



## 102ND GENERAL ASSEMBLY

### State of Illinois

2021 and 2022

HB0311

Introduced 1/29/2021, by Rep. LaToya Greenwood

#### SYNOPSIS AS INTRODUCED:

New Act

Creates the Metro East Development Act. States legislative findings for the need to create a Metro East Development Authority, including the need to develop and revitalize depressed areas of the Metro East. Defines "Metro East" as Madison, Monroe, Randolph, and St. Clair counties. Provides for the creation of the Authority, including the appointment of 12 members by the chairperson of each Metro East county; by the Director of Commerce and Economic Opportunity; by the executive directors of the Illinois Housing Development Authority and the Illinois Finance Authority; and by the Governor. Allows the Authority to hire an executive director. Lists the rights, powers, and duties of the Authority, including the power to borrow money and to issue bonds. Provides that the Authority shall perform an initial study and survey to determine what areas will be considered a depressed areas that contain a commercially, industrially, residentially, recreationally, educationally, or other blighted area. Provides for requirements related to meetings, public hearings, and administrative and judicial review of Authority projects. Provides for limitations on the Authority's powers. Describes procedures for procurement of debt and bonds, execution of deeds, demolition and removal of buildings, purchase of property, contracts, and costs of projects. Gives the Authority the power to investigate the conditions of any project in which it has an interest. Effective immediately

LRB102 10170 AWJ 15492 b

FISCAL NOTE ACT  
MAY APPLY

HOUSING  
AFFORDABILITY  
IMPACT NOTE ACT  
MAY APPLY

STATE DEBT  
IMPACT NOTE ACT  
MAY APPLY

A BILL FOR

1 AN ACT concerning local government.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 1. Short title. This Act may be cited as the Metro  
5 East Development Act.

6 Section 5. Findings. The General Assembly finds that  
7 blight, deterioration, and decay in the Metro East counties of  
8 Madison, Monroe, Randolph, and St. Clair have resulted in (a)  
9 inefficient and wasteful use of land resources; (b)  
10 destruction of irreplaceable natural, industrial,  
11 recreational, housing, and commercial resources; (c)  
12 diminished opportunity for the private home building industry  
13 to operate at its highest potential capacity in providing good  
14 housing needed for those who now live in depressed areas and  
15 those expected to move to depressed areas in the future, and to  
16 replace substandard housing; (d) the need for costly and  
17 effective public facilities and services at all levels; (e)  
18 unduly limited options for many depressed areas residents as  
19 to where they may live, and the types of housing and  
20 environment in which they may live; (f) a failure to make the  
21 most economical use of the land available for development in  
22 depressed areas; (g) decreasing employment and business  
23 opportunities for the citizens of depressed areas, and the

1 inability of depressed areas to retain a tax base adequate to  
2 support vital services for all our citizens, particularly our  
3 poor and disadvantaged; and (h) the decreased effectiveness of  
4 public and private facilities for urban transportation.

5 The General Assembly finds that better patterns of  
6 development and revitalization in the Metro East depressed  
7 areas are essential to accommodate future population growth;  
8 to prevent further deterioration of the area and the people's  
9 physical and social environment; and to make a positive  
10 contribution to improving the overall quality of life in the  
11 depressed areas of the Metro East. The General Assembly finds  
12 that the health, welfare, morals, and safety of its citizens  
13 require the encouragement of well planned, diversified, and  
14 economically sound community development, including major  
15 additions to existing areas of depression. The General  
16 Assembly finds that desirable community development on a  
17 significantly large scale has been prevented by difficulties  
18 in (a) obtaining adequate financing at moderate cost for  
19 enterprises which involve large initial capital investment,  
20 extensive periods before investment can be returned, and  
21 regular patterns of return; (b) the timely assembly of  
22 sufficiently large sites in economically favorable locations  
23 at reasonable costs; and (c) making necessary arrangements  
24 among all private and public organizations involved, for  
25 providing site and related improvements (including streets,  
26 sewer and water facilities, and other public and community

1 facilities) in a timely and coordinated manner.

2 Section 10. Definitions. As used in this Act, unless the  
3 context requires otherwise:

4 "Authority" means the Metro East Development Authority  
5 created by this Act.

6 "Blighted area" means an area of not less, in the  
7 aggregate, than 2 acres located within the territorial limits  
8 of depressed areas in the Metro East where commercial,  
9 industrial, residential, recreational, educational, or any  
10 other buildings or improvements, because of age, dilapidation,  
11 obsolescence, overcrowding, lack of ventilation, light,  
12 sanitary facilities, adequate utilities, or excessive land  
13 coverage, deleterious land use or layout or any combination of  
14 these factors, are detrimental to the public safety, health,  
15 morals, or welfare.

16 "Depressed area" means an area in the Metro East that the  
17 Authority determines needs redevelopment under this Act.

18 "Land development" means the process of clearing and  
19 grading land; making, installing, or constructing water lines  
20 and water supply installations, sewer lines and sewage  
21 disposal installations; steam, gas, and electrical plants and  
22 installations; roads, streets, curbs, gutters, sidewalks,  
23 storm drainage facilities, and other installations or work,  
24 whether on or off the site, which the Authority deems  
25 necessary or desirable to prepare land for residential,

1 commercial, industrial, or other uses; or in providing  
2 facilities for public or other facilities. "Land development"  
3 further means to construct, acquire by gift or purchase,  
4 reconstruct, improve, better or extend any project within or  
5 without the Metro East area or partially within the Metro East  
6 area, but in no event farther than 3 miles from the territorial  
7 boundaries of the Metro East area, and to acquire by gift or  
8 purchase lands or rights in land in connection within the  
9 Metro East area.

10 "Metro East" means Madison, Monroe, Randolph, and St.  
11 Clair counties.

12 "Project" means any utility, structure, facility or other  
13 undertaking which will implement a defined, organized, planned  
14 and scheduled, diversified, economically and technologically  
15 sound, quality community environment, which the authority is  
16 authorized to construct, reconstruct, improve, equip or  
17 furnish under this Act. "Project" includes, but is not limited  
18 to, buildings and other facilities intended for use as  
19 classrooms, laboratories, student residence halls,  
20 instructional and administrative facilities for students,  
21 faculty, officers and employees, and motor vehicle parking  
22 facilities and fixed equipment, and industrial or  
23 manufacturing plants or facilities, any industrial park, any  
24 commercial facilities, the construction or improvement of  
25 streets, sidewalks, and sewer and water facilities, the  
26 construction of schools, parks, playgrounds, community and

1 municipal buildings, and the implementation of new community  
2 development programs. "Project" further includes, but is not  
3 limited to, apartments, housing facilities, health, hospital  
4 and medical facilities, stadiums, physical education  
5 installations, hotels, motels, dormitories, New Town Programs,  
6 aquariums, museums, convention centers, planetariums, civic  
7 buildings, nursing homes, harbors, and terminal facilities.  
8 "Project" does not include the financing for or the  
9 construction of plants, projects, or facilities for (1) the  
10 manufacture or generation of electric energy in competition  
11 with an electric supplier as defined in the Electric Supplier  
12 Act or (2) the transmission, distribution or manufacture of  
13 gas in competition with a public utility as defined in the  
14 Public Utilities Act.

15 "Redevelopment area" means the blighted area of not less  
16 in the aggregate than 2 acres, to be developed in accordance  
17 with the redevelopment plan.

18 "Redevelopment plan" means the comprehensive process for  
19 the clearing or rehabilitation and physical development of a  
20 commercial, industrial, residential, recreational, or  
21 educational blighted area, and necessary for the elimination  
22 or rehabilitation of a residential, commercial, or  
23 industrially blighted area and the protection of adjacent  
24 areas, and all administrative, funding, and financial details  
25 and proposals necessary to effectuate the plan, including, but  
26 not limited to, a new community development program.

1           Section 15. There is created a Metro East Development  
2 Authority within the State of Illinois. The Authority shall:

3           (1) act as public developer in carrying out community  
4 development programs in and for Metro East depressed areas  
5 of the State of Illinois;

6           (2) make available adequate management, administrative  
7 and technical, financial, and other assistance necessary  
8 for encouraging the defined, organized, planned and  
9 scheduled, diversified, economically and technologically  
10 sound, quality community environment in depressed areas,  
11 and to do so through the use of management task force  
12 procedures which will rely to the maximum extent on  
13 private enterprise;

14           (3) strengthen the capacity of the State and federal  
15 governments to make their resources available to the  
16 people of Metro East depressed areas;

17           (4) increase for all persons living in depressed areas  
18 the available choices of locations for living and working  
19 by providing a more just economic and social environment;

20           (5) encourage the fullest utilization of the economic  
21 potential of supply of commercial, industrial,  
22 residential, recreational, and educational building sites  
23 at reasonable costs;

24           (6) utilize improved technology in producing the large  
25 volume of well-designed housing needed to accommodate the

1 people of depressed areas;

2 (7) help create neighborhoods designed for easier  
3 access between the places where people live and the place  
4 where they work and find recreation;

5 (8) encourage desirable innovations in meeting  
6 domestic problems whether physical, economical, or social;  
7 and

8 (9) assist, plan, develop, build, and construct any  
9 facility or project to enhance the community environment  
10 and technological management when requested to do so by  
11 any State, county, or federal agency, school district,  
12 community college, municipality, municipal corporation,  
13 special district, authority, local or State public body,  
14 commission, public corporation, or entity within Metro  
15 East depressed areas.

16 Section 20. Members; compensation. The Authority shall  
17 consist of 12 members, including as members the Director of  
18 Commerce and Economic Opportunity or his or her designee, the  
19 Executive Director of the Illinois Housing Development  
20 Authority or his or her designee, the Executive Director of  
21 the Illinois Finance Authority or his or her designee, and 2  
22 members appointed by the chairperson of each of the following  
23 county boards: Madison, Monroe, Randolph, and St. Clair  
24 Counties. The other member of the Authority shall be appointed  
25 by the Governor, by and with the advice and consent of the



1 Senate. One member of the Authority shall be designated as  
2 chairperson by the members of the Authority.

3 If the Senate is not in session when the appointment is  
4 made, the Governor shall make a temporary appointment as in  
5 the case of a vacancy. The member appointed by the Governor  
6 shall serve for a 4-year term expiring on the third Monday in  
7 January or until his or her successor is appointed and  
8 qualified. Any vacancy occurring in the office held by the  
9 member appointed by the Governor, whether by death,  
10 resignation, or otherwise, shall be filled by the Governor in  
11 the same manner as the original appointment. A member  
12 appointed to fill a vacancy shall serve for the remainder of  
13 the unexpired term or until his or her successor is appointed  
14 and qualified.

15 Members of the Authority shall serve without compensation  
16 but shall be reimbursed for their reasonable expenses  
17 necessarily incurred in the performance of their duties and  
18 the exercise of their powers under this Act. Each member  
19 shall, before entering upon the duties of his or her office,  
20 take and subscribe to the constitutional oath of office. The  
21 oath shall be filed in the office of the Secretary of State.

22 Section 25. Meetings. The Authority shall meet at the  
23 times and places as determined by the Authority or on call of  
24 the chairman after at least 5 days' written notice to the  
25 members or the request of 2 or more members. Seven members

1 shall constitute a quorum. No vacancy in the membership shall  
2 impair the right of a quorum of the members to exercise all of  
3 the rights and powers, and to perform all of the duties, of the  
4 Authority.

5 Section 30. Executive director; other employees. The  
6 Authority may employ and fix the compensation of an executive  
7 director, to serve as the chief executive officer of the  
8 Authority, and other agents or employees as it considers  
9 necessary or desirable. Agents and employees, other than of  
10 technical or engineering personnel, are subject to the  
11 Personnel Code. If any employees are transferred to the  
12 Authority from any other State agency, the transfer does not  
13 affect the status of the employees under the Personnel Code,  
14 under any retirement system under the Illinois Pension Code,  
15 or under any civil service, merit service, or other law  
16 relating to State employment.

17 Section 35. Rights, powers, and duties. The Authority has  
18 the following rights, powers, and duties:

19 (1) To sue and be sued, implead and be impleaded,  
20 complain and defend in all courts.

21 (2) To make regulations for the management and  
22 regulation of its affairs.

23 (3) To acquire by purchase or gift, and hold or  
24 dispose of real or personal property, or rights or

1 interests in these gifts or real or personal property.

2 (4) To accept loans or grants of money or materials or  
3 property of any kind from a federal or State agency or  
4 department or others, upon terms and conditions as may be  
5 imposed by the federal or State agency or department.

6 (5) To borrow money to implement any project or any  
7 combination of projects.

8 (6) To recommend the issuance of revenue bonds to  
9 implement any project or combination of projects.

10 (7) To make contracts and leases, exercise all  
11 instruments, and perform all acts and do all things  
12 necessary or convenient to carry out the powers granted in  
13 this Act.

14 (8) To develop and recommend to the depressed areas of  
15 the Metro East a long range comprehensive master  
16 redevelopment plan for community growth and development of  
17 depressed areas including assisting in the preparation of  
18 new town applications to the United States Department of  
19 Housing and Urban Development.

20 (9) To collect, analyze, and evaluate statistics,  
21 data, and other information (including demographic,  
22 economic, social, environmental and governmental  
23 information) as will enable the Authority to transmit to  
24 the corporate authorities within the Metro East depressed  
25 areas, at the beginning of each year, a required report on  
26 the growth of depressed areas for the year passed. Such

1 report shall include, but not be limited to:

2 (A) information and statistics describing  
3 characteristics of depressed areas growth and  
4 stabilization and identifying significant trends and  
5 developments;

6 (B) a summary of significant problems facing  
7 depressed areas as to their growth trends and  
8 development;

9 (C) an evaluation of the progress and  
10 effectiveness of federal, State, and local programs  
11 designed to meet problems facing depressed areas and  
12 to carry out the depressed areas urban growth  
13 policies;

14 (D) an assessment of the policies and structures  
15 of existing and proposed interstate and regional  
16 planning and development affecting these policies; and

17 (E) a review of State, federal, local, and private  
18 policies, plans, and programs relevant to the  
19 Authority's policies.

20 (10) To lease or rent any of the housing or other  
21 accommodations or any of the lands, buildings, structures,  
22 or facilities in which the Authority holds fee simple or  
23 lesser interest, and to otherwise sell, exchange,  
24 transfer, or assign any property, real or personal, or any  
25 interest in any property, and to own, hold, clear, and  
26 improve property.

1           (11) To acquire by purchase, gift, or as otherwise  
2 provided in this Act the fee simple or lesser title to all  
3 or any part of the real property in any redevelopment  
4 area.

5           (12) To renovate or rehabilitate any structure or  
6 building acquired, or, if any structure or building or the  
7 land supporting it has been acquired, to permit the owner  
8 to renovate or rebuild the structure or building in  
9 accordance with a redevelopment plan.

10           (13) To install, repair, construct, reconstruct, or  
11 relocate streets, roads, alleys, sidewalks, utilities, and  
12 site improvements essential to the preparation of the  
13 redevelopment area for use in accordance with a  
14 redevelopment plan.

15           (14) To mortgage or convey real or personal property  
16 acquired for use in accordance with a redevelopment plan.

17           (15) To borrow money, apply for and accept advances,  
18 loans, gifts, grants, contributions, services, or other  
19 financial assistance from the federal government or any  
20 agency or instrumentality of the federal government, the  
21 State, county, municipality, or other public body or from  
22 any source, public or private, for or in aid of any of the  
23 purposes of the redevelopment plan, and to secure the  
24 payment of any loans or advances by the issuance of  
25 revenue bonds and by the pledge of any loan, grant, or  
26 contribution, or any part of those, or the contracts, to

1 be received from the federal government or any agency or  
2 instrumentality of the federal government, and to enter  
3 into and carry out contracts in connection with these  
4 activities.

5 (16) To create parks, playgrounds, recreational  
6 community education, or water, sewer, or drainage  
7 facilities, or any other work which it is otherwise  
8 empowered to undertake, adjacent to or in connection with  
9 housing projects.

10 (17) To dedicate, sell, convey, or lease any of its  
11 interests in any property, or grant easements, licenses,  
12 or other rights or privileges therein to a public housing  
13 development body or the federal or State governments.

14 (18) To exercise all powers available to land  
15 clearance commissions under the Blighted Areas  
16 Redevelopment Act of 1947, as now or hereafter amended,  
17 and to initiate and implement slum and blighted areas  
18 redevelopment projects. However, the Authority shall not  
19 exercise eminent domain powers under the Blighted Areas  
20 Redevelopment Act of 1947, and with reference to the  
21 exercise of eminent domain authority, this Act shall  
22 control.

23 (19) To develop a comprehensive redevelopment plan for  
24 each neighborhood in depressed areas.

25 (20) To hold public hearings on redevelopment plans.

26 (21) To fix, alter, charge, and collect fees, rentals,

1 and other charges for the use of the facilities of or for  
2 the services rendered by the Authority, or projects of the  
3 Authority, at rates to be determined by agreement or  
4 otherwise, for the purpose of providing for the expenses  
5 of the Authority, the construction, improvement, repair,  
6 equipping, and furnishing of its facilities and  
7 properties, the payment of the principal and interest on  
8 its obligations and to fulfill the terms and provisions of  
9 any agreements made with the purchasers or holders of any  
10 obligations. The fees, rentals, and other charges include  
11 charges for interest due bond holders on all outstanding  
12 construction and improvement, and engineering and  
13 administration costs not reimbursed to the Authority, and  
14 include charges to reimburse completely the Authority  
15 beginning in an appropriate year for the principal on the  
16 bonds within a period of years specified by the Authority  
17 to meet its bond payment schedules.

18 (22) To borrow money under a revenue bond ordinance or  
19 resolution passed by the Authority within 4 years after  
20 the effective date of this Act, for the acquisition,  
21 construction, and improvement of projects in amounts as  
22 necessary for defraying the cost of the projects and to  
23 secure the payment of all or any of its revenues, rentals,  
24 and receipts, and to make agreements with the purchasers  
25 or holders of the bonds or with others in connection with  
26 any bonds whether issued or to be issued, as the Authority

1       deems advisable and, in general, to provide for the  
2       security of the bonds and the rights of the holders of the  
3       bonds.

4               However, bonds may not be issued by the Authority  
5       unless the Authority offers, in writing, to the State  
6       agencies or counties represented by members on the  
7       Authority, excluding the member appointed by the Governor,  
8       the first opportunity to issue revenue bonds for the  
9       project or combination of projects. If the offer to issue  
10      bonds is not accepted in writing within 6 weeks, by any of  
11      the agencies or municipalities, the Authority may issue  
12      revenue bonds for the purpose for which the bonding  
13      opportunity was offered to the agencies or municipalities.

14              (23) To provide that any real property sold by the  
15      Authority is used in accordance with the final  
16      redevelopment plan, and the Authority shall inquire into  
17      and satisfy themselves concerning the financial ability of  
18      the purchaser to complete the redevelopment in accordance  
19      with the redevelopment plan and shall require the  
20      purchaser to execute in writing such undertakings as the  
21      Authority deems necessary to obligate the purchaser to:

22                      (A) use the land for the purposes designated in  
23                      the approved plan;

24                      (B) commence and complete the building of the  
25                      improvements within the periods of time which the  
26                      Authority fixes as reasonable; and



1 (C) comply with other conditions as are necessary  
2 to carry out the purposes of the final redevelopment  
3 plan.

4 (24) To sell any property within a redevelopment area  
5 that the Authority holds the fee simple title or any  
6 lesser interest, provided that all real property shall be  
7 sold for at least its use value, which may be less than its  
8 acquisition cost.

9 (25) To pledge, hypothecate, or otherwise encumber all  
10 or any of the revenues or receipts of the Authority as  
11 security for all or any of the obligations of the  
12 Authority.

13 (26) To pass all resolutions and make all rules and  
14 regulations proper and necessary to give effect to the  
15 power granted the Authority under this Act.

16 Section 45. Depressed areas.

17 (a) The Authority shall, by resolution, perform an initial  
18 study and survey to determine what areas will be considered a  
19 depressed area that contain commercially, industrially,  
20 residentially, recreationally, educationally, or other  
21 blighted areas.

22 In making the study and survey, the Authority shall:

23 (1) cooperate with and use evidence gathered by any  
24 public or private organization relative to the existence  
25 or extent of blight in the depressed area;

1           (2) hold public hearings, conduct investigations, hear  
2 testimony, and gather evidence relating to blight and its  
3 elimination;

4           (3) create an advisory committee of not less than 11  
5 persons, to be appointed by the chairperson, with the  
6 approval of the Authority, and the committee shall consist  
7 of representatives from among local merchants, property  
8 owners, associations, human relations commissions, labor  
9 organizations, and other civic groups; and

10          (4) formulate a proposed redevelopment plan for Metro  
11 East blighted areas, provided that the plan has received  
12 the approval and recommendations of a two-thirds majority  
13 vote of the members.

14          (b) If, as a result of their initial study and survey, the  
15 Authority determines that the depressed areas have one or more  
16 commercially, industrially, residentially, recreationally,  
17 educationally, or other blighted areas, the Authority may, by  
18 resolution, set forth the boundaries of each blighted area and  
19 the factors that exist in the blighted area that are  
20 detrimental to the public health, safety, morals, and welfare.

21          In the same resolution, the Authority may provide for a  
22 public hearing on the designation of an area as a blighted area  
23 and may submit proposed redevelopment plans for the blighted  
24 area.

25          At least 20 days before the hearing, the Authority shall  
26 give notice of the hearing by publication at least once in a

1 newspaper of general circulation within the depressed area.

2 (c) At the hearing on the designation of an area as a  
3 blighted area, the Authority shall introduce the testimony and  
4 evidence that entered into their decision to declare an area a  
5 blighted area, and shall enter into the record of the  
6 proceedings all proposed redevelopment plans received at or  
7 prior to the hearing. All interested persons may appear and  
8 shall be given an opportunity to testify for or against any  
9 proposed redevelopment plan. The hearing may be continued from  
10 time to time at the discretion of the Authority to allow  
11 necessary changes in any proposed plan or to hear or receive  
12 additional testimony from interested persons.

13 (d) At the conclusion of the hearing on blight, the  
14 Authority shall formulate and publish a final redevelopment  
15 plan for the blighted area after approval of a two-thirds  
16 majority vote of the members of the advisory committee, which  
17 plan may incorporate any exhibit, plan, proposal, feature,  
18 model, or testimony resulting from the hearing. The final  
19 redevelopment plan shall be presented to the corporate  
20 authorities in the territory covered by the redevelopment  
21 plan. The final redevelopment plan shall be made available for  
22 inspection by all interested parties.

23 (e) Within 30 days after the publication of a final  
24 redevelopment plan, any person aggrieved by the action of the  
25 Authority may seek a review of the decision and the  
26 redevelopment plan under the Administrative Review Law. The

1 provisions of that Law and the rules adopted pursuant to that  
2 Law shall apply to review of the final redevelopment plan. If  
3 no action is initiated under the Administrative Review Law, or  
4 if the court sustains the Authority and the redevelopment plan  
5 as presented, or as amended by the court, the Authority may  
6 proceed to carry out the final redevelopment plan.

7 Section 50. Debt; bonds. The Authority is authorized and  
8 empowered to incur indebtedness and issue revenue bonds in  
9 compliance with paragraph (22) of Section 35 for the purpose  
10 of raising funds for carrying out the provisions of a final  
11 redevelopment plan providing for the eradication and  
12 elimination of blight and acquisition, development or  
13 redevelopment of blight areas and any other area which may  
14 constitute a redevelopment area within the depressed area. The  
15 resolution of the Authority authorizing the issuance of  
16 revenue bonds shall specify the total amount of the bonds to be  
17 issued, the form and denomination, the date or dates of  
18 maturity which shall not be later than 20 years after the date  
19 of issuance, and the rate of interest, which rate shall not  
20 exceed the rate permitted in the Bond Authorization Act. The  
21 bonds shall be executed by the officials under the bond  
22 ordinance. The bonds may be made registrable to principal and  
23 may be made callable on any interest payment date at par and  
24 accrued interest after notice has been given in the manner  
25 provided by the bond ordinance. The bonds shall remain valid

1 even though one or more of the officials executing the bonds  
2 cease to hold office before the bonds are delivered.

3 The bonds shall contain a provision that the principal and  
4 interest on the principal are payable exclusively from the  
5 proceeds and revenues of any redevelopment plan which is  
6 financed in whole or in part with the proceeds of the bonds,  
7 together with whatever funds of the Authority from whatever  
8 source derived as are necessary to constitute a local matching  
9 cash grant-in-aid or contribution for the redevelopment plan  
10 within the meaning of any applicable federal or State law.  
11 Bonds may be additionally secured by a pledge of any loan,  
12 grant or contribution, or any part of a loan, grant, or  
13 contribution, received from the United States, or any agency  
14 or instrumentality of the United States, or any loan, grant,  
15 or contribution from any other public or private body,  
16 instrumentality, corporation, or individual, or any duly  
17 executed contract for the pledge, loan, grant, or  
18 contribution.

19 The officials executing the revenue bonds are not  
20 personally liable on the bonds because of their issuance. The  
21 bonds are not a debt of any county or the State, or any  
22 subdivision of the county or State. The bonds are not payable  
23 out of any funds of the Authority except those indicated in  
24 this Act.

25 In connection with the issuance of the revenue bonds  
26 authorized by this Act and in order to secure the payment of

1 the bonds, the Authority may recommend to the corporate  
2 authority in which the redevelopment plan is proposed subject  
3 to the powers and limitations contained in this Act, that the  
4 corporate authority convene and agree in the bonds, bond  
5 ordinance, or resolution, or any trust agreement executed  
6 pursuant thereto, to any necessary condition, power, duty,  
7 liability, or procedure for the issuance, payment, redemption,  
8 security, marketing, replacement or refinancing of the bonds,  
9 and the use, disposition or control of all or any part of the  
10 revenues realized from a redevelopment or new community plan.

11 The revenue bonds issued pursuant to a resolution passed  
12 by the Authority shall be sold to the highest and best bidder  
13 at not less than their par value and accrued interest. The  
14 Authority shall, from time to time as bonds are to be sold,  
15 advertise for proposals to purchase the bonds. Each  
16 advertisement may be published in newspapers and journals as  
17 the Authority determines, but must be published at least once  
18 in a newspaper having a general circulation in the respective  
19 area at least 10 days prior to the date of the opening of the  
20 bids. The Authority may reserve the rights to reject any and  
21 all bids and readvertise for bids.

22 The bonds may be issued without submitting any proposition  
23 to the electorate by referendum or otherwise.

24 Section 55. Public hearing. Before any proposed new  
25 construction of a specific project or proposed rehabilitation

1 project is commenced by the Authority, a public hearing must  
2 be held by the Authority affording interested persons residing  
3 in the area an opportunity to be heard. There shall be a notice  
4 of the time and place of the hearing published at least once,  
5 not more than 30 and not less than 15 days before the hearing,  
6 in one or more newspapers published in the county that the area  
7 of the project is within. This notice shall contain the  
8 particular site and location to be affected as well as a brief  
9 statement of what is proposed in the project.

10 Section 60. Deeds. Any deed executed by the Authority  
11 under this Act may contain restrictions as may be required by  
12 the final redevelopment plan and necessary building and zoning  
13 ordinances. All deeds of conveyance shall be executed in the  
14 name of the Authority and the seal of the Authority shall be  
15 attached to the deeds.

16 Section 65. Demolition and removal of buildings. The  
17 Authority may enter into contracts for the demolition or  
18 removal of buildings and for the removal of any debris. The  
19 Authority shall advertise for sealed bids for doing this work.  
20 The advertisement shall describe by street number or other  
21 means of identification the location of buildings to be  
22 demolished or removed and the time and place when sealed bids  
23 for the work may be delivered to the Authority. The  
24 advertisement shall be published once in a newspaper having a

1 general circulation in the respective area 20 days prior to  
2 the date for receiving bids.

3 The contract for doing the work shall be let to the lowest  
4 responsible bidder, but the Authority may reject any and all  
5 bids received and readvertise for bids. Any contract entered  
6 into by the Authority under this Section shall contain  
7 provisions requiring the contractor to give bond in an amount  
8 to be determined by the Authority, and shall require the  
9 contractor to furnish insurance of a character and amount to  
10 be determined by the Authority protecting the Authority and  
11 the municipality, its officers, agents, and employees against  
12 any claims for personal injuries, including death and property  
13 damage which may be asserted because of the contract. The  
14 Authority may include in any advertisement and in the contract  
15 one or more buildings as they in their sole discretion may  
16 determine.

17 Section 70. Streets. In carrying out the provisions of a  
18 final redevelopment plan, the Authority may pave and improve  
19 streets in the redevelopment area, construct walks and install  
20 or relocate sewers, water pipes, and other similar facilities.  
21 The Authority shall advertise for sealed bids before paving  
22 and improving streets. The advertisement shall describe the  
23 nature of the work to be performed and the time when and place  
24 where sealed bids for the work may be delivered to the  
25 Authority. The advertisement shall be published once in a



1 newspaper having a general circulation in the county at least  
2 20 days prior to the date for receiving bids. A contract for  
3 doing the work shall be let to the lowest responsible bidder,  
4 but the Authority may reject any and all bids received and  
5 readvertise for bids. The contractor shall enter into bond as  
6 a condition for the faithful performance of the contract. The  
7 sureties on the bond shall be approved by the Authority.

8 Section 75. Real property. When the Authority has acquired  
9 title to, and possession of any or all real property in the  
10 redevelopment area, they may convey any part of the  
11 redevelopment area to which the Authority holds the fee simple  
12 title or any lesser interest to any public body, or  
13 State-chartered corporation, having jurisdiction over schools,  
14 parks, low or moderate housing, or playgrounds in the area.  
15 The property conveyed shall be used for parks, playgrounds,  
16 schools, housing for low or moderate income families, and  
17 other public purposes as the Authority may determine. The  
18 Authority may charge for the conveyance whatever price they  
19 and the officials of the public bodies, or State-chartered  
20 corporations, receiving the land may agree upon. The Authority  
21 may also grant, with or without charge, easements for public  
22 utilities, sewerage, and other similar facilities.

23 Section 80. Cost of construction. The cost of construction  
24 of any project includes the following:

1           (1) Obligations incurred for labor, and to  
2           contractors, builders, and material men, in connection  
3           with the construction of any project or projects, for  
4           machinery and equipment and for the restoration of  
5           property damaged or destroyed in connection with  
6           construction.

7           (2) The cost of acquiring any property, real, personal  
8           or mixed, tangible or intangible, or any interest  
9           property, necessary or desirable for the construction of  
10          any a project or projects.

11          (3) The principal and interest requirements upon any  
12          bonds for the period during which, and to the extent, the  
13          rentals received by the Authority from a project or  
14          projects shall be insufficient for the payment of the  
15          bond, the fees and expenses of the fiscal agent of the  
16          Authority in respect of the bonds during any period, and  
17          the reasonable fees and expenses of any paying agents for  
18          the bonds during this period.

19          (4) The taxes or other municipal or governmental  
20          charges, if any, in connection with any project or  
21          projects during construction.

22          (5) The cost and expenses of preliminary  
23          investigations of the feasibility or practicality of  
24          constructing any project or projects and fees and expenses  
25          of engineers for making preliminary studies, surveys,  
26          repairs, estimates, and for preparing plans and

1 specifications and supervising construction as well as for  
2 the performance of all other duties of engineers in  
3 relation to construction or the issuance of bonds for  
4 construction.

5 (6) Expenses of administration properly chargeable to  
6 any project or projects during construction, legal  
7 expenses and fees, financing, relating charges, costs of  
8 audits and of preparing and issuing bonds, and all other  
9 items of expense not elsewhere specified, relating to the  
10 construction of any project, and the acquisition of lands,  
11 property rights, rights of way, franchises, easements, and  
12 interest inland, including abstracts of title, title  
13 insurance, title opinions, costs of surveys, reports, and  
14 other expenses in connection with the acquisition of these  
15 items.

16 Section 85. Territory outside the Metro East. The  
17 Authority may not construct, acquire by gift or purchase,  
18 reconstruct, improve, better, or extend any project farther  
19 than 3 miles from the territorial boundaries of the Metro  
20 East.

21 Section 90. Obligations of the State and units of local  
22 government. The Authority shall not have any power to pledge  
23 the credit or taxing power of the State or any unit of local  
24 government. The Authority's obligations are not obligations of

1 the State or any unit of local government.

2 Section 95. Financial report. Within 60 days after the end  
3 of each fiscal year, the Authority shall have prepared, by a  
4 certified public accountant, a complete and detailed financial  
5 report of the operation, assets, and liabilities of the  
6 Authority. A sufficient number of copies of the report shall  
7 be prepared for distribution to interested persons, upon  
8 request, and a copy of the report shall be filed with the  
9 Governor and the General Assembly.

10 Section 100. Investigation of projects. The Authority may  
11 investigate conditions in any project in which it has an  
12 interest. While conducting investigations, the Authority may  
13 hold public hearings on its own motion, and shall do so on  
14 complaint or petition of any interested person. Each member of  
15 the Authority shall have power to administer oaths, and the  
16 secretary, by order of the Authority, shall issue subpoenas to  
17 secure the attendance and testimony of witnesses, and the  
18 production of books and papers, before the Authority or before  
19 any member thereof or any officer or committee appointed by  
20 the Authority.

21 While conducting any investigation, the Authority shall,  
22 at its expense, provide a stenographer to take down all  
23 testimony and shall preserve a record of the proceedings. The  
24 notice of hearing, complaint, and all other documents in the

1 nature of pleading and written motions and orders of decision  
2 of the Authority shall constitute the record of the  
3 proceedings.

4 The Authority is not required to testify and record or  
5 file any answer, or otherwise respond in any proceedings for  
6 judicial review of an administrative decision, unless the  
7 party asking for review deposits with the clerk of the court  
8 the sum of \$1 per page of records of the proceedings, which is  
9 the cost of the certification of the proceedings. Failure to  
10 make this deposit is ground for dismissal of any action.

11 Section 105. Judicial review. All final administrative  
12 decisions of the Authority shall be subject to judicial review  
13 under the provisions of the Administrative Review Law and the  
14 rules adopted pursuant to the Administrative Review Law. For  
15 purposes of this Section, "administrative decision" has the  
16 meaning given to that term in Section 3-101 of the Code of  
17 Civil Procedure.

18 Section 110. Limitation of authority. The powers contained  
19 in this Act shall not be exercised by the Authority:

20 (1) within the boundaries of any municipality, or  
21 within the boundaries of any territory over which a  
22 municipality has jurisdiction, unless the exercise of the  
23 powers have been approved by the mayor or village  
24 president of the municipality; or

1           (2) within the boundaries of any unincorporated area  
2           of a township unless the exercise of the powers have been  
3           approved by the supervisor of the township.

4           Section 999. Effective date. This Act takes effect upon  
5           becoming law.