Schedule for Adopting TIF Redevelopment Plan & Project

MacArthur Blvd. Corridor Redevelopment Project Area
City of Springfield, Illinois

Action No.		Target Completion Date	Action Complete	Activity
1.		9/6/11		City Council adopts inducement resolution (Resolution _____).
2.		10/7/11		Complete draft Redevelopment Plan (including eligibility study) for City review.
3.		10/21/11		File copy of final Redevelopment Plan with City Clerk's office and keep available for public inspection (at least 10 days prior to City Council adopting resolution setting public hearing date).
4.		**11/1/11**		City Council adopts resolution establishing public hearing date & place.
5.		**11/2/11**		**Send notice of public hearing to all affected taxing bodies and DCEO** via certified mail *(include copy of Redevelopment Plans and resolution; Notice of JRB meeting to JRB members… just notice of public hearing to non-JRB taxing districts and DCEO).*
6.		11/2/11		Send **notice of availability of Plans** to all parties registered on the **IPR** and to all **residential addresses within 750 feet** of the boundaries of the proposed TIF district.
7.		11/22/11		**Joint Review Board (JRB) meeting** and review of Redevelopment Plans and sample ordinances *(at least 14 days from Action No. 5 but not more than 28 days).*
8.	NST	11/22/11		Report of Joint Review Board *(not more than 30 days from convening of the JRB).*
	NLT	12/22/11		
9.		11/23/11		**First publication of notice of public hearing** *(not more than 30 days before hearing).*
10.		11/30/11		**Second publication of notice of public hearing** *(not less than 10 days before hearing).*
11.		11/30/11		**Notice by certified mail to property owners** in Area *(not less than 10 days before hearing).*
12.		**12/20/11**		**Public hearing** held *(not less than 45 days from Action No. 5).*
13.		1/3/12		City Council **introduces ordinances** (not less than 14 days nor more than 90 days from the close of the public hearing).
	NLT	3/19/12		(1) Adopt TIF Plan & Redevelopment Project (2) Designate TIF Area (3) Adopt Tax Increment Financing for Area

NOTE: Schedule may be altered so long as statutory requirements are satisfied

NST = Not Sooner Than

NLT = Not Later Than

PGAV**PLANNERS**