

RESOLUTION NO. 3201

A RESOLUTION DECLARING THE VILLAGE OF HOMEWOOD'S INTENT TO REIMBURSE TIF ELIGIBLE EXPENDITURES FOR THE PROPOSED HARWOOD TOD TAX INCREMENT FINANCING DISTRICT

WHEREAS, the Village of Homewood, Cook County, Illinois ("Village"), is considering: (i) the establishment of the Harwood TOD Tax Increment Redevelopment Project Area (the "Proposed TIF"), (ii) the approval of a Redevelopment Plan and Project for the Proposed TIF, and (iii) the authorization of tax increment financing for redevelopment within the Proposed TIF, all under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/ 11- 74. 4- 1 *et seq.*) (the "TIF Act"); and

WHEREAS, the Village is authorized, under the TIF Act, to finance redevelopment project costs, as defined in Section 3(q) of the TIF Act, ("TIF Project Costs"), in connection with redevelopment project areas established under the requirements in the TIF Act; and

WHEREAS, the Village of Homewood has engaged the firm of Ryan, LLC to prepare a feasibility study under the TIF Act to determine if the property near Harwood Avenue and Chestnut Road, including the Village Hall parking lot, is eligible for designation as a redevelopment project area under the TIF Act; and

WHEREAS, as a result of property acquisition and engagement of Ryan, LLC, the Village has and will expend Village funds for TIF Project Costs ("Village Costs") which, if the Proposed Redevelopment Project Area is established as a TIF district under the TIF Act, would be reimbursable from TIF incremental revenues generated from property within the Proposed TIF District (the " TIF Expenditures"); and

WHEREAS, the Village expects to reimburse itself for the Village Costs from TIF incremental revenues generated by properties within the Proposed TIF District the " TIF Revenues"), should the Proposed TIF District be established as a redevelopment project area under the TIF; and

WHEREAS, on July 25, 2023 the Board of Trustees for the Village of Homewood approved a Letter of Intent with an entity organized by Tim Flanagan and known as HCF Homewood II, LLC to purchase and redevelop part of the Village Hall parking lot; and

WHEREAS, since the Letter of Intent was approved by the parties, Tim Flanagan has indicated that the Developer's name has changed to VPL Homewood, LLC; and

WHEREAS, in good faith and reasonable reliance on the Village's intent and desire to approve the Proposed TIF District and enter into a Redevelopment Agreement, the Developer may incur certain Project costs required to implement the Project that are lawfully reimbursable to the Developer under the TIF Act as TIF Project Costs upon the creation of the Proposed TIF District; and

WHEREAS, if a Redevelopment Agreement is approved by the Village, the Village expects to pay or reimburse the selected Developer from TIF Revenues for the Initial Developer Costs, which are TIF Project Costs incurred by the Developer for the Project; and

WHEREAS, without the contribution of TIF Revenues from the Village to the Project, the selected Developer cannot and will not undertake or complete the Project; and

WHEREAS, the Developer: (i) reasonably expects that it will pay or incur Developer Costs in connection with the Project before the creation of the Proposed TIF District and before formal approval and execution of the Redevelopment Agreement; (ii) reasonably expects that it will use funds from sources other than TIF Revenues which are or will be available short term to pay for such Developer Costs before the creation of the Proposed TIF District and before approval of a Redevelopment Agreement; and (iii) desires reimbursement for its Project-related eligible capital expenses; and

WHEREAS, the purpose of this Resolution is to induce the Developer to pay or incur certain TIF Expenditures in connection with the Project before the creation of the Proposed TIF District and before formal approval and execution of the Redevelopment Agreement, thus advancing the purposes of the TIF Act.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, as follows:

SECTION ONE - INCORPORATION OF RECITALS:

The recitals set forth above are incorporated herein by reference and made a part hereof.

SECTION TWO - INTENTION:

The Village declares its intention to create the Proposed TIF District and to provide for reimbursement from TIF Revenues of certain TIF Expenditures, paid or incurred before the creation of the Proposed TIF District. The Village declares its official intent to use certain of the TIF Revenues to pay or reimburse itself for the Village Costs.

SECTION THREE - INTENTION:

The Village declares its intention to create the Proposed TIF District and to negotiate and enter into the Redevelopment Agreement with the selected Developer, which may provide for reimbursement from TIF Revenues of certain TIF Expenditures paid or incurred by the Developer before the effective date of the Redevelopment Agreement. The Village acknowledges that to keep the Project moving forward on an acceptable schedule, it has been and will be necessary for the Village and the Developer to incur eligible redevelopment project costs before the creation of the Proposed TIF District and before completing the negotiation, approval, and execution of the Redevelopment Agreement. The Village declares its official intent to use certain of the TIF Revenues to pay or reimburse itself for the Village Costs and the Developer under the Redevelopment Agreement for certain of the Developer Costs.

SECTION FOUR - EFFECTIVE DATE:

This Resolution shall be in full force and effect after its passage, approval, and publication under law.

PASSED and APPROVED this 22nd day of October, 2024.

Village President

ATTEST:

Village Clerk

AYES: ____ NAYS: ____ ABSTENTIONS: ____ ABSENCES: ____