

**ORDINANCE NO. 22-9**

**ORDINANCE authorizing the modification of a redevelopment agreement with Main Street Capital Partners, LLC, and authorizing the transfer of an approximately twenty-foot-wide parcel of public real estate**

**WHEREAS**, on November 22, 2021, the City of Sullivan (the "City") entered into a Tax Increment Financing District Redevelopment Agreement (the "Redevelopment Agreement") with Main Street Capital Partners, LLC (the "Developer"); and

**WHEREAS**, the Redevelopment Agreement was entered into for the purpose of the Developer purchasing real estate and completing the Cedar Dale Subdivision Redevelopment Project (the "Project"); and

**WHEREAS**, the Developer has determined that in order to complete the project it would be advantageous to acquire an approximately twenty-foot-wide unimproved parcel of public real estate currently owned by the City of Sullivan Illinois and legally described as:

A part of the Southwest Quarter, of the Northwest Quarter of Section 12, Township 13 North, Range 5 East, of the Third Principal Meridian, Moultrie County, Illinois, being more particularly described as follows: COMMENCING at the Northwest corner of the Southwest Quarter, of the Northwest Quarter of said Section 12, being a point; Thence, Easterly along the North line of the North Half, of the Southwest Quarter, of the Northwest Quarter of said Section 12, a distance of 20.00 feet, to the POINT OF BEGINNING, being a point; Thence, continuing Easterly along the North line of the North Half, of the Southwest Quarter, of the Northwest Quarter of said Section 12, a distance of 20.00 feet, to a point; Thence, Southerly along a line being parallel to and 40-foot perpendicular distance Easterly of the West line of the Southwest Quarter, of the Northwest Quarter of said Section 12, to the South line of the North Half, of the Southwest Quarter, of the Northwest Quarter of said Section 12, to a point; Thence, Westerly along the South line of the North Half, of the Southwest Quarter, of the Northwest Quarter of said Section 12, a distance of 20.00 feet, to a point; Thence, Northerly along a line being parallel to and 20-foot perpendicular distance Easterly of the West line of the Southwest Quarter, of the Northwest Quarter of said Section 12, to the POINT OF BEGINNING.

(the "Parcel") (See Exhibits 1, legal description of the parcel and Exhibit 2, a map of the parcel, both incorporated herein by reference); and

**WHEREAS**, the parcel and the real estate that will be utilized by the Developer for the Project are within the City's Tax Increment Financing District IV; and

**WHEREAS**, 65 ILCS 5/11-74.4-4 (c) allows the municipality to convey real estate at such manner and at such price the municipality determines is reasonably necessary to achieve the objectives of the redevelopment plan and project; and

**WHEREAS**, the City published a notice in the newspaper inviting proposals for the parcel and whereas no person or entity submitted a proposal for the parcel other than the Developer (See Exhibit 3, the Developer's Proposal).

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SULLIVAN, MOULTRIE COUNTY, ILLINOIS, as follows:**

**Section 1. Incorporation of Recitals.** The foregoing recitals are incorporated in this Section by reference.

**Section 2. Amendment to the Redevelopment Agreement.** The Redevelopment Agreement shall be amended pursuant to the Modification Agreement attached hereto as Exhibit 4 to include the transfer of the parcel. The City shall retain an easement and right-of-way for access for any public utilities currently located on, under, or across the parcel.

**Section 3. Execution of documents.** The officers and staff of the municipality are hereby authorized and directed to execute such documents as necessary to execute the Modification Agreement, to amend the Redevelopment Agreement, and to transfer the parcel.


**Section 4. Effective Date.** This ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 25th day of April, 2022, by the City Council of the City of Sullivan, Moultrie County, Illinois and deposited and filed in the office of the City Clerk of said City on that date.

	AYE	NAY	ABSTAIN	ABSENT	CONFLICT
Glazebrook	✓				
Sherwood	✓				
Fowler	✓				
Woodworth	✓				
Booker	✓				

Carrie Creek  
Carrie Creek, City Clerk

Signed by the Mayor of the City of Sullivan, Moultrie County, Illinois this 25<sup>th</sup> day of April, 2022.



Richard Glazebrook, Mayor

ATTEST:



Carrie Creek, City Clerk

STATE OF ILLINOIS        )  
  )  
COUNTY OF MOULTRIE. )       SS.

I, the undersigned, do hereby certify that I am the duly qualified and acting Clerk of the City of Sullivan, in the County and State aforesaid, and as such Clerk I am the keeper of the official journal, records and files of the City Council of said City.

I do further certify that the attached and foregoing is a full, true and correct copy of Ordinance No. 22-9, entitled, ORDINANCE authorizing the modification of a redevelopment agreement with Main Street Capital Partners, LLC, and authorizing the transfer of an approximately twenty-foot-wide parcel of public real estate as passed by the City Council of the City of Sullivan, Moultrie County, Illinois, at its legally convened meeting held on the 25th day of April, 2022, and approved by the Mayor on the 25th day of April, 2022, all as appears from the official records of said City, in my care and custody.

IN WITNESS WHEREOF, I have hereunto affixed by official signature and the corporate seal of the said City of Sullivan, Moultrie County, Illinois, this 25th day of April, 2022.



City Clerk

(CITY SEAL)