



CITY OF DECATUR ILLINOIS

#1 GARY K. ANDERSON PLAZA

DECATUR, ILLINOIS 62523-1196

Date:

Address:

Dear Resident/Property Owner:

The city of Decatur has proposed creating a "tax increment financing"(TIF) district that includes your property (see attached map). Cities use TIF districts to spur economic development in areas that have experienced deterioration and where there has been inadequate investment in the past. The city of Decatur wants more private investment, economic development and housing improvement in the areas highlighted on the map.

The creation of a TIF district **does not** increase your property taxes, and it does not reduce the current amount of property taxes received by other local governments (like the school district).

A TIF district depends on new construction and property rehab to function properly. A TIF district diverts the difference between the amount of property tax generated before the district was created and the amount of property tax generated after creation of the TIF, and after new development projects are added to the tax rolls. In other words, a TIF district does not change tax rates; it just takes the portion of taxes coming from improved values and new development. These funds are then reinvested only in the approved area to further stimulate economic development.

To create a TIF district, the city must demonstrate that the area under consideration meets certain legal requirements, and then conduct a public hearing where residents, property owners and other interested parties can ask questions and express their thoughts on the subject. A notice of the public hearing is attached with the map.

The city considers the creation of this TIF district as one more step in its ongoing goal of revitalizing our older neighborhoods and adding value to the Decatur community.

Sincerely,

A handwritten signature in black ink, appearing to read "Scot Wrighton".

Scot Wrighton
City Manager

NOTICE OF PUBLIC MEETING
On the City of Decatur's Possible Intent to Prepare a
Tax Increment Financing (TIF) Redevelopment Plan for the
Central TIF Redevelopment Project Area

The City of Decatur is considering the possibility of adopting a Tax Increment Financing ("TIF") redevelopment plan (the "Plan") for an area of the City referred to as the Central TIF Redevelopment Project Area (the "Project Area"). The proposed Project Area is delineated in the **attached boundary map**. The main section of the Project Area is generally bounded by Fairview Avenue to the west, Waggoner Street to the north, the railroad tracks on the edge of Downtown to the east, and Decatur Street to the south. Fairview Plaza and the Colonial Mall are also included in the proposed TIF District, as well as a section of the City near Millikin University. Excluded from the area are several blocks south of Grand Avenue between N Edward and N Main Streets, as well as the majority of the area between Church and Haworth Streets on the south side of North Street, which is located within the existing Olde Towne TIF. This preparation of the Plan and designating the Project Area would be done in accordance with the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) (the "Act"). You are receiving this notice because you either live or are responsible for paying property taxes in the proposed boundary.

Additional information as follows:

1. A public meeting will be held to review the potential plans for the Project Area at 4:00 pm on February 12, 2024, at the City Council Chambers, Decatur Civic Center, 1 Gary K. Anderson Plaza, Decatur, Illinois 62523.
2. The purpose of establishing a TIF Redevelopment Project Area is to promote and protect the health, safety, morals and welfare of the public by removing or alleviating adverse conditions in a targeted area through inducing private and public investment with the ultimate goal of restoring and enhancing the tax base in the area, and other such purposes, pursuant to the Act. In the case that more than nine (9) inhabited residential units are displaced, the City will be required, as per the Act, to perform a housing impact study. At the current time, there are no planned or identified redevelopment projects that would cause such displacement.
3. Tax increment financing (TIF) utilizes the increase in real estate taxes ("tax increment") resulting from the increase in value of properties that are improved or redeveloped within the Project Area to pay for certain redevelopment project costs as provided for in the Act.
4. The current proposed boundaries are as shown on the boundary map, shown on the reverse side of this notice.
5. All interested persons will be given an opportunity to be heard at the public meeting.
6. The person to contact for additional information about the proposed TIF Plan and Project Area and who should receive all comments and suggestions regarding the development of the area shall be:

Cordaryl Patrick, Director of Economic and Community Development
City of Decatur, IL
1 Gary K. Anderson Plaza
Decatur, IL 62523
Telephone: (217) 424-2727

The City is interested in any comments you may have regarding this potential TIF program.

