



**SHELLY HUGGINS, CITY CLERK**

**CITY OF HERRIN**

300 NORTH PARK AVENUE

HERRIN, ILLINOIS 62948

(618)942-3175 · Fax (618)988-9115

Email: shuggins@cityofherrin.com

STATE OF ILLINOIS )  
WILLIAMSON COUNTY )  
CITY OF HERRIN )  
CERTIFICATE OF PUBLICATION )

I, SHELLY HUGGINS, DO HEREBY CERTIFY that I am the duly qualified City Clerk of the City of Herrin, Illinois, Williamson County, and as such clerk I am the keeper of the records and files of the City Council of said City.

I further certify that on April 24, 2023 the Corporate Authorities of the above municipality passed and approved Ordinance 9-2023 To Set Date for a Public Hearing for the City of Herrin Tax Increment Financing Redevelopment Plan and Project TIF V.

The pamphlet form of Ordinance 9-2023, included the Ordinance and a cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building and on the municipality's website, commencing on April 25, 2023 and continuing for at least 10 days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the City of Herrin, Illinois at my office this 25<sup>th</sup> day of April, 2023.

  
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SHELLY HUGGINS, CITY CLERK  
HERRIN, ILLINOIS

SEAL

CITY OF HERRIN

ORDINANCE NO. 9-2023

TO SET DATE FOR A PUBLIC HEARING FOR THE CITY OF  
HERRIN TAX INCREMENT FINANCING REDEVELOPMENT  
PLAN AND PROJECT TIF V

ADOPTED BY THE CITY COUNCIL OF THE  
CITY OF HERRIN, ILLINOIS, APRIL 24, 2023

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL OF  
THE CITY OF HERRIN, WILLIAMSON COUNTY, ILLINOIS, THIS 25<sup>TH</sup> DAY OF  
APRIL, 2023.

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Shelly Huggins  
City Clerk

ORDINANCE NO. 9-2023

AN ORDINANCE TO SET DATE FOR A PUBLIC HEARING  
FOR THE CITY OF HERRIN TAX INCREMENT FINANCING REDEVELOPMENT  
PLAN AND PROJECT V

**WHEREAS**, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4.1 et seq.), as supplemented and amended (the "**Act**"), authorizes any municipality within the State of Illinois to designate a "redevelopment project area" with respect to any area which is not less in the aggregate than 1½ acres and in respect to which such municipality has made a finding that there exist conditions which cause such area to be classified as an "industrial park conservation area" or a "blighted area" or a "conservation area", or a combination of both "blighted areas" and "conservation areas", as all such quoted terms are defined in the Act; and

**WHEREAS**, the City of Herrin, Williamson County, Illinois (the "**Municipality**") is a "municipality" within the meaning of the Act; and

**WHEREAS**, the Mayor and City Council (the "**Corporate Authorities**") of the Municipality have determined that it is advisable for the Municipality to afford itself of the provisions of the Act and to undertake preliminary proceedings related to a proposed redevelopment plan entitled "Herrin TIF District V", dated April 10, 2023, prepared for the Municipality by Moran Economic Development, LLC, Edwardsville, Illinois, a copy of which was placed on file with the City Clerk of the Municipality on April 11, 2023, and is now before the meeting of the Corporate Authorities at which this Ordinance is adopted (the "**Redevelopment Plan**"), including certain proposed redevelopment projects identified therein to further the objectives of the Act (the "**Redevelopment Projects**") for such areas as are more particularly described in Exhibit A of this Ordinance below in connection with the adoption of tax increment allocation financing therefor, all as provided in the Act; and

**WHEREAS**, the Act requires the Municipality to conduct a public hearing prior to the adoption of an ordinance or ordinances approving the proposed Redevelopment Plan and Redevelopment Projects, establishing the proposed Redevelopment Project Area and adopting the proposed tax increment allocation financing therefor, at which public hearing any interested person or any affected taxing district may file written objections with the City Clerk of the Municipality and may be heard orally with respect to the proposed approval of the proposed Redevelopment Plan and Redevelopment Projects, the proposed establishment of the Redevelopment Project Area and the proposed adoption of tax increment allocation financing therefor; and

**WHEREAS**, the Act requires that certain notices of the availability of the proposed Redevelopment Plan and of such public hearing be given by publication and by mailing; and

**WHEREAS**, the Act further requires that the Municipality convene a joint review board consisting of a representative designated by each community college district, local elementary school district and high school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time the Redevelopment Project Area is to be approved, including a representative designated by the Municipality and a public member, for the purpose of reviewing the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects proposed to be adopted by the Municipality.

**NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HERRIN, WILLIAMSON COUNTY, ILLINOIS**, as follows:

**Section 1. Findings.** The Corporate Authorities hereby find, determine and declare as follows:

A. that the matters hereinabove set forth in the preambles and recitals to this Ordinance are true, correct and complete and are hereby incorporated herein by this reference thereto;

B. that the proposed approval of the Redevelopment Plan and Redevelopment Projects, establishment of the Redevelopment Project Area and adoption of tax increment allocation financing therefor are necessary and proper public purposes in order to promote and protect the health, safety, morals and welfare of the public and thereby eradicate blighted conditions, institute conservation measures, undertake the redevelopment of the proposed Redevelopment Project Area, remove and alleviate adverse conditions and encourage private investment and enhance the tax base of the various taxing districts; and

C. that the Redevelopment Project Area, as proposed and identified in Exhibit A of this Ordinance below, meets the requirements of a "redevelopment project area" as defined in the Act, except for the subsequent approval and certification thereof by an ordinance or ordinances adopted by the Corporate Authorities of the Municipality under and pursuant to the Act.

**Section 2. Proposed Establishment of Redevelopment Project Area.** The boundaries of the proposed Redevelopment Project Area shall be substantially as more particularly described in the attached Boundary Description (Exhibit A).

**Section 3. Public Hearing.** Under and pursuant to the requirements of the Act, the Corporate Authorities of the Municipality shall hold a public hearing on the proposed Redevelopment Plan and Redevelopment Projects, Redevelopment Project Area and adoption of tax increment allocation financing therefor. The time, date and place of such public hearing is hereby fixed to be at **5:30 p.m. on Monday, June 12, 2023**, at the City Hall, 300 N Park Ave. Herrin, IL 62948.

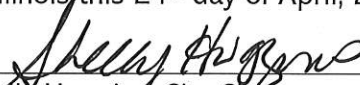
**Section 4. Notices of Public Hearing.** The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to give or cause to be given notice of such public hearing by publication at least twice and by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area, to all taxing districts that have taxable property included within the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity ("**DCEO**"), each such notice to include such information and be given at such times and in such manner as may be specified under and pursuant to the applicable provisions of the Act.

**Section 5. Public Inspection of Eligibility Study and Proposed Redevelopment Plan.** The proposed Redevelopment Plan was placed on file with the City Clerk on April 11, 2023, and such document has been and shall continue to be made available for public inspection since at least ten (10) days prior to the adoption of this Ordinance. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to: (i) publish notice in a newspaper of general circulation within the Municipality that interested persons may register with the Municipality in order to receive information on the proposed designation of the Redevelopment Project Area and the proposed approval of the proposed Redevelopment Plan; (ii) send by certified mail within a reasonable time after the adoption of this Ordinance a copy of the proposed Redevelopment Plan, along with the name of the person to contact for further information, to each affected taxing district and DCEO; and (iii) give or cause to be given notice of the availability of the proposed Redevelopment Plan, including how to obtain this information, by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that, after a good faith effort, are determined to be located within 750 feet of the boundaries of the proposed Redevelopment Project Area.

**Section 6. Joint Review Board.** A joint review board as specified in the Act shall be convened by the Municipality and such joint review board shall meet, review the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects and submit any recommendation or report on the proposed approval of the Redevelopment Plan and Redevelopment Projects, establishment of the Redevelopment Project Area and adoption of tax increment allocation financing therefor within thirty (30) days after the convening of such joint review board. The first meeting of such joint review board shall be held at least 14 but not more than 28 days after the mailing of notice by the Municipality to each of the taxing districts as specified under and pursuant to the Act at the City Hall, 300 N Park Ave. Herrin, IL 62948. The Mayor of the Municipality, or his designee, shall be the representative of the Municipality on such joint review board.

**Section 7. Effective Date.** This Ordinance shall become effective upon its passage and approval as required by law.

Passed by the City Council of the City of Herrin, Illinois, this 24<sup>th</sup> day of April, 2023.

  
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 Shelly Huggins, City Clerk

<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman David Shoemake	x			
Alderman Sheila Ahlgren	x			
Alderman Paul York	x			
Alderman Randy Crompton	x			
Alderman Scott Kinley	x			
Alderman Steve Miller	x			
Alderman Marilyn Ruppel	x			
Alderman Bill Sizemore	x			

APPROVED BY THE MAYOR OF THE CITY OF HERRIN, ILLILNOIS THIS 24<sup>th</sup> DAY OF APRIL, 2023.

  
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 Steve Frattini, Mayor

ATTEST:

  
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 Shelly Huggins, City Clerk

**EXHIBIT A  
BOUNDARY DESCRIPTION**

THE AREA AS DESCRIBED BELOW INCLUDES PART OF SECTION 7 IN TOWNSHIP 9 SOUTH 2 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILLIAMSON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 7 IN TOWNSHIP 9 SOUTH 2 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST LINE OF WILLIAMSON COUNTY SUPERVISOR OF ASSESSMENTS PARCEL WITH PROPERTY INDEX NUMBER (HEREINAFTER REFERRED TO AS ASSESSOR'S PARCEL WITH PIN) 06-07-100-003; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF 1,955 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-07-100-010; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 648 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 585 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-07-100-003; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 1,334 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, ALSO THE WEST LINE OF SAID TOWNSHIP; THENCE NORTHERLY ALONG SAID WEST TOWNSHIP LINE AND THE WEST LINE OF SAID PARCEL A DISTANCE OF 1,115 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-07-100-017; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 480 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-07-100-002; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 272 FEET TO THE NORTH LINE OF SAID SECTION, ALSO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-300-021; THENCE EASTERLY ALONG THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-07-100-003 A DISTANCE OF 1,511 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING.

DISTANCES REFERENCED ARE CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE WILLIAMSON COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, 2023.



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