

1           AN ACT in relation to East St. Louis Area economic  
2 development.

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

5           Section 1. This Act may be cited as the East St. Louis  
6 Area Development Act of 2003.

7           Section 2. The General Assembly finds that there has  
8 been a dramatic decrease in the population of depressed areas  
9 in East St. Louis and that blight, deterioration and decay  
10 have resulted in (a) inefficient and wasteful use of land  
11 resources; (b) destruction of irreplaceable natural,  
12 industrial, recreational, housing and commercial resources;  
13 (c) diminished opportunity for the private home building  
14 industry to operate at its highest potential capacity in  
15 providing good housing needed for those who now live in  
16 depressed areas and those expected to move to depressed areas  
17 in the future, and to replace substandard housing; (d) the  
18 need for costly and effective public facilities and services  
19 at all levels; (e) unduly limited options for many depressed  
20 areas residents as to where they may live, and the types of  
21 housing and environment in which they may live; (f) a failure  
22 to make the most economical use of the land available for  
23 development in depressed areas; (g) decreasing employment and  
24 business opportunities for the citizens of depressed areas,  
25 and the inability of depressed areas to retain a tax base  
26 adequate to support vital services for all our citizens,  
27 particularly our poor and disadvantaged; and (h) the  
28 decreased effectiveness of public and private facilities for  
29 urban transportation.

30           Section 2.01. The General Assembly finds that better

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

24 Section 3. The following terms specified in Sections  
25 3.01 through 3.08, whenever used or referred to in this Act,  
26 shall have the meanings ascribed to them in those Sections,  
27 except in those instances where the context clearly indicates  
28 otherwise.

29 Section 3.01. "Authority" means the East St. Louis Area  
30 Development Authority created by this Act.

31 Section 3.02. "Project" means any utility, structure,

1 facility or other undertaking which will implement a defined,  
2 organized, planned and scheduled, diversified, economically  
3 and technologically sound, quality community environment,  
4 which the authority is authorized to construct, reconstruct,  
5 improve, equip or furnish under this Act. "Project" will  
6 include, but is not limited to: buildings and other  
7 facilities intended for use as classrooms, laboratories,  
8 student residence halls, instructional and administrative  
9 facilities for students, faculty, officers and employees, and  
10 motor vehicle parking facilities and fixed equipment, and  
11 industrial or manufacturing plants or facilities, any  
12 industrial park, any commercial facilities, the construction  
13 or improvement of streets, sidewalks, and sewer and water  
14 facilities, the construction of schools, parks, playgrounds,  
15 community and municipal buildings and the implementation of  
16 new community development programs. "Project" further means  
17 apartments, housing facilities, health, hospital and medical  
18 facilities, stadiums, physical education installations,  
19 hotels, motels, dormitories, New Town Programs, aquariums,  
20 museums, convention centers, planetariums, civic buildings,  
21 nursing homes, harbors, and terminal facilities. Nothing in  
22 this Act shall be construed to authorize the financing for or  
23 the construction of plants, projects or facilities for (1)  
24 the manufacture or generation of electric energy in  
25 competition with an electric supplier as defined in the  
26 Electric Supplier Act or (2) the transmission, distribution  
27 or manufacture of gas in competition with a public utility as  
28 defined in "An Act concerning public utilities", approved  
29 June 29, 1921, as amended.

30 Section 3.03. "Land development" means the process of  
31 clearing and grading land, making, installing, or  
32 constructing water lines and water supply installations,  
33 sewer lines and sewage disposal installations, steam, gas,

1 and electrical plants and installations, roads, streets,  
2 curbs, gutters, sidewalks, storm drainage facilities, and  
3 other installations or work, whether on or off the site,  
4 which the Authority deems necessary or desirable to prepare  
5 land for residential, commercial, industrial, or other uses,  
6 or in providing facilities for public or other facilities.

7 "Land development" further means to construct, acquire by  
8 gift or purchase, reconstruct, improve, better or extend any  
9 project within or without the municipality or partially  
10 within the municipality, but in no event farther than 3 miles  
11 from the territorial boundaries of such municipality, and to  
12 acquire by gift or purchase lands or rights in land in  
13 connection therewith.

14 Section 3.04. "Blighted area" means any area of not  
15 less, in the aggregate, than 2 acres located within the  
16 territorial limits of the East St. Louis depressed areas  
17 where industrial, commercial, recreational, residential, or  
18 any other buildings or improvements, because of age,  
19 dilapidation, obsolescence, overcrowding, lack of  
20 ventilation, light, sanitary facilities, adequate utilities,  
21 or excessive land coverage, deleterious land use or layout or  
22 any combination of these factors, are detrimental to the  
23 public safety, health, morals or welfare.

24 Section 3.05. "Redevelopment plan" means the  
25 comprehensive process for the clearing or rehabilitation and  
26 physical development of a commercial, residential, industrial  
27 or recreational blighted area, and necessary for the  
28 elimination or rehabilitation of a residential, commercial,  
29 or industrially blighted area and the protection of adjacent  
30 areas, and all administrative, funding and financial details  
31 and proposals necessary to effectuate the plan, including but  
32 not limited to a new community development program.

1           Section 3.06. "Redevelopment area" means the blighted  
2 area of not less in the aggregate than 2 acres, to be  
3 developed in accordance with the redevelopment plan.

4           Section 3.07. "East St. Louis Depressed Areas" means the  
5 territorial areas of East St. Louis, Alorton, Venice,  
6 Centreville, Washington Park, and Brooklyn, Illinois.

7           Section 3.08. "Depressed Areas" means the areas of East  
8 St. Louis, Alorton, Venice, Centreville, Washington Park, and  
9 Brooklyn, Illinois.

10          Section 4. There is created an East St. Louis Area  
11 Development Authority within the State of Illinois. The  
12 Authority shall: (a) act as Public Developer in carrying out  
13 community development programs in and for the East St. Louis  
14 depressed areas of the State of Illinois; (b) make available  
15 adequate management, administrative and technical,  
16 financial, and other assistance necessary for encouraging the  
17 defined, organized, planned and scheduled, diversified,  
18 economically and technologically sound, quality community  
19 environment in depressed areas, and to do so through the use  
20 of management task force procedures which will rely to the  
21 maximum extent on private enterprise; (c) strengthen the  
22 capacity of the State and Federal governments to make their  
23 resources available to the people of East St. Louis depressed  
24 areas; (d) increase for all persons living in depressed areas  
25 the available choices of locations for living and working,  
26 thereby providing a more just economic and social  
27 environment; (e) encourage the fullest utilization of the  
28 economic potential of supply of residential, commercial and  
29 industrial building sites at reasonable costs; (f) utilize  
30 improved technology in producing the large volume of  
31 well-designed housing needed to accommodate the people of

1 depressed areas; (g) help create neighborhoods designed for  
2 easier access between the places where people live and the  
3 place where they work and find recreation; (h) encourage  
4 desirable innovations in meeting domestic problems whether  
5 physical, economical or social; and (i) assist, plan,  
6 develop, build and construct any facility or project to  
7 enhance the community environment and technological  
8 management when requested to do so by any State, county or  
9 federal agency, school district, community college,  
10 municipality, municipal corporation, special district,  
11 authority, local or State public body, commission, public  
12 corporation or entity within the East St. Louis depressed  
13 area.

14 Section 5. The Authority shall consist of 10 members,  
15 including as members the Director of the Department of  
16 Commerce and Community Affairs or his designee, the Director  
17 of the Illinois Housing Development Authority or his  
18 designee, the Executive Director of the Illinois Development  
19 Finance Authority or his designee, and the mayors of East St.  
20 Louis, Centreville, Venice, Brooklyn, Washington Park, and  
21 Alorton or their respective designees. The other member of  
22 the Authority shall be appointed by the Governor, by and with  
23 the advice and consent of the Senate. One member of the  
24 authority shall be designated as chairman by the members of  
25 the Authority.

26 If the Senate is not in session when the appointment is  
27 made, the Governor shall make a temporary appointment as in  
28 the case of a vacancy. The member appointed by the Governor  
29 shall serve for a 4-year term expiring on the third Monday in  
30 January or until his successor is appointed and qualified.  
31 Any vacancy occurring in the office held by the member  
32 appointed by the Governor, whether by death, resignation or  
33 otherwise, shall be filled by the Governor in the same manner

1 as the original appointment. A member appointed to fill a  
2 vacancy shall serve for the remainder of the unexpired term  
3 or until his successor is appointed and qualified.

4 Section 6. Members of the Authority shall serve without  
5 compensation but shall be reimbursed for their reasonable  
6 expenses necessarily incurred in the performance of their  
7 duties and the exercise of their powers under this Act. Each  
8 member shall before entering upon the duties of his office,  
9 take and subscribe to the constitutional oath of office. The  
10 oath shall be filed in the office of the Secretary of State.

11 Section 7. The Authority shall meet at such times and  
12 places as is provided for by the Authority or, in the absence  
13 of such a provision, on call of the chairman after at least 5  
14 days' written notice to the members or the request of 2 or  
15 more members. Six members shall constitute a quorum. No  
16 vacancy in the membership shall impair the right of a quorum  
17 of the members to exercise all of the rights and powers, and  
18 to perform all of the duties, of the Authority.

19 Section 8. The Authority may employ and fix the  
20 compensation of an executive director, to serve as the chief  
21 executive officer of the Authority, and such other agents or  
22 employees as it considers necessary or desirable. Such  
23 employment other than of technical or engineering personnel  
24 shall be subject to the Personnel Code. If any employees are  
25 transferred to the Authority from any other State agency,  
26 such a transfer shall not affect the status of such employees  
27 under the Personnel Code, under any retirement system under  
28 the Illinois Pension Code, or under any civil service, merit  
29 service or other law relating to State employment.

30 Section 9. The Authority has the following rights,

1 powers and duties specified in Sections 9.01 through 9.25.

2 Section 9.01. To sue and be sued, implead and be  
3 impleaded, complain and defend in all courts.

4 Section 9.02. To make regulations for the management and  
5 regulation of its affairs.

6 Section 9.03. To acquire by purchase or gift, and hold  
7 or dispose of real or personal property, or rights or  
8 interests therein.

9 Section 9.04. To accept loans or grants of money or  
10 materials or property of any kind from a Federal or State  
11 agency or department or others, upon such terms and  
12 conditions as may be imposed.

13 Section 9.05. To borrow money to implement any project,  
14 or any combination of projects.

15 Section 9.06. To recommend the issuance of revenue bonds  
16 to implement any project or combination of projects.

17 Section 9.07. To make contracts and leases and exercise  
18 all instruments and perform all acts and do all things  
19 necessary or convenient to carry out the powers granted in  
20 this Act.

21 Section 9.08. To develop and recommend to the  
22 municipalities in the East St. Louis depressed areas a long  
23 range comprehensive master redevelopment plan for community  
24 growth and development of depressed areas including assisting  
25 in the preparation of new town applications to the Department  
26 of Housing and Urban Development.



1 Section 9.09. To collect, analyze and evaluate such  
2 statistics, data and other information (including  
3 demographic, economic, social, environmental and governmental  
4 information) as will enable the Authority to transmit to the  
5 corporate authorities within the East St. Louis depressed  
6 areas, at the beginning of each year, a required report on  
7 the growth of depressed areas for the year passed. Such  
8 report shall include, but not be limited to:

9 (a) Information and statistics describing  
10 characteristics of depressed areas growth and stabilization  
11 and identifying significant trends and developments;

12 (b) A summary of significant problems facing depressed  
13 areas as to their growth trends and development;

14 (c) An evaluation of the progress and effectiveness of  
15 Federal, State, and local programs designed to meet such  
16 problems and development and to carry out the depressed areas  
17 urban growth policies;

18 (d) An assessment of the policies and structures of  
19 existing and proposed interstate and regional planning and  
20 development affecting such policy; and

21 (e) A review of State, Federal, local and private  
22 policies, plans and programs relevant to such policy.

23 Section 9.10. To lease or rent any of the housing or  
24 other accommodations or any of the lands, buildings,  
25 structures or facilities in which the Authority holds fee  
26 simple or lesser interest, and to otherwise sell, exchange,  
27 transfer, or assign, any property, real or personal or any  
28 interest therein, and to own, hold, clear and improve  
29 property.

30 Section 9.11. To acquire by purchase, gift or otherwise  
31 as provided in this Act the fee simple or lesser title to all  
32 or any part of the real property in any redevelopment area.

1           Section 9.12. To renovate or rehabilitate any structure  
2 or building acquired, or if any structure or building or the  
3 land supporting it has been acquired, to permit the owner to  
4 renovate or rebuild the structure or building in accordance  
5 with a redevelopment plan.

6           Section 9.13. To install, repair, construct, reconstruct  
7 or relocate streets, roads, alleys, sidewalks, utilities and  
8 site improvements essential to the preparation of the  
9 redevelopment area for use in accordance with a redevelopment  
10 plan.

11          Section 9.14. To mortgage or convey real or personal  
12 property acquired for use in accordance with a redevelopment  
13 plan.

14          Section 9.15. To borrow money, apply for and accept  
15 advances, loans, gifts, grants, contributions, services or  
16 other financial assistance from the federal government or any  
17 agency or instrumentality thereof, the State, county,  
18 municipality or other public body or from any source, public  
19 or private, for or in aid of any of the purposes of the  
20 redevelopment plan, and to secure the payment of any loans or  
21 advances by the issuance of revenue bonds and by the pledge  
22 of any loan, grant or contribution, or parts thereof, or the  
23 contracts therefore, to be received from the federal  
24 government or any agency or instrumentality thereof, and to  
25 enter into and carry out contracts in connection therewith.

26          Section 9.16. To create parks, playgrounds, recreational  
27 community education, water, sewer or drainage facilities, or  
28 any other work which it is otherwise empowered to undertake,  
29 adjacent to or in connection with housing projects.

1           Section 9.17. To dedicate, sell, convey or lease any of  
2 its interests in any property, or grant easements, licenses  
3 or other rights or privileges therein to a public housing  
4 development body or the Federal or State governments.

5           Section 9.18. To exercise all powers available to land  
6 clearance commissions under the "Blighted Areas Redevelopment  
7 Act of 1947", as now or hereafter amended, and to initiate  
8 and implement slum and blighted areas redevelopment projects.  
9 However, the Authority shall not exercise eminent domain  
10 powers pursuant to the "Blighted Areas Redevelopment Act of  
11 1947", and with reference to the exercise of eminent domain  
12 authority, this Act shall control.

13           Section 9.19. To develop a comprehensive redevelopment  
14 plan for each neighborhood in depressed areas.

15           Section 9.20. To hold public hearings on redevelopment  
16 plans.

17           Section 9.21. To fix, alter, charge and collect fees,  
18 rentals and other charges for the use of the facilities of  
19 or for the services rendered by the Authority, or projects  
20 thereof, at rates to be determined by agreement or otherwise,  
21 for the purpose of providing for the expenses of the  
22 Authority, the construction, improvement, repair, equipping,  
23 and furnishing of its facilities and properties, the payment  
24 of the principal and interest on its obligations and to  
25 fulfill the terms and provisions of any agreements made with  
26 the purchasers or holders of any such obligations. Such  
27 fees, rentals and other charges shall include charges for  
28 interest due bond holders on all outstanding construction and  
29 improvement, and engineering and administration costs not  
30 reimbursed to the Authority; and shall include charges to

1 reimburse completely the Authority beginning in an  
2 appropriate year for the principal on such bonds within a  
3 period of years specified by the Authority to meet its bond  
4 payment schedules.

5 Section 9.22. (a) To borrow money pursuant to a revenue  
6 bond ordinance or resolution passed by the Authority within 4  
7 years of the effective date of this Act, for the acquisition,  
8 construction and improvement of projects in such amounts as  
9 necessary for defraying the cost of such projects and to  
10 secure the payment of all or any of its revenues, rentals and  
11 receipts, and to make such agreements with the purchasers or  
12 holders of such bonds or with others in connection with any  
13 bonds whether issued or to be issued, as the Authority shall  
14 deem advisable and in general, to provide for the security of  
15 such bonds and the rights of the holders thereof.

16 (b) However no bonds may be issued by the Authority  
17 unless the Authority offers, in writing, to the agencies or  
18 municipalities represented by directors on the Authority,  
19 excluding the director appointed by the Governor, the first  
20 opportunity to issue revenue bonds for the project or  
21 combination of projects. If the offer to issue bonds is not  
22 accepted in writing, within 6 weeks, by any such agency or  
23 municipality, the Authority may issue revenue bonds for the  
24 purpose for which the bonding opportunity was offered to the  
25 agencies or municipalities.

26 Section 9.23. To provide that any real property sold by  
27 the Authority is used in accordance with the final  
28 redevelopment plan, and the Authority shall inquire into and  
29 satisfy themselves concerning the financial ability of the  
30 purchaser to complete the redevelopment in accordance with  
31 the redevelopment plan and shall require the purchaser to  
32 execute in writing such undertakings as the Authority may

1 deem necessary to obligate the purchaser to:

2 (a) Use the land for the purposes designated in the  
3 approved plan,

4 (b) Commence and complete the building of the  
5 improvements within the periods of time which the Authority  
6 fixes as reasonable, and

7 (c) Comply with such other conditions as are necessary  
8 to carry out the purposes of the final redevelopment plan.

9 Section 9.24. To sell any property within a  
10 redevelopment area in which the Authority holds the fee  
11 simple title or any lesser interest, provided that all real  
12 property shall be sold for at least its use value, which may  
13 be less than its acquisition cost.

14 Section 9.25. Pursuant to appropriations, to direct  
15 disbursements from the "Depressed Areas Land Use and  
16 Community Development Fund" for the purposes of this Act.

17 Section 10. The Authority may by resolution provide for  
18 an initial study and survey to determine if a depressed area  
19 contains any commercially, industrially, residentially,  
20 recreationally or other blighted areas.

21 (a) In making the survey and study the Authority board  
22 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;

26 (2) Hold public hearings, conduct investigations,  
27 hear testimony and gather evidence relating to blight and  
28 its elimination;

29 (3) Create an Advisory Committee of not less than  
30 11 persons, to be appointed by the chairman with the  
31 approval of the Authority, which committee shall consist

1 of representatives from among local merchants, property  
2 owners, associations, human relations commissions, labor  
3 organizations and other civic groups; and

4 (4) Formulate a proposed redevelopment plan for the  
5 East St. Louis blighted area, provided that such plan has  
6 received the approval and recommendations of a 2/3  
7 majority vote of the members.

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

16 In the same resolution the Authority may provide for a  
17 public hearing on the designation of an area as a blighted  
18 area and may submit proposed redevelopment plans for the  
19 blighted area.

20 At least 20 days before the hearing the Authority shall  
21 give notice of the hearing by publication at least once in a  
22 newspaper of general circulation within the depressed area.

23 (c) At the hearing on the designation of an area as a  
24 blighted area, the Authority shall introduce the testimony  
25 and evidence that entered into their decision to declare an  
26 area a blighted area, and shall enter into the record of the  
27 proceedings all proposed redevelopment plans received at or  
28 prior to the hearing. All interested persons may appear and  
29 shall be given an opportunity to testify for or against any  
30 proposed redevelopment plan. The hearing may be continued  
31 from time to time at the discretion of the Authority to allow  
32 necessary changes in any proposed plan or to hear or receive  
33 additional testimony from interested persons.

34 (d) At the conclusion of the hearing on blight the

1 Authority shall formulate and publish a final redevelopment  
2 plan for the blighted area after approval of a 2/3 majority  
3 vote of the members of the Advisory Committee, which plan may  
4 incorporate any exhibit, plan, proposal, feature, model or  
5 testimony resulting from the hearing. The final redevelopment  
6 plan shall be presented to the corporate authorities in the  
7 territory covered by the redevelopment plan. The final  
8 redevelopment plan shall be made available for inspection by  
9 all interested parties.

10 (e) Within 30 days after the publication of a final  
11 redevelopment plan, any person aggrieved by the action of the  
12 Authority may seek a review of the decision and the  
13 redevelopment plan under the "Administrative Review Law". The  
14 provisions of that Law and all amendments and modifications  
15 thereof and the rules adopted pursuant thereto shall apply to  
16 review of the final redevelopment plan. If no action is  
17 initiated under the Administrative Review Law, or if the  
18 court sustains the Authority and the redevelopment plan as  
19 presented, or as amended by the court, the Authority may  
20 proceed to carry out the final redevelopment plan.

21 Section 11. The Authority is authorized and empowered to  
22 incur indebtedness and issue revenue bonds in compliance with  
23 subsection (b) of Section 9.22 for the purpose of raising  
24 funds for carrying out the provisions of a final  
25 redevelopment plan providing for the eradication and  
26 elimination of blight and acquisition, development or  
27 redevelopment of blight areas and any other area which may  
28 constitute a redevelopment area within the depressed area.  
29 The resolution of the Authority authorizing the issuance of  
30 revenue bonds shall specify the total amount of the bonds to  
31 be issued, the form and denomination, the date or dates of  
32 maturity which shall not be later than 20 years after the  
33 date of issuance, and the rate of interest, which rate shall

1 not exceed the rate permitted in "An Act to authorize public  
2 corporations to issue bonds, other evidences of indebtedness  
3 and tax anticipation warrants subject to interest rate  
4 limitations set forth therein", approved May 26, 1970, as  
5 amended. The bonds shall be executed by such officials as may  
6 be provided by the bond ordinance. The bonds may be made  
7 registerable to principal and may be made callable on any  
8 interest payment date at par and accrued interest after  
9 notice has been given in the manner provided by the bond  
10 ordinance. The bonds shall remain valid even though one or  
11 more of the officials executing the bonds cease to hold  
12 office before the bonds are delivered.

13 The bonds shall contain a provision that the principal  
14 and interest thereon shall be payable exclusively from the  
15 proceeds and revenues of any redevelopment plan which is  
16 financed in whole or in part with the proceeds of such bonds,  
17 together with whatever funds of the Authority from whatever  
18 source derived as are necessary to constitute a local  
19 matching cash grant-in-aid or contribution for the  
20 redevelopment plan within the meaning of any applicable  
21 federal or State law. Such bonds may be additionally secured  
22 by a pledge of any loan, grant or contribution, or parts  
23 thereof, received from the United States of America, or any  
24 agency or instrumentality thereof, or any loan, grant or  
25 contribution from any other public or private body,  
26 instrumentality, corporation or individual, or any duly  
27 executed contract for such pledge, loan, grant or  
28 contribution.

29 The officials executing the revenue bonds shall not be  
30 personally liable on the bonds because of their issuance.  
31 The bonds shall not be the debt of any municipality or the  
32 State, or any subdivision thereof. The bonds shall not be  
33 payable out of any funds of the Authority except those  
34 indicated in this Act.



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

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

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

28           Section 12. Before any proposed new construction of a  
29 specific project or proposed rehabilitation project is  
30 commenced by the Authority a public hearing must be held by  
31 the Authority affording interested persons residing in the  
32 area an opportunity to be heard. There shall be a notice of  
33 the time and place of the hearing published at least once,

1 not more than 30 and not less than 15 days before the  
2 hearing, in one or more newspapers published in the  
3 municipalities located within the area of the project. This  
4 notice shall contain the particular site and location to be  
5 affected as well as a brief statement of what is proposed in  
6 the project.

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

13 Section 14. The Authority may let contracts for the  
14 demolition or removal of buildings and for the removal of  
15 any debris. The Authority shall advertise for sealed bids  
16 for doing such work. The advertisement shall describe by  
17 street number or other means of identification the location  
18 of buildings to be demolished or removed and the time and  
19 place when sealed bids for the work may be delivered to the  
20 Authority. The advertisement shall be published once in a  
21 newspaper having a general circulation in the respective area  
22 20 days prior to the date for receiving bids.

23 The contract for doing the work shall be let to the  
24 lowest responsible bidder, but the Authority may reject any  
25 and all bids received and readvertise for bids. Any contract  
26 entered into by the Authority under this Section shall  
27 contain provisions requiring the contractor to give bond in  
28 an amount to be determined by the Authority, and shall  
29 require the contractor to furnish insurance of a character  
30 and amount to be determined by the Authority protecting the  
31 Authority and the municipality, its officers, agents and  
32 employees against any claims for personal injuries, including

1 death and property damage which may be asserted because of  
2 the contract. The Authority may include in any advertisement  
3 and in the contract one or more buildings as they in their  
4 sole discretion may determine.

5 Section 15. In carrying out the provisions of a final  
6 redevelopment plan, the Authority may pave and improve  
7 streets in the redevelopment area, construct walks and  
8 install or relocate sewers, water pipes and other similar  
9 facilities. The Authority shall advertise for sealed bids for  
10 doing such work. The advertisement shall describe the nature  
11 of the work to be performed and the time when and place where  
12 sealed bids for the work may be delivered to the Authority.  
13 The advertisement shall be published once in a newspaper  
14 having a general circulation in the municipality at least 20  
15 days prior to the date for receiving bids. A contract for  
16 doing the work shall be let to the lowest responsible bidder,  
17 but the Authority may reject any and all bids received and  
18 readvertise for bids. The contractor shall enter into bond  
19 as a condition for the faithful performance of the contract.  
20 The sureties on such bond shall be approved by the Authority.

21 Section 16. When the Authority has acquired title to,  
22 and possession of any or all real property in the  
23 redevelopment area, they may convey any part of the  
24 redevelopment area to which the Authority holds the fee  
25 simple title or any lesser interest to any public body or  
26 State chartered corporation having jurisdiction over schools,  
27 parks, low or moderate housing, or playgrounds in the area.  
28 The property so conveyed shall be used for parks,  
29 playgrounds, schools, housing for low or moderate income  
30 families, and other public purposes as the Authority may  
31 determine. The Authority may charge for such conveyance  
32 whatever price they and the officials of the public bodies or

1 State Chartered Corporations receiving the land may agree  
2 upon. The Authority may also grant with or without charge,  
3 easements for public utilities, sewerage and other similar  
4 facilities.

5 Section 17. For the purposes of this Act, the terms  
6 "cost of the construction" of any project includes the  
7 following:

8 (a) Obligations incurred for labor, and to contractors,  
9 builders and material men, in connection with the  
10 construction of any such project or projects, for machinery  
11 and equipment and for the restoration of property damaged or  
12 destroyed in connection with such construction.

13 (b) The cost of acquiring any property, real, personal  
14 or mixed, tangible or intangible, or any interest therein,  
15 necessary or desirable for the construction of any such  
16 project or projects.

17 (c) The principal and interest requirements upon any  
18 such bonds for the period during which, and to the extent,  
19 the rentals received by the Authority from such project or  
20 projects shall be insufficient for the payment thereof, the  
21 fees and expenses of the fiscal agent of the Authority in  
22 respect of such bonds during any such period, and the  
23 reasonable fees and expenses of any paying agents for such  
24 bonds during such period.

25 (d) The taxes or other municipal or governmental  
26 charges, if any, in connection with any such project or  
27 projects during construction.

28 (e) The cost and expenses of preliminary investigations  
29 of the feasibility or practicality of constructing any such  
30 project or projects and fees and expenses of engineers for  
31 making preliminary studies, surveys, repairs, estimates, and  
32 for preparing plans and specifications and supervising  
33 construction as well as for the performance of all other

1 duties of engineers in relation to such construction or the  
2 issuance of bonds therefor.

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

14 Section 18. The Authority may pledge, hypothecate or  
15 otherwise encumber all or any of the revenues or receipts of  
16 the Authority as security for all or any of the obligations  
17 of the Authority.

18 Section 19. The Authority may construct, acquire by gift  
19 or purchase, reconstruct, improve, better or extend any  
20 project within or without the municipality or partially  
21 within or without the municipality, but in no event farther  
22 than 3 miles from the territorial boundaries of such  
23 municipality, and acquire by gift or purchase lands or rights  
24 in land in connection therewith.

25 Section 20. The Authority shall have no power at any  
26 time or in any manner to pledge the credit or taxing power of  
27 the State of Illinois, or a municipality or corporate  
28 authority or any other unit of local government nor shall any  
29 of its obligations be considered obligations of the State of  
30 Illinois, or any other unit of government.

1           Section 21. Within 60 days after the end of each fiscal  
2 year, the Authority shall cause to be prepared by a certified  
3 public accountant a complete and detailed report and  
4 financial statement of the operation and assets and  
5 liabilities of the Authority. A sufficient number of copies  
6 of such report shall be prepared for distribution to persons  
7 interested, upon request, and a copy thereof shall be filed  
8 with the Governor and the General Assembly.

9           Section 22. The Authority may investigate conditions in  
10 any project in which it has an interest. In the conduct of  
11 such investigations the Authority may hold public hearings on  
12 its own motion, and shall do so on complaint or petition of  
13 any person. Each member of the Authority shall have power to  
14 administer oaths, and the secretary, by order of the  
15 Authority, shall issue subpoenas to secure the attendance and  
16 testimony of witnesses, and the production of books and  
17 papers, before the Authority or before any member thereof or  
18 any officer or committee appointed by the Authority.

19           In the conduct of any investigation the Authority shall,  
20 at its expense, provide a stenographer to take down all  
21 testimony and shall preserve a record of such proceedings.  
22 The notice of hearing, complaint, and all other documents in  
23 the nature of pleading and written motions and orders of  
24 decision of the Authority shall constitute the record of such  
25 proceedings.

26           The Authority is not required to testify and record or  
27 file any answer, or otherwise respond in any proceedings for  
28 judicial review of an administrative decision unless the  
29 party asking for review deposits with the clerk of the court  
30 the sum of \$1 per page of records representing the cost of  
31 such certification. Failure to make such deposit is ground  
32 for dismissal of action.

1           Section 23.    The Authority has the power to pass all  
2    resolutions and make all rules and regulations proper and  
3    necessary to give effect to the power granted the Authority  
4    under this Act.

5           Section 24.    All final administrative decisions of the  
6    Authority shall be subject to judicial review pursuant to the  
7    provisions of the Administrative Review Law, and all  
8    amendments and modifications thereof and the rules adopted  
9    pursuant thereto.    The term "administrative decision" is  
10   defined as in Section 3-101 of the Administrative Review Law.

11          Section 25.    The powers contained in this Act shall not  
12   be exercised by the Authority:

13          (1)   within the boundaries of any municipality or within  
14   the boundaries of any territory over which a municipality has  
15   jurisdiction unless the exercise of those powers therein has  
16   been approved by the mayor or village president of the  
17   municipality; or

18          (2)   within the boundaries of any unincorporated area of  
19   a township unless the exercise of those powers therein has  
20   been approved by the supervisor of the township.

21          Section 999.   Effective date.   This Act takes effect upon  
22   becoming law.