

**AGENDA ITEM #VIII-D-1
JANUARY 17, 2012
HIGHLAND COMMUNITY COLLEGE BOARD**

DEBRUCE GRAINS, INC. TAX ABATEMENT REQUEST

RECOMMENDATION OF THE PRESIDENT: That the Board of Trustees approves the attached Resolution allowing for a tax abatement for taxes on real property located in the Freeport/Stephenson County Enterprise Zone related to the DeBruce Grain, Inc. proposed facility.

BACKGROUND: At a January 17, 2012 special Board meeting, Charles R. Brettell presented trustees with background information on the request for the DeBruce Grain facility. The project scheduled to be implemented as a result of the abatement complies with the Board's philosophy, as outlined in the Board's Tax Abatement policy. As other tax abatements are proposed, the Board will follow this same policy guideline.

BOARD ACTION: _____

**RESOLUTION OF HIGHLAND COMMUNITY COLLEGE
DISTRICT # 519**

WHEREAS, the City of Freeport / Stephenson County Enterprise Zone Committee has made known to Highland Community College District # 519 its intention of establishing an Enterprise Zone designation for a portion of the territory which lies within the Highland Community College District # 519 taxing area.

WHEREAS, both the initial designation of an Enterprise Zone pursuant to the Illinois Enterprise Zone Act. 20 ILCS 655/I et seq., as amended and the eventual success of an Enterprise Zone depend upon community support and the nature of incentives to be offered; and,

WHEREAS, the Enterprise Zone Committee recommends that the expansion of the Enterprise Zone be allowed to that area described in "Exhibit A" in the Highland Community College District # 519 for DeBruce Grain, Inc.; and,

WHEREAS, this public taxing authority finds that the Enterprise Zone designation will serve the interest of all local taxing authorities and the entire community by stimulating economic revitalization;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF HIGHLAND COMMUNITY COLLEGE DISTRICT # 519;

The Board of Trustees of Highland Community College District # 519 hereby authorizes and directs the County Clerk to abate that portion of its taxes on real property located in the City of Freeport / Stephenson County Enterprise Zone resulting from an increase in assessed valuation, identified in "Exhibit A", which is attributable to the construction of improvements or to the renovation or rehabilitation of existing improvements and subject to the following limitations:

- (a) The abatement shall apply only to the taxes corresponding to an increase in assessed valuation after improvements (either new construction or renovation or rehabilitation) have been duly assessed and said abatement shall not exceed the amount attributable to the construction of the improvements and the renovation or rehabilitation of existing improvements.
- (b) The abatement shall pertain only to those parcels within the enterprise zone which have been improved after the designation of the enterprise zone provided, however, that no such abatement shall be applicable to any such improvement project located within the boundaries of any Tax Increment Redevelopment Project District.


(c) Such abatement shall be at the rate of:

- 1) One hundred percent (100%) of the value of the improvements for the grain handling facility, an industrial class of property, for a period of six (6) years;
- 2) Seventy-five (75%) percent of the value of improvements which are partially or fully assessed in the seventh (7th) year;
- 3) Fifty percent (50%) of the value of improvements which are partially or fully assessed in the eighth (8th) year, and
- 4) Twenty-five percent (25%) of the value of improvements which are partially or fully assessed in the ninth (9th) year.

(d) The abatement is allowed only for improvements, the nature and scope of which building permits are required and have been obtained: and,

(e) The authorization to direct the County Clerk to abate that portion of its taxes on real property located in the City of Freeport / Stephenson County Enterprise Zone resulting from an increase in assessed valuation which is attributable to the construction of improvements or to the renovation or rehabilitation of existing improvements shall expire on December 31, 2020.

**PASSED BY THE BOARD OF TRUSTEES OF HIGHLAND
COMMUNITY COLLEGE DISTRICT # 519, WARREN, ILLINOIS, THIS 17th
DAY OF JANUARY, 2012.**



President

ATTESTED:



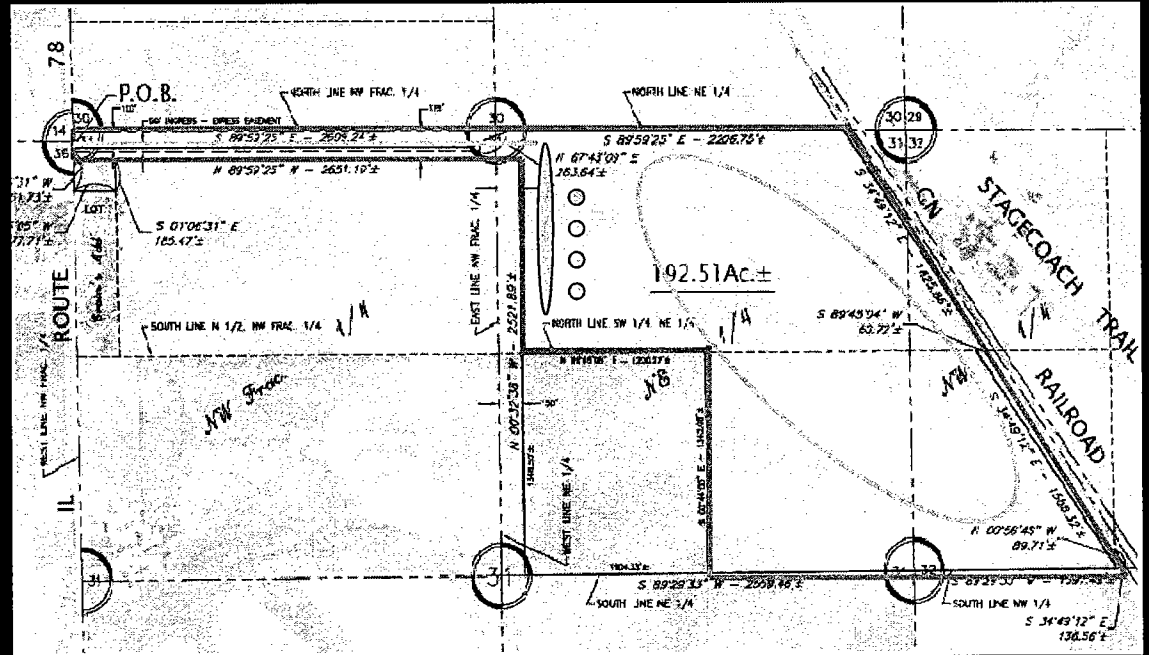
Secretary

Exhibit A

Legal Description & Map

Project Overview

- An area of ~192 acres would be incorporated into the Freeport / Stephenson Enterprise Zone as part of the requested expansion
 - All acreage not utilized for improvements would be returned to agricultural production



- If undertaken, the project would represent DeBruce's 1st handling, shipping & storage facility in the State of Illinois

