

COUNTY OF McLEAN, STATE OF ILLINOIS

RESOLUTION NO. 24-04-02-30

A RESOLUTION OF THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS,
AUTHORIZING THE REIMBURSEMENT OF REDEVELOPMENT COST

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS
15th Day of APRIL 2024

PRESENTED: April 15, 2024

PASSED: April 15, 2024

APPROVED: April 15, 2024

RECORDED: April 15, 2024

PUBLISHED: April 15, 2024

In Pamphlet Form

Voting "Aye" 5
Voting "Nay" 2
Voting "Abstain"

The undersigned being the duly qualified and Acting City Clerk of the City of LeRoy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned **resolution** and that such **resolution** was presented, passed, approved, recorded and published as above stated.

(SEAL)



Anita Corso, City Clerk of the
City of Le Roy, McLean County, Illinois

Dated: April 15, 2024



Resolution No. 24-04-02-30

**A RESOLUTION OF THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS,
AUTHORIZING THE REIMBURSEMENT OF REDEVELOPMENT PROJECT
COSTS
(Clouser Properties)**

WHEREAS, the City of Le Roy, McLean County, Illinois (the "*City*"), is a duly organized and validly existing municipality of the State of Illinois pursuant to the 1970 Illinois Constitution and the Illinois Municipal Code, as from time to time amended (65 ILCS 5/1-1-2, *et seq.*); and

WHEREAS, the Mayor and the City Council (the "*Corporate Authorities*"), pursuant to the Business District Development and Redevelopment Law of the State of Illinois, 65 ILCS 5/11-74.3-1 *et seq.*, as from time to time amended (the "*BDD Act*") are empowered to undertake the development and redevelopment of business districts within its municipal limits which are in need of revitalization and to impose a retailer's occupation tax, service occupation tax, and a hotel operators' occupation tax in an amount not to exceed one percent (1%) if such districts are deemed to be "blighted", as defined in the BDD Act; and

WHEREAS, in accordance with the provisions of the BDD Act the City, after properly giving all notices, conducting a public hearing and making all findings required by law, on the 16th day of April, 2020, pursuant to Ordinance No. 20-03-03-30 approved an Eligibility Study and Business District Plan and Project (the "*Business District Plan*"), for an area designated as the City of Le Roy Business District (the "*Business District*"), and imposed a Retailers' Occupation Tax and Service Occupation Tax therein for the planning, execution and implementation of the Business District Plan (the "*BDD Taxes*") and the payment of Business District project costs as set forth in the Business District Plan; and

WHEREAS, the existence of the blighting factors in the Business District, as described in the Business District Plan, and the extraordinary costs necessary for redevelopment have prevented private developers from developing, redeveloping, and revitalizing the Business District which has, in turn, prevented the development and construction of commercial enterprises within the Business District; and

WHEREAS, Susan Clouser, a sole proprietor (the "*Developer*"), owns certain properties within the BD District, commonly known as., 120 E. Center St., 206 E. Center St., and 115 N. Chestnut St., all located in Le Roy, Illinois, and identified by parcel index numbers, 30-21-303-016, 30-21-304-007, 30-21-304-015 (collectively the "*Subject Properties*") and has informed the City that they intend to perform various renovations at the Subject Properties including: Painting the exterior, replacing exterior doors/windows and replacing the HVAC system at 120 E. Center Street; 206 E. Center; Roof, exterior doors and windows and; the installation of storefront doors and windows at 115 N. Chestnut at the Subject Properties (the "*Project*"), as delineated in *Exhibit A* to this Resolution; and

WHEREAS, the Developer informed the City that the ability to undertake the Project on the Subject Property requires financial assistance from the City for certain costs incurred in connection with the Project, which costs would constitute "Business District Project Costs", as defined by the BDD Act; and

WHEREAS, the Project is consistent with the Business District Plan and the Subject Properties are located within the Business District; and

WHEREAS, the Corporate Authorities have determined that in order to induce the Developer to undertake the Project at the Subject Properties, it is in the best interests of the City, and the health, safety, morals, and welfare of the residents of the City, for the City to reimburse

the Developer for certain eligible Business District Project Costs in accordance with the terms and conditions as hereinafter set forth.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Le Roy, McLean County, Illinois, as follows:

Section 1. That the above recitals are incorporated and made a part of this Resolution.

Section 2. That the reimbursement to the Developer of an amount equal to one hundred percent (100%) of the Business District Project Costs incurred in connection with the Project, approximately \$153,852.32, is hereby approved upon submittal of paid invoices in that amount.

Section 4. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Exhibit A – Project Costs

(ATTACHED)

Attachment "A"

120 E. Center Street [Application Correct]

- Door(s): (1) French Door@ **\$5,018.71** - (1) 32" x 96" entry door@ **\$1,976.45** - (1) entry door w/transom & Sidelite @ **\$3,977.88** - Accessory items@ **\$347.50** - Labor/Installation @ **\$6,950.00** - **Total Doors cost = \$18,270.51**
- Windows: (1) 54 3/4" x 58"@ **\$1,123.64** - (2) 70 3/4" x 58"@ **\$3,120.15** or **\$6,240.30** - (1) 33 1/2" x 55 3/4"@ **\$806.19** - (2)@ **\$1,412.49** or **\$2,824.98** - **Total windows cost= \$10,995.11**
- Painting: Exterior= **\$5,400.00** - First Floor= **\$4,900.00** - Second Floor = **\$3,400.00** - **Total Painting = \$13,700.00**
- HVAC: (1) 96% 120K BTU 2-Stage Furnace - 17 SEER 5-Ton a/c - Zoning control & Dampers for 1sU2nd fir control @ **\$15,000**

Total Request: \$57,965.62

206 E Center Street: [Corrected]

- Roof: **\$30,000.00**
- Doors: (1) Legacy Entry- 65 1/16" x 106 1/8" @ **\$6,179.63**- (1) Legacy 42" x 80"@ **\$1,594.42** -Accessory Items@ **\$347.50** - Labor/Installation @ **\$3,120.00** = **Total for two doors Total: \$11,241.55**
- Windows: (1) 74" x 78"@ **\$2,131.57** - (1) 57" x 78" Endure Series/EN 600@ **\$1,578.98**-Accessory Items **\$347.50** -10% Discount@ **\$-405.80** - Labor/Installation @ **\$1,560.00** - **Total for (2) windows = \$5,212.24**

Total Request: \$46,453.79

115 N. Chestnut Street [Application Correct]

- Dark Bronze Storefront: Building Front includes 27'x 58", 95" x 58", 72 3/4" x 67" and, 83 1/2" x 67" - Rear of Building includes 61" x 67", 50" x 36", 47" x 59", 34 1/2" x 59" @ a material cost totaling **\$51,715.81** - Labor/Installation supplies @ **\$17,971.28**

Total Request: \$69,687.09

PASSED by the City Council of the City of Le Roy, Illinois, upon the motion
Made by Justin Morfey, and seconded by Sarah Welte by roll call vote on the 15th day of
April, 2024, as follows

Aldermen elected 8

Aldermen Present 8

Voting Aye: Dawn Hanafin, Justin Morfey, Patti Welander, Kelly Lay, Matt Steffen,
Sarah Welte

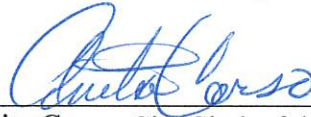
Voting Nay: Kyle Merkle, Ron Legner

Absent: None

Abstain: None

Other: None

and deposited and filed in the office of the City Clerk in said municipality on the 15th
day of April 2024



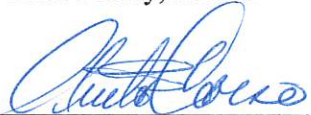
Anita Corso, City Clerk of the City of LeRoy
Mc Lean County, Illinois

APPROVED BY the Mayor of the City of Le Roy, Illinois, this 15th day of
April, 2024.



Steven M. Dean, Mayor of the City of Le Roy,
Mc Lean County, Illinois

ATTEST: (SEAL)



Anita Corso, City Clerk of the City of
Le Roy, Mc Lean County, Illinois



CERTIFICATE

I, Anita Corso, certify that I am the duly appointed and acting municipal clerk of the City of Le Roy, of McLean County, Illinois.

I further certify that on **April 15, 2024** the Corporate Authorities of such municipality passed and approved **Resolution No. 24-04-02-30** entitled:

**A RESOLUTION OF THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS,
AUTHORIZING THE REIMBURSEMENT OF REDEVELOPMENT
PROJECTCOST**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Resolution No. **24-04-02-30**, including the Resolution and a cover sheet thereof, was prepared, and a copy of such Resolution was posted at the municipal building, commencing on **April 15, 2024** and continuing for at least ten days thereafter. Copies of such Resolution were also available for public inspection upon request in the office of the municipal clerk.

Dated at Le Roy, Illinois this 15th day of April 2024.

(SEAL)



A handwritten signature in blue ink that reads "Anita Corso".

Anita Corso, City Clerk of the City of
Le Roy, McLean County, Illinois

STATE OF ILLINOIS)
) SS:
COUNTY OF MCLEAN)

I, Anita Corso, do hereby certify that I am the duly qualified and acting City Clerk of the City of Le Roy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:


**A RESOLUTION OF THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS
AUTHORIZING THE REIMBURSEMENT OF REDEVELOPMENT PROJECT
COST**

I do further certify said *Resolution* was adopted by the City Council of the City of Le Roy at a regular meeting on the 15th day of April 2024, and prior to the making of this certificate the said ordinance was on file with the permanent records of said City where it now appears and remains as a permanent record of said ordinance in the record books.

Dated this 15th day of April 2024

(SEAL)




Anita C.orso, City Clerk of the
City of Le Roy, McLean County, Illinois