



City of Wilmington
1165 South Water Street
Wilmington, IL 60481

Agenda
Regular City Council Meeting
Wilmington City Hall
Council Chambers
January 3, 2017
7:00 p.m.

I. Call to Order

II. Pledge of Allegiance

III. Roll Call by City Clerk	John Persic, Jr.	Kevin Kirwin
	Kirby Hall	Larry Hall
	Joe VanDuyne	Fran Tutor
	Steve Evans	Frank Studer

Mayor Orr: I declare that the regular meeting of the City Council on January 3, 2017 is now in session at _____ p.m.

IV. Approval of Minutes of the December 20, 2016 Regular City Council Meeting

V. Mayor's Report

VI. Citizens Comments

All citizens wishing to speak please state your name and/or sign in with the City Clerk for record keeping purposes

VII. Planning & Zoning Commission

1. The next scheduled meeting is Thursday, January 5, 2017 at 5:00 p.m.

VIII. Committee Reports

A. Buildings, Grounds, Parks, Health & Safety Committee
Co-Chairs – John Persic, Jr. & Joe VanDuyne

1. The next scheduled meeting is Wednesday, January 11, 2017 at 5:30 p.m.

Posting Date:
12/29/2016 11:15 AM jjz

B. Water, Sewer, Streets & Alleys Committee
Co-Chairs – Frank Studer & Kevin Kirwin

1. Review/Approve Proposal to Replace Heater at the Water Reclamation Plant
2. The next scheduled meeting is Wednesday, January 11, 2017 at 6:00 p.m.

C. Police & ESDA Committee
Co-Chairs – Frank Studer & Fran Tutor

1. The next scheduled meeting is Tuesday, January 10, 2017 at 5:30 p.m.

D. Finance, Administration & Land Acquisition Committee
Co-Chairs – Frank Studer & Fran Tutor

1. Approve the Accounting Reports as Presented by the City Accountant
2. Approve Ordinance No. 17-01-03-01 ó AN ORDINANCE APPROVING THE 2016 AMENDMENT TO THE TAX INCREMENT FINANCING (TIF) REDEVELOPMENT PLAN AND PROJECT FOR THE RIDGEPORT LOGISTICS CENTER INTERMODAL TERMINAL FACILITY AREA
3. The next scheduled meeting is Tuesday, January 17, 2017 at 6:00 p.m.

E. Ordinance & License Committee
Co-Chairs – Kirby Hall & Steve Evans

1. The next scheduled meeting is Tuesday, January 10, 2017 at 6:00 p.m.

F. Personnel & Collective Bargaining Committee
Co-Chairs – Larry Hall & John Persic, Jr.

1. Nothing at this time

IX. City Administrator's Report

X. Attorney's Report

XI. Adjournment

The next regular City Council meeting is Tuesday, January 17, 2017 at 7:00 p.m.

DRAFT

**Minutes of the Regular Meeting of the
Wilmington City Council
Wilmington City Hall
1165 South Water Street
Tuesday, December 20, 2016**

Call to Order

The Regular Meeting of the Wilmington City Council on December 20, 2016 was called to order at 7:00 p.m. by Mayor Orr in the Council Chambers of the Wilmington City Hall.

Roll Call

Upon Roll Call by the Clerk the following members of the corporate authorities answered "Here" or "Present":

Aldermen Present Persic, Tutor, Kirwin, L. Hall, K. Hall, Evans, Studer and Van Duyne

Quorum

There being a sufficient number of members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order.

Other Officials in Attendance

Also in attendance were the Interim City Administrator Frank Koehler, Deputy City Clerk Joie Ziller, City Account Kim Doglio and Attorney John Urban

Approval of Minutes

Alderman Tutor made a motion and Alderman Persic seconded to approve the December 6, 2016 Regular City Council meeting minutes and have them placed on file

Upon roll call, the vote was:

AYES: **8** Aldermen Studer, Tutor, Persic, L. Hall, K. Hall, Kirwin, Evans, Van Duyne

NAYS: **0**

The motion carried.

Bid Opening – 120 N. Main Street (former Wilmington Police Department)

Mayor Orr opened and read the one (1) bid received for the purchase of city owned building at 120 N. Main Street. The bidder was Ramcorp, Inc. and they proposed the following: 1. to pay \$1.00 for the property; 2. purchaser partially tuck-point adjacent city owned property (114 N. Main Street); 3. purchaser pave 40x80 area of adjacent property with asphalt; 4. purchaser not be held liable for any underground utilities on adjacent property during paving process; 5. City to waive all building permits and fees. This proposal will be discussed at the January 17, 2017 Finance, Administration and Land Acquisition Committee meeting.

Mayor's Report

Mayor Orr announced that City Hall will be closed on December 23 and 26, 2016 in observance of Christmas and January 2, 2017 in observance of New Year's Day.

DRAFT

Citizen Comments

Sherrri Michaels presented Chief Arnold with a personal check for \$500.00 to be used towards the K-9 Unit.

Several residents voiced their opinions/comments in regards to the backyard chicken ordinance. To view these comments please visit the City's website at:
https://www.wilmington-il.com/Agendas_and_Minutes_2016.html

Planning & Zoning Commission

The next meeting is scheduled for Thursday, January 5, 2017 at 5:00 p.m.

Committee Reports

Buildings, Grounds, Parks, Health & Safety Committee

Co-Chairs – John Persic Jr. & Joe VanDuyne

The next scheduled meeting is Wednesday, January 11, 2017 at 5:30 p.m.

Water, Sewer, Streets and Alleys Committee

Co-Chairs – Frank Studer & Kevin Kirwin

The next scheduled meeting is Wednesday, January 11, 2017 at 6:00 p.m.

Police & ESDA Committee

Co-Chairs – Frank Studer & Fran Tutor

Alderman Studer made a motion and Alderman Tutor seconded to approve the Intergovernmental Agreement By and Between the Will County 9-1-1 Emergency Telephone System Board and the City of Wilmington for the funding of a 9-1-1 Surcharge Reallocation

Upon roll call, the vote was:

AYES: 8 Aldermen Studer, Persic, Tutor, L. Hall, K. Hall, Kirwin, Evans, Van Duyne

NAYS: 0

The motion carried.

The next scheduled meeting is Tuesday, January 10, 2017 at 5:30 p.m.

Finance, Administration & Land Acquisition Committee

Co-Chairs – Frank Studer & Fran Tutor

Alderman Studer made a motion and Alderman Evans seconded to approve the Accounts Payable Report in the amount of \$512,425.34 and the November 2016 Collector's Report on the amount of \$930,404.05 as presented by the City Accountant

Upon roll call, the vote was:

DRAFT

AYES: 8 Aldermen Studer, Persic, Tutor, L. Hall, K. Hall, Kirwin, Evans, Van Duyne

NAYS: 0

The motion carried.

Alderman Tutor made a motion and Alderman K. Hall seconded to approve the Memorandum of Understanding between the Illinois Department of Transportation and City of Wilmington for Improvements to N. Water Street and N. Kankakee Street

Upon roll call, the vote was:

AYES: 8 Aldermen Studer, Persic, Tutor, L. Hall, K. Hall, Kirwin, Evans, Van Duyne

NAYS: 0

The motion carried.

Alderman Tutor made a motion and Alderman Studer seconded to approve Resolution No. 2016-13, *A RESOLUTION STATING THE CITY'S INTENT TO AMEND ITS TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT FOR THE RIDGEPORT LOGISTICS CENTER INTERMODAL TERMINAL FACILITY AREA ("PROJECT AREA") AND PROVIDING FOR A FEASIBILITY STUDY ON ADDING PROPERTY TO AND REMOVING PROPERTY FROM THE BOUNDARIES OF SAID PROJECT AREA AND TO INDUCE DEVELOPMENT INTEREST WITHIN THE AREAS PROPOSED TO BE ADDED TO THE PROJECT AREA*

Upon roll call, the vote was:

AYES: 8 Aldermen Studer, Persic, Tutor, L. Hall, K. Hall, Kirwin, Evans, Van Duyne

NAYS: 0

The motion carried.

Alderman Tutor announced the Second Reading of the *ORDINANCE APPROVING THE 2016 AMENDMENT TO THE TAX INCREMENT FINANCING (TIF) REDEVELOPMENT PLAN AND PROJECT FOR THE RIDGEPORT LOGISTICS CENTER INTERMODAL TERMINAL FACILITY AREA*

The next scheduled meeting is Tuesday, December 20, 2016 at 6:00 p.m.

Ordinance & Licensing Committee
Co-Chairs – Kirby Hall & Steve Evans

Alderman K. Hall made a motion and Alderman L. Hall seconded to approve Ordinance No. 16-12-20-01 ó *An Ordinance Amending Provision of Chapter 90 of the Wilmington Code of Ordinances Related to Prohibited Animals and the Keeping of Chickens*

Upon roll call, the vote was:

AYES: 3 Aldermen L. Hall, K. Hall, Kirwin

NAYS: 5 Aldermen Studer, Persic, Tutor, Evans, Van Duyne

The motion is denied.

DRAFT

The next scheduled meeting is Tuesday, January 10, 2017 at 6:00 p.m.

Personnel & Collective Bargaining Committee
Co-Chairs – Larry Hall & John Persic Jr.

Nothing at this time

City Administrator’s Report

No report

Attorney’s Report

No report

Executive Session

Alderman L. Hall made a motion and Alderman Persic seconded to go into Executive Session at 7:55 p.m. for Matters of Matters of Personnel ó 2(c)(1) and 2(C)(2) and Land Acquisition ó 2(C)(5), 2(C)(6)

Upon roll call, the vote was:

AYES: 8 Aldermen Studer, Persic, Tutor, L. Hall, K. Hall, Kirwin, Evans, Van Duyne

NAYS: 0

The motion carried.

Alderman L. Hall made a motion and Alderman Kirwin to come out of Executive Session at 8:20 p.m.

Upon roll call, the vote was:

AYES: 8 Aldermen Studer, Persic, Tutor, L. Hall, K. Hall, Kirwin, Evans, Van Duyne

NAYS: 0

The motion carried.


Action Taken Following Executive Session

No action taken

Adjournment

Motion to adjourn the meeting made by Alderman Tutor and seconded by Alderman Kirwin. Upon voice vote, the motion carried. The Regular Meeting of the City of Wilmington City Council held on December 20, 2016 adjourned at 8:21 p.m.

Respectfully submitted,



Joie Ziller, Deputy City Clerk



PO Box 368
Wilmington, IL 60481
Phone: (815) 476-7741
Cell: (815) 482-0245
Fax: (815) 476-7475
Email: RFrye@ClennonElectric.com

December 27, 2016

City of Wilmington

Project: Waste Water Heater Replacement

- Clennon Electric to supply and install the following
 1. Labor to remove old heater and install new

Lump Sum Quote \$ 430

Quote is based on straight 8 hours M-F

Clennon Electric, Inc. Representative

A handwritten signature in black ink that reads "Rob Frye". The signature is written in a cursive, flowing style.

Rob Frye
Owners Representative

This Proposal is valid for 30 days



WESCO®
ENGLEWOOD ELECTRIC

2401 INTERNATIONALE
630-296-2555
WOODRIDGE IL 60517

Quotation

UNLESS THERE ARE DIFFERENT OR ADDITIONAL TERMS AND CONDITIONS CONTAINED IN A MASTER AGREEMENT THAT MODIFY WESCO'S STANDARD TERMS, BUYER AGREES THAT THIS QUOTE AND ANY RESULTING PURCHASE ORDER WILL BE GOVERNED BY WESCO'S TERMS AND CONDITIONS DATED 011107 AVAILABLE AT [HTTP://WWW.WESCO.COM/TERMS_AND_CONDITIONS_OF_SALE.PDF](http://www.wesco.com/terms_and_conditions_of_sale.pdf), WHICH TERMS ARE INCORPORATED HEREIN BY REFERENCE AND MADE PART HEREOF. PLEASE CONTACT THE SELLER IDENTIFIED ON THIS QUOTE IF YOU REQUIRE A PRINTED COPY.

To: CLENNON ELECTRIC
210 N. MAIN ST.
P.O. BOX 368
WILMINGTON IL 60481

Date: 12/20/16
Branch: 7628
Project Number: WILM WASTE HEATER
Project Name
Quoted To:
Date of Your Inquiry: 12/20/16

When ordering please refer to Quotation Number: 691847

Item	Quantity	Catalog Number and Description	Unit Price	U/M	Total Price	Rate of Cash Discount	Shipping Time (Weeks)	Customer Delivery Date
10	1	CHRMLOX***CXH-A-30-43-32-00-EP	6339.160	E	6339.16	1.00		12/30/16
SUB-TOTAL					6339.16			
TOTAL					6339.16			

F.O.B. Point of Shipment. The prices stated in this offer shall, unless renewed, automatically expire fifteen days (15) from the date of this offer.

Per:

Per verbal teleconference with Bill from Bill's Heating

\$7200 for explosion proof heater

+ Clennon labor to install

925 Plainfield Rd., Joliet, IL 60435 • Fax 815-723-0965 • **24-HOUR PHONE SERVICE** Joliet 815-723-9383 Morris 815-942-9300 Naperville 630-355-9393

Proposal Submitted To

Job Location

Company	City of Wilmington Water Reclamation	Job Name	Water Reclamation/Water Treatment
Contact	Darin Fowler	Address	
Address	601 E Kankakee River DR	City, St ZIP	
City, St ZIP	Wilmington, Il	Phone	
Phone	815-476-5663	Architect	
Fax/Email	dgfowler@wilmington-il.com	Date of Plans	

We are pleased to propose the following to replace one of the Modine electric explosion proof heaters.

Johansen & Anderson to furnish and install a new **Modine HEX4/5-480360-300-T** 480 volt 3 phase, **30kw** electric unit heater with new **Factory installed explosion proof thermostat.**

Unit features explosion proof rating, liquid to air fin tube heat exchanger, thermally protected automatic reset explosion proof motor, pressure relief valve, 14 gauge steel cabinet & adjustable louvers.

- Johansen & Anderson to disconnect & remove the old heater.
- Suspend the new heater as required.
- Connect to the existing electrical.
- Startup & test unit for proper operation.

One Year Parts & Labor on All Material Furnished & Installed by Johansen & Anderson.

Installed Price - \$10,490.00

Price includes cost of labor & materials. Sales tax, permits or bonds if applicable are not included.

Please contact us with any questions or concerns. Thank You!

Terms. This proposal may be withdrawn by us if not accepted within **30** days. Payment shall be made **in full upon completion of work.**

Conditions. All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the proposed cost above. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Johansen & Anderson Inc. workers are fully covered by Workmen's Compensation Insurance. Customer signature indicates that the above prices, specifications, terms and conditions are satisfactory and are hereby accepted and that Johansen & Anderson Inc. is authorized to do the work as specified. Payment will be made as outlined above. Customer shall pay all costs and expenses incurred by Johansen & Anderson Inc. to enforce the provisions of this Agreement, including, but not limited to: (1) reasonable attorney's fees; (2) court costs; (3) witness fees; (4) expert witness costs and fees; and (5) all other costs and expenses of litigation.

Johansen & Anderson Inc. CHRIS RAY

Acceptance of Proposal

Date

Please print name



City of Wilmington

Check Register Meeting Date: January 3, 2017



Check#	Date	Vendor/Employee	Amount
Fund 1		General Corporate Fund	
0	12/28/2016	Payroll Sweep	73,590.44
0	12/28/2016	Paycor	125.34
0	12/28/2016	Misc Vendors WPD	279.25
0	12/28/2016	IMRF	13,452.85
0	12/28/2016	FedEx	23.83
0	12/28/2016	ICMA	665.00
0	12/28/2016	IL Funds	23.00
18499	1/3/2017	Alarm Detection Systems, Inc.	484.98
18500	1/3/2017	Arthur J Gallagher RMS Inc	2,657.00
18501	1/3/2017	AT&T	55.00
18502	1/3/2017	AT&T Mobility	38.81
18503	1/3/2017	Blue Cross Blue Shield of Florida, Inc.	203.40
18504	1/3/2017	Blue Cross Blue Shield of Illinois	1,162.00
18505	1/3/2017	Blue Cross Medicare RX (PDP)	142.20
18506	1/3/2017	Blue Cross Medicare Rx (PDP)	170.00
18507	1/3/2017	Blue Cross MedicareRx (PDP)	170.00
18508	1/3/2017	Comcast	427.56
18509	1/3/2017	ComEd	763.07
18510	1/3/2017	DTW Inc	817.48
18511	1/3/2017	Florida Blue	172.00
18512	1/3/2017	GovTemps USA, LLC	1,512.00
18513	1/3/2017	Illinois Assoc. of Chiefs of Police	220.00
18514	1/3/2017	Kankakee Truck Equipment, Inc.	81.25
18515	1/3/2017	Keslin Engineering Inc	3,210.07
18516	1/3/2017	Office Depot	133.40
18517	1/3/2017	Peckham Guyton Albers & Viets, In	1,557.50
18518	1/3/2017	Schoppe Design Associates, Inc.	9,472.50
18519	1/3/2017	Staples Advantage	104.80
18520	1/3/2017	TA Operating, LLC	528.94
18521	1/3/2017	US Postal Service (Neopost Postage on Call)	340.00
18522	1/3/2017	Vulcan Construction Materials	107.92
Total:			<u>112,691.59</u>
Fund 2		Water Operating M & R Fund	
0	12/28/2016	JPMorgan Chase Bank, N.A.	269.44
0	12/28/2016	Payroll Sweep	15,519.55
0	12/28/2016	IMRF	3,335.00
0	12/28/2016	FedEx	13.75

Check#	Date	Vendor/Employee	Amount
0	12/28/2016	IL Funds	347.54
9585	1/3/2017	Alarm Detection Systems, Inc.	299.75
9586	1/3/2017	AT&T Mobility	31.81
9587	1/3/2017	ComEd	583.17
9589	1/3/2017	Ryan Foster	147.09
9590	1/3/2017	Nick Hanson	125.00
9591	1/3/2017	Jack Henry & Associates, Inc.	44.81
9592	1/3/2017	Gary Read	33.27
9594	1/3/2017	US Postal Service (Neopost Postage on Call)	330.00
9595	1/3/2017	Viking Chemical Company	3,931.63
Total:			<u>25,011.81</u>

Fund 3 Sewer Capital Project Fund

0	12/28/2016	Payroll Sweep	453.20
9593	1/3/2017	Strand Associates Inc	9,790.00
Total:			<u>10,243.20</u>

Fund 4 Sewer Operating M & R Fund

0	12/28/2016	IL Funds	482.24
0	12/28/2016	JPMorgan Chase Bank, N.A.	134.72
0	12/28/2016	Payroll Sweep	11,608.42
0	12/28/2016	IMRF	2,286.64
9586	1/3/2017	AT&T Mobility	31.81
9587	1/3/2017	ComEd	417.62
9588	1/3/2017	DTW Inc	91.24
9591	1/3/2017	Jack Henry & Associates, Inc.	44.80
9592	1/3/2017	Gary Read	34.61
9594	1/3/2017	US Postal Service (Neopost Postage on Call)	330.00
Total:			<u>15,462.10</u>

Fund 5 DFC Federal Grant Fund

1335	12/21/2016	Cardmember Service	400.00
1336	12/21/2016	National Pen Co., LLC	53.50
1337	12/21/2016	Wilmington Chamber Of Commerce	125.00
0	12/28/2016	Better Business Planning Inc.	2,744.16
Total:			<u>3,322.66</u>

Fund 17 Water Capital Project Fund

0	12/28/2016	Payroll Sweep	1,359.60
Total:			<u>1,359.60</u>

Fund 25 RidgePort TIF#2 Fund

1106	1/3/2017	Peckham Guyton Albers & Viets, In	1,662.50
Total:			<u>1,662.50</u>

GRAND TOTAL: 169,753.46

Check#	Date	Vendor/Employee	Amount
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Larry Hall

Kirby Hall

Steve Evans

John Persic, Jr.

Kevin Kirwin

Frank Studer

Joe VanDuyne

Fran Tutor

Approved: Jan. 3, 2017

ORDINANCE NO. 17-01-03-01

**ORDINANCE APPROVING THE 2016 AMENDMENT TO THE
TAX INCREMENT FINANCING (TIF) REDEVELOPMENT PLAN AND PROJECT FOR THE
RIDGEPORT LOGISTICS CENTER INTERMODAL TERMINAL FACILITY AREA**

WHEREAS, on May 10, 2010, the City Council of the City of Wilmington adopted Ordinances 10-05-04-06, 10-05-04-07 and 10-05-04-08 (collectively the "Original Ordinances"), which adopted a Redevelopment Plan and Project (the "Plan"), designated a Redevelopment Project Area (the "Project Area") and adopted tax increment financing ("TIF") pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq, ("TIF Act") for a portion of the City referred to as the Ridgeport Logistics Center Intermodal Terminal Facility Area; and

WHEREAS, on September 2, 2014 the City Council of the City of Wilmington adopted Ordinances 14-09-02-02, 14-09-02-03 and 14-09-02-04, which collectively amended the Original Ordinances to reflect the removal of certain property from the Project Area; and

WHEREAS, the City now desires to further amend the Plan and Project Area to change the Project Area boundaries to include properties annexed into the City to better suit the development of the Ridgeport Logistics Center and to remove certain other areas from the Project Area so as to be compliant with the maximum size of an Intermodal Terminal Facility Area as specified in the TIF Act; and

WHEREAS, subsection 11-74.4-5(c) of the Act provides that a redevelopment plan and redevelopment project area may be amended, provided that changes that:

- (1) add additional parcels of property to the proposed redevelopment project area;
- (2) substantially affect the general land uses proposed in the redevelopment plan;
- (3) substantially change the nature of the redevelopment project;
- (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted;
- (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or,
- (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10

shall be made only after the municipality gives notice, convenes a joint review board, and conducts a public hearing pursuant to the procedures set forth in Sections 11-74.4-5 and 11-74.4-6 of the TIF Act; and,

WHEREAS, the City of Wilmington has drafted the 2016 Plan Amendment to the TIF Redevelopment Plan and Project for The Ridgeport Logistics Center Intermodal Terminal Facility Area (the 2016 Plan Amendment) to (i) amend the boundaries of the Project Area to include additional areas and to remove certain areas therefrom; (ii) update the Plan as necessary to reflect these boundary changes; and

WHEREAS, the 2016 Plan Amendment was made available for public inspection at the City Clerk's office on **August 26, 2016**; and

WHEREAS, the City Council did on **September 6, 2016** pass **Resolution No. 2016-09**, setting November 15, 2016 as the date for the public hearing on the 2016 Plan Amendment, with the time and place of such hearing identified in said Resolution; and

WHEREAS, due notice with respect to the availability of the 2016 Plan Amendment was given by mail on **September 8, 2016** pursuant to Section 11-74.4-5 of the Act, said notice being given to all interested parties that have registered with the City concerning the Ridgeport Logistics Center Intermodal Terminal Facility Area; and

WHEREAS, due notice in respect to the availability of the 2016 Plan Amendment, was given by mail on **September 8, 2016** pursuant to Section 11-74.4-5 of the Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the Project Area; and

WHEREAS, due notice in respect to the public hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to taxing districts and to the State of Illinois by certified mail on **September 6, 2016**; by publication on **October 25, 2016** and **November 1, 2016**; and by certified mail to property owners within the Area on **November 1, 2016**; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City caused a public hearing to be held relative to the proposed 2016 Plan Amendment on November 15, 2016 at Wilmington City Hall; and

WHEREAS, subsequent to the close of the public hearing, the City determined that one of the parcels to be added to the Project Area cannot be annexed into the corporate limits of Wilmington prior to the desired time of approval and passage of this Ordinance; and

WHEREAS, the City did prepare Addendum A to the 2016 Plan Amendment, dated December 15, 2016, to reflect the exclusion from the amended Project Area the parcel that cannot be annexed in time (Addendum A); and

WHEREAS, the City Council has reviewed its proposed 2016 Plan Amendment, as modified by Addendum A, and its Comprehensive Plan for the development of the City as a whole to determine whether the proposed 2016 Plan Amendment conforms to the Comprehensive Plan of the City:

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF WILMINGTON, ILLINOIS, that:

1. The City Council of the City of Wilmington makes the following findings:

- a. The **areas to be added** to the Project Area are described in **Exhibit A** attached hereto and made part of this Ordinance.
 - b. The **areas to be removed** from the Project Area are described in **Exhibit B** attached hereto and made part of this Ordinance.
 - c. A map of the **Project Area, as amended**, is depicted on **Exhibit C** attached hereto and made part of this Ordinance.
 - d. The general street location for the Project Area, as amended, is described in **Exhibit D** attached hereto and made part of this Ordinance.
 - e. There exist conditions that cause Project Area, as amended, to be designated as a redevelopment project area under the TIF Act, and to be classified as an Intermodal Terminal Facility Area.
 - f. The areas to be added to the Project Area, on the whole, have not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the 2016 Plan Amendment.
 - g. The 2016 Plan Amendment conforms to the Comprehensive Plan for the development of the municipality as a whole.
 - h. The parcels of real property located within the Project Area, as amended, are contiguous and only those contiguous parcels of real property that will be substantially benefited by the proposed redevelopment projects are included in the Ridgeport Logistics Center Intermodal Terminal Facility Area.
2. The 2016 Amendment to the TIF Redevelopment Plan and Project for the Ridgeport Logistics Center Intermodal Terminal Facility Area, dated August 25, 2016, which was the subject matter of the hearing held on **November 15, 2016**, is hereby adopted and approved, as amended by Addendum A, dated December 15, 2016. A copy of the aforementioned 2016 Plan Amendment, as amended by Addendum A, marked as **Exhibit E**, is attached to and made a part of this Ordinance.
 3. The areas described in the attached Exhibit A to be added to the Ridgeport Logistics Center Intermodal Terminal Facility Area are hereby designated as part of the Ridgeport Logistics Center Intermodal Terminal Facility Area pursuant to Section 11-74.4.4 of the Act:
 4. Tax increment financing is hereby adopted with respect to the properties added as part of the 2016 Plan Amendment, as approved and adopted by this Ordinance, which said properties are designated by this Ordinance as part of the Ridgeport Logistics Center Intermodal Terminal Facility Area, the boundaries thereof being legally described in Exhibit A of this Ordinance.
 5. After the total equalized assessed valuation of taxable real property added to the Ridgeport Logistics Center Intermodal Terminal Facility Area by the 2016 Plan

Amendment exceeds the total initial equalized assessed value of all taxable real property added to the Ridgeport Logistics Center Intermodal Terminal Facility Area, the ad valorem taxes, if any, arising from the levies upon said taxable real property by taxing districts and the rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations issued in respect thereto have been paid shall be divided as follows:

- a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property added to the Ridgeport Logistics Center Intermodal Terminal Facility Area by the 2016 Amendment shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
 - b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property added to the Ridgeport Logistics Center Intermodal Terminal Facility Area by the 2016 Plan Amendment over and above the initial equalized assessed value of each property in the area added to the Ridgeport Logistics Center Intermodal Terminal Facility Area by the 2016 Plan Amendment shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into the Special Tax Allocation Fund for the Ridgeport Intermodal Terminal Facility Area of the City of Wilmington for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.
6. The City Administrator is hereby directed to notify the County Clerk of the 2016 Plan Amendment and request that the initial equalized assessed valuation be certified for those parcels of property added to the Ridgeport Logistics Center Intermodal Terminal Facility Area.
 7. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
 9. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

APPROVED:

J. Marty Orr, Mayor

ATTEST:

Joie Ziller, Deputy City Clerk

- Attachments:
- Exhibit A Boundary descriptions of areas added to the Ridgeport Logistics Center Intermodal Terminal Facility Area
 - Exhibit B Boundary descriptions of areas removed from the Ridgeport Logistics Center Intermodal Terminal Facility Area
 - Exhibit C Boundary Map of the Ridgeport Logistics Center Intermodal Terminal Facility Area, as amended
 - Exhibit D General Street Location of the Ridgeport Logistics Center Intermodal Terminal Facility Area
 - Exhibit E 2016 Amendment to the Tax Increment Financing Redevelopment Plan and Project, The Ridgeport Logistics Center Intermodal Terminal Facility Area, dated August 26, 2016

Exhibit A

**Boundary Description of Areas Added to the
Ridgeport Logistics Center Redevelopment Project Area**

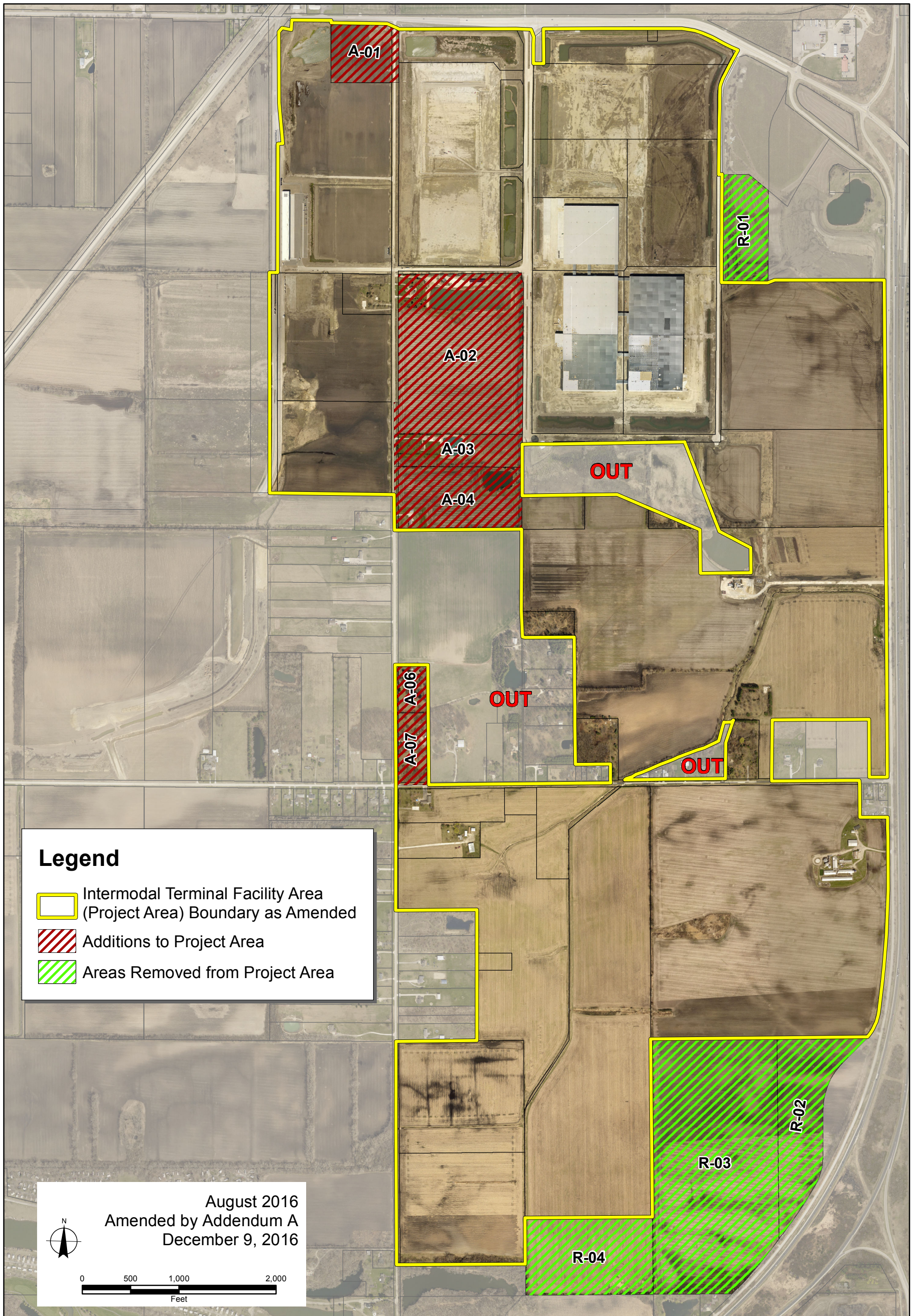


Exhibit A
Amended Ridgeport Logistics Center
Intermodal Terminal Facility Area Boundary

Exhibit B

**Boundary Description of Areas Removed from the
Ridgeport Logistics Center Redevelopment Project Area**

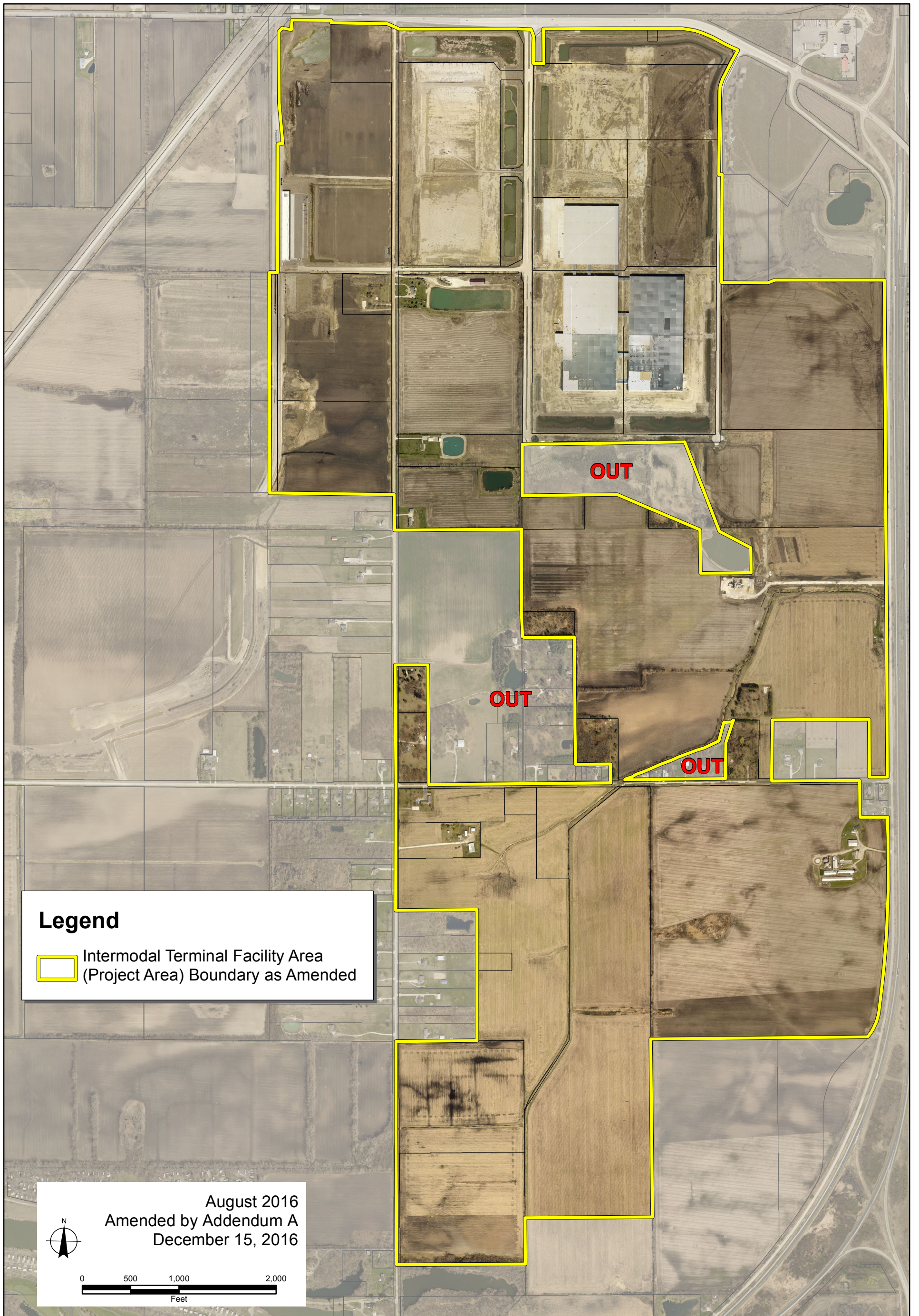


Exhibit B
Amended Ridgeport Logistics Center
Intermodal Terminal Facility Area Boundary

Exhibit C

**Boundary Map of the
Ridgeport Logistics Center Redevelopment Project Area
as Amended**

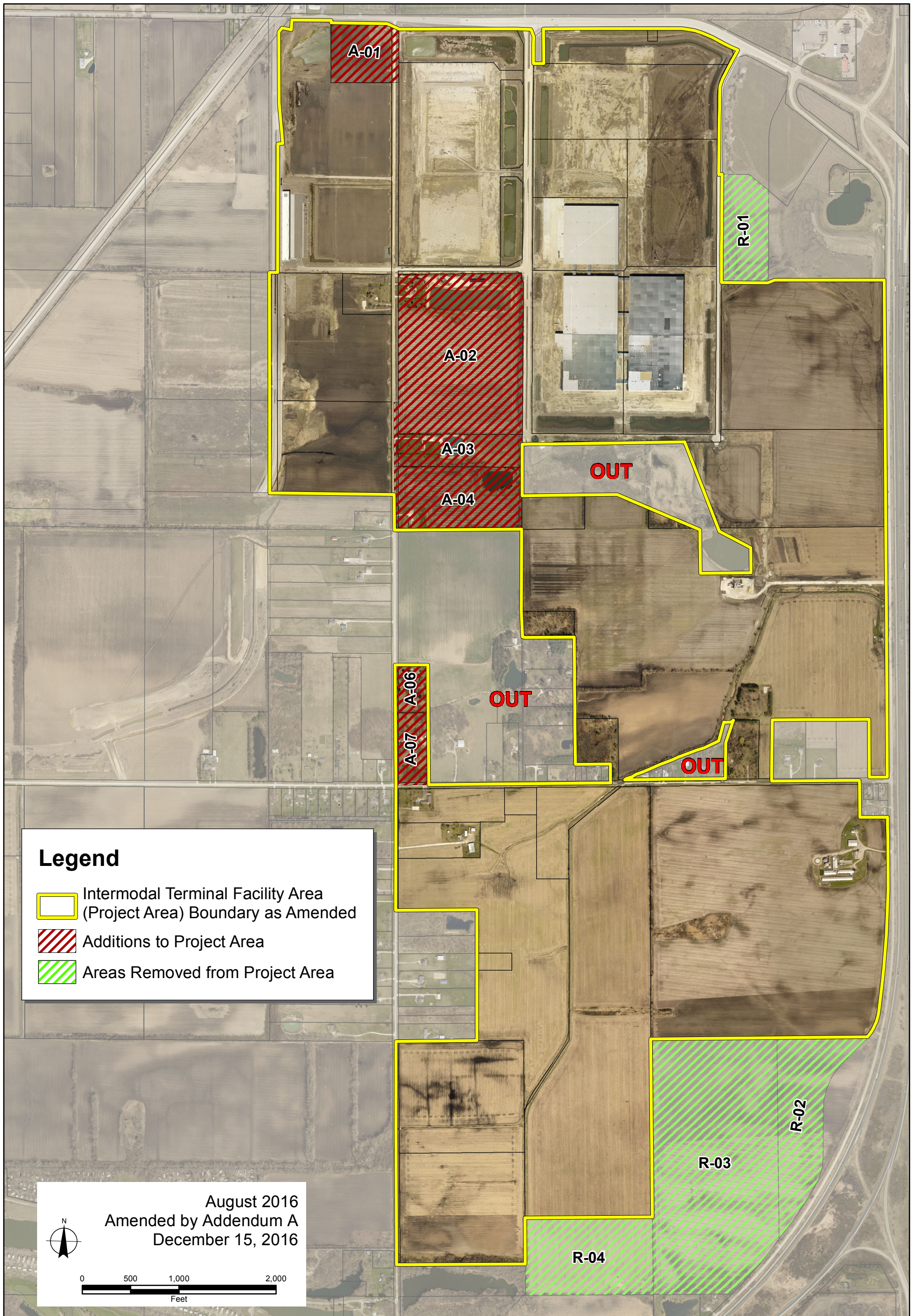


Exhibit C
Amended Ridgeport Logistics Center
Intermodal Terminal Facility Area Boundary

Exhibit D

General Street Location of the Ridgeport Logistics Center Redevelopment Project Area

- I-55 from Lorenzo Rd. to approximately ½ mile south of W. Murphy Rd.
- S. Ridgeway
- S. Graaskamp Blvd.
- S Kavanaugh Rd. from Lorenzo Rd. to approximately ½ mile south of W. Murphy Rd.
- W. Design Rd. from S. Graaskamp Blvd. to S. Kavanaugh Rd.
- W. Tower Rd. from S. Ridgeway to S. Graaskamp Blvd.
- W. Murphy Rd. from I-55 to S. Kavanaugh Rd.

Exhibit E

**2016 Amendment to the Redevelopment Plan and Project
Ridgeport Logistics Center Redevelopment Project Area**