

**VILLAGE OF VERNON HILLS
RESOLUTION 2020-026**

**A RESOLUTION AUTHORIZING A TRANSFER OF FUNDS FROM THE
MILWAUKEE AVENUE/TOWNLINE ROAD TAX INCREMENT FINANCING
SPECIAL TAX ALLOCATION FUND TO THE VERNON HILLS GENERAL FUND
REPRESENTING REIMBURSEMENT FOR TIF ELIGIBLE EXPENSES**

WHEREAS, the Village is a home rule unit of government in accordance with Article VII, Section 6, of the Constitution of the State of Illinois, 1970; and

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purpose, and otherwise be in the best interests of the Village; and

WHEREAS, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "TIF Act") to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act; and

WHEREAS, the Village, on August 11, 2015, adopted an Inducement Resolution (the "Inducement Resolution") relating to the proposed development of the approximately 54 acre parcel of land located at the northeast corner of Milwaukee Avenue and Townline Road in the Village; and

WHEREAS, pursuant to the TIF Act and all other Illinois statutory requirements, the Village took all steps required by the TIF ACT to create a TIF district for the Property including but not limited to authorizing the preparation of and approving an eligibility study and report entitled "Village of Vernon Hills TIF Redevelopment Plan Milwaukee Avenue/Townline Road Redevelopment Project Area" dated February 2016 (the "Redevelopment Plan") concerning the development of the Property, issuing all required legal notices and newspaper publications, holding a Joint Review Board meeting on March 9, 2016, and a public hearing by the Corporate Authorities on April 19, 2016, that was continued from time to time to November 1, 2016, adopting the required ordinances as set forth below, and thereby creating the Milwaukee Avenue/Townline Road TIF District (the "TIF District"), all pursuant to Illinois statutory requirements; and

WHEREAS, to stimulate and induce development of the Property pursuant to the TIF Act, the Village, on January 10, 2017, adopted the following ordinances (collectively, the "TIF Ordinances"), after giving all notices required and after conducting the public hearings required by applicable law including the TIF Act:

1. Ordinance No. 2017-002, approving the Redevelopment Plan;
2. Ordinance No. 2017-003, designating the Redevelopment Project Area; and

3. Ordinance No. 2017-004, adopting Tax Increment Financing for the Redevelopment Project Area; and

WHEREAS, on January 10, 2017, the Village entered into a Redevelopment Agreement with Melody Farms LLC for the redevelopment of property located within the TIF District; and

WHEREAS, pursuant to the Redevelopment Agreement, the Village made two payments of \$1,000,000 each to the Developer on 5/16/19 and on 7/19/19 paid from the General Fund on the condition that the general funds would be reimbursed when increment was available within the TIF District; and

WHEREAS, the Village paid \$52,194.38 from its General Fund to Kane McKenna for TIF Consulting Services in setting up and administering the TIF District; and

WHEREAS, the Village has further paid from its General Fund the amount of \$160,818.13 for legal fees relating to the drafting and administration of the TIF District and Redevelopment Agreement; and

WHEREAS, all of the above payments constitute TIF Eligible Expenses pursuant to Section 11-74.4-3 (q) of the TIF Act, 65 ILCS 5/11-74.4-3, and thus qualify for reimbursement to the Village; and

WHEREAS, the Village Board through this Resolution hereby authorizes transfer of the above stated funds from the Milwaukee Avenue/Townline Road Special Tax Allocation Fund to the Village's General Fund.

NOW, THEREFORE, be it resolved by the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois as follows:

1. The following amounts shall be transferred to the Village's General Fund from the Milwaukee Avenue/Townline Road Special Tax Allocation Fund representing reimbursement to the Village for the following TIF eligible expenses:
 - a) \$2,000,000 representing the Final Funding provided to the Developer pursuant to 5.3(B) of the Melody Farms Redevelopment Agreement;
 - b) \$52,194.38 representing payment from the General Fund to Kane McKenna for TIF Consulting work; and
 - c) \$160,818.13 payable to Schain, Banks, Kenney & Schwartz, Ltd. and Keith Hunt and Associates for TIF related legal work in the Milwaukee Avenue/Townline Road TIF District.

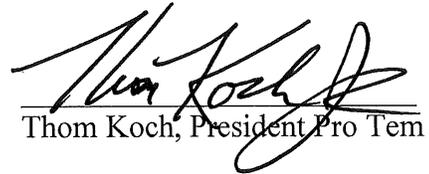
Dated this 1st day of September 2020

Adopted by roll call vote as follows:

AYES: 5 – Oppenheim, Takaoka, Schultz, Marquardt, Koch

NAYS: 0 - None

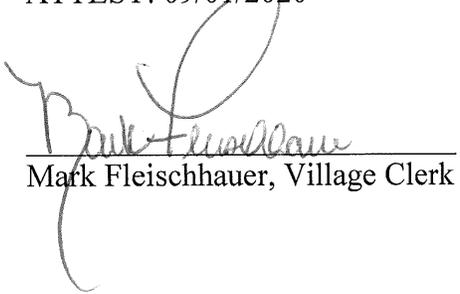
ABSENT AND NOT VOTING: 1 - Byrne


Thom Koch, President Pro Tem

PASSED: 09/01/2020

APPROVED: 09/01/2020

ATTEST: 09/01/2020


Mark Fleischhauer, Village Clerk

