

EXHIBIT E-1a

ORDINANCE NO. 1984-131

AN ORDINANCE DESCRIBING AND DESIGNATING AN AREA LOCATED PARTIALLY WITHIN THE CITY OF BLOOMINGTON, THE TOWN OF NORMAL AND UNINCORPORATED McLEAN COUNTY AS AN ENTERPRISE ZONE

WHEREAS, the State of Illinois Enterprise Zone Act encourages local governmental participation in the promotion of private sector investment in economically depressed areas throughout the State; and

WHEREAS, a large number of residents in the Bloomington-Normal area have experienced pervasive poverty, unemployment and economic distress; and

WHEREAS, the Illinois Enterprise Zone Act requires units of local government to pass an Ordinance establishing an Enterprise Zone before it can apply to the Department of Commerce and Community Affairs for certification of the Zone; and

WHEREAS, a public hearing on the establishment of such a Zone was conducted by the City of Bloomington, Town of Normal and County of McLean on December 13, 1984,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois as follows:

SECTION 1. Designation. The area described and depicted in Appendix "A", which is attached hereto and incorporated herein is hereby designated as an enterprise zone (hereafter "the Zone") subject to the approval of the Illinois Department of Commerce and Community Affairs (hereafter "the Department").

SECTION 2. Qualifications. The City Council finds and determines that the Zone meets the qualifications of Section 4 of the Enterprise Zone Act (Ill. Rev. Stat. ch. 67 1/2, §601 et seq.) (hereafter "the Act").

SECTION 3. Duration. The duration of the Zone shall be for a period of ten (10) years from the date of its approval by the Department.

SECTION 4. The Mayor and City Council of the City of Bloomington, in an effort to facilitate the successful development of the Enterprise Zone will make available the following incentives and target the following programs within the Enterprise Zone for the life of the Enterprise Zone and in accordance with policies and procedures to be implemented following designation of the Enterprise Zone by the Department of Commerce and Community Affairs:

(a) Each retailer subject to the Municipal Retailer's Occupation Tax levied by the City of Bloomington may file for a credit thereon for such portion of the tax which is applied to the sale of building and construction materials used for residential, commercial and/or industrial rehabilitation, expansion, or new development projects within the Zone, subject to the limitations imposed by Section 6 of this Ordinance.

(b) Any land owned by the City of Bloomington in the Zone that is available for sale will be sold for commercial or industrial development at a rate below its appraised fair market value as follows:

<u>Amount of Increase in Assessed Valuation</u>	<u>Percentage Discount</u>
Under \$1,000,000	0%
\$1,000,001 - \$2,000,000	20%
\$2,000,001 - \$3,000,000	40%
\$3,000,001 - \$4,000,000	60%
\$4,000,001 - \$5,000,000	80%
Over \$5,000,000	100%

(c) Reduction by 50% of all development and permit fees for work in and related to development of the Zone. Fees subject to the reduction include water and sewer connection charges, excavation permit fees, engineering inspection fees and building permit fees.

(d) Issuance of private activity bonds of the City of Bloomington for development of the Zone to the full extent permitted by the Internal Revenue Code.

(e) Abatement of 50% of the real estate property tax generated within the zone by residential, commercial and industrial rehabilitation, expansion, and/or new development projects in the Zone for a ten (10) year period.

SECTION 5. Pursuant to Section 4(d) of the Act, this Ordinance does not prohibit the City from extending additional tax incentives or reimbursements for business enterprises in this Enterprise Zone or its corporate limits by separate Ordinance.

SECTION 6. No taxes upon real estate shall be abated, nor shall any credit or refund of Municipal Retailer's Occupation Tax be authorized unless the improvement, reconstruction or rehabilitation to which the same relates is of the nature and scope for which a building permit is required by the Building Code and said required permit has been obtained.

SECTION 7. That the City Manager be, and he is hereby, authorized and directed to cause application to be made to the State of Illinois pursuant to said Act containing that which is required thereby and that which is permitted thereby to the extent deemed by him to be conducive to the carrying out of the intent and purpose of the Act and of this Ordinance, and to cause to be promulgated such programs, directives, rules and regulations, to make such recommendations, and to furnish such information not inconsistent therewith as to secure certification of said zone and to administer the same and the programs therein after the same is so certified.

SECTION 8. The position of "Zone Administrator" is hereby created. The first Zone Administrator shall be the Executive Director of the McLean County Economic Development Council, who is an officer or employee of the City of Bloomington and successors shall be designated pursuant to an Intergovernmental Agreement by and among the City of Bloomington, Town of Normal and County of McLean pertaining to the Zone. The duties of the Zone Administrator shall be performed in addition to the regular duties of the position of Executive Director.

It shall be the power and duty of the Zone Administrator to:

- (a) supervise the implementation of the provisions of this Ordinance and the Illinois Enterprise Zone Act;
- (b) act as a liaison between the City of Bloomington, the Town of Normal, the County of McLean, the Illinois Department of Commerce and Community Affairs, designated zone organization(s); and other state, federal and local agencies, whether public or private;
- (c) conduct an ongoing evaluation of the enterprise zone program and submit such evaluative reports on at least an annual basis to the Mayor or the City Council;

- (d) promote the coordination of other relevant programs, including but not limited to, housing, community and economic development, small business, financial assistance and employment training within the enterprise zone;
- (e) recommend qualified designated zone organizations to the City Council; and
- (f) have other such duties as specified by either the Mayor or the City Council.

In addition, the City of Bloomington may designate one or more organizations qualified under Section 3(d) of the Act as designated zone organizations.

SECTION 9. All Ordinances, or parts of Ordinances, in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 10. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law and shall apply to such portion of the Zone as is or becomes a part of the City of Bloomington in the duration of the Zone.

PASSED this 26 day of December, 1984.

APPROVED this 26 day of December, 1984.

APPROVED:



DONN PIERCE  
Acting Mayor

ATTEST:



SANDRA CORDERO  
City Clerk

AN ORDINANCE AMENDING ORDINANCE NO. 1984-131 BY  
REVISING FUNCTIONS OF DESIGNATED ZONE ORGANIZATIONS  
AND THE POWERS AND DUTIES OF THE ZONE ADMINISTRATOR

BE IT ORDAINED by the City Council, City of Bloomington, McLean County,  
Illinois as follows:

SECTION 1. Section 8 of Bloomington City Ordinance No. 1984-131 shall be  
and the same is hereby amended as follows:

- (a) Delete the word "and" from subsection (e).
- (b) Redesignate subsection (f) as subsection (g) and insert a new  
subsection (f) to read as follows:

(f) Compile and submit to the Department of Commerce and  
Community Affairs program monitoring reports and such other  
information as may be required by the Department; and

- (c) Add to the last paragraph of Section 8 the following:

In addition to such functions as may be determined at the time of  
designation, any designated zone organization shall identify  
appropriate projects for the zone and make recommendations to  
the City Council as to the priority to be assigned such projects  
by the City of Bloomington.

SECTION 2. This Ordinance shall take effect immediately upon passage and  
approval.

SECTION 3. The City Clerk is hereby authorized and directed to publish and  
transmit to the Department of Commerce and Community Affairs a text of Ordinance  
No. 1984-131, as amended by this Ordinance.

PASSED this 25th day of February, 1985.

APPROVED this 26th day of February, 1985.

APPROVED:



RICHARD BUCHANAN  
Mayor

ATTEST:



SANDRA CORDERO  
City Clerk

STATE OF ILLINOIS, )  
County of McLean, ) SS.  
Town of Normal )

I, Marianne Edwards Town Clerk of said Town,  
do hereby certify that the foregoing is a true and complete copy of an original \_\_\_\_\_  
Ordinance No. 3364

presented, passed and approved at a regular meeting of said Town Council held on the  
seventeenth day of December, 19 84, by an  
affirmative vote of the majority of all members elected to said Council, the vote having  
been taken by yeas and nays and entered on the record of the proceedings of said  
Council.

Witness my hand and seal of said Town of Normal, this  
nineteenth day of December,  
A.D., 19 84.


  
\_\_\_\_\_  
Town Clerk.

EXHIBIT E-1b

ORDINANCE NO. 3364

AN ORDINANCE DESCRIBING AND DESIGNATING AN AREA LOCATED PARTIALLY WITHIN THE CITY OF BLOOMINGTON, THE TOWN OF NORMAL, AND UNINCORPORATED McLEAN COUNTY AS AN ENTERPRISE ZONE

WHEREAS, the State of Illinois Enterprise Zone Act encourages local governmental participation in the promotion of private sector investment in economically depressed areas throughout the State; and

WHEREAS, a large number of residents in the Bloomington-Normal area have experienced pervasive poverty, unemployment, and economic distress; and

WHEREAS, the Illinois Enterprise Zone Act requires units of local government to pass an Ordinance establishing an Enterprise Zone before it can apply to the Department of Commerce and Community Affairs for certification of the Zone; and

WHEREAS, a public hearing on the establishment of such a Zone was conducted by the City of Bloomington, Town of Normal, and County of McLean on December 13, 1984;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR THE TOWN OF NORMAL, McLEAN COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: Designation. The area described and depicted in Appendix "A", which is attached hereto and incorporated herein, is hereby designated as an Enterprise Zone (hereafter "the Zone") subject to the approval of the Illinois Department of Commerce and Community Affairs (hereafter "the Department").

SECTION TWO: Qualifications. The Board of Trustees finds and determines that the Zone meets the qualifications of Section Four of the Enterprise Zone Act (Ill. Rev. Stat. Ch. 67½, §601 et seq.) (hereafter "the Act").

SECTION THREE: Duration. The duration of the Zone shall be for a period of ten (10) years from the date of its approval by the Department.

SECTION FOUR: The President and Board of Trustees of the Town of Normal, in an effort to facilitate the successful development of the Enterprise Zone, will make available the following incentives and target the following programs within the Enterprise Zone for the life of the Enterprise Zone and in accordance with policies and procedures to be implemented following designation of the Enterprise Zone by the Department of Commerce and Community Affairs:

- A. Each retailer subject to the Municipal Retailer's Occupation Tax levied by the Town of Normal may file for a credit thereon for such portion of the tax which is applied to the sale of building and construction materials used for residential, commercial, and/or industrial rehabilitation, expansion, or new development projects within the Zone, subject to the limitations imposed by Section Six of this ordinance.

- B. Any land owned by the Town of Normal in the Zone that is available for sale will be sold for commercial or industrial development at a rate below its appraised fair market value as follows:

<u>Amount of Increase in Assessed Valuation</u>	<u>Percentage Discount</u>
Under \$1,000,000	0%
\$1,000,001 - \$2,000,000	20%
\$2,000,001 - \$3,000,000	40%
\$3,000,001 - \$4,000,000	60%
\$4,000,001 - \$5,000,000	80%
Over \$5,000,000	100%

- C. Reduction by 50% of all development and permit fees for work in and related to development of the Zone. Fees subject to the reduction include water and sewer connection charges, excavation permit fees, engineering inspection fees, and building permit fees.
- D. Issuance of private activity bonds of the Town of Normal for development of the Zone to the full extent permitted by the Internal Revenue Code.
- E. Abatement of 50% of the real estate property tax generated within the Zone by residential commercial and industrial rehabilitation, expansion, and/or new development projects in the Zone for a ten (10) year period.

SECTION FIVE: Pursuant to Section 4 (d) of the Act, this Ordinance does not prohibit the Town from extending additional tax incentives or reimbursements for business enterprises in this Enterprise Zone or its corporate limits by separate Ordinance.

SECTION SIX: No taxes upon real estate shall be abated, nor shall any credit or refund of Municipal Retailer's Occupation Tax be authorized unless the improvement, reconstruction, or rehabilitation to which the same relates is of the nature and scope for which a building permit is required by the Building Code and said required permit has been obtained.

SECTION SEVEN: That the City Manager be, and he is hereby authorized and directed to cause application to be made to the State of Illinois pursuant to said Act containing that which is required thereby and that which is permitted thereby, to the extent deemed by him to be conducive to the carrying out of the intent and purpose of the Act and of this Ordinance, and to cause to be promulgated such programs, directives, rules and regulations, to make such recommendations, and to furnish such information not inconsistent therewith as to secure certification of said Zone and to administer the same and the programs therein after the same is so certified.



SECTION EIGHT: The position of "Zone Administrator" is hereby created. The first Zone Administrator shall be the Executive Director of the McLean County Economic Development Council, who is an officer or employee of the Town of Normal, and successors shall be designated pursuant to an Intergovernmental Agreement by and among the City of Bloomington, Town of Normal, and County of McLean pertaining to the Zone. The duties of the Zone Administrator shall be performed in addition to the regular duties of the position of Executive Director. It shall be the power and duty of the Zone Administrator to:


- A. Supervise the implementation of the provisions of this Ordinance and the Illinois Enterprise Zone Act;
- B. Act as a liaison between the City of Bloomington, the Town of Normal, the County of McLean, the Illinois Department of Commerce and Community Affairs, designated zone organization(s), and other state, federal, and local agencies, whether public or private;
- C. Conduct an ongoing evaluation of the Enterprise Zone program and submit such evaluative reports on at least an annual basis to the President and Board of Trustees;
- D. Promote the coordination of other relevant programs, including but not limited to housing, community and economic development, small business, financial assistance, and employment training within the Enterprise Zone;
- E. Recommend qualified designated zone organizations to the Board of Trustees; and
- F. Have other such duties as specified by either the President of the Board of Trustees or the Board of Trustees.

In addition, the Town of Normal may designate one or more organizations qualified under Section 3 (d) of the Act as designated zone organizations.


SECTION NINE: All ordinances, or parts of Ordinances, in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION TEN: This Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law and shall apply to such portion of the Zone as is or becomes a part of the Town of Normal in the duration of the Zone.

APPROVED:

  
\_\_\_\_\_  
President of the Board of Trustees  
for the Town of Normal, Illinois

ATTEST:

  
Town Clerk

The foregoing ordinance was voted upon and passed by the President and Board of Trustees for the Town of Normal on the 17<sup>th</sup> day of December 1984, with 7 voting aye; 0 abstaining; 0 voting nay; and 0 absent.

The foregoing ordinance was approved by the President of the Board of Trustees for the Town of Normal on the 18<sup>th</sup> day of December 1984.

The foregoing ordinance was published in pamphlet form on the 19<sup>th</sup> day of December, 1984.

EXHIBIT E-1c

AN ORDINANCE DESCRIBING AND DESIGNATING AN AREA LOCATED PARTIALLY  
WITHIN THE CITY OF BLOOMINGTON, THE TOWN OF NORMAL AND  
UNINCORPORATED McLEAN COUNTY AS AN ENTERPRISE ZONE

WHEREAS, the State of Illinois Enterprise Zone Act encourages local governmental participation in the promotion of private sector investment in economically depressed areas throughout the State; and

WHEREAS, a large number of residents in the unincorporated area of McLean County have experienced pervasive poverty, unemployment and economic distress; and

WHEREAS, the Illinois Enterprise Zone Act requires units of local government to pass an Ordinance establishing an Enterprise Zone before it can apply to the Department of Commerce and Community Affairs for certification of the Zone; and

WHEREAS, a public hearing on the establishment of such a Zone was conducted by the City of Bloomington, Town of Normal and County of McLean on December 13, 1984,

NOW, THEREFORE, BE IT ORDAINED by the County Board of the County of McLean, Illinois as follows:

SECTION 1. Designation. The area described and depicted in Appendix "A", which is attached hereto and incorporated herein is hereby designated as an enterprise zone (hereafter "the Zone") subject to the approval of the Illinois Department of Commerce and Community Affairs (hereafter "the Department").

SECTION 2. Qualifications. The County Board finds and determines that the Zone meets the qualifications of Section 4 of the Enterprise Zone Act (Ill. Rev. Stat. ch. 67 1/2, § 601 et. seq.) (hereafter "the Act").

SECTION 3. Duration. The duration of the Zone shall be for a period of ten (10) years from the date of its approval by the Department.

SECTION 4. The County Board of the County of McLean, in an effort to facilitate the successful development of the Enterprise Zone will make available the following incentives and target the following programs within the Enterprise Zone for the life of the Enterprise Zone and in accordance with policies and procedures to be implemented following designation of the Enterprise Zone by the Department of Commerce and Community Affairs:

(a) Each retailer subject to the Retailer's Occupation Tax levied by the County of McLean may file for a credit thereon for such portion of the tax which is applied to the sale of building and construction materials used for residential, commercial and/or industrial rehabilitation, expansion, or new development projects within the Zone, subject to the limitations imposed by Section 6 of this Ordinance.

(b) Any land owned by the County of McLean in the Zone that is available for sale will be sold for commercial or industrial development at a rate below its appraised fair market value as follows:

<u>Amount of Increase in Assessed Valuation</u>	<u>Percentage Discount</u>
Under \$1,000,000	0%
\$1,000,001 - \$2,000,000	20%
\$2,000,001 - \$3,000,000	40%
\$3,000,001 - \$4,000,000	60%
\$4,000,001 - \$5,000,000	80%
Over \$5,000,000	100%

(c) Reduction by 50% of all zoning, subdivision and any other permit fees for work in and related to development of the Zone.

(d) Abatement of 50% of the real estate property tax generated within the Zone by residential, commercial and industrial rehabilitation, expansion, and/or new development projects in the Zone for a ten (10) year period.

SECTION 5. Pursuant to Section 4 (d) of the Act, this Ordinance does not prohibit the County from extending additional tax incentives or reimbursements for business enterprises in this Enterprise Zone or its geographical limits by separate Ordinance.

SECTION 6. No taxes upon real estate shall be abated, nor shall any credit or refund of Retailer's Occupation Tax be authorized unless the improvement, reconstruction or rehabilitation to which the same relates is of the nature and scope for which permits are required by the McLean County Code and said required permits have been obtained.

SECTION 7. That the County Administrator be, and is hereby, authorized and directed to cause application to be made to the State of Illinois pursuant to said Act containing that which is required thereby and that which is permitted thereby to the extent deemed by him to be conducive to the carrying out of the intent and purpose of the Act and of this Ordinance, and to cause to be promulgated such programs, directives, rules and regulations, to make such recommendations, and to furnish such information not inconsistent therewith as to secure certification of said Zone and to administer the same and the programs therein after the same is so certified.

SECTION 8. The position of "Zone Administrator" is hereby created. The first Zone Administrator shall be the Executive Director of the McLean County Economic Development Council, who is an officer or employee of the County of McLean and successors shall be designated pursuant to an Intergovernmental Agreement by and among the City of Bloomington, Town of Normal and County of McLean pertaining to the Zone. The duties of the Zone Administrator shall be performed in addition to the regular duties of the position of Executive Director.

It shall be the power and duty of the Zone Administrator to:

- (a) supervise the implementation of the provisions of this Ordinance and the Illinois Enterprise Zone Act;
- (b) act as a liaison between the City of Bloomington, the Town of Normal, the County of McLean, the Illinois Department of Commerce and Community Affairs, designated zone organization(s); and other state, federal and local agencies, whether public or private;
- (c) conduct an ongoing evaluation of the enterprise zone program and submit such evaluative reports on at least an annual basis to the County Board;
- (d) promote the coordination of other relevant programs, including but not limited to, housing, community and economic development, small business, financial assistance and employment training within the enterprise zone;

- (e) recommend qualified designated zone organizations to the County Board; and
- (f) have other such duties as specified by the County Board.

In addition, the County of McLean may designate one or more organizations qualified under Section 3(d) of the Act as designated zone organizations.

SECTION 9. All Ordinances, or parts of Ordinances, in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 10. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law and shall apply to such portion of the Zone as is or becomes a part of the County of McLean in the duration of the Zone.

PASSED this 18th day of December, 1984.

APPROVED this 18th day of December, 1984.

APPROVED:

Nancy Froelich  
Nancy Froelich, Chairman  
McLean County Board

ATTEST:

Jeanette Barrett  
Jeanette Barrett, Clerk of the County  
Board of McLean County, Illinois

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AN ORDINANCE AMENDING AN ORDINANCE  
DESCRIBING AND DESIGNATING AN AREA LOCATED PARTIALLY WITHIN  
THE CITY OF BLOOMINGTON, THE TOWN OF NORMAL AND UNINCORPORATED McLEAN COUNTY  
AS AN ENTERPRISE ZONE REVISING FUNCTIONS OF DESIGNATED ZONE ORGANIZATIONS  
AND THE POWERS AND DUTIES OF THE ZONE ADMINISTRATOR

BE IT ORDAINED by the County Board of the County of McLean, Illinois, as follows:

SECTION 1. Section 8 of said Ordinance shall be, and the same is hereby amended as follows:

- (a) Delete the word "and" from subsection (3).
- (b) Redesignate subsection (f) as subsection (g) and insert a new subsection (f) to read as follows:

(f) Compile and submit to the Department of Commerce and Community Affairs program monitoring reports and such other information as may be required by the Department; and

- (c) Add to the last paragraph of Section 8 the following:

In addition to such functions as may be determined at the time of designation, any designated zone organization shall identify appropriate projects for the zone and make recommendations to the County Board as to the priority to be assigned such projects by the County of McLean.

SECTION 2. This Ordinance shall take effect immediately upon passage and approval.

SECTION 3. The County Clerk is hereby authorized and directed to publish and transmit to the Department of Commerce and Community Affairs a text of the amended Ordinance.

PASSED this 19th day of March, 1985.

APPROVED this 19th day of March, 1985.

APPROVED:

Nancy Froelich  
Nancy Froelich, Chairperson  
McLean County Board

ATTEST:

Jeanette Barrett  
Jeanette Barrett, Clerk of the County Board  
of McLean County, Illinois

ORDINANCE NO. 3375

AN ORDINANCE AMENDING ORDINANCE NO. 3364 BY REVISING FUNCTIONS OF DESIGNATED ZONE ORGANIZATIONS AND THE POWERS AND DUTIES OF THE ZONE ADMINISTRATOR

BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN OF NORMAL, ILLINOIS, AS FOLLOWS:

SECTION ONE: That Section Eight of Ordinance No. 3364, passed and approved by the Board of Trustees for the Town of Normal, Illinois, on December 17, 1984, shall be, and the same is hereby amended as follows:

- a. Delete the word "and" from subsection E;
- b. Redesignate subsection F as subsection G, and insert a new subsection F to read as follows:
  - F. Compile and submit to the Department of Commerce and Community Affairs Program monitoring reports and such other information as may be required by the Department; and
- c. Add to the last paragraph of Section Eight the following:

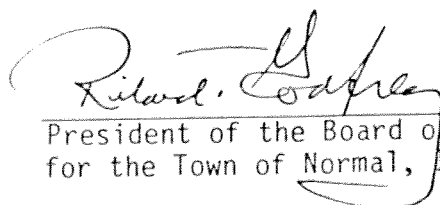
In addition to such functions as may be determined at the time of designation, any designated zone organization shall identify appropriate projects for the Zone and make recommendations to the Board of Trustees as to the priority to be assigned such projects by the Town of Normal.

SECTION TWO: The Town Clerk is hereby directed and authorized to publish this ordinance in pamphlet form as provided by law, and to transmit to the Department of Commerce and Community Affairs a text of Ordinance No. 3364 as amended by this ordinance.

SECTION THREE: That this ordinance shall take effect upon passage, approval, and publication, as provided by law.

SECTION FOUR: That except as provided herein, Ordinance No. 3364 shall remain in full force and effect.

APPROVED:

  
\_\_\_\_\_  
President of the Board of Trustees  
for the Town of Normal, Illinois

ATTEST:

  
\_\_\_\_\_  
Town Clerk



The foregoing ordinance was voted upon and passed by the President and Board of Trustees for the Town of Normal on the 4<sup>th</sup> day of March, 1985, with 6 voting aye; 0 abstaining; 0 voting nay; and 1 absent.

The foregoing ordinance was approved by the President of the Board of Trustees for the Town of Normal on the 5<sup>th</sup> day of March, 1985.

The foregoing ordinance was published in pamphlet form on the 6<sup>th</sup> day of March, 1985.