



CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS

ORDINANCE NO. 1015

**AN ORDINANCE AUTHORIZING THE REBATE OF A PORTION OF
RETAILERS' OCCUPATION TAXES AS AN INCENTIVE FOR
COMMERCIAL DEVELOPMENT AND REDEVELOPMENT."**

PASSED BY THE CITY COUNCIL OF THE CITY OF RED BUD, ILLINOIS,
THIS 3rd DAY OF JUNE, 2002

*Published in pamphlet form by authority of the City Council of the City of Red Bud,
Randolph County, Illinois, this 3rd day of June, 2002.*

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**AN ORDINANCE AUTHORIZING THE REBATE
OF A PORTION OF RETAILERS' OCCUPATION
TAXES AS AN INCENTIVE FOR COMMERCIAL
DEVELOPMENT AND REDEVELOPMENT.**

- A. The corporate authorities of the City of Red Bud believe that it is in the best interest of the City and its citizens that it adopt a program whereby retailers are given an economic incentive for purposes of developing or redeveloping property within the City.
- B. The corporate authorities of the City of Red Bud believe that a Retailers' Economic Incentive Program will help cause the commercial properties to be attractive and well maintained and will increase the Retailers' Occupation Taxes for the City of Red Bud.
- C. The City of Red Bud relies heavily on the sales taxes produced by the retailers and commercial business owners within the City of Red Bud. The corporate authorities believe it is in the City's best interest, and that of its citizens, to create a program which hopefully will not only maintain the level of retailers' occupation taxes but will also increase such taxes over a period of time and which will assist in maintaining the business properties within the City of Red Bud.
- D. The corporate authorities of the City of Red Bud also believe that assisting the retailers within the City will help maintain and increase employment within the City.
- E. The State of Illinois authorizes a Retailers' Occupation Tax Rebate pursuant to 65 ILCS 5/8-11-20.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS AS FOLLOWS:

Section 1. The City of Red Bud is authorized to offer incentive agreements for commercial business and retailers so long as such incentive relates to the development or redevelopment of land and properties within the corporate limits of the City of Red Bud. Within the framework of such agreement, the City is hereby authorized to rebate One-Fourth (1/4th) of One Percent (1%) of the Retailers' Occupation Taxes for any retailer or commercial business wishing to enter into such agreement with the City. The retailer is to receive such rebate for any retail taxes that exceed those paid for a prior twelve (12) month period.

Section 2. The length of any rebate shall vary depending on the amounts of monies spent in development or redevelopment of property(ies) according to the following schedule:

<u>Development or Redevelopment</u>	<u>Length of Rebate</u>
Zero to \$25,000.00	One (1) year
\$25,001.00 to \$50,000.00	Two (2) years
\$50,001.00 to \$75,000.00	Three (3) years
\$75,001.00 to \$100,000.00	Four (4) years
\$100,001.00 to \$150,000.00	Five (5) years
\$150,001.00 to \$300,000.00	Six (6) years
\$300,001.00 to \$450,000.00	Seven (7) years
\$450,001.00 to \$600,000.00	Eight (8) years
\$600,001.00 to \$800,000.00	Nine (9) years
\$800,001.00 and over	Ten (10) years

Section 3. Prior to entering into any agreement pursuant to this Ordinance, the corporate authorities shall make the following findings:

- (1) If the property subject to the agreement is vacant:
 - (A) That the property has remained vacant for at least one (1) year, or
 - (B) That any building located on the property was demolished within the last year and that the building would have qualified under finding (2) of this Section 3;
- (2) If the property subject to the agreement is currently developed:
 - (A) That the building(s) on the property no longer comply with current building codes, or
 - (B) That the buildings on the property have remained less than significantly unoccupied or underutilized for a period of at least one (1) year;

- (3) That the project is expected to create or retain job opportunities within the municipality;
- (4) That the project will serve to further development of adjacent areas;
- (5) That without the agreement, the project would not be possible;
- (6) That the developer meets high standards of credit worthiness and financial strength;
- (7) That the project will strengthen the commercial sector of the municipality;
- (8) That the project will enhance the tax base of the municipality; and
- (9) That the agreement is made in the best interest of the municipality.

Section 4. The City Clerk shall publish this Ordinance in pamphlet form.

Section 5. This Ordinance shall be effective following its passage, approval and publication as required by law.

AYES: Dave Stellhorn, Dave Hogendobler, Don Glasscock, Clem Esker,
Tom Hoppenjans, Mike Krantz, Dennis Braun

NAYS: Ø

ABSENT: Carl Rehmer

Dated: June 3, 2002

APPROVED:

John Horner
Mayor

ATTEST:

[Signature]
City Clerk