

---

**THE CITY OF ASSUMPTION**  
**CHRISTIAN COUNTY, ILLINOIS**

---

ORDINANCE NO. 805

---

**AN ORDINANCE AUTHORIZING EXECUTION OF MORTGAGE TO PURCHASE  
REAL PROPERTY FOR REDEVELOPMENT IN TIF DISTRICT**

---

DEREK PAGE, Mayor  
JANET WALLER, City Clerk

ROSS WORKMAN  
GARY NELSEN  
SELENA REED  
KANDY SMITH  
TRAVIS SULLIVAN  
DONNY WALDEN  
City Aldermen

---

PASSED BY THE CITY COUNCIL  
OF THE CITY OF ASSUMPTION, ILLINOIS  
ON THE 4th DAY OF OCTOBER 2023

---

Published in pamphlet form by authority of the Mayor and Aldermen of the City of Assumption  
on October 5, 2023

Sorling Northrup – One North Old State Capitol Plaza, Suite 200, Springfield, IL 62701

ORDINANCE NO. 805

**AN ORDINANCE AUTHORIZING EXECUTION OF MORTGAGE TO PURCHASE  
REAL PROPERTY FOR REDEVELOPMENT IN TIF DISTRICT**

**WHEREAS**, the City of Assumption, Christian County, State of Illinois, (“City”) is a duly organized and existing city created and operating under the provisions of the Illinois Municipal Code and laws of the State of Illinois; and,

**WHEREAS**, the Village has recently amended its TIF District to include, among other tracts, a parcel of undeveloped property of approximately 12.8 acres that the City intends to develop into residential lots all as a part of the approved TIF Project (hereinafter the “Development Property”); and

**WHEREAS**, the City has annexed the Development Property into the City limits, and has taken many additional steps in the process of preparing to develop the Development Property; and

**WHEREAS**, the City is in the process of purchasing the Development Property from its current owner for a purchase price of \$20,000 per acre, for a total purchase price of \$256,000, after which the City will begin the process of developing the property to be subdivided into residential lots for sale to individual building contractors and homeowners; and

**WHEREAS**, the City intends to pay for the costs of the purchase of the Development Property and for the infrastructure for the planned residential subdivision using funds from the TIF District, which funds will only become available on an annual basis moving forward, but the City does not have the reserves at the beginning of the development process to pay for those costs from any existing City fund; and

**WHEREAS**, Section 11-74.4-4(c) of the Illinois Municipal Code, 65 ILCS 5/11-74.4-

4(c), authorizes a non-home rule municipality to acquire by mortgage real property for purposes of a TIF redevelopment project in the manner and at such price that the municipality determines to be “reasonably necessary” to achieve the objectives of the redevelopment plan and project, so long as the City enacts an ordinance authorizing execution of the mortgage and public disclosure of the terms of the proposed mortgage; and

**WHEREAS**, Section 8-1-3.1 of the Municipal Code, 65 ILCS 5/5/8-1-3.1, authorizes the City to borrow money from any bank or financial institution provided such money shall be repaid within ten (10) years from the time the money is borrowed; and

**WHEREAS**, the Mayor and City Council believe it is in the best interest of the City to borrow the money necessary to purchase and develop the Development Property and to execute one or more mortgages securing the loan or loans, and that acquiring the Development Property by private agreement at a sale price of \$20,000 per acre upon executing an appropriate mortgage, calling for a repayment period of ten years or less at an interest rate not to exceed 5.75%, is reasonably necessary to achieve the objectives of the redevelopment project; and

**WHEREAS**, by this Ordinance, the City authorizes the anticipated mortgage or mortgages, and pursuant to Section 11-74.4-4(c), hereby authorizes the City to execute such mortgage(s), and invites any bids or proposals adequate to accomplish these purposes.

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

**Section 1.** The Recitals set forth above are hereby incorporated in this Ordinance as if fully set forth herein.

**Section 2.** Authorization of Mortgage. The City Council hereby authorizes the City, through its Mayor and City Clerk, to identify and negotiate with prospective lenders and to discuss and negotiate the terms of a mortgage to accomplish the purposes addressed by this

Ordinance, and to identify the bid or proposal that most fully and sufficiently meets the development needs of the City, as close as possible to, or more favorable than, the terms and requirements set forth in this Ordinance, and to report back to the City Council at a subsequent meeting for the City Council's approval and authorization of the specific mortgage terms deemed to be most in the interests of the City, along with a report of all bids and proposals made in response to this request.

**Section 3.** In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

**Section 4.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the City of Assumption prior to the effective date of this ordinance.

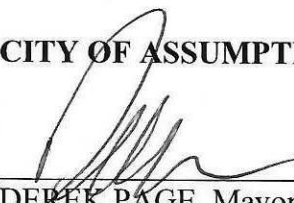
**Section 5.** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this 4th day of October 2023 at the City of Assumption, Christian County, Illinois.

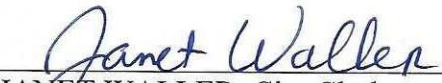
(voting record to follow)

	YES	NO	ABSENT	PRESENT
WORKMAN	✓			
NELSEN		✓		
REED	✓			
SMITH	✓			
SULLIVAN	✓			
WALDEN	✓			
PAGE				
TOTAL	5	1	∅	∅

**CITY OF ASSUMPTION**

  
 \_\_\_\_\_  
 DEREK PAGE, Mayor

Attest:

  
 \_\_\_\_\_  
 JANET WALLER, City Clerk