

NOTICE OF PUBLIC HEARING

VILLAGE OF MINIER, TAZEWELL COUNTY, ILLINOIS PROPOSED APPROVAL OF REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECTS, ESTABLISHMENT OF REDEVELOPMENT PROJECT AREA AND ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR

NOTICE IS HEREBY GIVEN that the Village President and Village Board (the “**Corporate Authorities**”) of the Village of Minier, Tazewell County, Illinois (the “**Municipality**”) will hold a public hearing for the purpose of hearing all protests and objections in connection with the proposed approval of a redevelopment plan entitled “Minier TIF Redevelopment Plan and Project” (the “**Redevelopment Plan**”), establishment of a redevelopment project area to be known as the “Minier TIF Redevelopment Project Area” (the “**Redevelopment Project Area**”) and the proposed adoption of tax increment allocation financing therefor (“**TIF**”) under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4.1 et seq.), as supplemented and amended (the “**Act**”), including notice as follows:

1. The Corporate Authorities of the Municipality will hold the public hearing at **5:30 p.m. on Tuesday, July 16, 2024**, at the Village Hall, 110 West Central, Minier, IL. Such public hearing may be adjourned by the Corporate Authorities of the Municipality to another time and date without further notice other than a motion to be entered upon the minutes of the Corporate Authorities of the Municipality fixing the time, date and place of such adjourned public hearing.

2. The boundaries of the proposed Redevelopment Project Area by legal description are attached to and immediately follow this Notice of Public Hearing. The proposed Redevelopment Project Area consists of approximately 194 parcels and related rights-of-way, the boundaries of which, by street location where possible, are as follows:

Generally, this Area encompasses parcels generally in the central portion of the Village. The northeastern portion of the Area includes property south of LaSalle Street and west of Eastern Avenue, and the boundary continues west taking in property south of Peoria Street to Pennsylvania Avenue. South of Central Street the boundary continues south, extending to the western corporate boundary and South Minier Avenue. South of Stringtown Road the Area takes in property adjacent to Candlewick Court, which makes up the southern portion of the boundary.

3. The Corporate Authorities of the Municipality will give all interested persons and all affected taxing districts an opportunity to be heard at the public hearing. In addition, any interested person or any affected taxing district may file written comments with the Municipality at or before the public hearing regarding any issues embodied in the subject matter of this Notice of Public Hearing by directing such comments to the attention of the Village Clerk, Village Hall, 110 West Central, Minier, IL (Telephone: 309-392-2442).

4. The proposed Redevelopment Plan, which includes in reasonable detail the basis for the eligibility of the Redevelopment Project Area under the Act and a description of the proposed redevelopment projects, is on file with and available for public inspection at the office of the Village Clerk of the Municipality located in the Village Hall, 110 West Central, Minier, IL. In general, such Redevelopment Plan sets forth the program of the Municipality to alleviate, as applicable, blighting and/or conservation conditions in the Redevelopment Project Area and to enhance the tax base of both the Village and the taxing districts having taxable property within the Redevelopment Project Area by utilizing TIF to fund various eligible redevelopment project costs to stimulate private investment in the Redevelopment Project Area. These eligible redevelopment costs may include,

but are not limited to, professional services (including analysis, administration, studies, surveys, development of plans and specifications, including staff and professional service costs for architectural, engineering, legal, environmental, marketing or other services); property assembly, including acquisition of land and other property, real or personal and related disposition of land (including up to 100% write-down or reimbursement); demolition of structures, site preparation and the clearing and grading of land; rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures or leasehold improvements; the construction of public works or improvements (construction or reconstruction of rights-of-way, additional safety barriers, streets, roadways, curbs and gutters, street lighting, sidewalks, bicycle pathways and public utilities, including storm and sanitary sewers, and lift stations); financing, including any related to the issuance of obligations; interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a Redevelopment Project; and relocation expenses to the extent that the Municipality determines that these costs shall be paid or are required by federal or state law. To achieve this objective, the Redevelopment Plan proposes to provide TIF assistance for commercial (including mixed use) development, and related and appurtenant development, including related public infrastructure.

5. The Municipality hereby requests proposals from any developer or redeveloper in connection with the Redevelopment Project Area.

6. Additional information with respect to the proposed Redevelopment Plan, redevelopment projects and Redevelopment Project Area can be obtained from the following:

Sasha Horner, Village Clerk
110 West Central
Minier, IL 61759
Tel: 309-392-2442
Email: minier@minier.com

By order of the Village President and Village Board of the Village of Minier, Tazewell County, Illinois.

By: /s/_____
Village President

Boundary Description

Minier TIF Description

THE AREA AS DESCRIBED BELOW INCLUDES PARTS OF SECTIONS 22 AND 27 IN TOWNSHIP 23 NORTH 2 WEST OF THE THIRD PRINCIPAL MERIDIAN IN TAZEWELL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LASALLE STREET AND EAST RIGHT-OF-WAY LINE OF EASTERN AVENUE; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 839 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 460 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PEORIA STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,143 FEET TO THE WEST RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 570 FEET TO THE NORTH LINE OF TAZEWELL COUNTY ASSESSOR'S PARCEL (HEREAFTER REFERRED TO AS "ASSESSOR'S PARCEL") WITH PIN 19-19-22-114-008; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 40 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 19-19-22-115-015; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 50 FEET TO THE WESTERNMOST SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE A DISTANCE OF APPROXIMATELY 40 FEET TO THE EASTERNMOST NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-19-22-114-008; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 100 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CENTRAL STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 590 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-19-22-300-002; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 1,197 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-19-22-310-001; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 209 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-19-22-300-006; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 150 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 301 FEET TO THE WEST RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,195 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STRINGTOWN ROAD; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 504 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-19-27-100-002; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 250 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 295 FEET TO THE WEST RIGHT-OF-WAY LINE OF MINIER AVENUE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 409 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-19-27-201-031; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 699 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-19-27-201-029; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 689 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STRINGTOWN ROAD; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 653 FEET TO THE EAST RIGHT-OF-WAY LINE OF MINIER AVENUE; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,591 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-19-22-400-003; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 40 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 80 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 40 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 85 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PARK STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,140 FEET TO THE EAST RIGHT-OF-WAY LINE OF EASTERN AVENUE; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 930 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LASALLE STREET, AND POINT OF BEGINNING.

DISTANCES REFERENCED CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, EAST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983.