

# Lake Land College Board of Trustees



**RESOLUTION NUMBER: 1120-006**

**DATE: November 9, 2020**

## **RESOLUTION TO AUTHORIZE PROPERTY TAX ABATEMENT FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL PROPERTY IMPROVEMENTS IN THE ALTAMONT EFFINGHAM COUNTY ENTERPRISE ZONE**

WHEREAS, the State of Illinois Department of Commerce and Economic Opportunity will be asked to designate an area of Effingham County as an Enterprise Zone under the provisions of the Illinois Enterprise Zone Act (Ch. 67 ½, Illinois Revised Statutes, Par. 601 et. seq.) effective for a fifteen (15) year period upon approval and designation of the Illinois Department of Commerce and Economic Opportunity; and

WHEREAS, upon the abovementioned approval and certification, the City of Altamont's designating Ordinance no. 677-19, Effingham County's designating Ordinance no. 19-150a and the Village of Beecher City's designating Ordinance no. 467 will provide for property tax abatements on residential, commercial and industrial property attributable to new construction, expansion or rehabilitation of existing construction within such parcels comprising said Enterprise Zone if a taxing district has ordered an abatement of said taxes; and

WHEREAS, said property tax abatement is established as an incentive to stimulate commercial and industrial construction, expansion and/or rehabilitation in order to create and/or retain jobs within the private sector of the local economy; and

WHEREAS, certain property tax abatements are established as an incentive to promote residential construction, expansion and/or rehabilitation in order to encourage the stabilization, revitalization and elimination of blighting influences in residential neighborhoods of Effingham County; and

WHEREAS, this public taxing District finds that the Enterprise Zone designation will serve the interest of all local taxing authorities and the entire community by stimulating economic revitalization.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF LAKE LAND COLLEGE, COMMUNITY COLLEGE DISTRICT #517, ILLINOIS, as follows:

Section I. That Lake Land College hereby agrees to a property tax abatement of for five (5) years, pursuant to Section 643 (e) of the Revenue Act of 1939, as amended, that a portion of their taxes on residential and commercial real property (real estate) located in the Altamont Effingham County proposed Enterprise Zone resulting from an increase in assessed valuation which is attributable to physical improvements on the property.

Section II. That Lake Land College hereby agrees to a property tax abatement of for ten (10) years, pursuant to Section 643 (e) of the Revenue Act of 1939, as amended, that a portion of their taxes on industrial real property (real estate) located in the Altamont Effingham County proposed Enterprise Zone resulting from an increase in assessed valuation which is attributable to physical improvements on the property.

Section III. Lake Land College will agree to take the necessary steps to direct the Effingham County Clerk to abate one-hundred (100) percent of that portion of the property (real estate) tax due to Lake Land College which is attributable to new construction, expansion and/or rehabilitation of existing construction on any residential, commercial or industrial properties located within the boundaries of the aforesaid contemplated Enterprise Zone. Any eligible residential, commercial or industrial property which has had new construction, expansion or rehabilitation completed after January 1, 2021, and before January 1, 2036, assuming said Enterprise Zone is approved and designated by the State of Illinois and the Department of Commerce and Economic Opportunity, shall then be eligible for a tax abatement. This property tax abatement shall not extend beyond the life of the Altamont Effingham County Enterprise Zone.

Section IV. This Resolution and every provision thereof shall be considered separable and the invalidity of any section, clause, paragraph, sentence or provision shall not affect the validity of any other portion of the resolution.

Section V. All Resolutions or parts of Resolutions conflicting with any of the provisions in this Resolution shall be and the same are hereby repealed by action of the Lake Land College.

Section VI. This Resolution shall be in effect from and after its passage by the Lake Land College, the approval and certification of the application by the Illinois Department of Commerce and Economic Opportunity (DCEO).

**ADOPTED** this 9<sup>th</sup> day of November, 2020 by the following vote:

AYES:

NAYS:

ABSENT:

BOARD OF TRUSTEES  
LAKE LAND COLLEGE  
COMMUNITY COLLEGE DISTRICT NO. 517  
COUNTIES OF CHRISTIAN, CLARK, CLAY,  
COLES, CRAWFORD, CUMBERLAND,  
DOUGLAS, EDGAR, EFFINGHAM, FAYETTE,  
JASPER, MACON, MONTGOMERY,  
MOULTRIE, AND SHELBY  
STATE OF ILLINOIS

By: \_\_\_\_\_

Chair

Attest: \_\_\_\_\_

Secretary

Seal:

## SECRETARY'S CERTIFICATE

I, Gary Cadwell, the undersigned, do hereby certify that I am the duly qualified and acting Secretary of the Board of Trustees of Lake Land College, Community College District No. 517, Counties of Christian, Clark, Clay, Coles, Crawford, Cumberland, Douglas, Edgar, Effingham, Fayette, Jasper, Macon, Montgomery, Moultrie, and Shelby, State of Illinois, (the "College District") and as such official, I am the keeper of the records and files of the Board of Trustees of said College District.

I do further certify that the foregoing Resolution to authorize participation in the abatement of real property tax in the Altamont Effingham County Enterprise Zone, is a true, correct and complete copy of that Resolution as adopted by the Board of Trustees of the College District at a meeting held on the 9<sup>th</sup> day of November, 2020.

I do further certify that the deliberations of the members of the Board of Trustees on the adoption of the Resolution were taken openly; that the vote on the adoption of the Resolution was taken openly; that the meeting was held at a specified time and place convenient to the public; that notice of the meeting was duly given to all newspapers, radio or television stations, and other news media requesting notice; and that the meeting was called and held in strict compliance with the provisions of the Illinois Open Meetings Act, as amended, and the applicable provisions of the Public Community College Act of the State of Illinois, and that this Board of Trustees has complied with all of the applicable provisions of said Acts and with all the procedural rules of the Board of Trustees.

**IN WITNESS WHEREOF**, I hereunto affix my official signature, this 9<sup>th</sup> day of November, 2020.

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Secretary, Board of Trustees

Lake Land College  
Board of Trustees



RESOLUTION NUMBER: 1120-007

DATE: November 9, 2020

*RESOLUTION FOR SUPPORTING EXTENSION OF THE LIFE OF THE CITY OF  
EFFINGHAM CENTRAL AREA TIF DISTRICT AND INDUSTRIAL TIF DISTRICT*

WHEREAS, the City of Effingham has a Tax Increment Financing (TIF) District known as the Central Redevelopment Project Area (Central Area) and a TIF District known as the Effingham South Central Industrial Project Area (Industrial) TIF District; and

WHEREAS, the Central Area TIF was established in 2000 with a life of twenty-three (23) years; and

WHEREAS, the Industrial TIF was established in 2003 with a life of twenty-three (23) years; and

WHEREAS, the City desires to extend the life of these two TIF Districts for an additional twelve (12) years each in order to complete development projects; and

WHEREAS, the City is requesting support for the extension from the taxing districts located in the TIF Districts.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Trustees of Community College District No. 517, Counties of Christian, Clark, Clay, Coles, Crawford, Cumberland, Douglas, Edgar, Effingham, Fayette, Jasper, Macon, Montgomery, Moultrie, and Shelby, and the State of Illinois, does hereby adopt this resolution in favor of 12-year extensions of the life of two TIF Districts for the City of Effingham including the Central Area TIF District and the Industrial TIF District.

PASSED BY THE GOVERNING BOARD OF LAKE LAND COLLEGE, COMMUNITY COLLEGE DISTRICT No. 517, this 9<sup>th</sup> day of November, 2020, with a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Board President

ATTEST:

\_\_\_\_\_  
Board Secretary