

ORDINANCE NO. 2023-12

CITY OF SILVIS, ILLINOIS

**APPROVING AND ADOPTING
FY 2024 SILVIS COMMERCIAL FAÇADE AND
BUILDING REPAIR PROGRAM**

for

**SILVIS DOWNTOWN
TAX INCREMENT FINANCING DISTRICT**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF SILVIS, ROCK ISLAND COUNTY, ILLINOIS,
ON THE 2ND DAY OF MAY, 2023.**

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WHEREAS, the statutes of the State of Illinois by the “Tax Increment Allocation Redevelopment Act,” 65 ILCS 5/11-74.4-1 *et seq.*, as amended, hereinafter referred to as the “TIF Act,” provided that municipalities may create within their corporate boundaries Tax Increment Financing Redevelopment (“TIF District”) Areas, Plans and Projects and to amend them from time to time; and

WHEREAS, on January 3, 2012, the City of Silvis, Rock Island County, Illinois (“City”) by its duly elected mayor and City Council heretofore adopted a Redevelopment Plan and Projects; adopted Tax Increment Financing pursuant to the TIF Act; and designated a Redevelopment Project Area known as the Silvis Downtown Tax Increment Financing District (“**Silvis Downtown TIF District**”); and

WHEREAS, on February 21, 2012, the City approved the First Amendment to the Silvis Downtown TIF District Redevelopment Project Area, Plan and Projects pursuant to the TIF Act; and

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-1-2.5 the City has the authority to appropriate and expend funds for economic development purposes; and

WHEREAS, in furtherance of the goals and objectives of the Silvis Downtown TIF District Redevelopment Plan and Projects, the City now proposes to establish a downtown façade and building repair program called the “FY 2024 *Silvis Commercial Façade & Building Repair Program*” (the “Program” and hereto attached as **Exhibit 1**) to promote improvements to commercial storefronts, roofs and the sides of commercial buildings which face City streets and, in addition, sidewalks in the Silvis Downtown TIF District; and

WHEREAS, the City proposes to allocate an amount not to exceed **Thirty Thousand Dollars (\$30,000.00)** in the Silvis Downtown TIF District Special Tax Allocation Fund during Fiscal Year 2024 for the purpose of providing loans and grants to property owners and/or business owners undertaking TIF eligible redevelopment projects as allowed under the “FY 2024 *Silvis Commercial Façade & Building Repair Program*”; and

WHEREAS, the City proposes to appoint a *FY 2024 Silvis Commercial Façade & Building Repair Program Advisory Committee* to review applications and recommend funds to be awarded by the City pursuant to the terms of the Program; and

WHEREAS, said loans and grants provided under the “FY 2024 *Silvis Commercial Façade & Building Repair Program*” shall be issued and/or expended for verified TIF eligible project costs on or before April 30, 2024; and

WHEREAS, the City Council has determined that the “FY 2024 *Silvis Commercial Façade & Building Repair Program*” will eliminate blight as set forth in this Program and is in the best interests of the citizens of the City of Silvis.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF SILVIS, ILLINOIS, THAT:

1. The “FY 2024 *Silvis Commercial Façade & Building Repair Program*” hereto attached as ***Exhibit 1*** is hereby approved and shall continue until such time funding is no longer available or on or before April 30, 2024, whichever occurs first.
2. The City of Silvis is hereby authorized and directed during Fiscal Year 2024 to set aside and allocate a sum not to exceed **Thirty Thousand Dollars (\$30,000)** within the Silvis Downtown TIF District Special Tax Allocation Fund for the purpose of financing loans and grants awarded to “FY 2024 *Silvis Commercial Façade & Building Repair Program*” applicants.
3. The City of Silvis hereby appoints Kathy Hall, Nevada Lemke and Tom Lupinski to the *FY 2024 Silvis Commercial Façade & Building Repair Program Advisory Committee* to review applications and recommend funds to be awarded by the City pursuant to the terms of the Program.
4. The “FY 2024 *Silvis Commercial Façade & Building Repair Program*” description, requirements, target area, program application and form of Promissory Note as included in ***Exhibit 1*** are hereby approved and the City of Silvis Façade Program Advisory Committee and Silvis City Council (with oversight by the City’s Special Counsel to the TIF District) are hereby authorized and directed to approve and execute on behalf of the City said Program Applications, Promissory Notes and Grants relating to the “FY 2024 *Silvis Commercial Façade & Building Repair Program*” provided such financial assistance is compliant with the statutory requirements of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*).
5. All loans and grants provided under the “FY 2024 *Silvis Commercial Façade & Building Repair Program*” must be issued and/or expended for verified TIF eligible project costs on or before **April 30, 2024**.
6. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
7. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED, APPROVED and ADOPTED by the Mayor and City Council of the City of Silvis, Illinois, on the 2nd day of May, A.D., 2023, and deposited and filed in the Office of the City Clerk of Silvis on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
David Smith			X
Tony Trulson	X		
Ian Pavelonis	X		
Rick Lohse	X		
Kathy Hall Josh Dyer	X		
Robert Cervantes	X		
David Rice	X		
Craig Pierman	X		
Matthew Carter, Mayor			
TOTAL VOTES:	7	0	1

APPROVED:

Mayor

Date:

5/02/2023

ATTEST:

City Clerk

Date:

5/02/2023

ATTACHMENT:

EXHIBIT 1. FY 2024 SILVIS COMMERCIAL FAÇADE AND BUILDING REPAIR PROGRAM

EXHIBIT 1

FY 2024 SILVIS COMMERCIAL FAÇADE AND BUILDING REPAIR PROGRAM