

ORDINANCE NO. 2022- 06

VILLAGE OF GOREVILLE, ILLINOIS
GOREVILLE TAX INCREMENT FINANCING (TIF) DISTRICT 1
GOREVILLE TAX INCREMENT FINANCING DISTRICT 2
GOREVILLE TAX INCREMENT FINANCING DISTRICT 3

AN ORDINANCE APPROVING AND AUTHORIZING

the

FY 2023
RESIDENTIAL IMPROVEMENT PROGRAM

ADOPTED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF GOREVILLE, JOHNSON COUNTY, ILLINOIS,
ON THE 4TH DAY OF APRIL, 2022.

ORDINANCE NO. 2022- 01e
VILLAGE OF GOREVILLE, ILLINOIS
GOREVILLE TAX INCREMENT FINANCING (TIF) DISTRICT 1
GOREVILLE TIF DISTRICT 2
GOREVILLE TIF DISTRICT 3

AN ORDINANCE APPROVING AND AUTHORIZING
the
FY 2023
RESIDENTIAL IMPROVEMENT PROGRAM

WHEREAS, on November 27, 2007, the Village of Goreville, Johnson County, Illinois (the “Village”) by its duly elected President and Village Board of Trustees approved a Redevelopment Plan and Projects, designated a Redevelopment Project Area, and adopted Tax Increment Financing pursuant to 65 ILCS 5/11-74.4-1 (the “Act”) known as the Village of Goreville Tax Increment Financing TIF District 1 (the “TIF District 1”); and

WHEREAS, on July 5, 2011, the Village of Goreville, Johnson County, Illinois (the “Village”) by its duly elected President and Village Board of Trustees approved a Redevelopment Plan and Projects, designated a Redevelopment Project Area, and adopted Tax Increment Financing pursuant to 65 ILCS 5/11-74.4-1 (the “Act”) known as the Village of Goreville Tax Increment Financing TIF District 2 (the “TIF District 2”); and

WHEREAS, on February 5, 2019, the Village of Goreville, Johnson County, Illinois (the “Village”) by its duly elected President and Village Board of Trustees approved a Redevelopment Plan and Projects, designated a Redevelopment Project Area, and adopted Tax Increment Financing pursuant to 65 ILCS 5/11-74.4-1 (the “Act”) known as the Village of Goreville Tax Increment Financing TIF District 3 (the “TIF District 3”); and

WHEREAS, the condition of properties and buildings throughout Goreville have a significant effect on the public identity and character of the Village and, as such, need to be improved and carefully maintained; and

WHEREAS, blighted conditions need to be eradicated and conservation measures need to be further instituted to improve and maintain the quality of life within TIF District 1, TIF District 2, and TIF District 3 (collectively, the “TIF Districts”); and

WHEREAS, it is the intent of the Village to encourage economic development within the TIF Districts which will increase the real estate tax base of the Village, and from which new real estate tax increment will be used, in part, to finance the construction of public infrastructure and to market sites within the redevelopment project area to prospective businesses, developers and investors; and provide incentives to assist residential development within the TIF Districts; and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5 the corporate authorities may 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, for the purpose of stimulating the construction of new single-family homes within the Village's TIF Districts, and the purchase of building materials from local retailers, the Village is hereby adopting the "FY2023 Residential Improvement Program" (the "Program") attached hereto as *Exhibit A*; and

WHEREAS, the Program is consistent with the land uses of the Village as adopted and is consistent with the TIF Redevelopment Plans of the TIF Districts; and

WHEREAS, pursuant to Section 5/11-74.4-4(b), the Village may make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plan and project; and

WHEREAS, the TIF District incentives described herein are intended to induce the construction of new single and multi-family homes and the purchase of building materials from local retailers; and

WHEREAS, the Village has determined that this Project requires the incentives described as set forth in *Exhibit A* and that said Program will, as part of the Goreville TIF District Redevelopment Plans, promote the health, safety and welfare of the Village and its citizens by attracting private investment to further prevent blight and deterioration and to provide employment for its citizens and generally to enhance the economy of the Village.

NOW THEREFORE, be it ordained by the Village of Goreville, Johnson County, Illinois, that:

1. The Village may commence with the "FY2023 Residential Improvement Program" (the "Program") as described in *Exhibit A* on May 1, 2022.
2. The Village shall not accept more than one (1) Application per residential lot located within the Goreville TIF Districts.
3. For purposes of the Program described in *Exhibit A*, a "New Single or Multi-Family Home" is a newly constructed house that is built upon a residentially-zoned lot located within the Village of Goreville and within one of the TIF Districts.
4. The Village hereby designates **One Hundred Thousand Dollars (\$100,000.00)**, cumulatively, from the TIF District Special Tax Allocation Funds toward the Program in order to fund the construction of New Homes within the TIF Districts.
5. The "FY2023 Residential Improvement Program" shall terminate on April 30, 2023, unless otherwise amended or extended by an Ordinance that is approved by the Village Board of Trustees.
7. 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 Village President and Board of Trustees of the Village of Goreville, Johnson County, Illinois this 4th day of April, 2022.

NAME	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
Lauren Lambert-Goheen	/		
Jason Beckmann	/		
Jeff Jones			/
Crissy Trovillion	/		
Jody Johnson	/		
Mark Fischer	/		
Larry Vaughn, President			
TOTAL VOTES:	5		1

Approved:



 President, Village of Goreville

Attest:



 Village Clerk, Village of Goreville

Attachments: **EXHIBIT A. FY2023 RESIDENTIAL IMPROVEMENT PROGRAM APPLICATION FORM, DEFINITIONS AND REQUIREMENTS**

Goreville TIFs_FY2023 Residential Program Ordinance_2 March 2022.wpd

EXHIBIT A

VILLAGE OF GOREVILLE, JOHNSON COUNTY, ILLINOIS
GOREVILLE TAX INCREMENT FINANCING (TIF) DISTRICT 1
GOREVILLE TIF DISTRICT 2
GOREVILLE TIF DISTRICT 3

FY2023 RESIDENTIAL IMPROVEMENT PROGRAM
APPLICATION FORM, DEFINITIONS AND REQUIREMENTS



**VILLAGE OF GOREVILLE, JOHNSON COUNTY, ILLINOIS
GOREVILLE TAX INCREMENT FINANCING (TIF) DISTRICT 1
GOREVILLE TIF DISTRICT 2
GOREVILLE TIF DISTRICT 3**

**FY2023
RESIDENTIAL DEVELOPMENT PROGRAM
APPLICATION FORM, DEFINITIONS AND REQUIREMENTS**

Goreville TIF Districts 1, 2 & 3

**Village of Goreville, Johnson County, Illinois
FY2023 Residential Development Program**

APPLICATION FOR REIMBURSEMENT OF TIF ELIGIBLE COSTS

Applicant Name: _____

Applicant Current Address: _____

Applicant Daytime Phone: _____ Evening Phone: _____

Applicant Email Address: _____

PROPOSED NEW RESIDENTIAL PROJECT

Residential Lot Address: _____

Johnson County Property Tax ID # _____ Lot No. _____

Anticipated Project Start Date: _____ and Estimated Project Completion Date: _____

Choose one of the following:

- New Construction of Single-Family Home
- New Construction of Multi-Family Home

DESCRIPTION OF PROPOSED QUALIFIED PROJECT TO BE UNDERTAKEN:

(attach additional pages, drawings, etc. as necessary)

Total Estimated TIF Eligible Project Costs: \$ _____ (total of Estimated TIF Eligible Project Costs from following page – all costs must be verified prior to reimbursement).

Amount of Grant Funding Requested: \$ _____.

(NOTE: All grants for the reimbursement of TIF Eligible Project costs for a New Single-Family or Multi-Family Home are limited to an amount not to exceed \$15,000.)

***** FOR VILLAGE USE ONLY *****

Applicant Name: _____

Lot Address for proposed project: _____

Johnson County Property Tax ID # _____ Lot No. _____

Date application received by the Village of Goreville: ___ / ___ / ___ by _____

Request Verified as Qualified Project: Yes No (reason: _____)

Approved and Verified TIF Eligible Project Costs: \$ _____

Approved and Verified Locally-Purchased Building Materials: \$ _____

REIMBURSEMENT AMOUNT: \$ _____.

(Subject to Village Board approval and verification of TIF Eligible Costs and Project Building Materials Purchased at Local Retailers.)

Reimbursement **APPROVED** by the President and Board of Trustees of the Village of Goreville on ___ / ___ / ___ as Resolution No. _____.

PRESIDENT & BOARD MEMBERS	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
TOTAL VOTES:			

Project grant approved by Village Board: Yes _____ No (reason: *see attached*)

APPROVED: _____ Date ___ / ___ / ___
 President, Village of Goreville

ATTEST: _____ Date: ___ / ___ / ___
 Village Clerk, Village of Goreville

Completion of Project verified on ___ / ___ / ___.

Verification of TIF Eligible Costs and Project Materials Purchased at Local Retailers reviewed by Jacob & Klein, Ltd. and The Economic Development Group, Ltd on ___ / ___ / ___.

By: _____

7. **Other Requirements:**

- a. In advance of receiving annual reimbursements awarded by this Program, Applicants must:
 - i. Submit a copy of the current PAID real estate tax bill for the Property; and
 - ii. Verify TIF Eligible Project Costs and Locally-Purchased Materials incurred by the Applicant in an amount equal to or greater than the amount awarded to the Applicant by the Village Board. **Program reimbursement funds are paid by the Village of Goreville to the Applicant upon completion of the Project. Projects must be completed on or before April 30, 2023.** The Village's obligation hereunder to reimburse TIF Eligible Project Costs is a limited obligation to be paid solely from real estate tax increment deposited into the Goreville TIF District Special Tax Allocation Funds.
- b. Any Developer that receives incentives from the Village pursuant to a TIF District Redevelopment Agreement is prohibited from receiving any of the incentives set forth in the FY2023 Residential Improvement Program with respect to those properties with are the subject of the Developer's TIF District Redevelopment Agreement.
- c. It is the understanding of the Village and the Applicant that the current position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to TIF increment received by private Developers as reimbursement for TIF Eligible Project Cost. This position of the Department of Labor is stated as an answer to a FAQ on its website at: <https://www2.illinois.gov/idol/FAQs/Pages/prevailing-wage-faq.aspx>.

ESTIMATED TIF ELIGIBLE PROJECT COSTS

Please list estimates for the following costs with respect to the Applicant's Project, which costs are eligible for reimbursement under the TIF Act:

Land Acquisition.....	\$ _____
Site Preparation, Clearing, and Grading.....	\$ _____
Demolition.....	\$ _____
Professional engineering, architectural and legal expenses	\$ _____
Public infrastructure improvements (sidewalks, streets, storm sewer, etc.)	\$ _____
Utilities Extensions (water, sewer, electrical, etc.)	\$ _____
Total Estimated TIF Eligible Project Costs	\$ _____

The undersigned certifies and warrants that to the best of his/her knowledge the information contained in and attached to this Application Form is true, correct and complete and furthermore agrees to the terms and conditions provided herein. Nothing contained in this Program Application shall be construed by the Village of Goreville or the Applicant or any third person to create the relationship of a partnership, agency, or joint venture between the Village and the Applicant. Subject to Village Board approval, this Program Application shall become a binding Redevelopment Agreement for which the undersigned hereby warrants full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Applicant Signature _____ Date: _____

Goreville FY2023 Residential Development Program

PROGRAM DEFINITIONS AND REQUIREMENTS

1. **“FY2023 Residential Development Program”**: The Village Board of Trustees established the FY2023 Residential Development Program (the “Program”) for the purpose of stimulating the construction of new single and multi-family homes and the purchase of building materials for such projects from local retailers. This Program will not accept new applications for the Program after the close of the Village’s Fiscal Year 2023 on April 30, 2023.

Only Eligible Lots that are located within the Goreville Tax Increment Financing (TIF) Districts 1, 2, or 3 are eligible to receive a reimbursement for TIF Eligible Project Costs by this Program.

Only one (1) Application Form will be accepted for each Eligible Lot or as defined below. In the event a single house is situated on multiple lots, only one award will be given.

All applications must be reviewed by the Village President and approved by the Village Board of Trustees.

For a qualified project on a New Home, reimbursements will be payable at the rate of 30% of the annual real estate tax increment generated by the applicant’s project up to an amount not to exceed the lesser of: (1) the total verified TIF Eligible Project Costs incurred by the applicant with respect to the Project, (2) the amount of verified Locally-Purchased Materials purchased by the applicant with respect to the Project, or (3) the sum of \$15,000.00.

The Village of Goreville reserves the right to award TIF District reimbursements only to those Applicants who undertake site improvements the Village deems to be compliant with the requirements of the Program. The rights and obligations of the Applicant under this Program Application shall not be assignable by the Applicant without providing written notice to the Village and the Village’s consent is obtained prior to such assignment.

2. **“Applicant”**: Owners of qualified lots within the TIF District who construct a new home.
3. **“New Single or Multi-Family Home”**: A New Single or Multi-Family Home (the “new home”) is a newly constructed house that is built upon a vacant eligible lot. New homes may be stick-built or off-site/manufactured construction, provided such structure is affixed to a permanent foundation. All new homes must comply with current Village of Goreville land-use and subdivision codes.
4. **“Locally-Purchased Materials”**: Any structural building materials or components used for a qualified project that are purchased from retailers with a taxpayer identification number located within the Village of Goreville, including those materials used to construct a new home on an eligible lot. Such materials shall exclude any tools, implements, rental equipment, temporary fencing or other items that are not actual structural building materials related to the project located on an eligible lot. Upon completion of the Project, the applicant shall provide evidence of Locally-Purchased Materials in the form of actual receipts for materials purchased for the project from retailers located within the Village of Goreville.
5. **“Eligible Lot”**: Any residential lot located within both, the Village of Goreville and within any of the Village of Goreville TIF Districts (TIF District 1, TIF District 2, or TIF District 3).
6. **“Verified TIF Eligible Project Costs”**: Verification of TIF eligible project costs shall include verification of all TIF Eligible Project which incurred for the project described in the application and which are eligible for reimbursement under the TIF Act. Such costs include those which are listed on Page 3 herein. Verification of such costs shall include copies of real estate closing statements, paid receipts, cancelled checks, waivers of lien or other form of cost verification that may be acceptable to the Village. Applicant may submit verification material to the Village Administrator upon completion of the project.