

**VILLAGE OF TOLONO, ILLINOIS
PROPOSED TOLONO TAX INCREMENT FINANCING (TIF) DISTRICT II
GAM PROPERTIES, LLC
REDEVELOPMENT PROJECT**

RESOLUTION NO. 2025-R-2

INDUCEMENT RESOLUTION

WHEREAS, the Village of Tolono, Champaign County, Illinois, an Illinois Municipality (the “Village”), has the authority to promote the health, safety and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration by promoting the development of private investment in property, thereby increasing the real estate tax base of the Village and providing employment for its citizens; and

WHEREAS, Illinois statute (65 ILCS 5/8-1-2.5) allows a municipality to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants for commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the “Act”), the Village has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, rehabilitate, market and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues (“Tax Increment”) or from other Village revenues; and

WHEREAS, the Village is considering a request for tax increment financing assistance from **GAM Properties, LLC** (the “Developer”), who proposes to develop property located in Tolono, IL (the “Property”) for the purpose of undertaking a residential development thereon (the “Project”); and

WHEREAS, said proposed Project is to be located on land for which the Village has been requested to include in the proposed Tolono TIF District II Redevelopment Project Area (the “Area”); and

WHEREAS, based on the Developer’s request and information provided to date, the Mayor and Village Board for the Village of Tolono find that the above-mentioned development cannot be developed without the assistance of Tax Increment Financing; and

WHEREAS, the Village is authorized under the Act to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plans and projects and to finance redevelopment project costs provided such project costs are eligible under the Act; and

WHEREAS, the Project proposed by **GAM Properties, LLC** to be undertaken within the proposed Area will:

- Complement the Village’s design and implementation of both short-term and long-term municipal plans to achieve desired land use and community and economic development objectives; and

- Address blighted conditions to stimulate redevelopment to effectively eradicate and institute conservation measures that will remove and alleviate adverse conditions and encourage private investment as well as enhance the tax base of taxing districts within the Area; and
- Encourage new residential development within the Village and help to increase population; and
- Provide the citizens of the Village with employment opportunities.

WHEREAS, redevelopment of the Property within the Area will require the Developer to incur expenditures of substantial time, effort and money and, but for the assistance of tax increment financing, the proposed Project is not financially feasible; and

WHEREAS, the Project is to be undertaken within the Area to be established by the Village to assist in financing of eligible public and private redevelopment project costs per the Act and as incurred after the date of this Resolution; and

WHEREAS, this Resolution is intended to induce **GAM Properties, LLC** or its successors or assignees to proceed with the Project and to seek reimbursement from incremental real estate tax revenue or the proceeds of debt incurred by the Village or from other sources as may be agreed to between the Village and the Developer which are necessary to accomplish the goals of the proposed TIF District Redevelopment Plan, Area and Projects (collectively the “TIF Plan”), which may be amended by the Village; and

WHEREAS, this Resolution is also intended to serve as an “official declaration of intent” on behalf of the Village pursuant to Treas. Reg. §1.150.2; and

WHEREAS, the Village Board has examined the proposed Area and believes that expenditures of redevelopment costs in furtherance of the proposed TIF Plan should be allowable project costs under the proposed TIF Plan, provided that this Resolution is not a guarantee of the amount of project costs that will be allowable, if any, but rather is an indication of the intent and sense of the Village at this time.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Village Board of Trustees of the Village of Tolono, Champaign County, Illinois, as follows:

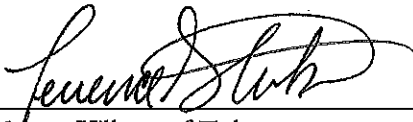
1. That the intentions of the Village of Tolono regarding this Project as expressed in the recitals herein are hereby approved; provided however, that neither such intentions, affirmations, authorizations nor such recitals are binding upon the Village nor may the same be relied upon to any entity's or person's detriment by such entity or person in the event that the aforementioned agreements or plans are not mutually attainable.
2. That the Village Board of the Village of Tolono is in favor of the proposed Project.
3. The Village shall proceed and use its best efforts to approve the proposed Tolono TIF District II Redevelopment Plan, Project and Area to include the Developer's Property and Projects. Upon the Village's successful approval of the TIF District which will include the Developer's Property, the Village and the Developer shall use their best efforts to enter into a Redevelopment Agreement whereby the Village will reimburse the Developer from Tax Increment generated by the Project in the proposed TIF District for the Developer's TIF Eligible Project Costs incurred in connection with the Project

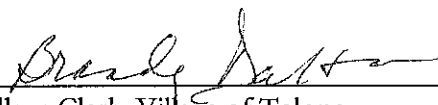
from the date of this Resolution.

4. The provisions of this Resolution shall be effective commencing with its adoption as provided by law.

PASSED, APPROVED AND ADOPTED by the Mayor and Village Board of Trustees of the Village of Tolono, Champaign County, Illinois, on the 3rd day of June, 2025, and deposited and filed in the Office of the Village Clerk of said Village on that date.

MAYOR AND TRUSTEES	AYE VOTE	NAY VOTE	ABSTAIN	ABSENT
Craig Goad	X			
Mark Adair	X			
Thomas Swigart		X		
Daniel Grady	X			
Jared Robbins	X			
Vicki Buffo	X			
Terrence Stuber, Mayor	X			
TOTAL VOTES:				

APPROVED: , Date 6 / 3 / 2025
Mayor, Village of Tolono

ATTEST: , Date: 6 / 3 / 2025
Village Clerk, Village of Tolono