
THE CITY OF ASSUMPTION

CHRISTIAN COUNTY, ILLINOIS

ORDINANCE NO. 810

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

DEREK PAGE, Mayor
JANET WALLER, City Clerk

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

PASSED BY THE CITY COUNCIL
OF THE CITY OF ASSUMPTION, ILLINOIS
ON THE 6 DAY OF DECEMBER 2023

Published in pamphlet form by authority of the Mayor and Aldermen of the City of Assumption
on December 7, 2023

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

ORDINANCE NO. 810

AN ORDINANCE AUTHORIZING EXECUTION OF ACCEPTED MORTGAGE BID 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 Ordinance No. 805, adopted by the City on October 4, 2023, the City authorized the Mayor and the City Clerk to invite any bids or proposals adequate to accomplish these purposes; and

WHEREAS, the sole bid for the proposed mortgage was submitted by First National Bank of Assumption, a copy of which is attached hereto as Exhibit A, which fully meets the terms sought by Ordinance No. 805; and

WHEREAS, based upon the above recitals, the City Council at this time believes in is in the best interest of the City to borrow the required funds for the purchase of the Development Property and to execute a mortgage as security for that loan with First National Bank of

Assumption on the terms set forth herein and on Exhibit A.

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 finalize discussions and negotiations with First National Bank of Assumption on the terms of a mortgage and underlying loan to accomplish the purposes addressed by this Ordinance, and to execute the mortgage and any and all documents or agreements ancillary to but necessary or desirable for execution of the mortgage, including a Promissory Note for the borrowed funds, on behalf of the City.

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 6th day of December 2023 at the City of Assumption, Christian County, Illinois.

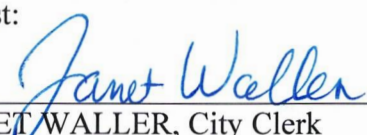
(voting record to follow)

	YES	NO	ABSENT	PRESENT
WORKMAN	✓			
NELSEN		✓		
REED	✓			
SMITH	✓			
SULLIVAN	✓			
WALDEN	✓			
PAGE	—	—		
TOTAL	5	1	0	0

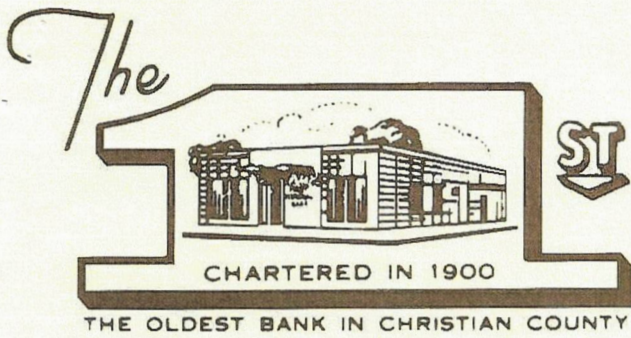
CITY OF ASSUMPTION



 DEREK PAGE, Mayor

Attest:


 JANET WALLER, City Clerk



NATIONAL BANK


P.O. BOX 197
ASSUMPTION, ILLINOIS 62510
TELEPHONE: 217-226-3215

October 26, 2023

City of Assumption
Christian County
Assumption, IL 62510

Re: Ordinance # 805
Loan for Land Purchase

Loan Terms:	Amount:	\$256,000.00
	Term:	10 Years per ordinance
	Balloon:	7 years
	Rate:	4.95%


Michael L. Corzine
President