

1 AN ACT concerning local government.

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

4 Section 1. Short title. This Act may be cited as the
5 Mid-America Medical District Act.

6 Section 5. Creation of District. There is created in the
7 City of East Saint Louis the Mid-America Medical District,
8 hereinafter called the District, whose boundaries are Martin
9 Luther King Drive on the Northeast, 10th Street up to Trendley
10 Avenue on the Southeast, Trendley Avenue and the confluence of
11 I-64, I-70, and I-55 on the Southwest and West, and a line
12 north of Collinsville, parallel to Collinsville, so as to
13 include both sides of Collinsville on the Northwest, excluding
14 any part of the City Hall complex and any property belonging to
15 the federal government. The District is created to attract and
16 retain academic centers of excellence, viable health care
17 facilities, medical research facilities, emerging high
18 technology enterprises, and other facilities and uses as
19 permitted by this Act.

20 Section 10. Mid-America Medical District Commission.

21 (a) There is hereby created a body politic and corporate
22 under the corporate name of Mid-America Medical District
23 Commission, hereinafter called the Commission, whose general
24 purpose in addition to and not in limitation of those purposes
25 and powers set forth in other Sections of this Act is to:

26 (1) maintain the proper surroundings for a medical
27 center and a related technology center in order to attract,
28 stabilize, and retain therein hospitals, clinics, research
29 facilities, educational facilities, or other facilities
30 permitted under this Act;

31 (2) provide for the orderly expansion of (i) various

1 county and local governmental facilities as permitted
2 under this Act, (ii) other ancillary or related facilities
3 that the Commission may from time to time determine are
4 established and operated for any aspect of the carrying out
5 of the Commission's purposes as set forth in this Act, or
6 are established and operated for the study, diagnosis,
7 treatment, and prevention of human ailments and injuries,
8 whether physical or mental, or to promote medical,
9 surgical, and scientific research and knowledge as
10 permitted under this Act, (iii) medical research and high
11 technology parks, together with the necessary land,
12 buildings, facilities, equipment, and personal property
13 therefore, and (iv) facilities devoted to the research and
14 advancement of health care related issues and policies.

15 (b) The Commission shall have perpetual succession, power
16 to contract and be contracted with, to sue and be sued except
17 in actions sounding in tort, to plead and be impleaded, to have
18 and use a common seal, and to alter that seal at its pleasure.
19 All actions sounding in tort against the Commission shall be
20 prosecuted in the Court of Claims.

21 The principal office of the Commission shall be in the City
22 of East Saint Louis, and the Commission may establish other
23 offices within the State of Illinois at any places that the
24 Commission deems advisable. The Commission shall consist of 9
25 members, 4 of whom shall be appointed by the Governor, 2 by the
26 Mayor of East Saint Louis, and 3 by the Chairman of the County
27 Board of St. Clair County. All members shall hold office for a
28 term of 3 years and until their successors are appointed as
29 provided in this Act; provided, that as soon as possible after
30 the effective date of this Act, the Governor shall appoint 4
31 members for terms expiring, respectively, on December 31, 2005,
32 2006, 2007, and 2008, the St. Clair County Board Chairman shall
33 appoint 3 members for terms expiring, respectively, on December
34 31, 2005, 2006, and 2007, and the Mayor of East Saint Louis,
35 with the advice and consent of the City Council, shall appoint
36 2 members for terms expiring, respectively, on December 31,

1 2005, and 2006. Any vacancy in the membership of the Commission
2 occurring by reason of the death, resignation,
3 disqualification, removal or inability or refusal to act of any
4 of the members of the Commission shall be filled by the person
5 who had appointed the particular member, and for the unexpired
6 term of office of that particular member. A vacancy caused by
7 the expiration of the period for which the member was appointed
8 shall be filled by a new appointment for a term of 3 years from
9 the date of expiration of the prior 3 year term notwithstanding
10 when that appointment is actually made.

11 The Commission shall obtain, pursuant to the provisions of
12 the Personnel Code, any personnel that the Commission deems
13 advisable to carry out the purposes of this Act and the work of
14 the Commission. The Commission may appoint a General Attorney
15 and define the duties of that General Attorney.

16 The Commission shall hold regular meetings annually for the
17 election of a president, vice-presidents, a secretary, and a
18 treasurer, and for the adoption of a budget. Special meetings
19 may be called by the President or by any 2 members. Each member
20 shall take an oath of office for the faithful performance of
21 his or her duties. Five members of the Commission shall
22 constitute a quorum for the transaction of business. The
23 Commission shall submit, to the General Assembly, the Saint
24 Clair County Board, and the East Saint Louis City Council, not
25 later than March 1 of each odd-numbered year, a detailed report
26 covering its operations for the 2 preceding calendar years and
27 a statement of its program for the next 2 years. The
28 requirement for reporting to the General Assembly shall be
29 satisfied by filing copies of the report with the Speaker, the
30 Minority Leader, and the Clerk of the House of Representatives
31 and the President, the Minority Leader and the Secretary of the
32 Senate, and the Legislative Research Unit, as required by
33 Section 3.1 of the General Assembly Organization Act, and by
34 filing any additional copies with the State Government Report
35 Distribution Center for the General Assembly that is required
36 under paragraph (t) of Section 7 of the State Library Act.

1 The requirement for reporting to Saint Clair County shall
2 be satisfied by filing copies of the report with the Chairman
3 of the Saint Clair County Board. The requirement of reporting
4 to the East Saint Louis City Council shall be satisfied by
5 filing copies of the report with the City Clerk.

6 Section 15. Grants, loans, and contracts. The Commission
7 may apply for and accept grants, loans, or appropriations from
8 the State of Illinois, the federal government, any State or
9 federal agency or instrumentality, or any other person or
10 entity to be used for any of the purposes of the District and
11 may enter into any agreement with the State of Illinois, the
12 federal government, any State or federal instrumentality, or
13 any person or entity in relation to the grants, matching
14 grants, loans, or appropriations. The Commission also may, by
15 contractual agreement, accept and collect assessments or fees
16 for District enhancements and improvements, common area shared
17 services, shared facilities, or other activities or
18 expenditures in furtherance of the purposes of this Act.

19 Section 20. Property; acquisition. The Commission is
20 authorized to acquire the fee simple title to real property
21 lying within the District and personal property required for
22 its purposes, by gift, purchase, or otherwise, and title
23 thereto shall be taken in the corporate name of the Commission.
24 The Commission may acquire by lease any real and personal
25 property found by the Commission to be necessary for its
26 purposes and to which the Commission finds that it need not
27 acquire the fee simple title for carrying out of its purposes.

28 Section 25. Authority to construct or acquire. The
29 Commission may, in its corporate capacity, construct or cause
30 or permit to be constructed in the District, hospitals,
31 sanitariums, clinics, laboratories, or any other institution,
32 building or structure or other ancillary or related facilities
33 that the Commission may, from time to time, determine are

1 established and operated for the carrying out of any aspect of
2 the Commission's purpose as set forth in this Act or are
3 established and operated for the study, diagnosis, and
4 treatment of human ailments and injuries, whether physical or
5 mental, or to promote medical, surgical, and scientific
6 research and knowledge, or for any uses the Commission shall
7 determine will support and nurture facilities, and uses
8 permitted by this Act, or for such nursing, extended care, or
9 other facilities as the Commission shall find useful in the
10 study of, research in, or treatment of illnesses or infirmities
11 peculiar to aged people, after a public hearing to be held by
12 any Commissioner or other person authorized by the Commission
13 to conduct the same, at which Commissioner or other person
14 shall have the power to administer oaths and affirmations and
15 take the testimony of witnesses and receive any documentary
16 evidence as shall be pertinent, the record of which hearing he
17 or she shall certify to the Commission, which record shall
18 become part of the records of the Commission, notice of the
19 time, place, and purpose of the hearings to be given by a
20 single publication notice in a secular newspaper of general
21 circulation in St. Clair County at least 10 days prior to the
22 date of such hearing, or for such institutions as shall engage
23 in the training, education, or rehabilitation of persons who by
24 reason of illness or physical infirmity are wholly or partially
25 deprived of their powers of vision or hearing or of the use of
26 such other part or parts of their bodies as prevent them from
27 pursuing normal activities of life, or office buildings for
28 physicians or dealers in medical accessories, or dormitories,
29 homes or residences for the medical profession, including
30 interns, nurses, students or other officers or employees of the
31 institutions within the District, or for the use of relatives
32 of patients in the hospitals or other institutions within the
33 District, or for the rehabilitation or establishment of
34 residential structures within a currently effective historic
35 district properly designated under a federal statute or a State
36 or local statute that has been certified by the Secretary of

1 the Interior to the Secretary of the Treasury as containing
2 criteria which will substantially achieve the purpose of
3 preserving and rehabilitating buildings of historic
4 significance to the District, or such other areas of the
5 District as the Commission shall designate, for research,
6 development and resultant production, in any of the fields of
7 medicine, chemistry, pharmaceuticals, physics, and genetically
8 engineered products, for biotechnology, information
9 technology, medical technology, or environmental technology,
10 or for the research and development of engineering or for
11 computer technology related to any of the purposes for which
12 the Commission may construct structures and improvements
13 within the District. All such structures and improvements shall
14 be erected and constructed in accordance with the Illinois
15 Purchasing Act, to the same extent as if the Commission were a
16 Code Department. The Commission shall administer and exercise
17 ultimate authority with respect to the development and
18 operation of a technology park, and any extensions or expansion
19 thereof. In addition, the Commission may create a development
20 area within the area of the District. Within any district
21 development area the Commission may cause to be acquired or
22 constructed commercial and other types of development, public
23 and private, if the Commission determines that the commercial
24 developments are ancillary to and necessary for the support of
25 facilities within the District and any other purposes of the
26 District, after a public hearing held by a commissioner or the
27 person authorized by the Commission to conduct the hearing. The
28 Commissioner or other authorized persons shall have the power
29 to administer oaths and affirmations, take the testimony of
30 witnesses, receive pertinent evidence, and certify the record
31 of the hearing to the Commission. The record of the hearing
32 shall become part of the Commissions records. Notice of the
33 time, place, and purpose of the hearing shall be given by a
34 single publication notice in a secular newspaper of general
35 circulation in St. Clair County at least 10 days before the
36 date of the hearing. Additionally, the Commission may sell,

1 lease, develop, operate, and manage for any person, firm,
2 partnership, or corporation, either public or private, all or
3 any part of the land, buildings, facilities, equipment, or
4 other property included in the District development area and
5 any medical research and high technology park or the designated
6 commercial development area upon the terms and conditions the
7 Commission may deem advisable, and may enter into any contract
8 or agreement with any person, firm, partnership, or
9 corporation, either public or private, or any combination of
10 the foregoing, as may be necessary or suitable for the
11 creation, marketing, development, construction,
12 reconstruction, rehabilitation, financing, operation and
13 maintenance, and management of the District development area
14 and any technology park or designated commercial development
15 area; and may sell or lease to any person, firm, partnership,
16 or corporation, either public or private, any part or all of
17 the land, building, facilities, equipment, or other property of
18 the park or the designated commercial development area upon the
19 rentals, terms, and conditions as the Commission may deem
20 advisable; and may finance all or part of the cost of the
21 Commission's development and operation of the District
22 development area as well as any park or the designated
23 commercial development area, including the creation,
24 marketing, development, purchase, lease, construction,
25 reconstruction, rehabilitation, improvement, remodeling,
26 addition to, extension, and maintenance of all or part of the
27 high technology park or the designated commercial development
28 area, and all equipment and furnishings, by legislative
29 appropriations, government grants, contracts, private gifts,
30 loans, bonds, receipts from the sale or lease of land for the
31 operation of the District and any high technology park or the
32 designated commercial development area, rentals, and similar
33 receipts or other sources of revenue legally available for
34 these purposes. The Commission also may defray the expenses of
35 the operation of the District development area and technology
36 park, improvements to the District development area and

1 technology park, provision of shared services, common
2 facilities and common area expenses, benefiting owners and
3 occupants of property within the District development area and
4 the technology park by general assessment, special assessment,
5 or the imposition of service or user fees. As to the entities
6 eligible to be members of the advisory District Member Council,
7 such assessments or impositions may be undertaken only with
8 District Member Council consent as provided in Section 8.

9 Section 30. Relocation assistance; mandatory acquisition
10 of gift or voluntary purchase. The Commission may provide
11 relocation assistance to persons and entities displaced by the
12 Commission's acquisition of property and improvement of the
13 District. The Commission is also authorized to acquire private
14 real property by gift or voluntary purchase without the
15 District if the Commission finds that the acquisition by gift
16 or voluntary purchase is reasonably necessary to further and
17 carry out the purposes of this Act.

18 Section 35. Borrowing money. To obtain the funds necessary
19 for financing the acquisition of land, the acquisition of
20 construction of any building, and for the operation of the
21 District set forth in this Act, the Commission may borrow money
22 from any public or private agency, department, corporation, or
23 person. The Commission shall have no authority to issue bonds.
24 The debts of the Commission shall not be the debts of the State
25 of Illinois.

26 Section 40. Powers of the Department of Central Management
27 Services concerning the District. The Department of Central
28 Management Services shall exercise the same powers in regard to
29 the Commission as it exercises for Code Departments under
30 Section 405-15 of the Department of Central Management Services
31 Law (20 ILCS 405/).

32 Section 45. Transfer of real property. The Commission may

1 sell, convey, transfer, or lease any title or interest in real
2 estate owned by it to any person or persons to be used, subject
3 to the restrictions of this Act, for the purposes stated in
4 Section 25, or for the purpose of serving persons using the
5 facilities offered within the District or for carrying out of
6 any aspect of the Commission's purpose as set forth in Section
7 10 of this Act, subject to any restrictions as to the use
8 thereof that the Commission determines will carry out the
9 purpose of this Act. To assure that the use of the real
10 property so sold or leased is in accordance with the provisions
11 of this Act, the Commission shall inquire into and satisfy
12 itself concerning the financial ability of the purchaser to
13 complete the project for which the real estate is sold or
14 leased in accordance with a plan to be presented by the
15 purchaser or lessee, which must be submitted, in writing, to
16 the Commission. The purchaser or lessee shall under the plan
17 undertake: (i) to use the land for the purposes designated in
18 the plan so presented; (ii) to commence and complete the
19 construction of the buildings or other structures to be
20 included in the project within such periods of time as the
21 Commission fixes as reasonable; and (iii) to comply with such
22 other conditions as the Commission shall determine are
23 necessary to carry out the project. Any real property sold by
24 the Commission pursuant to the provisions of this Act shall be
25 sold at its use value, which may be more or less than its
26 acquisition cost and which represents the value at which the
27 Commission determines, after a hearing by the Commission or by
28 such person as the Commission designates to hold the hearing,
29 the real property should be made available for sale or rental
30 in order that it may be developed for the accomplishment of the
31 purposes of this Act. In determining the use value of the real
32 property, the Commission shall take into consideration whether
33 or not said property is to be used by a wholly or partially tax
34 supported body created under the laws of the State of Illinois,
35 by any department of the State government or any political
36 subdivision of the State, by a charitable institution, or by a

1 private person or institution operating for profit; and the
2 Commission shall also consider the contribution that the
3 project will make toward the development of the District and
4 the furtherance of the purposes of this Act in determining the
5 use price, provided, however, that the Commission may convey
6 the fee simple title to land acquired by it, without the
7 payment of any consideration, to the State of Illinois, any
8 political subdivision thereof, or to any body politic and
9 corporate or public corporation created under the laws of the
10 State of Illinois for the carrying out of any function of the
11 State. At any hearing for the purpose of the Commission's
12 making these determinations, an investigation must be made and
13 any witnesses and documentary evidence examined that will have
14 bearing on the use value of the property to be sold or leased.
15 The Commission shall designate a Commissioner or other person
16 of legal age to conduct the hearing, and the Commissioner or
17 other person so designated by the Commission shall give
18 reasonable notice to the interested parties of the time, place,
19 and purpose for the holding of the hearing. The Commissioner or
20 other person designated by the Commission to hold the hearing
21 shall have the power to administer oaths and affirmations and
22 shall cause to be taken the testimony of witnesses and the
23 production of papers, books, records, accounts and documents;
24 and the person so designated to hold the hearing shall certify
25 to the Commission the record of the proceedings held before him
26 or her in connection with the hearing. The record of
27 proceedings shall become a part of the records of the
28 Commission. All conveyances and leases authorized in this
29 Section shall be on condition that, in the event of use for
30 other than the purposes prescribed in this Act, or of nonuse
31 for a period of one year, title to the property shall revert to
32 the Commission. All conveyances and leases made by the
33 Commission to any corporation or person for use of serving the
34 residents or any person using the facilities offered within the
35 District shall be on condition that in the event of violation
36 of any of the restrictions as to the use thereof as the

1 Commission shall have determined will carry out the purposes of
2 this Act, that title to such property shall revert to the
3 Commission. However, if the Commission finds that financing
4 necessary for the acquisition or lease of any real estate or
5 for the construction of any building or improvement to be used
6 for purposes prescribed in this Act cannot be obtained if title
7 to the land or building or improvement is subject to this
8 reverter provision, which finding shall be made by the
9 Commission after public hearing held pursuant to a single
10 publication notice given in a secular newspaper of general
11 circulation in Saint Clair County at least 10 days prior to the
12 date of the hearing, such notice to specify the time, place and
13 purpose for such hearing, and upon such finding being made, the
14 Commission may cause the real property to be conveyed free of
15 the reverter provision, provided that at least 6 members of the
16 Commission vote in favor thereof. The Commission may also
17 provide in the conveyances, leases, or other documentation
18 provisions for notice of such violations or default and the
19 cure thereof for the benefit of any lender or mortgagee as the
20 Commission shall determine are appropriate. If, at a regularly
21 scheduled meeting, the Commission resolves that a parcel of
22 real estate leased by it, or in which it has sold the fee
23 simple title or any lesser estate, is not being used for the
24 purposes prescribed in this Act or has been in nonuse for a
25 period of one year, the Commission may file a lawsuit in the
26 circuit court of the county in which the property is located to
27 enforce the terms of the sale or lease. In the event a reverter
28 of title to any property is ordered by the court pursuant to
29 the terms of this Act, the interest of the Commission shall be
30 subject to any then existing valid mortgage or trust deed in
31 the nature of a mortgage, but in case the title is acquired
32 through foreclosure of the mortgage or trust deed or by deed in
33 lieu of foreclosure of the mortgage or trust deed, then the
34 title to the property shall not revert, but shall be subject to
35 the restrictions as to use, but not any penalty for nonuse,
36 contained in this Act with respect to any mortgagee in

1 possession or its successor or assigns.

2 No conveyance of real property shall be executed by the
3 Commission without the prior written approval of the Governor.
4 Commission property leased or occupied by others for purposes
5 permitted under this Act or Commission property held for
6 redevelopment shall not constitute "property" for the purposes
7 of the State Property Control Act.

8 Section 50. Notice of hearing for property transfer. Prior
9 to the holding of any public hearing prescribed in Section 45
10 of this Act, or any meeting regarding the passage of any
11 resolution to file a lawsuit, the Commission shall give notice
12 to the grantee or lessee, or his or her legal representatives,
13 successors or assigns, of the time and place of the proceeding.
14 The notice shall be accompanied by a statement signed by the
15 Secretary of the Commission, or by any person authorized by the
16 Commission to sign the same, setting forth any act or things
17 done or omitted to be done in violation, or claimed to be in
18 violation, of any restriction as to the use of the property,
19 whether the restriction be prescribed in any of the terms of
20 this Act or by any restriction as to the use of the property
21 determined by the Commission pursuant to the terms of this Act.
22 This notice of the time and place fixed for the proceeding
23 shall also be given to any person or persons as the Commission
24 shall deem necessary. The notice may be given by registered
25 mail, addressed to the grantee, lessee, or to his or her legal
26 representatives, successors or assigns, at the last known
27 address of the grantee, lessee, or his or her legal
28 representatives, successors, or assigns.

29 Section 55. Rules and regulations. The Commission may adopt
30 reasonable and proper rules and regulations relative to the
31 exercise of its powers, and proper rules to govern its
32 proceedings, and to regulate the mode and manner of all
33 hearings held by it or at its direction, and to alter and amend
34 same.

1 Section 60. Copies of documents as evidence. Copies of all
2 official documents, findings, and orders of the Commission,
3 certified by a Commissioner or by the Secretary of the
4 Commission to be true copies of the originals thereof, under
5 the official seal of the commission, shall be evidence in like
6 manner as the originals.

7 Section 65. Judicial review. Any party may obtain a
8 judicial review of final orders or decision of the Commission
9 in the circuit court of the county in which the property
10 involved in such proceeding is situated, or if such property is
11 situated in more than one county, then of any one of such
12 counties, only under and in accordance with the provisions of
13 the Administrative Review Law, and all existing and future
14 amendments and modifications thereof, and the rules now or
15 hereafter adopted pursuant thereto. The circuit court shall
16 take judicial notice of all the rules of practice and procedure
17 of the Commission.

18 Section 70. Public park. The Commission may set apart any
19 part of the District as a park and may construct, control, and
20 maintain the same or may provide by contract with the City of
21 East Saint Louis, Saint Clair County, the State of Illinois, or
22 the United States, for the construction, control and
23 maintenance of any area within the District set apart as a
24 park.

25 Section 75. Master plan; improvement and management of
26 District; building regulations; zoning. The Commission shall
27 prepare a comprehensive master plan for the orderly development
28 of all property within the District. The Commission shall so
29 improve and manage the District as to provide conditions most
30 favorable for the special care and treatment of the sick and
31 injured and for the study of disease and for any other purpose
32 in Section 25 of this Act. The Commission shall, by ordinance,

1 classify, regulate and restrict the location and construction
2 of all buildings within the District, shall regulate the height
3 and size of the buildings, determine the area of open space
4 within and around the buildings, fix standards of construction,
5 control and regulate additions to or alterations of existing
6 buildings and prohibit the use of buildings and structures
7 incompatible with the character of the District, to the end
8 that adequate light, air, quietness, and safety from fire and
9 from the communication of diseases and other dangers may be
10 secured. Provided, that the power herein conferred shall not be
11 so exercised as to deprive any owner of any existing property
12 of its use or maintenance for the purpose to which it is now
13 lawfully devoted nor to limit the expansion, design, location,
14 maintenance, use, or occupancy of real property to be used by
15 any governmental body, agency, or instrumentality in any manner
16 set forth in this Section, provided that the property is
17 devoted to any use or purpose permitted under this Act. Further
18 provided, the power herein conferred shall not be exercised to
19 restrict the use for any State or county purpose of any
20 buildings existing within the District at the time of enactment
21 and either owned, operated, or managed on behalf of the county
22 or by the Department of Central Management Services or for
23 which the Department of Central Management Services shall be
24 otherwise responsible as provided by law.

25 The Commission shall request the City Council of the City
26 of East Saint Louis to recommend appropriate zoning regulations
27 for the District that co-ordinate with the zoning of the
28 surrounding sections of the City of East Saint Louis. If, at
29 the end of 60 days following this request, an ordinance has not
30 been submitted to the Commission, the Commission may prepare a
31 zoning ordinance either with or without the advice of the City
32 Council. When the zoning ordinance is ready for adoption, the
33 Commission shall cause notice of a public hearing to be posted
34 in at least 4 conspicuous places within the District, at least
35 10 days before the date of the hearing. It shall also publish
36 notice of the hearing in some newspaper of general circulation

1 in Saint Clair County for 3 consecutive days. The hearing shall
2 be held not earlier than 10 days after the date of the last
3 publication. Both types of notice shall contain the time and
4 place of the hearing and the place where copies of the proposed
5 ordinance may be examined. The hearing shall be held at the
6 time and place specified and shall be adjourned from time to
7 time until all interested parties have had an opportunity to be
8 heard. The Commission shall invite the City Council and City
9 Manager to attend the hearing and shall ask for suggestions of
10 the City Council and Manager as to the modification of the
11 proposed ordinance. After the adoption of the zoning ordinance
12 or any other proper ordinance of the Commission, it may
13 institute any appropriate action to prevent or abate any
14 unlawful act within the District. Any government body, agency,
15 or instrumentality owning or occupying property within the
16 District may consent to be bound in whole or in part by the
17 provisions of the master plan or development ordinance adopted
18 by the Commission. The Commission must establish an advisory
19 council of 2 representatives of each of the major District
20 members owning or occupying facilities within the District,
21 with major members to be determined by regulations of the
22 Commission. Council members shall be appointed by and serve at
23 the pleasure of their respective governing boards. The council
24 may assist the Commission in the fulfillment of its statutory
25 purposes and responsibilities and the maintenance of the
26 District. At the Commission's request, the council may review
27 and make recommendations to the Commission with respect to the
28 comprehensive master plan to be adopted by the Commission or
29 any plan of development or occupancy of its facilities within
30 the District presented to the Commission by any governmental
31 body, agency, or instrumentality. The Commission may upon a
32 unanimous request of the council provide for shared services
33 and facilities within the District for members of the council.
34 The Commission may provide, contract, and construct facilities
35 and charge and collect fees necessary to supply these shared
36 services and facilities so approved. The Commission may utilize

1 any powers specified within this Act regardless of geographic
2 boundary for or in support of a specific project, activity, or
3 development if that request is made by a unanimous
4 recommendation of all of the members of the member council.

5 Section 80. Jurisdiction and power of City of East St.
6 Louis; tax exemption for Commission property; condemnation of
7 Commission property. This Act shall not be construed to limit
8 the jurisdiction of the City of East Saint Louis to territory
9 outside the limits of the District nor to impair any power now
10 possessed by or hereafter granted to the City of East Saint
11 Louis or to cities generally except that those are expressly
12 granted to the Commission by Section 75 of this Act.

13 The property of the Commission shall be exempt from
14 taxation, and shall be subject to condemnation by the State and
15 any municipal corporation or agency of the State for any State
16 or municipal purpose under the provisions for the exercise of
17 the right of eminent domain under Article VII of the Code of
18 Civil Procedure, as amended.

19 Section 85. Disposition of moneys; income fund. All money
20 received by the Commission from the sale or lease of any
21 property, in excess of any amount expended by the Commission
22 for authorized purposes under this Act or as may be necessary
23 to satisfy the obligation of any revenue bond issued pursuant
24 to Section 35, shall be paid into the State Treasury for
25 deposit into the Mid-America Medical District Income Fund
26 provided, however, that the Commission is authorized to use all
27 money received as rentals for the purposes of planning,
28 acquisition, and development of property within the District
29 and operation, maintenance and improvement of property of the
30 Commission and for all purposes and powers set forth in this
31 Act. Upon enactment, not later than July 10 of each year, the
32 Commission shall transmit to the State Treasurer for deposit
33 into the Fund all moneys on hand at June 30 in excess of
34 \$500,000 without deduction or offset of any kind, except that

1 the Commission may retain such additional funds as are
2 necessary to pay enforceable contractual obligations existing
3 as of June 30 and that will be paid not later than September 30
4 of that year. All moneys retained for the payment of these
5 obligations and not paid out by September 30, shall be remitted
6 in full to the State Treasury, without deduction or offset of
7 any kind, not later than October 10 of the same year. All money
8 held pursuant to this Section shall be maintained in a
9 depository approved by the State Treasurer. The Auditor General
10 shall, at least biennially, audit or cause to be audited all
11 records and accounts of the Commission pertaining to the
12 operation of the District.

13 Section 90. Severability. If any provision of this Act is
14 held invalid, that provision shall be deemed to be excised from
15 this Act and the invalidity of that provision shall not affect
16 any of the other provisions of this Act. If the application of
17 any provision of this Act to any person or circumstance is held
18 invalid, it shall not affect the application of such provision
19 to persons or circumstances other than those as to which it is
20 held invalid.

21 Section 905. The State Finance Act is amended by adding
22 Section 5.625 as follows:

23 (30 ILCS 105/5.625 new)

24 Sec. 5.625. The Mid-America Medical District Income Fund.