

**FIRST AMENDMENT TO CITY OF ELMWOOD, ILLINOIS  
CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN**

This First Amendment to City of Elmwood, Illinois Central Business District Redevelopment Plan (the "Amendment") amends the City of Elmwood, Illinois Central Business District Redevelopment Plan adopted by the City of Elmwood (the "City") on April 19, 2011, by Ordinance No. 2011-7 ("the Plan").

**I. INTRODUCTION**

The City wishes to extend the anticipated completion date of the Plan and add certain private and public redevelopment projects as set forth herein.

**II. AMENDMENTS**

1. Private Redevelopment Projects. Article III of the Plan, Redevelopment Strategy, shall be amended by adding the following language under the heading "Private Redevelopment Projects":

Main and Magnolia. The development of the City owned property at the northwest corner of Main Street and Magnolia Street (102-106-108 N. Magnolia Street, PIN 11-07-288-013, 11-07-288-014 and 11-07-288-017).

Grain Elevator. Expansion of the grain elevator located at 104-108 E. Hawthorne St./215 S. Magnolia St. (PIN 11-08-302-004, 11-08-302-005 and 11-08-302-007).

120 W. Main Street. Redevelopment of the vacant building located at 120 W. Main Street (PIN 11-07-435-002).

Other Development. Other private development projects consisting of the rehabilitation and enhancement of commercial buildings and properties in the Area are expected. A grant program has been established by the City for façade improvements, life safety improvements and other building and site improvements, including the renovation and rehabilitation of existing structures.

In addition, the City plans to provide incentives to businesses to locate facilities within the redevelopment project area. Any incentives will be based upon sales and real estate tax revenue expected to be generated by the proposed project, potential employment opportunities, the potential of the project to bring visitors to the City, the potential of the project to fulfill unserved needs of the City and other considerations to be evaluated by the City Council.

2. Public Redevelopment Projects. Article III of the Plan, Redevelopment Strategy, shall be amended by adding the following language under the heading "Public Redevelopment Projects":

Parking. Identification and construction of additional public parking facilities in the downtown area.

Streetscape. Improvements to and ongoing maintenance of sidewalks/streetscape in the downtown area, including without limitation security cameras.

3. Completion. Article IX, Completion of Redevelopment Plan, shall be amended to extend the anticipated completion date of the Plan to twenty-two (22) years from the date of its adoption.

4. Payments of Surplus. Beginning with tax year 2023 (payable 2024) and continuing through tax year 2027 (payable 2028), the City shall pay as surplus to the taxing districts whose territory includes the Area, in proportion to each taxing district's portion of real estate taxes distributed, fifty percent (50%) of the revenues paid into the City's special tax allocation fund for the Area during such year. Beginning with tax year 2028 (payable 2029), and continuing through tax year 2032 (payable 2033), such percentage shall increase to one hundred percent (100%).

5. Transfer from TIF No. 1 RPA. The Area is contiguous to the City's TIF No. 1 Redevelopment Project Area ("TIF No. 1 RPA") and, pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), the City is authorized to transfer funds between the special tax allocation funds for the Area and TIF No. 1 RPA. The City has, in the past, transferred funds not needed for projects within TIF No. 1 RPA to the special tax allocation fund for the Area to fund projects in the Area for which funding is not available from the special tax allocation fund for Area, and expects to continue to do so for the remainder of the life of the Plan. The City intends, upon completion of the redevelopment plan for TIF No. 1 RPA, to transfer all remaining funds held in the special tax allocation fund for TIF No. 1 RPA to the special tax allocation fund for the Area.

6. Transfer to TIF No. 1 RPA. No funds held in the City's special tax allocation fund for the Area shall be transferred to the special tax allocation fund for TIF No. 1 RPA.

### **III. GENERAL**

Except as specifically amended herein, the Plan shall continue in full force and effect in accordance with its original terms. Reference to this specific Amendment need not be made in any note, document, letter, certificate, the Plan itself, or any communication issued or made pursuant to or with respect to the Plan, any reference to the Plan being sufficient to refer to the Plan as amended hereby. All terms used herein which are defined in the Plan shall have the same meaning herein as in the Plan. In the event of any conflict between the terms of the Plan and the terms of this Amendment, this Amendment shall control.