

## ORDINANCE NO. 907

### ORDINANCE TO SET DATE FOR A PUBLIC HEARING FOR THE VILLAGE OF COBDEN REDEVELOPMENT TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT

**BE IT ORDAINED** by the President and Village Board of the Village of Cobden, Union County, Illinois, as follows:

**Section 1:** It is necessary and in the best interest of the Village of Cobden that a public hearing be held prior to the adoption by the President and Village Board of an ordinance or ordinances approving a redevelopment plan and redevelopment project area and adopting tax increment allocation financing, and, accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1. *et seq.* (the “Act”).

**Section 2:** It is hereby determined that a public hearing (the “Hearing”) on the proposed redevelopment project and redevelopment plan for the Village of Cobden redevelopment project area, more specifically identified in *Exhibit A*, attached hereto and made a part hereof (the “Area”), and the same shall be held by the President and Village Board of the Village of Cobden on the 1<sup>st</sup> day of December, 2014, at 6:30 p.m. at Village Hall, 112 E. Maple St., Cobden, Illinois.

**Section 3:** Notice of the Hearing be, and is hereby authorized to be given by publication and mailing, said notice by publication to be given at least twice, the first publication to be not more than 30 nor less than 10 days prior to the Hearing in a newspaper of general circulation within the taxing districts in the Area, and said notice by mailing to be given by depositing such notice in the United States mails by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Area, not less than 10 days prior to the date set for the Hearing; provided, however, that in the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as owners of such property.

**Section 4:** Not less than 45 days prior to the date set for the Hearing, notice is hereby directed to be given by mail as hereinabove provided to all taxing districts of which taxable property is included in the Area and such notice shall also include an invitation to each taxing district to submit written comments to the Village of Cobden, in care of, Village Clerk, at the Village Hall, PO Box 218, Cobden, Illinois 62920, concerning the subject matter of the Hearing prior to the date of the Hearing.

**Section 5:** It is hereby ordered that a joint review board shall be convened not less than 14 days nor more than 28 days following the notice to be given to all taxing districts as provided in Section 4 hereof, to consider the proposed redevelopment project and plan. This joint review board shall consist of a representative selected by the community college district, the high school district, each grammar school district, the

county, the township, the fire district, this Village of Cobden and a public member to be selected by a majority of other joint review board members, and shall act in accordance with the applicable provisions of the Act.

**Section 6:** The document entitled "Cobden Tax Increment Financing Redevelopment Project and Plan" constituting the proposed redevelopment plan and redevelopment project has been available for inspection and review commencing August 19, 2014, Cobden Village Hall, 112 E. Maple St., Cobden, Illinois 62920, during regular office hours.

**Section 7:** All ordinances or orders in conflict herewith be and the same hereby are, to the extent of such conflict, repealed. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

**ADOPTED** this \_\_\_\_\_ day of October, 2014, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

**APPROVED** by me this \_\_\_\_\_ day of October, 2014.

\_\_\_\_\_  
Village President

*Attest:*

\_\_\_\_\_  
Village Clerk

**Exhibit A - Cobden Redevelopment Plan & Project Area**

Available by request Village Hall