

**AN ORDINANCE AMENDING THE TOWN'S TAX ABATEMENT,
RELATING TO ESTABLISHING PROPERTY TAX ABATEMENT AS
A RIVER EDGE REDEVELOPMENT ZONE INCENTIVE**

WHEREAS, the City Council of the City of Peoria did adopt Ordinance No. 17,016 on August 27, 2013 designating a River Edge Redevelopment Zone within the territorial boundaries of the City of Peoria, Illinois; and

WHEREAS, the City Council wishes to amend its River Edge Redevelopment Zone program to include the incentive property tax abatement for certain eligible projects; and

WHEREAS, the City has, pursuant to the River Edge Redevelopment Zone Act, conducted a public hearing on January 20, 2015 on the question of whether property tax abatement should be added as a River Edge Redevelopment Zone incentive, and that public notice was given of said hearing in at least one newspaper of general circulation within the zone area not more than 20 days nor less than 5 days before said hearing; and

WHEREAS, the Board of Town Trustees deems it necessary and in the best interests of the Town to mirror these incentives.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TOWN TRUSTEES OF THE TOWN OF THE CITY OF PEORIA, PEORIA COUNTY AND STATE OF ILLINOIS that:

1. The foregoing recitals are hereby incorporated herein as though fully set forth.
2. The Town's previous tax abatement shall be, as described in Town Ordinance No. TO-15-04, and is hereby, deleted in its entirety and replaced with the following language:

Property Tax Abatements. The Town of the City of Peoria authorizes and directs the County Clerk of Peoria County to, retroactive to the start of tax year 2014, abate ad valorem taxes imposed upon real property, located within the River Edge Redevelopment Zone area, more particularly described herein on Exhibit A, upon which new improvements have been constructed, renovated or rehabilitated, subject to all the following conditions:

- a. The City of Peoria has issued a building or other permit required by any of the applicable codes or ordinances of the City of Peoria.
- b. The project or property owner seeking an incentive does not owe any fines, fees or overdue taxes;
- c. The project has been certified by the zone administrator or State of Illinois.
- d. Abatement of taxes on any parcel shall not exceed the amount attributable to the construction of the improvements and the renovation or rehabilitation of the existing improvements on such parcel.
- e. Such abatement shall be allowed only for commercial, industrial or manufacturing property located within the River Edge Redevelopment Zone.
- f. Such abatement shall be for five years at the rate of 100% for the first three years and at the rate of 50% for years four and five, commencing the first year after any improvements have been assessed.

- g. As part of the application process for certification of a project, the project owner or owner of the property where a property tax abatement would occur shall agree to not pursue a reduction in assessed value of the property for a minimum of five (5) years following the expiration of the property tax abatement period.
- h. The abatement shall apply only to improvements commenced within the River Edge Redevelopment Zone after designation of the Zone by the City of Peoria and certification by the State.
- i. Any abatement which commences prior to the expiration of the River Edge Redevelopment Zone shall not continue beyond the expiration of the River Edge Redevelopment Zone.
- j. Any abatement shall also apply within territory lawfully added to the River Edge Redevelopment Zone subsequent to its certification by the State and shall also apply to any lawfully authorized term extension of the River Edge Redevelopment Zone.
- k. The following provision will apply to all projects involving demolition and new construction: Any project which involves new construction on a site which previously was occupied by a building(s) will receive the real estate tax abatement on a "net new" basis. That is, the increased assessment amount to be abated will be based on the most recent assessment of the property which included the valuation of the property which included the valuation of the land and original building(s).
- I. In the case of property within a redevelopment area created pursuant to the Real Property Tax Increment Allocation Redevelopment Act no abatement shall be granted.

PASSED BY THE BOARD OF TOWN TRUSTEES OF THE TOWN OF THE CITY OF PEORIA, PEORIA COUNTY AND STATE OF ILLINOIS THIS

_____ DAY OF _____, 2015.

APPROVED:

Town Board Chairman

ATTEST:

Town Clerk

EXAMINED AND APPROVED:

Town Counsel