PROVIDED WITHIN THE SPECIAL SERVICE AREA

The special services to be provided within the Knoxville Junction Special Service Area include the construction of a new intersection on

CITY OF PEORIA
KNOXVILLE JUNCTION SPECIAL SERVICE AREA

CERTIFICATE OF MAILING

I, Christopher Setti, being first duly sworn on oath, depose and say that, on March 10, 2015, I caused to be sent to:

- All Property Owners within the proposed Knoxville Junction Special Service Area, as listed on the attached Service List, by First Class U.S. Mail, postage prepaid

the following document:

- NOTICE OF PUBLIC HEARING REGARDING A PROPOSAL FOR THE FORMATION/ESTABLISHMENT OF A SPECIAL SERVICE AREA ("SSA") BY THE CITY OF PEORIA, ILLINOIS AND FOR THE LEVY AND IMPOSITION OF A SPECIAL SERVICE TAX TO PAY FOR QUALIFIED IMPROVEMENTS WITHIN THE SSA

Christopher Setti

Subscribed and sworn to before
me this 11th day of March, 2015.

Tiffany Kanselaar
Notary Public

"OFFICIAL SEAL"
Tiffany Kanselaar
Notary Public, State of Illinois
My Commission Expires 1/16/2017

NOTICE OF PUBLIC HEARING

THIS IS A NOTICE OF PUBLIC HEARING REGARDING A PROPOSAL FOR THE FORMATION/ESTABLISHMENT OF A SPECIAL SERVICE AREA ("SSA") BY THE CITY OF PEORIA, ILLINOIS AND FOR THE LEVY AND IMPOSITION OF A SPECIAL SERVICE TAX TO PAY FOR QUALIFIED IMPROVEMENTS WITHIN THE SSA.

NOTICE is hereby given pursuant to 35 ILCS 200/27 and the Illinois Constitution of 1970, Article 7, Section 6 (l) (2) that the City of Peoria will conduct a Public Hearing regarding the formation and establishment of a Special Service Area within the City of Peoria, Illinois known as The Knoxville Junction Special Service Area. The Public Hearing shall be conducted at the regularly scheduled meeting of the City Council of the City of Peoria, Illinois on March 24, 2015 at 6:00 p.m. in the City Council Chambers (4th Floor) of the City Hall located at 419 Fulton Street, Peoria, Illinois.

THE BOUNDARIES OF THE PROPOSED SPECIAL SERVICE AREA AND THE PERMANENT TAX INDEX NUMBER OF EACH PARCEL WITHIN THE PROPOSED SPECIAL SERVICE AREA ARE AS FOLLOWS:

JUNCTION CITY SHOPPING CENTER PARCELS- the Common Address of which is 5901 N. Prospect Road, Peoria, Illinois.

Lot 2 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
PIN #14-16-452-038

Lot 3 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
PIN #14-16-452-039

Lot 4 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
PIN #14-16-452-040

Lot 5B of Junction City Phase Two, being a resubdivision of Lot 5 of Junction City Phase One, being a part of Lots 12, 13 and 14 in plat of Bryant & Lindsay's Subdivision of Lots 7 & 8 in School Section number 16, also a part of vacated right-

of way in the west half of the southeaster quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
Part of PIN#14-16-452-041

Lot 5A of Junction City Phase Two, being a resubdivision of Lot 5 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City, being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
Lot 5A is also known as the Bushwhacker Parcel
Part of PIN #14-16-452-041

PARCELS LOCATED AT 5712-5720 N. Knoxville Avenue, Peoria, Illinois

Tract I

All of Lot fourteen (14) in BRYANT AND LINDSAY'S SUBDIVISION of Lots Seven (7) and Eight (8) in School Section Sixteen (16), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, which lies South and West of the Right of Way of the Chicago, Rock Island and Pacific Railroad Company, EXCEPTING a tract of ground located in the Southwest corner of said tract and being One Hundred Ninety (190) feet along Knoxville Avenue by Two Hundred (200) feet in depth, situate, lying and being in the County of Peoria and State of Illinois.
5720 N. Knoxville Avenue
PIN #14-16-451-016

Tract II

Part of Lot 14 in BRYANT AND LINDSAY'S SUBDIVISION of Lots 7 and 8 in School Section 16, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the intersection of the South line of Said Lot 14 with the Easterly Right-of-Way line of Knoxville Avenue (also known as State Route 88) as said Right-of Way line is described in a dedication for public road purposes recorded on January 3, 1949, in Book 768, Page 365; thence East along the South line of said Lot 14, a distance of 160 feet to a point; thence North a distance of 190 feet to a point; thence West a distance of 200 feet to a point on the Easterly Right-of-Way line of Knoxville Avenue, as described aforesaid; thence South along the Easterly Right-of-Way line of Knoxville Avenue, a distance of 166 feet to a point; thence Easterly a distance of 40 feet to a point; thence South a distance of 24 feet, more or less, to the Place of Beginning; situated in the County of Peoria, in the State of Illinois.
5712 N. Knoxville Avenue
PIN #14-16-451-014

THE NATURE OF THE PROPOSED SPECIAL SERVICES TO BE PROVIDED WITHIN THE SPECIAL SERVICE AREA.

The Special Services to be provided within the Knoxville Junction Special Service Area include the construction of a new intersection on Knoxville Avenue together with lighted traffic signals and acceleration and deceleration lanes on Knoxville Avenue. The new intersection will be located opposite the entrance to the existing Donovan Golf Course which will soon be converted to Donovan Park by the Peoria Park District. The new intersection will also provide direct access from Knoxville Avenue to Junction City Shopping Center, the new Bushwhacker retail store (Bushwhacker Parcel) currently under construction and property located at 5712-5720 N. Knoxville Avenue. The Special Services will include a newly constructed roadway to serve the properties within the Special Service Area and allow for the relocation and burial of overhead power and communication lines. Additionally, storm water detention areas will be relocated and constructed to serve the properties within the Special Service Area. The construction of the new intersection will reduce and consolidate multiple access points on Knoxville Avenue. The proposed Special Services are for new construction, landscaping and maintenance.

THE PROPOSED AMOUNT OF THE TAX LEVY FOR THE SPECIAL SERVICES FOR THE INITIAL YEAR FOR WHICH TAXES WILL BE LEVIED WITHIN THE SPECIAL SERVICE AREA IS THE AMOUNT HEREAFTER SET FORTH FOR EACH PARCEL WITHIN THE SPECIAL SERVICE AREA.

Junction City Shopping Center Parcels

Lot 2	$ 7,360.00
Lot 3	$ 5,290.00
Lot 4	$59,317.00
Lot 5B	$16,054.00
Lot 5A (Bushwhacker Parcel)	$ 9,395.00

Parcels located at 5712-5720 N. Knoxville Avenue

Tract I & II Combined Amount	$17,595.00

ALL INTERESTED PERSONS, INCLUDING ALL PERSONS OWNING TAXABLE REAL PROPERTY LOCATED WITHIN THE SPECIAL SERVICE AREA, WILL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE HEARING REGARDING ALL MATTERS RELATING TO THE FORMATION AND ESTABLISHMENT OF THE SPECIAL SERVICE AREA AND TAX LEVY AND WILL HAVE AN OPPORTUNITY TO FILE OBJECTIONS TO THE FORMATION AND ESTABLISHMENT OF THE SPECIAL SERVICE AREA AND THE TAX LEVY.

THE MAXIMUM NUMBER OF YEARS THAT TAXES WILL BE LEVIED IS 30 YEARS. EXPENSES FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHALL BE PAID FROM A LOAN AND INDEBTEDNESS WHICH WILL BE REPAID FROM THE

COLLECTION OF THE SPECIAL SERVICE TAX LEVIED AGAINST EACH OF THE PARCELS WITHIN THE SPECIAL SERVICE AREA. THE INDEBTEDNESS SHALL BE SECURED BY THE FULL FAITH AND CREDIT OF THE AREA INCLUDED IN THE SPECIAL SERVICE AREA AND SUCH INDEBTEDNESS SHALL NOT BE REGARDED AS INDEBTEDNESS OF THE CITY OF PEORIA, ILLINOIS FOR THE PURPOSE OF ANY LIMITATION IMPOSED BY ANY LAW. THE INDEBTEDNESS SHALL NOT BE SECURED BY THE FULL FAITH AND CREDIT OF THE CITY OF PEORIA, ILLINOIS BUT SHALL BE SECURED BY THE FULL FAITH AND CREDIT OF THE AREA INCLUDED IN THE SPECIAL SERVICE AREA. THE MAXIMUM AMOUNT OF INDEBTEDNESS PROPOSED TO BE INCURRED IS $1,950,000.00. ANNUALLY TAXES SHALL BE LEVIED IN AN AMOUNT SUFFICIENT TO PAY THE PRINCIPAL AND INTEREST ON THE INDEBTEDNESS AS IT BECOMES DUE. SUCH LEVY SHALL BE EXTENDED AGAINST EACH PARCEL AS SET FORTH IN A SPECIAL TAX ROLL WHICH IDENTIFIES THE AMOUNT OF TAXES TO BE LEVIED AGAINST EACH PARCEL. THE INTEREST RATE ON THE INDEBTEDNESS SHALL NOT EXCEED THE RATE OF 5% PER ANNUM DURING THE FIRST FIVE (5) YEARS OF THE TAX LEVY AND SHALL NOT EXCEED THE RATE OF 12% PER ANNUM IN ANY YEAR DURING THE TERM OF THE INDEBTEDNESS.

ON COMPLETION OF THE CONSTRUCTION WITHIN THE SPECIAL SERVICE AREA THOSE PORTIONS OF THE SPECIAL SERVICES LOCATED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THOSE GOVERNMENTAL ENTITIES HAVING RESPONSIBILITY FOR THE MAINTENANCE OF STREET AND ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY AND THOSE PORTIONS OF THE SPECIAL SERVICES LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY AND AT THE COST OF THE OWNERS OF THE PARCELS WITHIN THE SPECIAL SERVICE AREA EXCEPT AS MAY BE PROVIDED IN EASEMENT OR OTHER AGREEMENTS WITH THE GOVERNMENTAL ENTITIES.

FOR INFORMATION REGARDING THE PUBLIC HEARING OR THE SPECIAL SERVICE AREA CONTACT:

CHRIS SETTI, ASST. CITY MANAGER
CITY OF PEORIA,
CITY HALL
419 FULTON STREET
PEORIA, ILLINOIS 61602
309/494-8618

REDEVELOPMENT AGREEMENT

KNOXVILLE JUNCTION SPECIAL SERVICE AREA

EXHIBIT C

ORDINANCE NO. _____

AN ORDINANCE CREATING THE KNOXVILLE JUNCTION SPECIAL SERVICE AREA AND PROVIDING FOR THE LEVY OF SPECIAL TAXES AND PERFORMANCE OF SPECIAL SERVICES

WHEREAS, the City of Peoria, Illinois is a home rule unit exercising power and authority pursuant to Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, the City of Peoria desires to establish, by virtue of its home rule powers and the Illinois Special Service Area Tax Law (35 ILCS 200/27-5 et seq.) a Special Service Area within the City of Peoria to be known as the KNOXVILLE JUNCTION SPECIAL SERVICE AREA;

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

Section 1. AUTHORITY TO ESTABLISH A SPECIAL SERVICE AREA

The authority to establish and finance a Special Service Area is provided in Section 6 (l) of Article VII of the Illinois Constitution of 1970 which provides, in pertinent part:

> The General Assembly may not deny or limit the power of home rule units ...(2) to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of Special Services to those areas and for the payment of debt incurred in order to provide those Special Services.

and by the Special Service Area Tax Law (35 ILCS 200/27-5 et seq.).

Section 2. FINDINGS

The City Council of the City of Peoria, Illinois finds:

(a) The City of Peoria has previously adopted Ordinance number 17,191 on February 24, 2015 titled: "An Ordinance Proposing the Creation of a Knoxville Junction Property Tax Special Service Area in the City of Peoria, Illinois, and providing for a Public Hearing and other procedures in connection therewith."

(b) The City of Peoria has previously adopted Ordinance number 17,207 on March 24, 2015 titled "An Ordinance Relating to the Creation of the Knoxville Junction Special Service Area, Conduct and Adjournment of the Public Hearing, and Providing for a Period of Objection."

(c) Pursuant to Ordinance number 17,191 and Ordinance number 17,207, no objections to the creation of the Special Service Area (district), levy of taxes and other matters as set forth in the Special Service Area Tax Law have been filed and the period of objection has now expired. Ordinance numbers 17,191 and17,207 are incorporated herein by reference. Attached hereto as Exhibit A is a copy of the Notice of Public Hearing which was given by publication and mailing as required by law.

Section 3. CREATION OF SPECIAL SERVICE AREA

(a) The Knoxville Junction Special Service Area is hereby created as a Special Service Area pursuant to the authority described in Section 1 of this Ordinance.

(b) The Knoxville Junction Special Service Area shall be and remain in existence from the effective date of this Ordinance and continuously thereafter to allow for the levy and collection of special taxes within the Special Service Area for a period of thirty (30) years.

(c) Attached hereto as Exhibit B is a legal description of the territory of the Special Service Area, the permanent tax index numbers of the parcels located within the territory of the Area and an accurate map of the territory of the Special Service Area. All of such Area is a contiguous area within the City of Peoria, Illinois.

(d) The Special Services to be provided within the Special Service Area are in addition to those governmental services generally provided by the City of Peoria throughout the municipality and are described as follows.

The Special Services to be provided within the Knoxville Junction Special Service Area include the construction of a new intersection on Knoxville Avenue together with lighted traffic signals and acceleration and deceleration lanes on Knoxville Avenue. The new intersection will be located opposite the entrance to the existing Donovan Golf Course which will soon be converted to Donovan Park by the Peoria Park District. The new intersection will also provide direct access from Knoxville Avenue to Junction City Shopping Center, the new Bushwhacker retail store (Bushwhacker Parcel) currently under construction and property located at 5712-5720 N. Knoxville Avenue. The Special Services will include a newly constructed roadway to serve the properties within the Special Service Area and allow for the relocation and burial of overhead power and communication lines. Additionally, storm water detention areas will be relocated and constructed to serve the properties within the Special Service Area. The construction of the new intersection will reduce and consolidate multiple access points on Knoxville Avenue. The proposed Special Services are for new construction, landscaping and maintenance.

Section 4. LEVY AND COLLECTION OF SPECIAL TAXES

(a) The levy and collection of special taxes shall extend for a period of thirty (30) years. The first year tax levy shall be filed in 2015 for the collection of taxes in 2016. Each year thereafter the levy and collection of taxes shall continue for a period of thirty (30) years as provided herein.

(b) The amount of tax levied against each parcel of land in the Special Service Area is described in the Special Tax Roll attached hereto as Exhibit C. The Special Tax Roll includes (a) a description of the Special Services to be provided, (b) an explanation of the method of spreading the special tax, (c) a list of lots, blocks, tracts and parcels of land in the Special Services Area, and (d) the amount assessed against each.

(c) Annually, beginning in 2015 and continuing each year thereafter for a period of thirty (30) years the corporate authorities of the City of Peoria, Illinois shall file with the Peoria County Clerk and such other taxing authorities as may be required such documents as are required by law to levy the special taxes provided for herein.

(d) Expenses for the construction of the improvements described in Section 3 shall be paid from a loan and indebtedness which will be repaid from the collection of the special service tax levied against each of the parcels within the Special Service Area. The indebtedness shall be secured by the full faith and credit of the area included in the Special Service Area and such indebtedness shall not be regarded as indebtedness of the City of Peoria, Illinois for the purpose of any limitation imposed by any law. The indebtedness shall not be secured by the full faith and credit of the City of Peoria, Illinois but shall be secured by the full faith and credit of the area included in the Special Service Area. The maximum amount of indebtedness proposed to be incurred is $1,950,000.00. Annually taxes shall be levied in an amount sufficient to pay the principal and interest on the indebtedness as it becomes due and maintenance of the improvements Such levy shall be extended against each parcel as set forth in the Special Tax Roll attached hereto as Exhibit C which identifies the amount of taxes to be levied against each parcel. The interest rate on the indebtedness shall not exceed the rate of 5% per annum during the first five (5) years of the tax levy and shall not exceed the rate of 12% per annum in any year during the term of the indebtedness.

Section 5. REGULATORY AND EASEMENT AGREEMENTS

To allow for and facilitate the construction, maintenance and use of the improvements described in Section 3, the City Manager is hereby authorized and directed to enter into an agreement or agreements with the Knoxville Junction Special Service Area Corporation, an Illinois not-for-profit corporation. Such

agreement or agreements shall establish regulations relating to the Special Service Area, Special Service Area improvements and services, budgets therefore, maintenance thereof, use of the special taxes levied within the Special Service Area to pay principal and interest on indebtedness incurred to pay for the improvements and such other administrative matters as the City Manager deems appropriate and necessary to implement this ordinance. Additionally, the Regulatory Agreement or other agreements shall include provisions for easements and maintenance thereof over and through the public right of way and right of way within the Rock Island Greenway to allow use of the improvements described in Section 3. Any and all such agreements shall be reviewed and approved by the Corporation Counsel of the City of Peoria.

Section 6. EFFECTIVE DATE AND RECORDING

This Ordinance shall be in full force and effect immediately upon its passage and shall be recorded in the Office of the Peoria County Recorder of Deeds no later than sixty (60) days after date hereof.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS this _____ day of _____, 2015.

Approved:

_____
Mayor

Attest:

_____
City Clerk

Examined and Approved:

_____
Corporation Counsel

KNOXVILLE JUNCTION SPECIAL SERVICE AREA

EXHIBIT A

NOTICE OF PUBLIC HEARING

Published March 7, 2015

Mailed March 10, 2015

NOTICE OF PUBLIC HEARING

THIS IS A NOTICE OF PUBLIC HEARING REGARDING A PROPOSAL FOR THE FORMATION/ESTABLISHMENT OF A SPECIAL SERVICE AREA ("SSA") BY THE CITY OF PEORIA, ILLINOIS AND FOR THE LEVY AND IMPOSITION OF A SPECIAL SERVICE TAX TO PAY FOR QUALIFIED IMPROVEMENTS WITHIN THE SSA.

NOTICE is hereby given pursuant to 35 ILCS 200/27 and the Illinois Constitution of 1970, Article 7, Section 6 (l) (2) that the City of Peoria will conduct a Public Hearing regarding the formation and establishment of a Special Service Area within the City of Peoria, Illinois known as The Knoxville Junction Special Service Area. The Public Hearing shall be conducted at the regularly scheduled meeting of the City Council of the City of Peoria, Illinois on March 24, 2015 at 6:00 p.m. in the City Council Chambers (4th Floor) of the City Hall located at 419 Fulton Street, Peoria, Illinois.

THE BOUNDARIES OF THE PROPOSED SPECIAL SERVICE AREA AND THE PERMANENT TAX INDEX NUMBER OF EACH PARCEL WITHIN THE PROPOSED SPECIAL SERVICE AREA ARE AS FOLLOWS:

JUNCTION CITY SHOPPING CENTER PARCELS- the Common Address of which is 5901 N. Prospect Road, Peoria, Illinois.

> Lot 2 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
> PIN #14-16-452-038
>
> Lot 3 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
> PIN #14-16-452-039
>
> Lot 4 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
> PIN #14-16-452-040
>
> Lot 5B of Junction City Phase Two, being a resubdivision of Lot 5 of Junction City Phase One, being a part of Lots 12, 13 and 14 in plat of Bryant & Lindsay's Subdivision of Lots 7 & 8 in School Section number 16, also a part of vacated right-

of way in the west half of the southeaster quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
Part of PIN#14-16-452-041

Lot 5A of Junction City Phase Two, being a resubdivision of Lot 5 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City, being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
Lot 5A is also known as the Bushwhacker Parcel
Part of PIN #14-16-452-041

PARCELS LOCATED AT 5712-5720 N. Knoxville Avenue, Peoria, Illinois

Tract I

All of Lot fourteen (14) in BRYANT AND LINDSAY'S SUBDIVISION of Lots Seven (7) and Eight (8) in School Section Sixteen (16), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, which lies South and West of the Right of Way of the Chicago, Rock Island and Pacific Railroad Company, EXCEPTING a tract of ground located in the Southwest corner of said tract and being One Hundred Ninety (190) feet along Knoxville Avenue by Two Hundred (200) feet in depth, situate, lying and being in the County of Peoria and State of Illinois.
5720 N. Knoxville Avenue
PIN #14-16-451-016

Tract II

Part of Lot 14 in BRYANT AND LINDSAY'S SUBDIVISION of Lots 7 and 8 in School Section 16, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the intersection of the South line of Said Lot 14 with the Easterly Right-of-Way line of Knoxville Avenue (also known as State Route 88) as said Right-of Way line is described in a dedication for public road purposes recorded on January 3, 1949, in Book 768, Page 365; thence East along the South line of said Lot 14, a distance of 160 feet to a point; thence North a distance of 190 feet to a point; thence West a distance of 200 feet to a point on the Easterly Right-of-Way line of Knoxville Avenue, as described aforesaid; thence South along the Easterly Right-of-Way line of Knoxville Avenue, a distance of 166 feet to a point; thence Easterly a distance of 40 feet to a point; thence South a distance of 24 feet, more or less, to the Place of Beginning; situated in the County of Peoria, in the State of Illinois.
5712 N. Knoxville Avenue
PIN #14-16-451-014

THE NATURE OF THE PROPOSED SPECIAL SERVICES TO BE PROVIDED WITHIN THE SPECIAL SERVICE AREA.

The Special Services to be provided within the Knoxville Junction Special Service Area include the construction of a new intersection on Knoxville Avenue together with lighted traffic signals and acceleration and deceleration lanes on Knoxville Avenue. The new intersection will be located opposite the entrance to the existing Donovan Golf Course which will soon be converted to Donovan Park by the Peoria Park District. The new intersection will also provide direct access from Knoxville Avenue to Junction City Shopping Center, the new Bushwhacker retail store (Bushwhacker Parcel) currently under construction and property located at 5712-5720 N. Knoxville Avenue. The Special Services will include a newly constructed roadway to serve the properties within the Special Service Area and allow for the relocation and burial of overhead power and communication lines. Additionally, storm water detention areas will be relocated and constructed to serve the properties within the Special Service Area. The construction of the new intersection will reduce and consolidate multiple access points on Knoxville Avenue. The proposed Special Services are for new construction, landscaping and maintenance.

THE PROPOSED AMOUNT OF THE TAX LEVY FOR THE SPECIAL SERVICES FOR THE INITIAL YEAR FOR WHICH TAXES WILL BE LEVIED WITHIN THE SPECIAL SERVICE AREA IS THE AMOUNT HEREAFTER SET FORTH FOR EACH PARCEL WITHIN THE SPECIAL SERVICE AREA.

Junction City Shopping Center Parcels

Lot 2	$ 7,360.00
Lot 3	$ 5,290.00
Lot 4	$59,317.00
Lot 5B	$16,054.00
Lot 5A (Bushwhacker Parcel)	$ 9,395.00

Parcels located at 5712-5720 N. Knoxville Avenue

Tract I & II Combined Amount	$17,595.00

ALL INTERESTED PERSONS, INCLUDING ALL PERSONS OWNING TAXABLE REAL PROPERTY LOCATED WITHIN THE SPECIAL SERVICE AREA, WILL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE HEARING REGARDING ALL MATTERS RELATING TO THE FORMATION AND ESTABLISHMENT OF THE SPECIAL SERVICE AREA AND TAX LEVY AND WILL HAVE AN OPPORTUNITY TO FILE OBJECTIONS TO THE FORMATION AND ESTABLISHMENT OF THE SPECIAL SERVICE AREA AND THE TAX LEVY.

THE MAXIMUM NUMBER OF YEARS THAT TAXES WILL BE LEVIED IS 30 YEARS. EXPENSES FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHALL BE PAID FROM A LOAN AND INDEBTEDNESS WHICH WILL BE REPAID FROM THE

COLLECTION OF THE SPECIAL SERVICE TAX LEVIED AGAINST EACH OF THE PARCELS WITHIN THE SPECIAL SERVICE AREA. THE INDEBTEDNESS SHALL BE SECURED BY THE FULL FAITH AND CREDIT OF THE AREA INCLUDED IN THE SPECIAL SERVICE AREA AND SUCH INDEBTEDNESS SHALL NOT BE REGARDED AS INDEBTEDNESS OF THE CITY OF PEORIA, ILLINOIS FOR THE PURPOSE OF ANY LIMITATION IMPOSED BY ANY LAW. THE INDEBTEDNESS SHALL NOT BE SECURED BY THE FULL FAITH AND CREDIT OF THE CITY OF PEORIA, ILLINOIS BUT SHALL BE SECURED BY THE FULL FAITH AND CREDIT OF THE AREA INCLUDED IN THE SPECIAL SERVICE AREA. THE MAXIMUM AMOUNT OF INDEBTEDNESS PROPOSED TO BE INCURRED IS $1,950,000.00. ANNUALLY TAXES SHALL BE LEVIED IN AN AMOUNT SUFFICIENT TO PAY THE PRINCIPAL AND INTEREST ON THE INDEBTEDNESS AS IT BECOMES DUE. SUCH LEVY SHALL BE EXTENDED AGAINST EACH PARCEL AS SET FORTH IN A SPECIAL TAX ROLL WHICH IDENTIFIES THE AMOUNT OF TAXES TO BE LEVIED AGAINST EACH PARCEL. THE INTEREST RATE ON THE INDEBTEDNESS SHALL NOT EXCEED THE RATE OF 5% PER ANNUM DURING THE FIRST FIVE (5) YEARS OF THE TAX LEVY AND SHALL NOT EXCEED THE RATE OF 12% PER ANNUM IN ANY YEAR DURING THE TERM OF THE INDEBTEDNESS.

ON COMPLETION OF THE CONSTRUCTION WITHIN THE SPECIAL SERVICE AREA THOSE PORTIONS OF THE SPECIAL SERVICES LOCATED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THOSE GOVERNMENTAL ENTITIES HAVING RESPONSIBILITY FOR THE MAINTENANCE OF STREET AND ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY AND THOSE PORTIONS OF THE SPECIAL SERVICES LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY AND AT THE COST OF THE OWNERS OF THE PARCELS WITHIN THE SPECIAL SERVICE AREA EXCEPT AS MAY BE PROVIDED IN EASEMENT OR OTHER AGREEMENTS WITH THE GOVERNMENTAL ENTITIES.

FOR INFORMATION REGARDING THE PUBLIC HEARING OR THE SPECIAL SERVICE AREA CONTACT:

CHRIS SETTI, ASST. CITY MANAGER
CITY OF PEORIA,
CITY HALL
419 FULTON STREET
PEORIA, ILLINOIS 61602
309/494-8618

KNOXVILLE JUNCTION SPECIAL SERVICE AREA

EXHIBIT B

TERRITORY OF SPECIAL SERVICE AREA, PERMANENT TAX INDEX NUMBERS OF PARCELS, AND MAP OF TERRITORY

ORDINANCE NO. _____

TERRITORY OF SPECIAL SERVICE AREA, PERMANENT TAX INDEX NUMBERS OF PARCELS, AND MAP OF TERRITORY

JUNCTION CITY SHOPPING CENTER PARCELS- the Common Address of which is 5901 N. Prospect Road, Peoria, Illinois.

Lot 2 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
PIN #14-16-452-038

Lot 3 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
PIN #14-16-452-039

Lot 4 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
PIN #14-16-452-040

Lot 5B of Junction City Phase Two, being a resubdivision of Lot 5 of Junction City Phase One, being a part of Lots 12, 13 and 14 in plat of Bryant & Lindsay's Subdivision of Lots 7 & 8 in School Section number 16, also a part of vacated right-of way in the west half of the southeaster quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
Part of PIN#14-16-452-043

Lot 5A of Junction City Phase Two, being a resubdivision of Lot 5 of Junction City Phase One, being a resubdivision of Lot 1 of Junction City, being a part of Lots 12, 13 and 14 in plat of Bryant and Lindsay's Subdivision of Lot 7 and 8 in School Section number 16, also a part of vacated right-of-way in the west half of the southeast quarter of Section 16, all in Township 9 north, Range 8 east of the Fourth Principal Meridian, Peoria County, Illinois.
Lot 5A is also known as the Bushwhacker Parcel
Part of PIN #14-16-452-042

PARCELS LOCATED AT 5712-5720 N. Knoxville Avenue, Peoria, Illinois

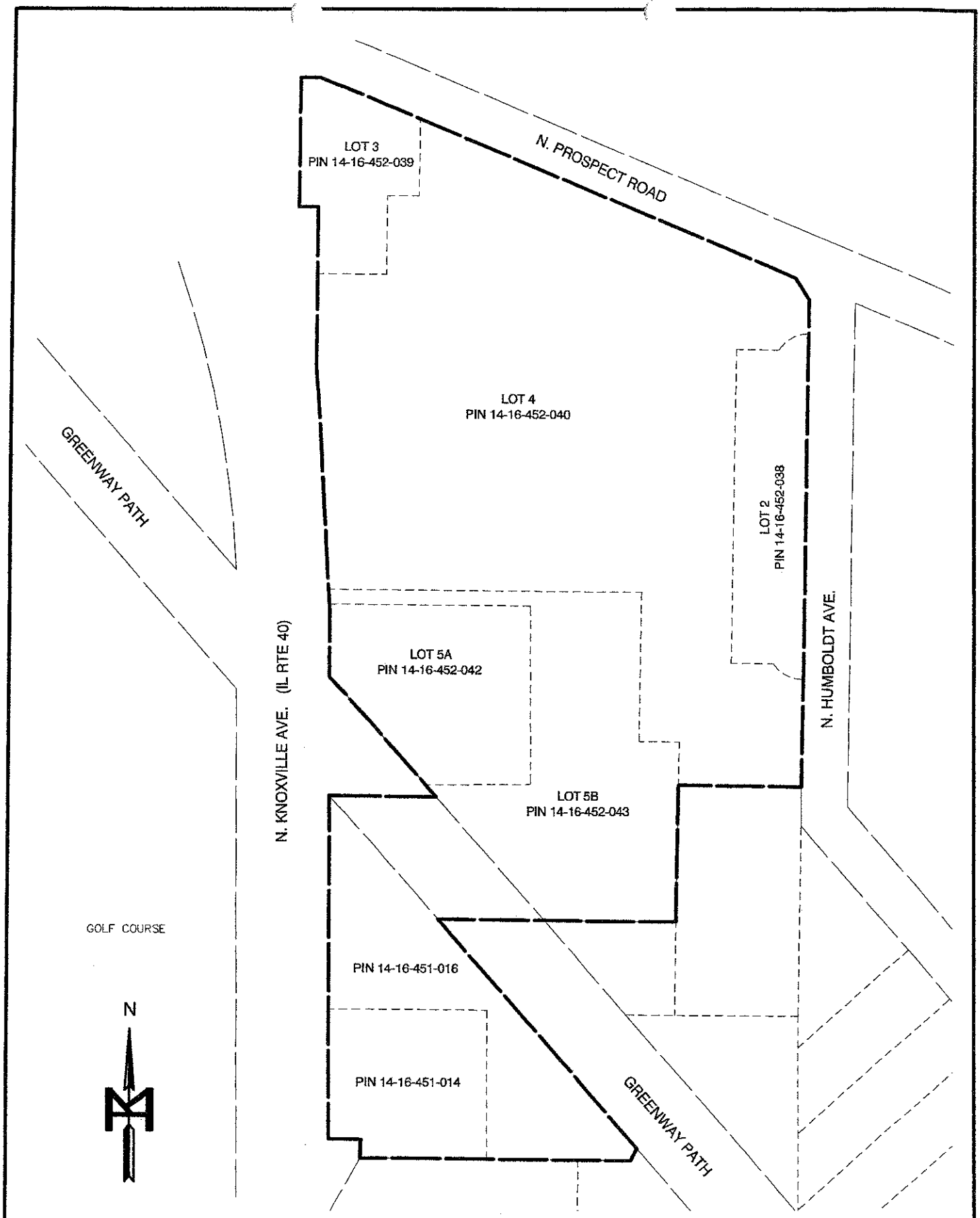
Tract I

All of Lot fourteen (14) in BRYANT AND LINDSAY'S SUBDIVISION of Lots Seven (7) and Eight (8) in School Section Sixteen (16), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, which lies South and West of the Right of Way of the Chicago, Rock Island and Pacific Railroad Company, EXCEPTING a tract of ground located in the Southwest

corner of said tract and being One Hundred Ninety (190) feet along Knoxville Avenue by Two Hundred (200) feet in depth, situate, lying and being in the County of Peoria and State of Illinois.
5720 N. Knoxville Avenue
PIN #14-16-451-016

Tract II

Part of Lot 14 in BRYANT AND LINDSAY'S SUBDIVISION of Lots 7 and 8 in School Section 16, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the intersection of the South line of Said Lot 14 with the Easterly Right-of-Way line of Knoxville Avenue (also known as State Route 88) as said Right-of Way line is described in a dedication for public road purposes recorded on January 3, 1949, in Book 768, Page 365; thence East along the South line of said Lot 14, a distance of 160 feet to a point; thence North a distance of 190 feet to a point; thence West a distance of 200 feet to a point on the Easterly Right-of-Way line of Knoxville Avenue, as described aforesaid; thence South along the Easterly Right-of-Way line of Knoxville Avenue, a distance of 166 feet to a point; thence Easterly a distance of 40 feet to a point; thence South a distance of 24 feet, more or less, to the Place of Beginning; situated in the County of Peoria, in the State of Illinois.
5712 N. Knoxville Avenue
PIN #14-16-451-014



MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5901 N. Prospect Road, Suite 6B
Peoria, Illinois 61614
www.mohrandkerr.com
Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm #184.005091

PARCEL IDENTIFICATION NUMBERS EXHIBIT

SURVEYED	-	KNOXVILLE JUNCTION SPECIAL SERVICE AREA PEORIA, ILLINOIS	PROJECT NO. 14-216
DRAWN	DEH		SHEET 1 OF 1
CHECKED	SDK		DRAWING NO. 1
SCALE	N.T.S.		
DATE	3-16-15		

JUNCTION CITY PROPERTY.dwg Mar 16, 2015

KNOXVILLE JUNCTION SPECIAL SERVICE AREA

EXHIBIT C

SPECIAL TAX ROLL

ORDINANCE NO. _____

KNOXVILLE JUNCTION SPECIAL SERVICE AREA
SPECIAL TAX ROLL

This Special Tax Roll is prepared in accordance with 35 ILCS 200/27-75 to levy and extend a special tax within the Special Service Area on the parcels of land within the Special Service Area as described herein.

(a) The special services to be provided are described in Section 3 of the Ordinance.

(b) The special tax is spread among the parcels pro-rata according to the land area of each parcel as each parcel's land area bears to the total land area of all parcels. This method of spreading the tax is utilized to provide an equitable levy among the parcels. The special services within the Special Service Area are the construction of improvements for the providing of access and maintenance to each of the parcels through a newly constructed signalized intersection from Knoxville Avenue. Each parcel will benefit from the access in a manner which is independent of the assessed valuation of each parcel.

(c) A list of the parcels and the amount assessed against each is as follows. The legal description of each parcel is included in Exhibit B of the Ordinance. The following list identifies each parcel by tax parcel identification number (PIN) and a short legal description. The following list identifies each parcel, the amount of the first year tax levy and the percentage that each parcel bears to the total annual levy of the special tax within the Special Service Area in each year subsequent to the first year levy. In each year subsequent to the first year levy, the total levy for the Special Service Area shall be an amount determined by the City of Peoria as submitted to the Peoria County Clerk in the annual tax levy document. Such amount shall be not less than an amount sufficient to pay principal and interest on indebtedness incurred for the construction of the improvements within the Special Service Area and maintenance related thereto.

Parcel PIN & Short Legal	1st Year Levy Amount	Percentage of Total Levy
14-16-452-038 Lot 2 Junction City Phase One	$ 7,360.00	6.40%
14-16-452-039 Lot 3 Junction City Phase One	$ 5,290.00	4.60%
14-16-452-040 Lot 4 Junction City Phase One	$59,317.00	51.58%
14-16-452-042 Part Lot 5A Junction City Phase Two	$ 9,395.00	8.17%
14-16-452-043 Part Lot 5B Junction City Phase Two	$16,054.00	13.96%
14-16-451-014 Part Lot 14 Bryant & Lindsay	$ 7,038.00	6.12%
14-16-451-016 Part Lot 14 Bryant & Lindsay	$10,557.00	9.17%

REDEVELOPMENT AGREEMENT

KNOXVILLE JUNCTION SPECIAL SERVICE AREA

EXHIBIT D

KNOXVILLE JUNCTION SPECIAL SERVICE AREA
REGULATORY AGREEMENT

This Knoxville Junction Special Service Area Regulatory Agreement ("Regulatory Agreement") is made this _____ day of _____, 2015, by and between the CITY OF PEORIA, ILLINOIS ("City") and KNOXVILLE JUNCTION SPECIAL SERVICE AREA CORPORATION, an Illinois not-for-profit corporation ("Knoxville Junction").

WHEREAS, the City is a home rule unit of local government as described in the Illinois Constitution of 1970; and

WHEREAS, the City, exercising its power and authority pursuant to Section 6 of Article VII of the Illinois Constitution of 1970 and authority granted by the Special Service Area Tax Law (35 ILCS 200/27-5 et seq.) adopted Ordinance number _____ on _____ creating the Knoxville Junction Special Service Area ("SSA") and Providing for the Levy of Special Taxes and Performance of Special Services ("SSA Ordinance"); and

WHEREAS, the SSA Ordinance authorized and directed the City to enter into this Regulatory Agreement; and

WHEREAS, Knoxville Junction has been organized as an Illinois not-for-profit corporation to provide and perform the services described in the SSA Ordinance relating to the construction, maintenance and use of the improvements.

NOW, THEREFORE, IN CONSIDERATION of the promises and covenants provided herein the parties agree as follows.

1. STATEMENT OF PURPOSE

   This Regulatory Agreement is entered into for the purpose of facilitating the construction, financing, maintenance and use of the Special Services within the SSA as provided for in the SSA Ordinance. Knoxville Junction is duly organized as an Illinois not-for-profit corporation for the purpose of providing a single purpose entity to assist the City and the property described in the SSA Ordinance in the administration of the SSA. Each of the property owners of the parcels described in the SSA Ordinance shall be entitled to membership in Knoxville Junction according to its By-laws and organizational documents.

2. CONSTRUCTION AND FINANCING OF SPECIAL SERVICES

   A. SPECIAL SERVICE AREA LOAN

      Construction of the improvements within the SSA shall be financed by a loan (SSA Loan) obtained by Knoxville Junction from an FDIC insured bank designated by Knoxville Junction and approved by the City. ("Designated SSA Lender"). The

Designated SSA Lender shall be identified and approved in writing by execution of the Lender Designation attached hereto as Exhibit A. The Designated SSA Lender shall be deemed a party to this Regulatory Agreement with full power and authority to enforce the terms hereof for the purpose of insuring repayment of the SSA Loan. The SSA Loan shall not be secured by the full faith and credit of the City. Rather, the SSA Loan shall be secured by the full faith and credit of the area included in the SSA. The responsibility of the City shall be limited to such actions as are required to levy and collect the special taxes provided for in the SSA Ordinance. The terms of the SSA Loan shall be negotiated and determined by Knoxville Junction, provided that such terms shall conform in all respects to the loan terms set forth in the SSA Ordinance. The SSA Loan documents and any and all modifications or amendments thereof shall be provided to the City.

B. SSA LOAN PROCEEDS

The amount of the SSA Loan shall be $1,950,000.00 as described in the SSA Ordinance and the loan proceeds shall be allocated and used in accordance with the SSA Budget attached to the Redevelopment Agreement between the City and Redeveloper. Reasonable modifications to the SSA Budget may be made by Knoxville Junction to accomplish and perform the services described in the SSA Ordinance. Reasonable notice of any such modification shall be given to the City and the Designated SSA Lender prior to any material changes. Notice of any material changes to the SSA Budget shall be accompanied by a written explanation of the reason for the proposed change.

C. REPAYMENT OF SSA LOAN

Repayment of the SSA Loan shall be made from the levy of special taxes on the parcels located within the SSA as described in the SSA Ordinance. The SSA Budget includes an amount for a debt service reserve. The debt service reserve shall be funded at the time the SSA Loan is closed and funded. The debt service reserve shall be deposited to an FDIC insured account over which the Designated SSA Lender has sole withdrawal authority. Debt service payments on the SSA Loan shall be made from the debt service reserve as the payments become due. Upon collection of the special taxes in the SSA, all of such collections shall be deposited to the debt service reserve account in the manner described in Section 3 of this Regulatory Agreement. To the extent the debt service reserve account balance exceeds the anticipated debt service for the succeeding year, such excess shall be withdrawn and deposited to an FDIC insured Knoxville Junction operating account maintained at the Designated SSA Lender's bank for use by Knoxville Junction in payment of Knoxville Junction operating expenses, including maintenance and administrative expenses.

D. CONSTRUCTION AND SUPERVISION

Construction and supervision of the special services within the SSA shall be the responsibility of Knoxville Junction. Knoxville Junction shall enter into contracts for

the construction and maintenance of the special services within the SSA and copies of such contracts shall be provided to the City and the Designated SSA Lender.

E. BOOKS, RECORDS AND REPORTING

Annually, no later than March 1st of each year, Knoxville Junction shall provide a written report to the City and the Designated SSA Lender describing the special services provided to the SSA during the preceding calendar year. Such report shall include a description of the SSA services and all income and expenses of the SSA. The books and records of Knoxville Junction shall be available for inspection by the City and the Designated SSA Lender at all reasonable times and places.

3. LEVY AND COLLECTION OF SPECIAL TAXES

Commencing in 2015 and continuing each year thereafter for a period of thirty (30) years, the City shall levy and collect the special taxes within the SSA as provided in the SSA Ordinance. Levy and collection in each year shall be made as follows.

A. INITIAL LEVY
The initial year tax levy shall be made against each parcel in the SSA in the amounts described in the Special Tax Roll included in the SSA Ordinance.

B. LEVY SUBSEQUENT TO INITIAL LEVY
No later than October 1st in each year subsequent to the first year initial levy, Knoxville Junction and the SSA Designated Lender shall provide to the City the debt service amount necessary to pay the principal and interest on the SSA Loan for the succeeding year. The interest rate on such loan shall not exceed the rate limitation described in the SSA Ordinance. The debt service amount plus the reasonable expense for maintenance of the special services as determined by Knoxville Junction shall be levied against each parcel as provided in the SSA Ordinance.

C. FILING LEVY DOCUMENTS
The City shall timely file with the Peoria County Clerk and such other governmental agencies as made be required, the documents to levy the special taxes on each parcel as described in the SSA Ordinance so that collections of tax occur in 2016 and each year thereafter for the duration of the SSA as described in the SSA Ordinance.

D. COLLECTION OF SPECIAL TAXES
The City will exercise all reasonable and good faith efforts to collect the special taxes as levied. When collections are received such collections shall be delivered to the designated SSA Lender for deposit to the debt service reserve account described in section 2 of this Regulatory Agreement.

4. MISCELLANEOUS

A. TIME OF THE ESSENCE

Time shall be of the essence of each and every covenant and conditions contained herein.

B. REASONABILITY AND GOOD FAITH

Whenever any approval or consent of either the City or Knoxville Junction may be called for in this Agreement, such approval or consent shall not be unreasonably withheld or delayed. In the course of the conduct of the parties hereto with respect to each other in the performance of this Agreement, each party agrees that the actions of such party shall be conducted reasonably, in good faith and with due diligence and best efforts.

C. NOTICES

Except as otherwise provided herein, all demands, notices or objections permitted or required to be given or served under this Agreement shall be in writing and shall be deemed to have been duly given or served when delivered in person, or deposited in the United States mail, postage prepaid, by certified or registered mail, return receipt requested, or overnight courier to the address specified below:

City:	City of Peoria Attn: City Clerk 419 Fulton Street Peoria, IL 61602
With copy to:	City of Peoria Legal Department 419 Fulton Street Peoria, IL 61602
Knoxville Junction	KnoxvilleJunction Special Service Area Corporation 5901 N. Knoxville Avenue, Ste 14A Peoria, IL 61614
With copy to:	Thomas E. Leiter The Leiter Group, The Law Offices of Thomas E. Leiter 309-A Main Street Peoria, IL 61602
With copy to:	Designated SSA Lender as set forth in Exhibit B

D. DESIGNATED SSA LENDER

As provided above, the Designated SSA Lender is deemed a party to this Regulatory Agreement. The various rights and privileges herein set forth are also for the benefit of the Designated SSA Lender and such lender shall be entitled to enforce or rely on such rights and privileges as a party to this Regulatory Agreement.

E. MUTUAL ASSISTANCE

Each of the parties agree to mutually assist and cooperate with the other in effectuating the spirit and intent hereof, and in that regard, each party agrees to execute any and all documentation and take any and all actions as may be reasonably appropriate or required in connection therewith.

F. COUNTERPARTS

This Agreement may be executed in counterparts and, in such case, each counterpart shall serve as an original of this Agreement.

G. OPPORTUNITY TO CURE DEFAULT; ATTORNEY'S FEES.

Before any failure of any party to this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify in writing the party alleged to have failed to perform of the alleged failure and shall demand performance. No breach of this Agreement may be found to have occurred if performance is completed to the reasonable satisfaction of the complaining party within thirty (30) days after receipt of such notice or such other amount of time to which the parties may agree in writing. In the event that any party should find it necessary to retain an attorney for the enforcement of any of the provisions hereunder occasioned by the fault of another party, the party not in default shall be entitled to recover reasonable attorney's fees and court costs incurred whether said attorney's fees are incurred for the purpose of negotiation, trial, appellate or other legal services.

H. AMENDMENT

This Agreement and any exhibits attached hereto may be amended only by the mutual consent of the parties including the Designated SSA Lender, through the execution of a written amendment by the parties..

I. TERM

This Agreement shall be in full force and effect from and after date hereof and shall continue in full force and effect for so long as the SSA shall be and remain in existence as described in the SSA Ordinance.

J. SEVERABILITY

If any provision of this Agreement or its application to any person, entity or property is held invalid or unenforceable, the remaining portion or portions shall, nevertheless, be valid and enforceable and carried into effect, unless to do so would clearly violate the present legal and valid intentions of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

City of Peoria, an Illinois municipal corporation

By:_____
Its:_____

Attest:_____
City Clerk

Approved as to Form:

By:_____
Corporation Counsel

Knoxville Junction Special Service Area Corporation,
an Illinois not-for-profit corporation

By:_____

Attest:_____

KNOXVILLE JUNCTION SPECIAL SERVICE AREA

EXHIBIT A

LENDER DESIGNATION

In accordance with the Knoxville Junction Special Service Area Regulatory Agreement, the undersigned Knoxville Junction Special Service Area Corporation does hereby designate _____ as the Designated SSA Lender.

KNOXVILLE JUNCTION
SPECIAL SERVICE AREA CORPORATION,
An Illinois not-for-profit corporation

By:_____

Attest:_____

Dated:_____

APPROVAL

In accordance with the Knoxville Junction Special Service Area Regulatory Agreement, the City of Peoria, Illinois does hereby approve _____ as the Designated SSA Lender under the terms of the Knoxville Junction Special Service Area Regulatory Agreement.

CITY OF PEORIA, ILLINOIS

By:_____

Attest:_____

Dated:_____

Approved as to Form:

By:_____
Corporation Counsel