



Our Mission: *To foster an environment of economic growth and opportunity through effective partnerships with our citizens, businesses, and visitors while maintaining a high standard for quality of life in a progressive community which embraces its heritage.*

**City of Oregon Council Agenda,
Monday September 15th, 2025, 5:30 P.M.
115 N 3rd Street**

Public Option: Join Meeting via Zoom

Meeting ID: 875 1545 2668

Passcode: 237676

One tap mobile

+13092053325

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. ORDINANCES

- a. Ordinance 2025-014 Approve the Purchase of Property – 309 S. 1st Street, Oregon, IL
Parcels 16-03-186-004 and 16-03-328-001 and authorize the City Manager to execute any
required documents and contracts on behalf of the City of Oregon**

6. ADJOURNMENT

***People may attend the meeting in person at City Hall or may watch and participate via Zoom.**

The City of Oregon, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the City Manager Darin DeHaan at 815-732-6321 at least 24 hours before a scheduled meeting to allow the City to make reasonable accommodations for these persons.

THE CITY OF OREGON

OGLE COUNTY, ILLINOIS

ORDINANCE

NUMBER 2025-014

AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL ESTATE WITHIN OREGON TAX INCREMENT FINANCING DISTRICT

Ken Williams, Mayor

Cheryl Hilton, City Clerk

Terry Schuster

Mel Cozzi

Tim Krug

Josiah Flanagan

City Council

ORDINANCE NO. 2025-014

**AN ORDINANCE AUTHORIZING
THE ACQUISITION OF REAL
ESTATE WITHIN THE OREGON
TAX INCREMENT FINANCING
DISTRICT**

WHEREAS, the City of Oregon, Ogle County, Illinois (hereinafter referred to as the "City") is a unit of local government, and as such may exercise any power and perform any function pertaining to its government and affairs, except as limited by Article VII, Section 6 of the 1970 Illinois Constitution;

WHEREAS, the Illinois Compiled Statutes (65 ILCS 5/11-61-3) provides that "the corporate authorities of each municipality having a population of less than 1,000,000 inhabitants shall have the express power to purchase or lease either real estate or personal property for public purposes through contracts which provide for the consideration for such purchase or lease to be paid through installments to be made at stated intervals during a certain period of time";

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, et seq., as from time to time amended (hereinafter referred to as the "TIF Act"), the Mayor and City Council of the City (hereinafter referred to as the "Corporate Authorities") are empowered to undertake the development or the redevelopment of a designated area within its municipal boundaries in which existing conditions permit such area to be classified as a "blighted area" or a "conservation area" as such terms are defined in the TIF Act;

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 (c) within a redevelopment project area, acquire by purchase, donation, lease or eminent domain; own, convey, lease, mortgage or dispose of land and other property, real or personal, or rights of interests therein, and grant or acquire, license, easements and options with respect thereto, all in the manner and at such price the municipality determines is reasonably necessary to achieve the objectives of the redevelopment plan and project.

WHEREAS, the Mayor and City Council have deemed it appropriate to purchase the property commonly known as 309 South 1st Street, Oregon, IL; PINS: 16-03-328-001 & 16-03-186-004 (hereinafter the "Property") for redevelopment in accordance with their long-range plans.

WHEREAS, the Property is located within a redevelopment project area.

WHEREAS, the Corporate Authorities have deemed it necessary to acquire the parcel of property located in the Project Area listed on the attached Exhibit A (the "TIF Acquisition Parcels"), which parcel also is located in the Project Area, in order to achieve the objectives of the Redevelopment Plan, which include, among other things: reducing or eliminating conditions that qualify the Project Area as a redevelopment area;

WHEREAS, the City finds such acquisition of the TIF Acquisition Parcel to be for the same purposes as those set forth in the TIF Act;

WHEREAS, the City finds further that such acquisition shall be in furtherance of the Redevelopment Plan; and

WHEREAS, the City of Oregon Corporate Authorities have determined that it is in the best interests of the City to acquire the TIF Acquisition Parcel identified on Exhibit A in furtherance of its Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED, in open meeting assembled, by the City Mayor and City Council of the City of Oregon, Ogle County, Illinois pursuant to the City of Oregon's "Non-Home Rule Powers" as follows:

Section One - Recitals

The Corporate Authorities hereby find that all the recitals hereinbefore stated as contained in the preamble to this ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this ordinance as legislative findings.

Section Two - Approval and Authorization to Acquire Real Estate

The Corporate Authorities of the City of Oregon hereby determine and declare that it is useful, desirable and necessary that it acquire the TIF Acquisition Parcel identified in Exhibit A for public purposes and for purposes of implementing the objectives of the Redevelopment Plan.

Section Three -Authorized Negotiation and Purchase

The Corporate Authorities authorize the City Manager with the advice of the City Attorney to negotiate with the owner(s) for the purchase of the TIF Acquisition Parcel. If the City Manager, with the advice of the City Attorney and the owner(s) is able to agree on the terms of the purchase, the City Manager is authorized to purchase the TIF Acquisitions Parcel on behalf of the City for the agreed price. If the City Manager is unable to agree with the owner(s) of the TIF Acquisition Parcel on the terms of the purchase, or if the owner(s) is (are) incapable of entering into such transaction with the City, or if the owner(s) cannot be located, then the City Attorney is authorized to institute and prosecute condemnation proceedings on behalf of the City for the purpose of acquiring fee simple title to the TIF Acquisition Parcels, as applicable, under the City's power of eminent domain. Such acquisition efforts shall commence with respect to the TIF Acquisition Parcel within 4 years of the date of the publication of this ordinance. For each TIF Acquisition Parcel, commencement shall be deemed to have occurred upon the City's delivery of the offer letter and basis for computing total approved compensation to the owner(s) of such TIF Acquisition Parcel.

Section Four -

This ordinance represents the City of Oregon's exercise of its powers pursuant to the Constitution of the State of Illinois to the extent that power preempts or conflicts with Illinois statute.

Section Five - Authorization of Expenditures

The Corporate Authorities hereby authorize and direct the expenditure of all costs related to the acquisition of said Real Estate including any and all court costs and attorney fees associated with the exercise of the City's eminent domain power.

Section Six - Other Actions Authorized

The officers, employees and/or agents of the City shall take all actions necessary or reasonably required to carry out and give effect to the intent of this ordinance and otherwise to consummate the transactions contemplated herein, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein which shall include the execution of any and all closing documents including but not limited to the closing statement and related title documents.

Section Seven - Acts of City Officials

That all past, present and future acts and doings of the officials of the City that are in conformity with the purpose and intent of this ordinance are hereby, in all respects, ratified, approved, authorized, and confirmed.

Section Eight - Conflict Clause

That all ordinances or parts of ordinances in conflict with the terms of this Ordinance shall be repealed to the extent of said conflict.

Section Nine - Passage Clause

That this ordinance shall take full force and effect from and after its passage, approval and publication as provided by law.

Section Ten - Saving Clause

If any section, paragraph, clause or provision of this ordinance is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of the remaining provisions of the ordinance, which are hereby declared to be separable.

Section Eleven - Recording

This ordinance shall be entered into the minutes and upon the journals of the City Council of the City of Oregon.

DECIDED pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Ken Williams				
Terry Schuster				
Mel Cozzi				
Tim Krug				
Josiah Flanagan				
Total				

PASSED AND APPROVED by the City of Oregon City Council on the 15th, day of September, 2025.

Ken Williams, Mayor

ATTEST:

Cheryl Hilton, City Clerk

Exhibit A

TIF ACQUISITION PARCELS
Common Address

Property Identification Number
(PINs)

1) 309 South 1st Street
Oregon, IL 61061

16-03-328-001
16-03-186-004