

CITY OF OREGON, ILLINOIS

Tax Increment Financing (TIF) District

FY2023 Annual Report Summary

115 N. 3rd St., Oregon, IL 61061 / Ph: (815) 732-6321



Oregon TIF District – FY2023 Overview

Pursuant to 65 ILCS 5/11-74.4 *et. seq.* (the “TIF Act”), the Oregon TIF District Redevelopment Plan, Projects and Area was established on February 28, 2017. The First Amendment to the TIF District was approved on November 13, 2018, and the Second Amendment was approved on June 11, 2019. The City intends to use the TIF District to redevelop property that is underutilized for commercial space, commercial/retail businesses, light manufacturing/industrial purposes, tourism-related activities, and residential development to increase population, improve employment opportunities, expand and diversify the local real estate tax base, manage growth and increase the overall quality of life for its residents. The Redevelopment Plan will allow the City to alleviate and/or remove blighting conditions such as the lack of adequate public infrastructure, increase Oregon’s overall competitiveness in the region and institute public policies that are more conducive to business development.

Financial Update

For Fiscal Year 2023 (beginning May 1, 2022 and ending April 30, 2023), the Oregon TIF District Special Tax Allocation Fund (the “TIF Fund”) had a beginning balance of \$308,317. The total revenues deposited into the TIF Fund during FY2023 amounted to \$281,003 and included those sources of funds shown in **Fig. 1** below. As such, the total amount available in the TIF Fund during FY2023 was \$589,320.

The total disbursements from the TIF Fund for public and private TIF eligible project costs during FY2023 amounted to \$285,664 and included those categories of funds shown in **Fig. 2** below.

The ending balance of the Oregon TIF Fund as of April 30, 2023 was \$303,656. The real estate tax increment generated by the Oregon TIF District for FY2024 is estimated to be \$367,227.

Fig. 1. Oregon TIF District Revenues (FY2023)

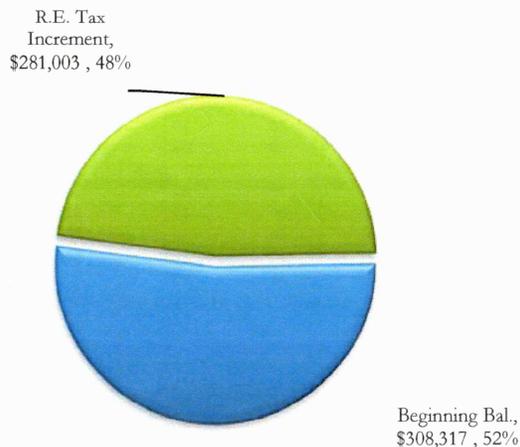
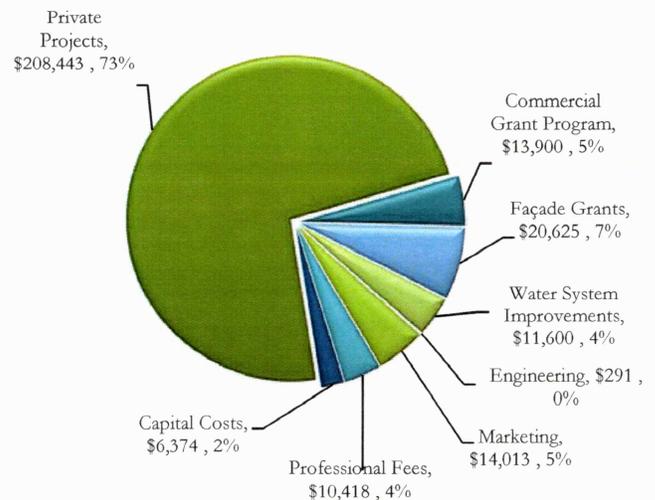


Fig. 2. Oregon TIF District Expenditures (FY2023)



CITY OF OREGON TAX INCREMENT FINANCING DISTRICT

Established: 2017
 Ends: Tax Yr. 2040 Payable 2041
 Base Tax Year: 2015
 TIF Base EAV: \$13,508,645

TABLE 1. FINANCIAL SUMMARY

PROJECT TYPE	Original Anticipated Obligations Per TIF Re dev. Plan						CUMULATIVE RESULTS	
		FY2017-2019	FY2020	FY2021*	FY2022	FY2023	Cumulative Expenditures	Remaining Obligations
PUBLIC PROJECTS								
Streets,Sidewalks,Parking Lots,Alley	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000
Sanitary Sewer/Pump/Lift Station/Plant/Lagoon	\$1,750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750,000
Watermain/Hydrants/Treatment Facility	\$2,000,000	\$0	\$0	\$60,601	\$0	\$11,600	\$72,201	\$1,927,799
Storm Sewer/Retention Pond/Detention Basin	\$1,750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750,000
Utility & Telecommunication Infrastructure	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
Property Acquisition/Demolition/Site Improvement	\$1,400,000	\$6,139	\$18,113	\$20,644	\$0	\$0	\$44,896	\$1,355,104
Building Rehab/Repair/Construction/Equipment	\$2,000,000	\$37,449	\$0	\$0	\$0	\$0	\$37,449	\$1,962,551
Environmental Contaminant Removal	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
Marketing,Signage,Website, Lighting	\$1,250,000	\$232	\$1,864	\$1,000	\$14,499	\$14,013	\$31,608	\$1,218,392
Parks, Trails, Green Space Improvements	\$500,000	\$0	\$0	\$8,883	\$10,332	\$0	\$19,215	\$480,785
Neighborhood Rehab, Loans, Grants	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500,000
Engineering, Professional,Staff, Administration	\$2,000,000	\$55,077	\$21,335	\$21,827	\$11,370	\$10,709	\$120,318	\$1,879,682
Public Safety,Training,Facilities,Equipment	\$1,750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750,000
Job Training	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Riverfront Development/Downtown Area	\$1,800,000	\$0	\$0	\$12,259	\$0	\$0	\$12,259	\$1,787,741
Public Infrastructure Contiguous TIF Districts	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
SUBTOTAL	\$23,250,000	\$98,897	\$41,312	\$125,214	\$36,201	\$36,322	\$337,946	\$22,912,054
PRIVATE PROJECTS								
Commercial Business Office Complex	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000
Commercial/Retail Facility I								
1. Merlin & Cindy Hagemann (Convention Center)	\$475,000	\$0	\$0	\$0	\$0	\$50,000	\$50,000	\$425,000
Commercial/Retail Facility II	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$125,000
Commercial Retail Strip Development	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000
Commercial Rehabilitation Project II	\$375,000	\$0	\$0	\$0	\$0	\$0	\$0	\$375,000
Commercial Rehabilitation/Renovation Project	\$335,600	\$0	\$0	\$0	\$0	\$0	\$0	\$335,600
1. Merlin & Cindy Hagemann	\$338,400	\$0	\$1,241	\$1,444	\$1,477	\$1,673	\$5,835	\$332,565
2. Wiggale, LLC (Fitness Center)	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$50,000	\$0
3. Wiggale, LLC (Micro Brew Pub)	\$211,000	\$0	\$0	\$50,000	\$0	\$3,106	\$53,106	\$157,894
4. Ogle County Brewery, LLC	\$140,000	\$0	\$0	\$0	\$0	\$140,000	\$140,000	\$0
5. Mobel Furnishings, LLC and Mark Nehrkorn	\$50,000	\$0	\$0	\$0	\$0	\$13,664	\$13,664	\$36,336
6. Redevelopment Loans/Grant/Revitalization	\$1,470,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,470,000
A. Commercial Lease Subsidy Grant Program (amended)	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
1. Jasman Martin and Mutts & Cuts	\$4,800	\$0	\$0	\$0	\$0	\$3,600	\$3,600	\$1,200
2. Tonya Hardy d/b/a Happily Homemade	\$7,200	\$0	\$0	\$0	\$0	\$2,400	\$2,400	\$4,800
3. Matthew Pendergrass and Hunt Club Oregon, LLC	\$1,800	\$0	\$0	\$0	\$0	\$750	\$750	\$1,050
4. White Pine Mercantile/R Miller & S Donaldson	\$7,200	\$0	\$0	\$0	\$0	\$0	\$0	\$7,200
5. Cassandra Chapman and Rustic Ridge Axe Throwing	\$7,200	\$0	\$0	\$0	\$0	\$6,000	\$6,000	\$1,200
B. FY2022 Façade Improvement Grant Program	\$25,000	\$0	\$1,400	\$5,000	\$6,440	\$0	\$12,840	(\$9,615)
1. Adam & Rebecca Hazzard	\$0	\$0	\$0	\$0	\$0	\$4,425	\$4,425	\$0
2. Jasman Martin/Mutt & Cuts	\$0	\$0	\$0	\$0	\$0	\$2,350	\$2,350	\$0
3. John Ebens/Tipsy Hog	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$0
4. Merlin & Cindy Hageman	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$0
5. Patchwork Inn	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$0
6. Mobel Furnishings & Mark Nehrkorn	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Motel/Hotel Project	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
Commercial Restaurant Project I	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
Commercial Restaurant Project II	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$225,000
Commercial Restaurant Project III	\$900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$900,000
Light Industrial Project I	\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$275,000
Light Industrial Project II	\$180,000	\$0	\$0	\$0	\$0	\$0	\$0	\$180,000
Light Industrial Project III	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500,000
Residential Rehab/Renovate Projects	\$480,000	\$0	\$0	\$0	\$0	\$0	\$0	\$480,000
New Residential Development Project I								
1. Trestle Holdings, LLC	\$2,415,200	\$0	\$0	\$0	\$0	\$0	\$0	\$2,415,200
New Residential Development Project II	\$1,084,800	\$0	\$0	\$0	\$0	\$0	\$0	\$1,084,800
Residential Duplex Project	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000
Townhouse/Apartment Complex	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$450,000
Assisted/Supportive Living Facility	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
SUBTOTAL	\$17,935,000	\$0	\$52,641	\$56,444	\$7,917	\$242,968	\$359,970	\$17,575,030
TAXING DISTRICT'S CAPITAL COSTS								
Capital Costs	\$13,000,000							
1. Oregon Community Unit School District #220		\$0	\$0	\$4,910	\$6,699	\$6,374	\$17,983	\$12,982,017
SUBTOTAL	\$13,000,000	\$0	\$0	\$4,910	\$6,699	\$6,374	\$17,983	\$12,982,017
ADMINISTRATIVE/PROFESSIONAL								
Annual Administration	\$575,000	\$1,475	\$70	\$0	\$0	\$0	\$1,545	\$573,455
SUBTOTAL	\$575,000	\$1,475	\$70	\$0	\$0	\$0	\$1,545	\$573,455
GRAND TOTAL	\$54,760,000	\$100,372	\$94,023	\$186,568	\$50,817	\$285,664	\$717,444	\$54,042,556

*Per Auditor, there was \$7,463 of expenditures recorded in FY2022 General Ledger for FY2021 expenses due to accounting change from cash basis to accrual basis.

TABLE 2. OREGON TIF DISTRICT SUMMARY STATISTICS

	FY2017-2019	FY2020	FY2021	FY2022	FY2023	
Real Estate Tax Year:	n/a	2018	2019	2020	2021	
Taxes Payable in Calendar Year:	n/a	2019	2020	2021	2022	Total
Net Taxable Valuation:	n/a	\$12,845,686	\$13,282,825	\$13,449,157	\$14,241,286	
TIF Base EAV:	n/a	\$13,292,851	\$13,514,645	\$13,508,645	\$13,508,645	
Incremental EAV:	n/a	\$1,553,249	\$1,719,338	\$1,989,784	\$2,684,736	
Total Real Estate Tax Increment:	\$138,305	\$162,267	\$181,024	\$211,238	\$281,003	\$973,837

**Fig. 3. Oregon TIF District
Total Expenditures (FY2017 - FY2023)**

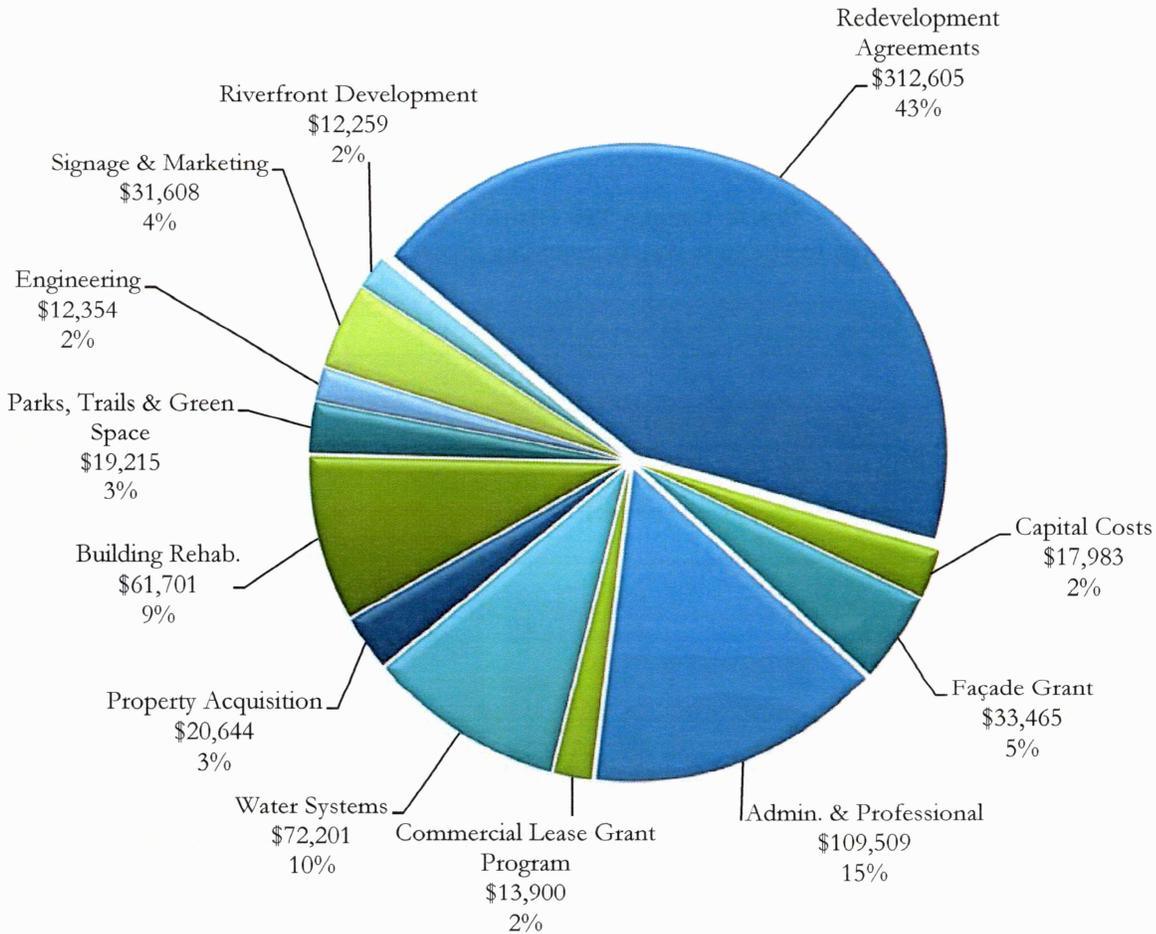
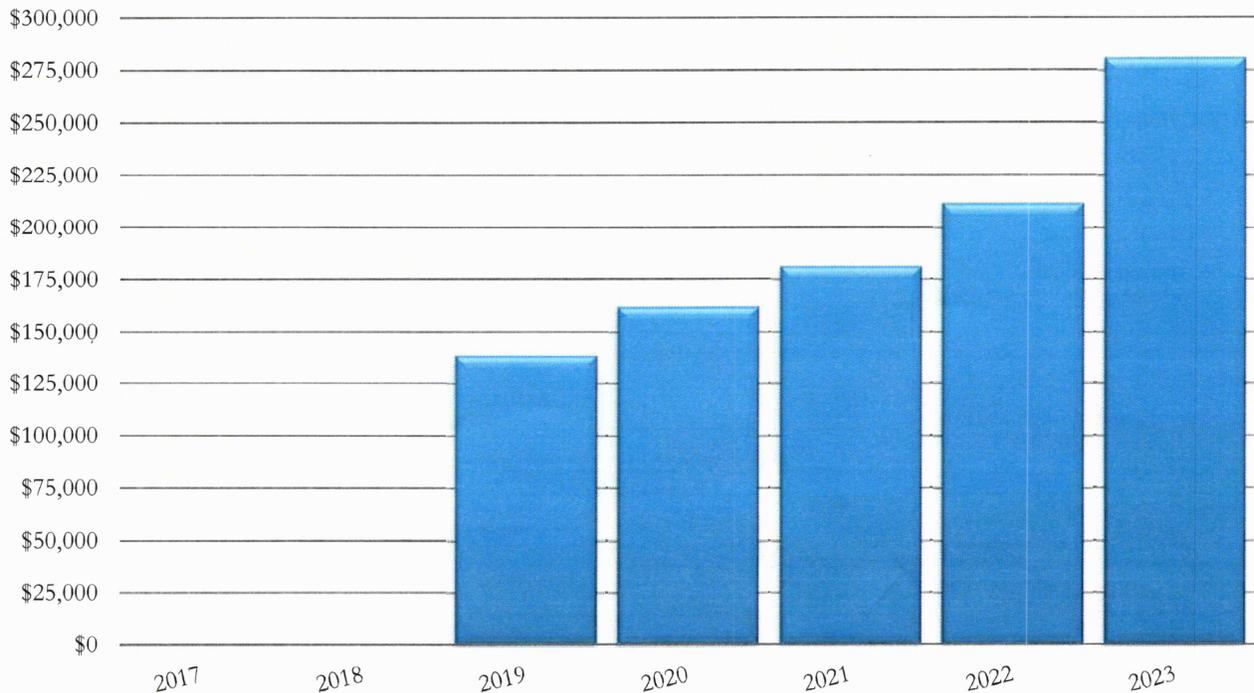


TABLE 3. SOURCE OF REVENUE	Revenue for Current Reporting Year	Cumulative Totals of Revenue for life of TIF	Cumulative Totals of Revenue as % of Total
Real Estate Tax Increment (see Fig. 4)	\$281,003	\$973,837	95%
State Sales Tax Increment	\$0	\$0	0%
Local Sales Tax Increment	\$0	\$0	0%
Interest	\$0	\$0	0%
Land/Building Sale Proceeds	\$0	\$0	0%
Loan and Bond Proceeds	\$0	\$0	0%
Transfers from Other Municipal Sources	\$0	\$47,264	5%
Loan Repayments	\$0	\$0	0%
Private Sources	\$0	\$0	0%
Other	\$0	\$0	0%
All Amount Deposited in TIF Fund	\$281,003		
Cumulative Total Revenues		\$1,021,101	100%

**Fig. 4. Oregon TIF District
Annual Real Estate Tax Revenue by Fiscal Year**



TIF District Amendments:

1. On November 13, 2018, Ordinance No. 2018-120 approved the First Amendment to the Oregon TIF District Redevelopment Plan, Projects and Area. This amendment removed two (2) parcels (P.I.N. 16-03-159-015 and 16-03-165-008) from the Area.
2. On June 11, 2019, Ordinance No. 2019-105 approved the Second Amendment to the Oregon TIF District Redevelopment Plan, Projects and Area. This amendment removed two (2) parcels (P.I.N. 16-03-180-011 and 16-03-180-013) from the Area. The Oregon TIF District Boundary Map, as amended by the Second Amendment, is shown on page 8.

Intergovernmental Agreement:

1. **Oregon C.U.S.D. No. 220** – Approved by Ordinance No. 2017-103 on February 28, 2017. Each year during the term of the Agreement, the City agreed to reimburse the School District a portion of the annual gross real estate tax increment created by any new Residential Development occurring within the TIF District. The reimbursement shall be used for expenditures of capital costs and job training, advanced vocational education and other career education purposes, as set forth in the TIF Act. For purposes of the Agreement, Residential Development shall be defined as any new residential dwelling units constructed in the existing subdivision located south of Illinois Route 64 and East of Daysville Road (commonly known as Settler's Ridge Subdivision) and on any newly platted subdivisions, such being platted on or after February 28, 2017, and such newly platted subdivisions consisting of more than three (3) residential lots. For purposes of the Agreement, residential dwellings that are restricted to senior living (age 55 and older), assisted living facilities, and/or nursing home care facilities are not considered Residential Development and, along with commercial/industrial development, not subject to the Agreement.

FY 2022 Façade Improvement Grant Program:

1. Approved by Ordinance No. 2021-111 on May 11, 2021. The purpose of the Program is to stimulate efforts to improve the street appearance of Oregon's historic buildings and business facades. The proposed to annually allocate an amount not to exceed \$25,000 in the TIF Fund during each fiscal year during the remaining life of the TIF District. Each said grant shall be limited to 50% of the total verified eligible project costs incurred for the Project, not to exceed a maximum of \$5,000.

Commercial Lease Subsidy Grant Program:

1. **Commercial Lease Subsidy Grant for New Business Start-Ups & Expansions within the Oregon Commercial Historic District and Oregon Riverfront Zone** – Approved by Ordinance No. 2021-112 on May 25, 2021. The purpose of the Program is to encourage economic investment and further stimulate growth within the TIF District. The grant may, in part, utilize TIF Funds to offer lease subsidies to new or expanding businesses that are occupying vacant or underutilized space within existing buildings. The City proposed to annually allocate an amount not to exceed \$25,000 in the TIF Fund during each fiscal year during the remaining life of the TIF District. Qualified applicants may be eligible for lease subsidies in an amount not to exceed \$600 per month, or 50% of monthly lease payment, whichever is less, for a period of up to 12 months. Maximum cumulative benefit is \$7,200. An Amendment to the Program was approved by Ordinance No. 2022-105 on March 8, 2022.

Redevelopment Agreements:

1. **Merlin and Cindy Hagemann** – Approved by Ordinance No. 2018-115 on May 22, 2018. The Developer acquired the property located at 305 W. Washington St. and rehabilitated the building for the operation of a winery-art gallery, banquet area and other commercial uses.
2. **Wiggale, LLC (Training & Fitness Center)** – Approved by Ordinance No. 2019-116 on November 12, 2019. The Developer acquired property located at 404 W. Washington St. and rehabilitated the building for the operation of a training and fitness center.
3. **Wiggale, LLC (Micro Brew Pub)** – Approved by Ordinance No. 2020-114 on September 8, 2020. The Developer rehabilitated the building located at 400 W. Washington St. for the operation of a micro brew pub.
4. **Trestle Holdings, LLC** – Approved by Ordinance No. 2021-117 on August 24, 2021. The Developer will acquire and construct a 55+ age-restricted town home community including 44 duplex townhomes, one single-family home, one tri-plex, river access, a walking/biking path and green space.
5. **Merlin and Cindy Hagemann** – Approved by Ordinance No. 2022-100 on January 11, 2022. The Developer acquired property located at 103 & 105 S. 1st St. and renovated the building for the operation of a wedding-convention center, indoor market and other commercial uses.
6. **Jasman Martin and Mutts & Cuts, LLC** – Approved by Ordinance No. 2022-110 on April 26, 2022. The Developer is leasing the building located at 804 S. 4th St. for the operation of a dog grooming business.
7. **Matthew Pendergrass and Hunt Club Oregon, LLC** – Approved by Ordinance No. 2022-109 on May 10, 2022. The Developer is leasing the building located at 101 S. 1st St. for the operation of a neighborhood bar and grill.
8. **Cassandra Chapman and Rustic Ridge Axe Throwing, LLC** – Approved by Ordinance No. 2022-114 on July 26, 2022. The Developer is leasing the building located at 117 & 119 N. 4th St. for the operation of an axe throwing business.
9. **Ogle County Brewery, LLC and Cornerstone Contractor of Florida, LLC and Beautiful Finishes of Illinois, LLC** – Approved by Ordinance No. 2022-120 on October 11, 2022. The Developer acquired property and will renovate commercial building located at 110 N. 4th St.
10. **Tonya Hardy d/b/a Happily Homemade** – Approved by Ordinance No. 2023-004 on January 24, 2023. The Developer is leasing building at 312 W. Washington St. for operation of art supply business and art classes.
11. **Mobel Furnishings, LLC and Mark Nehr Korn** – Approved by Ordinance No. 2023-005 on February 14, 2023. The Developer will lease property and renovate building located at 118 N. 3rd St. for commercial business.
12. **White Pine Mercantile and Robert Miller & Sheri Donaldson** – Approved by Ordinance No. 2023-008 on April 11, 2023. The Developer will lease building for operation of home décor business.

REDEVELOPMENT AGREEMENT APPROVED DURING FY2023

**CITY OF OREGON
TIF DISTRICT**

MATTHEW PENDERGRASS AND HUNT CLUB OREGON, LLC

Date of Agreement: May 10, 2022

Project: Lease the building at 101 S 1st St. for operation of the Hunt Club Oregon Neighborhood Bar & Grill. Developer shall complete the project within 6 months of the date of the Agreement.

Developer: Hunt Club Oregon, LLC, Attn: Matthew Pendergrass
9705 N Blaine Dr, Byron, IL 61010
Ph: (815) 690-2344

Agreement: Upon timely completion of the Project, the City agrees to reimburse the Developer 50% of its monthly lease cost or **\$150** per month, whichever is less, for a total of 12 months from the TIF I Special Tax Allocation Fund upon verification of such costs, up to a total amount not to exceed **\$1,800.00**.

The Developer shall remain in full compliance with every term of the Agreement, including the following:

- (i) Upon completion of the project, the Developer shall submit a signed lease to the City with a term of not less than 1 year;
- (ii) The Developer agrees to continually operate its business on the property;
- (iii) Developer does not file for bankruptcy or otherwise become insolvent;
- (iv) Property is not subject of foreclosure proceedings;
- (v) Developer does not vacate the lease.

Term: The Agreement shall expire upon the Developer receiving all incentives included herein. The Agreement shall expire sooner if Developer files for bankruptcy or otherwise becomes insolvent, property becomes subject of foreclosure proceedings or upon default by Developer of the Agreement.

Parcel: 16-03-183-001

Eligible Costs: Total eligible project costs not to exceed **\$1,800**.

REDEVELOPMENT AGREEMENT APPROVED DURING FY2023

**CITY OF OREGON TIF DISTRICT
CASSANDRA CHAPMAN AND RUSTIC RIDGE AXE THROWING, LLC**

Date of Agreement: July 26, 2022

Project: Lease the building at 117 & 119 N 4th St. for operation of an axe throwing business. Developer shall complete the project within 6 months of the date of the Agreement.

Developer: Cassandra Chapman, Rustic Ridge Axe Throwing, LLC
119 N 4th Street, Oregon, IL 61061
Ph: (815) 762-7563

Agreement: Upon timely completion of the Project, the City agrees to reimburse the Developer **50%** of its monthly lease cost or **\$600** per month, whichever is less, for a total of 12 months from the TIF I Special Tax Allocation Fund upon verification of such costs, up to a total amount not to exceed **\$7,200.00**.

The Developer shall remain in full compliance with every term of the Agreement, including the following:

- (i) Upon completion of the project, the Developer shall submit a signed lease to the City with a term of not less than 1 year;
- (ii) The Developer agrees to continually operate its business on the property;
- (iii) Developer does not file for bankruptcy or otherwise become insolvent;
- (iv) Property is not subject of foreclosure proceedings;
- (v) Developer does not vacate the lease.

Term: The Agreement shall expire upon the Developer receiving all incentives included herein. The Agreement shall expire sooner if Developer files for bankruptcy or otherwise becomes insolvent, property becomes subject of foreclosure proceedings or upon default by Developer of the Agreement.

Parcel: 16-03-160-002

Eligible Costs: Total eligible project costs not to exceed **\$7,200**.

REDEVELOPMENT AGREEMENT APPROVED DURING FY2023

**CITY OF OREGON
TIF DISTRICT**

OGLE COUNTY BREWERY, LLC

- Date of Agreement: October 11, 2022
- Project: Acquire property and renovate the building at 110 N 4th St. for commercial use. Developer shall complete the project within 12 months of the date of the Agreement.
- Developer: Ogle County Brewery, LLC, Cornerstone Contractors of Florida, LLC & Beautiful Finishes of Illinois, LLC, c/o Joshua Skinner
901 N Devils Ln., Byron, IL 61010
Ph: (815) 543-2603
- Agreement: The City agrees to Loan Developer the sum of **\$140,000** from the TIF I Special Tax Allocation Fund pursuant to the following conditions:
- (a) The full Loan amount shall be disbursed from the City to the Developer from the TIF Fund upon verification of TIF Eligible Project Costs;
 - (b) The interest rate for the Loan shall be 3% per annum and begin to accrue on the date of the first disbursement of Loan proceeds to the Developer.
 - (c) The term of the Loan shall expire 5 years from the date of the first disbursement of Loan proceeds to the Developer.
 - (d) 1/5th of the principal amount plus accrued interest shall be forgiven annually by the City commencing 1 year from the date of the first disbursement of Loan proceeds and continuing each year thereafter for the term of the Loan, provided the Developer is at all times in full compliance with every term of the Agreement, including the following:
 - (i) Upon completion of the project, the Developer agrees to continually operate a commercial business on the property;
 - (ii) Developer shall annually provide verification of the payment of real estate taxes for the property;
 - (iii) Developer does not file for bankruptcy or otherwise become insolvent;
 - (iv) Property is not subject of foreclosure proceedings;
 - (v) Developer does not sell or otherwise convey the property during the term of the Loan absent a written assignment approved by the City Council;
 - (vi) Developer does not file any challenge, appeal or similar action which seeks to reduce the EAV of the property.
- All reimbursements shall be paid to Ogle County Brewery, LLC.
- Term: The Agreement shall expire upon expiration of the Loan. The Agreement shall expire sooner if Developer files for bankruptcy or otherwise becomes insolvent, the property becomes subject of foreclosure proceedings or upon default by Developer of the Agreement.
- Parcel: 16-03-159-009
- Eligible Costs: Total reimbursements for eligible project costs are not to exceed **\$140,000**.

REDEVELOPMENT AGREEMENT APPROVED DURING FY2023

**CITY OF OREGON
TIF DISTRICT**

TONYA HARDY D.B.A. HAPPILY HANDMADE

Date of Agreement: January 24, 2023

Project: Lease the building at 312 W Washington St. for operation of a business selling handmade art and art supplies and offering art classes and workshops. Developer shall complete the project within 6 months of the date of the Agreement.

Developer: Tonya Hardy
5 Terrace View Blvd, Oregon, IL 61061
Ph: (815) 595-5778

Agreement: Upon timely completion of the Project, the City agrees to reimburse the Developer **50%** of its monthly lease cost or **\$600** per month, whichever is less, for a total of 12 months from the TIF I Special Tax Allocation Fund upon verification of such costs, up to a total amount not to exceed **\$7,200.00**.

The Developer shall remain in full compliance with every term of the Agreement, including the following:

- (i) Upon completion of the project, the Developer shall submit a signed lease to the City with a term of not less than 1 year;
- (ii) The Developer agrees to continually operate its business on the property;
- (iii) Developer does not file for bankruptcy or otherwise become insolvent;
- (iv) Property is not subject of foreclosure proceedings;
- (v) Developer does not vacate the lease.

Term: The Agreement shall expire upon the Developer receiving all incentives included herein. The Agreement shall expire sooner if Developer files for bankruptcy or otherwise becomes insolvent, property becomes subject of foreclosure proceedings or upon default by Developer of the Agreement.

Parcel: 16-03-160-011

Eligible Costs: Total eligible project costs not to exceed **\$7,200**.

REDEVELOPMENT AGREEMENT APPROVED DURING FY2023

CITY OF OREGON
TIF DISTRICT

MOBEL FURNISHINGS, LLC & MARK NEHRKORN

- Date of Agreement: February 14, 2023
- Project: Lease property and renovate the building at 118 N 3rd St. for commercial use. Developer shall complete the project within 12 months of the date of the Agreement.
- Developer: Mobel Furnishings, LLC, c/o Mark Nehrkorn
3058 N Silver Ridge Dr, Oregon, IL 61061
Ph: (779) 861-0538
- Agreement: The City agrees to Loan Developer the sum of **\$50,000** from the TIF I Special Tax Allocation Fund pursuant to the following conditions:
- (a) The full Loan amount shall be disbursed from the City to the Developer from the TIF Fund upon verification of TIF Eligible Project Costs;
 - (b) The interest rate for the Loan shall be 3% per annum and begin to accrue on the date of the first disbursement of Loan proceeds to the Developer.
 - (c) The term of the Loan shall expire 5 years from the date of the first disbursement of Loan proceeds to the Developer.
 - (d) 1/5th of the principal amount plus accrued interest shall be forgiven annually by the City commencing 1 year from the date of the first disbursement of Loan proceeds and continuing each year thereafter for the term of the Loan, provided the Developer is at all times in full compliance with every term of the Agreement, including the following:
 - (i) Upon completion of the project, the Developer agrees to continually operate a commercial business on the property;
 - (ii) Developer shall annually provide verification of the payment of real estate taxes for the property;
 - (iii) Developer does not file for bankruptcy or otherwise become insolvent;
 - (iv) Property is not subject of foreclosure proceedings;
 - (v) Developer does not sell or otherwise convey the property during the term of the Loan absent a written assignment approved by the City Council;
 - (vi) Developer does not file any challenge, appeal or similar action which seeks to reduce the EAV of the property.
- All reimbursements shall be paid to Mobel Furnishings, LLC.
- Term: The Agreement shall expire upon expiration of the Loan. The Agreement shall expire sooner if Developer files for bankruptcy or otherwise becomes insolvent, the property becomes subject of foreclosure proceedings or upon default by Developer of the Agreement.
- Parcel: 16-03-160-007
- Eligible Costs: Total reimbursements for eligible project costs are not to exceed **\$50,000**.

REDEVELOPMENT AGREEMENT APPROVED DURING FY2023

CITY OF OREGON
TIF DISTRICT

WHITE PINE MERCANTILE, LLC &
ROBERT MILLER & SHERI DONALDSON

Date of Agreement: April 11, 2023

Project: Lease the building at 302 W Washington St. for operation of a business selling home decor and vintage items. Developer shall complete the project within 6 months of the date of the Agreement.

Developer: White Pine Mercantile, LLC, Attn: Robert Miller & Sheri Donaldson
302 W Washington St, Oregon, IL 61061
Ph: (815) 275-5565 (Robert); (815) 761-9754 (Sheri)

Agreement: Upon timely completion of the Project, the City agrees to reimburse the Developer **50%** of its monthly lease cost or **\$600** per month, whichever is less, for a total of 12 months from the TIF I Special Tax Allocation Fund upon verification of such costs, up to a total amount not to exceed **\$7,200.00**.

The Developer shall remain in full compliance with every term of the Agreement, including the following:

- (i) Upon completion of the project, the Developer shall submit a signed lease to the City with a term of not less than 1 year;
- (ii) The Developer agrees to continually operate its business on the property;
- (iii) Developer does not file for bankruptcy or otherwise become insolvent;
- (iv) Property is not subject of foreclosure proceedings;
- (v) Developer does not vacate the lease.

Term: The Agreement shall expire upon the Developer receiving all incentives included herein. The Agreement shall expire sooner if Developer files for bankruptcy or otherwise becomes insolvent, property becomes subject of foreclosure proceedings or upon default by Developer of the Agreement.

Parcel: 16-03-160-015

Eligible Costs: Total eligible project costs not to exceed **\$7,200**.

Oregon TIF District Redevelopment Goals and Objectives:

1. Eliminate or reduce those conditions which qualify the Redevelopment Project Area as a Combination of Blighted and Conservation Areas; and
2. Facilitate the construction, improvement and maintenance of public infrastructure and other capital projects which the City finds is in furtherance of this Redevelopment Plan or necessary to encourage new residential, light industrial and commercial development; and
3. Construct, improve, upgrade and maintain storm water drainage and sanitary sewer lines and related infrastructure throughout the Redevelopment Project Area; and
4. Construct, improve, upgrade and maintain antiquated and/or inadequate water lines and mains, as well as water storage facilities and related distribution systems; and
5. Construct, improve, upgrade and maintain streets, infrastructure relating to information technology, street lighting, landscaping, curbs, alleys, parks, public green space, recreational amenities, sidewalks, bike paths and other pedestrian walkways throughout the Redevelopment Project Area; and
6. Encourage residential rehabilitation/renovation projects within the Redevelopment Project Area using financial incentives offered by Tax Increment Financing; and
7. Encourage private investment for commercial and industrial rehabilitation/renovation projects within the Redevelopment Project Area through the use of financial incentives offered by tax increment financing; and
8. Encourage private investment for residential rehabilitation/renovation projects within the Redevelopment Project Area through the use of financial incentives offered by tax increment financing; and
9. Enhance the tax base for the City and other taxing districts through coordinated, comprehensive planning efforts by either the public or private sectors which focus on efforts to improve infrastructure, property reuse, and the upgrade of existing buildings; and
10. Foster entrepreneurship and attract new commercial development and light industrial development which complies with City zoning and land use ordinances, increases assessed valuations and enhances the real estate tax base for the City, thereby also creating additional employment opportunities within the Oregon community; and
11. Encourage new residential development which will thereby help to adequately increase the City's population, maintain a high-quality housing stock, expand the overall tax base of the community, maintain/regenerate local school enrollments, and raise local economic thresholds to levels necessary to support new commercial retail development; and
12. Encourage the development of additional, new residential choices for retired persons and elderly residents over the next 20 years; and
13. Attract tourism and new retail/commercial businesses while also vigorously reinvesting in existing properties within the Redevelopment Project Area to encourage business retention and increase retail business activity that will generate new local retail sales tax revenue for the City, other taxing bodies and the State of Illinois; and
14. Implement the goals and objectives of the City's Comprehensive Plan, incorporated herein and referenced in Appendix A, and which provides policy guidelines for land use, planning, zoning, transportation, housing, municipal growth, quality of life and related issues; and
15. Undertake redevelopment projects which will further improve the overall quality of life, health and well-being of the Oregon community.

