

**ORDINANCE NO. 2023-13**

**CITY OF SILVIS, ILLINOIS**

**APPROVING AND ADOPTING  
FY 2024 SILVIS HOMEBUYER'S INCENTIVE PROGRAM  
FOR THE PORTER FARMS SUBDIVISION**

**FOR THE**

**SILVIS TWIN OAKS  
TAX INCREMENT FINANCING DISTRICT**

**ADOPTED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF SILVIS, ROCK ISLAND COUNTY, ILLINOIS,  
ON THE 2<sup>ND</sup> DAY OF MAY, 2023.**

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**WHEREAS**, the statutes of the State of Illinois by the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 *et seq.*, as amended, hereinafter referred to as the "TIF Act," provides that municipalities may create within their corporate boundaries Tax Increment Financing Redevelopment ("TIF District") Areas, Plans and Projects and to amend them from time to time; and

**WHEREAS**, on May 7, 2019, the City of Silvis, Rock Island County, Illinois ("City") by its duly elected Mayor and City Council heretofore adopted a Redevelopment Plan and Projects; adopted Tax Increment Financing pursuant to the TIF Act; and designated a Redevelopment Project Area known as the Silvis Twin Oaks Tax Increment Financing (TIF) District ("Silvis Twin Oaks TIF District"); and

**WHEREAS**, pursuant to Illinois Statute 65 ILCS 5/8-1-2.5 the City has the authority to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to commercial enterprise that are deemed necessary or desirable for the promotion of economic development within the municipality; and

**WHEREAS**, in furtherance of the goals and objectives of the Silvis Twin Oaks TIF District Redevelopment Plan and Projects, the City now proposes to establish a new-home purchase incentive program called "FY 2024 Silvis Homebuyer's Incentive Program for the Porter Farms Subdivision" (the "Program" and hereto attached as **Exhibit 1**) to promote the sale of new homes built on certain eligible lots in the Porter Farms Subdivision located within the Silvis Twin Oaks TIF District; and

**WHEREAS**, the City proposes to allocate an amount not to exceed **Twenty-Three Thousand Six Hundred Dollars (\$23,600.00)** in the Silvis Twin Oaks TIF District Special Tax Allocation Fund for the purpose of providing loans and grants to the original purchasers of newly-built homes located in the Porter Farms Subdivision as allowed under the "FY2024 Silvis Homebuyer's Incentive Program for the Porter Farms Subdivision"; and

**WHEREAS**, the City of Silvis Economic Development Committee and/or the City Administrator shall review applications for compliance with the Program and make recommendations for approval or disapproval to the full City Council for funds to be awarded by the City pursuant to the terms of the Program. The City Council will then make a final determination of application approval or disapproval; and

**WHEREAS**, said loans and grants provided under the "FY2024 Silvis Homebuyer's Incentive Program for the Porter Farms Subdivision" shall be issued for new homes located in the Porter Farms Subdivision purchased on or before April 30, 2024; and

**WHEREAS**, the City Council has determined that the “FY2024 *Silvis Homebuyer’s Incentive Program for the Porter Farms Subdivision*” will eliminate blight as set forth in this Program and is in the best interests of the citizens of the City of Silvis.

**NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF SILVIS, ILLINOIS, THAT:**

1. The “FY2024 *Silvis Homebuyer’s Incentive Program for the Porter Farms Subdivision*” hereto attached as **Exhibit 1** is hereby approved and shall continue until such time funding is no longer available or on April 30, 2024, whichever occurs first.
2. The City of Silvis is hereby authorized and directed to set aside and allocate a sum not to exceed **Twenty-Three Thousand Six Hundred Dollars (\$23,600.00)** within the Silvis Twin Oaks TIF District Special Tax Allocation Fund for the purpose of financing loans and grants awarded to “FY2024 *Silvis Homebuyer’s Incentive Program for the Porter Farms Subdivision*” applicants.
3. The City of Silvis Economic Development Committee and/or the City Administrator shall review applications and recommend approval or disapproval of such applications to the full City Council for funds to be awarded by the City pursuant to the terms of the Program. The City Council shall then make the final determination for application approval or disapproval.
4. The “FY2024 *Silvis Homebuyer’s Incentive Program for the Porter Farms Subdivision*” description, requirements, target area and program application and form as included in **Exhibit 1** are hereby approved and the City Council of the City of Silvis (with oversight by the City’s Special Counsel to the TIF District) is hereby authorized and directed to approve and execute on behalf of the City said Program Applications, Promissory Notes and Grants relating to the “FY2024 *Silvis Homebuyer’s Incentive Program for the Porter Farms Subdivision*” provided such financial assistance is compliant with the statutory requirements of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*).
5. All loans and grants provided under the “FY2024 *Silvis Homebuyer’s Incentive Program for the Porter Farms Subdivision*” must be issued and/or expended for verified TIF eligible project costs on or before **April 30, 2024**.
6. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
7. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the City of Silvis, Illinois, on the 2<sup>nd</sup> day of May, A.D., 2023, and deposited and filed in the Office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
David Smith			X
Ian Pavelonis	X		
Tony Trulson	X		
Rick Lohse	X		
<del>Kathy Hall</del> Josh Dyer	X		
Robert Cervantes	X		
David Rice	X		
Craig Pierman	X		
Matthew Carter, Mayor			
<b>TOTAL VOTES:</b>	7	0	1

**APPROVED:**

Mayor

Date:

5/02/2023

**ATTEST**

City Clerk

Date:

5/02/2023

**ATTACHMENT:**

**EXHIBIT 1.** FY2024 Silvis Homebuyer's Incentive Program for the Porter Farms Subdivision