

RESOLUTION NO. R -3170

A RESOLUTION DECLARING THE VILLAGE OF HOMEWOOD'S INTENT
TO REIMBURSE TIF ELIGIBLE EXPENDITURES FOR THE PROPOSED
183rd STREET WEST TAX INCREMENT FINANCING DISTRICT

WHEREAS, the Village of Homewood, Cook County, Illinois ("Village"), is considering: (i) the establishment of the 183rd Street West 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 provisions of the TIF Act, to finance redevelopment project costs, as defined in Section 3(q) of the TIF Act, 65 ILCS 5/11-74.4-3 (q) ("TIF Project Costs"), in connection with redevelopment project areas established under the requirements listed 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 commonly known as 3055 183rd Street, Homewood, Illinois, and adjacent areas may be designated as a redevelopment project area under the TIF Act; and

WHEREAS, the Village has been negotiating with David Bossy of Mid America Development (the "Developer") to redevelop the property at 3043-3055 183rd Street (the "Site"); and

WHEREAS, in November 2022, the Village approved a letter of intent with the Developer; and

WHEREAS, as a result of engaging 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 reasonably 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 Act; 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 providing for the rehabilitation of the existing commercial property, the Developer will incur certain Project costs required to implement the Project and will be lawfully reimbursable to Developer under the TIF Act as TIF Project Costs upon the creation of the Proposed TIF District; and

WHEREAS, the Developer has asked for the Village to approve (subject to approval of the Proposed TIF District) reimbursement to the Developer for part of the Project costs; and

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

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

WHEREAS, Developer: (i) reasonably expects that it will pay or incur Developer Costs in connection with the Project before 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:

SECTION ONE - INCORPORATION OF RECITALS

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

SECTION TWO - NO RELIANCE:

Neither the Developer nor any other party may rely on this Resolution as a commitment by the Village to enter into the Redevelopment Agreement, and the Village reserves the right in its sole and absolute discretion to not enter into the Redevelopment Agreement.

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 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 terms of the Redevelopment Agreement, for certain of the Developer Costs.

SECTION FOUR - EFFECTIVE DATE:

This Resolution shall be effective upon its passage and approval as provided by law.

PASSED and APPROVED this 28th day of November 2023.

By: _____
Village President

ATTEST:

Village Clerk

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