

**VILLAGE OF MT. ZION
MACON COUNTY, ILLINOIS**

Ordinance No.
2020-20

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT
TO THE TIF REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF MT. ZION
AND SAMS AND SULLIVAN PROPERTIES, LLC

CERTIFICATE

State of Illinois)
)
)
County of Macon)

I, Dawn Reynolds, duly appointed Village Clerk of the Village of Mt. Zion, Macon County, State of Illinois, and as such, custodian of all Village records, do hereby certify that the attached Ordinance No. 2020-20, is a true and correct copy of AN APPROVED ORDINANCE OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS that was adopted by the Mt. Zion Village Board on November 16, 2020.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 16th day of November, 2020.

Seal



Dawn Reynolds, Village Clerk

VILLAGE OF MT. ZION
MACON COUNTY, ILLINOIS

Ordinance No.
2020-20

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT
TO THE TIF REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF MT. ZION
AND SAMS AND SULLIVAN PROPERTIES, LLC

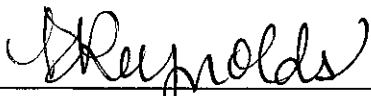
CERTIFICATE

State of Illinois)
)
)
County of Macon)

I, Dawn Reynolds, duly appointed Village Clerk of the Village of Mt. Zion, Macon County, State of Illinois, and as such, custodian of all Village records, do hereby certify that the attached Ordinance No. 2020-20, is a true and correct copy of AN APPROVED ORDINANCE OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS that was adopted by the Mt. Zion Village Board on November 16, 2020.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 16th day of November, 2020.

Seal



Dawn Reynolds, Village Clerk

VILLAGE OF MT. ZION, ILLINOIS

ORDINANCE NO. 2020-20

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A FIRST AMENDMENT TO THE
TIF REDEVELOPMENT AGREEMENT**

BY AND BETWEEN

THE VILLAGE OF MT. ZION

AND

SAMS & SULLIVAN PROPERTIES, LLC

**MT. ZION GUSTIN-NELSON
TAX INCREMENT FINANCING DISTRICT**

**ADOPTED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF MT. ZION, ILLINOIS,
ON THE 16TH DAY OF NOVEMBER, 2020.**

VILLAGE OF MT. ZION, ILLINOIS: ORDINANCE NO. 2020-20

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF
 A FIRST AMENDMENT TO THE TIF REDEVELOPMENT AGREEMENT BY AND
 BETWEEN:
 THE VILLAGE OF MT. ZION &
 SAMS & SULLIVAN PROPERTIES, LLC
 MT. ZION GUSTIN-NELSON TAX INCREMENT FINANCING DISTRICT

The Village Board of Trustees has determined that this Amendment to the TIF Redevelopment Agreement is in the best interest of the citizens of the Village of Mt. Zion; therefore, be it ordained by the President and Village Board of Trustees of the Village of Mt. Zion, Macon County, Illinois as follows:

SECTION ONE: The First Amendment to the TIF Redevelopment Agreement with Sams & Sullivan Properties, LLC, Developer (*Exhibit A*) attached hereto is hereby approved.

SECTION TWO: The Village President is hereby authorized and directed to enter into and execute on behalf of the Village said First Amendment to the TIF Redevelopment Agreement and the Village Clerk of the Village of Mt. Zion is hereby authorized and directed to attest such execution.


SECTION THREE: The First Amendment to the TIF Redevelopment Agreement shall be effective the date of its approval on the 16th day of November, 2020.

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

PASSED, APPROVED and ADOPTED by the Corporate Authorities of the Village of Mt. Zion this 16th day of November, 2020 and filed in the office of the Village Clerk of said Village on that date.

| PRESIDENT AND TRUSTEES | AYE VOTE | NAY VOTE | ABSTAIN / ABSENT |
|---------------------------|----------|----------|------------------|
| Ellen Ritchie | X | | |
| Mike Mose | X | | |
| Chris Siudyla | | | X |
| Donna Scales | X | | |
| Wendy Kernan | X | | |
| Kevin Fritzsche | X | | |
| Lucas Williams, President | | | |
| TOTAL VOTES: | 5 | 0 | 1 |

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APPROVED: , Date 11 / 16 / 2020
President, Village of Mt. Zion

ATTEST: , Date: 11 / 16 / 2020
Village Clerk, Village of Mt. Zion

EXHIBIT A: FIRST AMENDMENT TO THE TIF REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF MT. ZION & SAMS & SULLIVAN PROPERTIES, LLC.

**VILLAGE OF MT. ZION
GUSTIN-NELSON
TAX INCREMENT FINANCING DISTRICT**

**FIRST AMENDMENT TO THE
TIF REDEVELOPMENT AGREEMENT**

by and between

THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS

and

SAMS & SULLIVAN PROPERTIES, LLC

NOVEMBER 16, 2020

VILLAGE OF MT. ZION
MT. ZION GUSTIN-NELSON TAX INCREMENT FINANCING (TIF) DISTRICT
FIRST AMENDMENT TO THE
TIF REDEVELOPMENT AGREEMENT
by and between
VILLAGE OF MT. ZION
and
SAMS & SULLIVAN PROPERTIES, LLC

THIS FIRST AMENDMENT TO THE TIF REDEVELOPMENT AGREEMENT is entered into this 16th day of November, 2020, by and between the **VILLAGE OF MT. ZION** (the “Village”), an Illinois Municipal Corporation, Macon County, Illinois; and **SAMS & SULLIVAN PROPERTIES, LLC, an Illinois Limited Liability Company** (the “Developer”).

PREAMBLE

WHEREAS, the Village has the authority to promote the health, safety, and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration and inadequate public facilities, by promoting the development of private investment property thereby increasing the tax base of the Village and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the “Act”), the Village has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, and rehabilitate such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues and enter into contracts with developers necessary or incidental to the implementation of its redevelopment plan pursuant to 65 ILCS 5/11-74.4-4(b) and (j); and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5 the Village is authorized to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any other governmental entity or commercial enterprise that are deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, on December 30, 1986, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or obsolete or a combination thereof, the Village approved a Redevelopment Plan and Projects, designated a Redevelopment Project Area and adopted Tax Increment Financing under the Act for the **Mt. Zion Gustin-Nelson TIF District** (the “TIF District”); and

WHEREAS, on February 18, 2020, the Parties entered into a Redevelopment Agreement (the “Original Agreement”), wherein the Village agreed to extend incentives to provide reimbursement of certain TIF eligible project costs for property located at 104 Ashland Ave., Mt. Zion, Illinois (the “Property”); and

WHEREAS, it is the intent of the Village to encourage economic development which will increase the real estate and municipal tax bases of the Village and the tax bases of other taxing bodies, which increased incremental taxes will be used, in part, to finance incentives to assist redevelopment projects undertaken within the TIF District; and

WHEREAS, the Village has the authority under the Act to incur Redevelopment Project Costs (“Eligible Project Costs”) and to reimburse Developer for such costs pursuant to 65 ILCS 11-74.4-4(j); and

WHEREAS, the Parties agree to Amend the terms of the Original Agreement executed on February 18, 2020 as set forth below.

AMENDMENT

A. AMENDED “C. INCENTIVES”

Section C(1) of the Original Agreement, is hereby amended by replacing it, in its entirety, with the following:

1. The Village shall reimburse the Developer for its TIF Eligible Project Costs related to installation of the sewer lift station to serve the Project up to an amount not to exceed **One Hundred Thirty-Five Thousand Dollars (\$135,000.00)** from the Village’s TIF District Special Tax Allocation Fund, upon verification of the Developer’s TIF Eligible Project Costs for installing said sewer lift station pursuant to *Section E* below and upon completion thereof.

B. AMENDED SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

The Summary of Estimated TIF Eligible Project Costs attached to the Original Agreement as Exhibit “1” shall be replaced, in its entirety, with the Exhibit “1” attached to this First Amended Redevelopment Agreement.

C. PRIOR AGREEMENT TERMS APPLY

All terms of the Original Agreement shall apply to this First Amendment and remain effective unless specifically modified by this First Amendment to the Redevelopment Agreement.

IN WITNESS WHEREOF the Parties hereto have caused this First Amendment to the Redevelopment Agreement to be executed by their duly authorized officers on the above date at Mt. Zion, Illinois.

VILLAGE

VILLAGE OF MT. ZION,
an Illinois Municipal Corporation:

BY: _____

[Signature]
Village President

ATTEST: _____

Reynolds
Village Clerk

DEVELOPER

SAMS & SULLIVAN PROPERTIES, LLC,
an Illinois Limited Liability Company:

BY: _____

[Signature]

NAME: _____

DNS SULLIVAN

TITLE: _____

MD

MANAGING MEMBER

EXHIBIT 1

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

Sams & Sullivan Properties, LLC

Mt. Zion Gustin-Nelson TIF District in the Village of Mt. Zion, Macon County, Illinois

Project Description: The Developer plans to install a sewer lift station to accommodate the expansion of the medical office located on the Property.

Location: 104 Ashland Ave., Mt. Zion, IL 62549

Parcel Numbers: 12-17-03-101-027

Estimated TIF Eligible Project Costs:

| | |
|---|------------------|
| Installation of Sewer Lift Station Costs | \$270,490 |
| Total Estimated TIF Eligible Project Costs | \$270,490 |

*The Village's reimbursement of TIF Eligible Project Costs to the Developer shall not exceed \$135,000.00 as set forth in this Redevelopment Agreement.