

**A RESOLUTION OF THE COUNTY OF UNION, ILLINOIS, ABATING  
COUNTY PROPERTY TAX**

**WHEREAS**, the County of Union (the “*County*”) is a unit of local government pursuant to Article VII, Section 7 of the 1970 Constitution of the State of Illinois with full power and authority to perform any function pertaining to its government and affairs; and,

**WHEREAS**, tax abatement is a tool often used as an incentive to induce business retention, business expansion and new development resulting in community revitalization; and;

**WHEREAS**, the promise of financial assistance can make the difference in a developer’s decision regarding the location of a project or the eagerness to expand or initiate a project; and,

**WHEREAS**, Masters Choice, Inc. (the “*Developer*”) has requested real estate tax abatements on the part of the local taxing districts in order to undertake the renovation of a vacant building located at 305 W. Vienna Street (the “*Building*”) in the area known as Anna, Illinois, more particularly known by the legal description attached hereto as Exhibit A consisting of the parcels identified by the following parcel identification numbers: 05-19-03-344 and 14-00-08-587; and,

**WHEREAS**, the Developer has advised the County that without the real estate tax abatements as requested, this undertaking will not be economically viable; and,

**WHEREAS**, all parties believe the economic development impact of this proposed project will ultimately be advantageous to the community as a whole due to the capital investment by the Developer and the resulting job opportunity, neighborhood

revitalization, and the increase in the tax base of all of the taxing districts; and,

**WHEREAS**, the Developer has submitted a plan for the redevelopment and rehabilitation of the Building, which was previously vacant, to construct a corporate headquarters (the “*Project*”); and,

**WHEREAS**, the current equalized assessed value of 208,620 (the “*Subject Property*”) is described in *Exhibit A* attached hereto; and,

**WHEREAS**, Article 18 of the Illinois Revenue Code, 35 ILCS 200/18-165(a), provides that:

“Any taxing district upon a majority vote of its governing authority may, after the determination of the assessed valuation of its property, order the clerk of that county to abate any portion of its taxes on the following types of property:

(1) *Commercial and industrial.*

(A) The property of any commercial or industrial firm. .  
. . The abatement shall not exceed a period of ten (10) years and the aggregate amount of abated taxes for all taxing districts combined shall not exceed \$4,000,000[;]”

**WHEREAS**, the Developer has estimated that the Project shall require an investment of \$500,000, to undertake and complete; and,

**WHEREAS**, the Developer has requested that the County grant its request for a real estate tax abatement as permitted by Illinois law; and,

**WHEREAS**, the County is willing to grant such real estate tax abatement to the Developer in accordance with Illinois law.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the County of Union, Illinois, as follows:

**Section 1.** The Union County Clerk is hereby ordered to abate that portion of real estate taxes levied by the County against the Subject Property over and above the sum of \$1.00 commencing with the

2015 taxes payable 2016	2020 taxes payable 2021
2016 taxes payable 2017	2021 taxes payable 2022
2017 taxes payable 2018	2022 taxes payable 2023
2018 taxes payable 2019	2023 taxes payable 2024
2019 taxes payable 2020	2024 taxes payable 2025

subject, however, to the limitations set forth in the Illinois Revenue Code 35 ILCS 200/18-165(a).

**Section 2.** The real estate tax abatement provided in Section One shall terminate immediately if the subject property transfers ownership and/or ceases to be used for the commercial purposes described above during the term of the abatement granted.

**Section 3.** Any statutory reference contained herein shall include any and all amendments thereto and replacements thereof.

**Section 4.** This Resolution shall be in full force and effect upon its passage, approval, and publication as provided by law.

**PASSED AND APPROVED** at a special meeting of the Board of Commissioner of the County of Union, Illinois, this 18<sup>th</sup> day of April, 2017.

Bobby Toler, Jr.  
Bobby Toler, Jr., Chairman

ATTEST:

Terry Bartruff  
Terry Bartruff  
Union County Clerk

Commissioners voting aye: Toler, Miller, Hartline, Russell

Commissioners voting nay: \_\_\_\_\_

Abstention(s): Foster

Absent: \_\_\_\_\_