



101ST GENERAL ASSEMBLY

State of Illinois

2019 and 2020

HB0873

by Rep. LaToya Greenwood

SYNOPSIS AS INTRODUCED:

New Act

Creates the Metro East Development Act. States legislative findings for the need to create a Metro East Development Authority, including the need to develop and revitalize depressed areas of the Metro East. Defines "Metro East" as Madison, Monroe, Randolph, and St. Clair counties. Provides for the creation of the Authority, including the appointment of 12 members by the chairperson of each Metro East county; by the directors of the Department of Commerce and Economic Opportunity, the Illinois Housing Development Authority, and the Illinois Development Finance Authority; and by the Governor. Allows the Authority to hire an executive director. Lists the rights, powers, and duties of the Authority, including the power to borrow money and to issue bonds. Provides that the Authority shall perform an initial study and survey to determine what areas will be considered a depressed areas that contain a commercially, industrially, residentially, recreationally, educationally, or other blighted area. Provides for requirements related to meetings, public hearings, and administrative and judicial review of Authority projects. Provides for limitations on the Authority's powers. Describes procedures for procurement of debt and bonds, execution of deeds, demolition and removal of buildings, purchase of property, contracts, and costs of projects. Gives the Authority the power to investigate the conditions of any project in which it has an interest. Effective immediately

LRB101 07052 AWJ 52088 b

FISCAL NOTE ACT
MAY APPLY

HOUSING
AFFORDABILITY
IMPACT NOTE ACT
MAY APPLY

STATE DEBT
IMPACT NOTE ACT
MAY APPLY

A BILL FOR

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 Metro
5 East Development Act.

6 Section 5. Findings. The General Assembly finds that
7 blight, deterioration, and decay in the Metro East counties of
8 Madison, Monroe, Randolph, and St. Clair have resulted in (a)
9 inefficient and wasteful use of land resources; (b) destruction
10 of irreplaceable natural, industrial, recreational, housing,
11 and commercial resources; (c) diminished opportunity for the
12 private home building industry to operate at its highest
13 potential capacity in providing good housing needed for those
14 who now live in depressed areas and those expected to move to
15 depressed areas in the future, and to replace substandard
16 housing; (d) the need for costly and effective public
17 facilities and services at all levels; (e) unduly limited
18 options for many depressed areas residents as to where they may
19 live, and the types of housing and environment in which they
20 may live; (f) a failure to make the most economical use of the
21 land available for development in depressed areas; (g)
22 decreasing employment and business opportunities for the
23 citizens of depressed areas, and the inability of depressed

1 areas to retain a tax base adequate to support vital services
2 for all our citizens, particularly our poor and disadvantaged;
3 and (h) the decreased effectiveness of public and private
4 facilities for urban transportation.

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

1 coordinated manner.

2 Section 10. Definitions. As used in this Act, unless the
3 context requires otherwise:

4 "Authority" means the Metro East Development Authority
5 created by this Act.

6 "Blighted area" means an area of not less, in the
7 aggregate, than 2 acres located within the territorial limits
8 of depressed areas in the Metro East where commercial,
9 industrial, residential, recreational, educational, or any
10 other buildings or improvements, because of age, dilapidation,
11 obsolescence, overcrowding, lack of ventilation, light,
12 sanitary facilities, adequate utilities, or excessive land
13 coverage, deleterious land use or layout or any combination of
14 these factors, are detrimental to the public safety, health,
15 morals, or welfare.

16 "Depressed area" means an area in the Metro East that the
17 Authority determines needs redevelopment under this Act.

18 "Land development" means the process of clearing and
19 grading land; making, installing, or constructing water lines
20 and water supply installations, sewer lines and sewage disposal
21 installations; steam, gas, and electrical plants and
22 installations; roads, streets, curbs, gutters, sidewalks,
23 storm drainage facilities, and other installations or work,
24 whether on or off the site, which the Authority deems necessary
25 or desirable to prepare land for residential, commercial,

1 industrial, or other uses; or in providing facilities for
2 public or other facilities. "Land development" further means to
3 construct, acquire by gift or purchase, reconstruct, improve,
4 better or extend any project within or without the Metro East
5 area or partially within the Metro East area, but in no event
6 farther than 3 miles from the territorial boundaries of the
7 Metro East area, and to acquire by gift or purchase lands or
8 rights in land in connection within the Metro East area.

9 "Metro East" means Madison, Monroe, Randolph, and St. Clair
10 counties.

11 "Project" means any utility, structure, facility or other
12 undertaking which will implement a defined, organized, planned
13 and scheduled, diversified, economically and technologically
14 sound, quality community environment, which the authority is
15 authorized to construct, reconstruct, improve, equip or
16 furnish under this Act. "Project" includes, but is not limited
17 to, buildings and other facilities intended for use as
18 classrooms, laboratories, student residence halls,
19 instructional and administrative facilities for students,
20 faculty, officers and employees, and motor vehicle parking
21 facilities and fixed equipment, and industrial or
22 manufacturing plants or facilities, any industrial park, any
23 commercial facilities, the construction or improvement of
24 streets, sidewalks, and sewer and water facilities, the
25 construction of schools, parks, playgrounds, community and
26 municipal buildings, and the implementation of new community

1 development programs. "Project" further includes, but is not
2 limited to, apartments, housing facilities, health, hospital
3 and medical facilities, stadiums, physical education
4 installations, hotels, motels, dormitories, New Town Programs,
5 aquariums, museums, convention centers, planetariums, civic
6 buildings, nursing homes, harbors, and terminal facilities.
7 "Project" does not include the financing for or the
8 construction of plants, projects, or facilities for (1) the
9 manufacture or generation of electric energy in competition
10 with an electric supplier as defined in the Electric Supplier
11 Act or (2) the transmission, distribution or manufacture of gas
12 in competition with a public utility as defined in the Public
13 Utilities Act.

14 "Redevelopment area" means the blighted area of not less in
15 the aggregate than 2 acres, to be developed in accordance with
16 the redevelopment plan.

17 "Redevelopment plan" means the comprehensive process for
18 the clearing or rehabilitation and physical development of a
19 commercial, industrial, residential, recreational, or
20 educational blighted area, and necessary for the elimination or
21 rehabilitation of a residential, commercial, or industrially
22 blighted area and the protection of adjacent areas, and all
23 administrative, funding, and financial details and proposals
24 necessary to effectuate the plan, including, but not limited
25 to, a new community development program.

1 Section 15. There is created a Metro East Development
2 Authority within the State of Illinois. The Authority shall:

3 (1) act as public developer in carrying out community
4 development programs in and for Metro East depressed areas
5 of the State of Illinois;

6 (2) make available adequate management, administrative
7 and technical, financial, and other assistance necessary
8 for encouraging the defined, organized, planned and
9 scheduled, diversified, economically and technologically
10 sound, quality community environment in depressed areas,
11 and to do so through the use of management task force
12 procedures which will rely to the maximum extent on private
13 enterprise;

14 (3) strengthen the capacity of the State and federal
15 governments to make their resources available to the people
16 of Metro East depressed areas;

17 (4) increase for all persons living in depressed areas
18 the available choices of locations for living and working
19 by providing a more just economic and social environment;

20 (5) encourage the fullest utilization of the economic
21 potential of supply of commercial, industrial,
22 residential, recreational, and educational building sites
23 at reasonable costs;

24 (6) utilize improved technology in producing the large
25 volume of well-designed housing needed to accommodate the
26 people of depressed areas;

1 (7) help create neighborhoods designed for easier
2 access between the places where people live and the place
3 where they work and find recreation;

4 (8) encourage desirable innovations in meeting
5 domestic problems whether physical, economical, or social;
6 and

7 (9) assist, plan, develop, build, and construct any
8 facility or project to enhance the community environment
9 and technological management when requested to do so by any
10 State, county, or federal agency, school district,
11 community college, municipality, municipal corporation,
12 special district, authority, local or State public body,
13 commission, public corporation, or entity within Metro
14 East depressed areas.

15 Section 20. Members; compensation. The Authority shall
16 consist of 12 members, including as members the Director of
17 Commerce and Economic Opportunity or his or her designee, the
18 Director of the Illinois Housing Development Authority or his
19 or her designee, the Executive Director of the Illinois
20 Development Finance Authority or his or her designee, and 2
21 members appointed by each chairperson of the Madison, Monroe,
22 Randolph, and St. Clair County boards. The other member of the
23 Authority shall be appointed by the Governor, by and with the
24 advice and consent of the Senate. One member of the Authority
25 shall be designated as chairperson by the members of the

1 Authority.

2 If the Senate is not in session when the appointment is
3 made, the Governor shall make a temporary appointment as in the
4 case of a vacancy. The member appointed by the Governor shall
5 serve for a 4-year term expiring on the third Monday in January
6 or until his or her successor is appointed and qualified. Any
7 vacancy occurring in the office held by the member appointed by
8 the Governor, whether by death, resignation, or otherwise,
9 shall be filled by the Governor in the same manner as the
10 original appointment. A member appointed to fill a vacancy
11 shall serve for the remainder of the unexpired term or until
12 his or her successor is appointed and qualified.

13 Members of the Authority shall serve without compensation
14 but shall be reimbursed for their reasonable expenses
15 necessarily incurred in the performance of their duties and the
16 exercise of their powers under this Act. Each member shall,
17 before entering upon the duties of his or her office, take and
18 subscribe to the constitutional oath of office. The oath shall
19 be filed in the office of the Secretary of State.

20 Section 25. Meetings. The Authority shall meet at the times
21 and places as determined by the Authority or on call of the
22 chairman after at least 5 days' written notice to the members
23 or the request of 2 or more members. Seven members shall
24 constitute a quorum. No vacancy in the membership shall impair
25 the right of a quorum of the members to exercise all of the

1 rights and powers, and to perform all of the duties, of the
2 Authority.

3 Section 30. Executive director; other employees. The
4 Authority may employ and fix the compensation of an executive
5 director, to serve as the chief executive officer of the
6 Authority, and other agents or employees as it considers
7 necessary or desirable. Agents and employees, other than of
8 technical or engineering personnel, are subject to the
9 Personnel Code. If any employees are transferred to the
10 Authority from any other State agency, the transfer does not
11 affect the status of the employees under the Personnel Code,
12 under any retirement system under the Illinois Pension Code, or
13 under any civil service, merit service, or other law relating
14 to State employment.

15 Section 35. Rights, powers, and duties. The Authority has
16 the following rights, powers, and duties:

17 (1) To sue and be sued, implead and be impleaded,
18 complain and defend in all courts.

19 (2) To make regulations for the management and
20 regulation of its affairs.

21 (3) To acquire by purchase or gift, and hold or dispose
22 of real or personal property, or rights or interests in
23 these gifts or real or personal property.

24 (4) To accept loans or grants of money or materials or

1 property of any kind from a federal or State agency or
2 department or others, upon terms and conditions as may be
3 imposed by the federal or State agency or department.

4 (5) To borrow money to implement any project or any
5 combination of projects.

6 (6) To recommend the issuance of revenue bonds to
7 implement any project or combination of projects.

8 (7) To make contracts and leases, exercise all
9 instruments, and perform all acts and do all things
10 necessary or convenient to carry out the powers granted in
11 this Act.

12 (8) To develop and recommend to the depressed areas of
13 the Metro East a long range comprehensive master
14 redevelopment plan for community growth and development of
15 depressed areas including assisting in the preparation of
16 new town applications to the Department of Housing and
17 Urban Development.

18 (9) To collect, analyze, and evaluate statistics,
19 data, and other information (including demographic,
20 economic, social, environmental and governmental
21 information) as will enable the Authority to transmit to
22 the corporate authorities within the Metro East depressed
23 areas, at the beginning of each year, a required report on
24 the growth of depressed areas for the year passed. Such
25 report shall include, but not be limited to:

26 (A) information and statistics describing

1 characteristics of depressed areas growth and
2 stabilization and identifying significant trends and
3 developments;

4 (B) a summary of significant problems facing
5 depressed areas as to their growth trends and
6 development;

7 (C) an evaluation of the progress and
8 effectiveness of federal, State, and local programs
9 designed to meet problems facing depressed areas and to
10 carry out the depressed areas urban growth policies;

11 (D) an assessment of the policies and structures of
12 existing and proposed interstate and regional planning
13 and development affecting these policies; and

14 (E) a review of State, federal, local, and private
15 policies, plans, and programs relevant to the
16 Authority's policies.

17 (10) To lease or rent any of the housing or other
18 accommodations or any of the lands, buildings, structures,
19 or facilities in which the Authority holds fee simple or
20 lesser interest, and to otherwise sell, exchange,
21 transfer, or assign any property, real or personal, or any
22 interest in any property, and to own, hold, clear, and
23 improve property.

24 (11) To acquire by purchase, gift, or as otherwise
25 provided in this Act the fee simple or lesser title to all
26 or any part of the real property in any redevelopment area.

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

6 (13) To install, repair, construct, reconstruct, or
7 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
10 redevelopment plan.

11 (14) To mortgage or convey real or personal property
12 acquired for use in accordance with a redevelopment plan.

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

1 (16) To create parks, playgrounds, recreational
2 community education, or water, sewer, or drainage
3 facilities, or any other work which it is otherwise
4 empowered to undertake, adjacent to or in connection with
5 housing projects.

6 (17) To dedicate, sell, convey, or lease any of its
7 interests in any property, or grant easements, licenses, or
8 other rights or privileges therein to a public housing
9 development body or the federal or State governments.

10 (18) To exercise all powers available to land clearance
11 commissions under the Blighted Areas Redevelopment Act of
12 1947, as now or hereafter amended, and to initiate and
13 implement slum and blighted areas redevelopment projects.
14 However, the Authority shall not exercise eminent domain
15 powers under the Blighted Areas Redevelopment Act of 1947,
16 and with reference to the exercise of eminent domain
17 authority, this Act shall control.

18 (19) To develop a comprehensive redevelopment plan for
19 each neighborhood in depressed areas.

20 (20) To hold public hearings on redevelopment plans.

21 (21) To fix, alter, charge, and collect fees, rentals,
22 and other charges for the use of the facilities of or for
23 the services rendered by the Authority, or projects of the
24 Authority, at rates to be determined by agreement or
25 otherwise, for the purpose of providing for the expenses of
26 the Authority, the construction, improvement, repair,

1 equipping, and furnishing of its facilities and
2 properties, the payment of the principal and interest on
3 its obligations and to fulfill the terms and provisions of
4 any agreements made with the purchasers or holders of any
5 obligations. The fees, rentals, and other charges include
6 charges for interest due bond holders on all outstanding
7 construction and improvement, and engineering and
8 administration costs not reimbursed to the Authority, and
9 include charges to reimburse completely the Authority
10 beginning in an appropriate year for the principal on the
11 bonds within a period of years specified by the Authority
12 to meet its bond payment schedules.

13 (22) To borrow money under a revenue bond ordinance or
14 resolution passed by the Authority within 4 years after the
15 effective date of this Act, for the acquisition,
16 construction, and improvement of projects in amounts as
17 necessary for defraying the cost of the projects and to
18 secure the payment of all or any of its revenues, rentals,
19 and receipts, and to make agreements with the purchasers or
20 holders of the bonds or with others in connection with any
21 bonds whether issued or to be issued, as the Authority
22 deems advisable and, in general, to provide for the
23 security of the bonds and the rights of the holders of the
24 bonds.

25 However, bonds may not be issued by the Authority
26 unless the Authority offers, in writing, to the State

1 agencies or counties represented by members on the
2 Authority, excluding the member appointed by the Governor,
3 the first opportunity to issue revenue bonds for the
4 project or combination of projects. If the offer to issue
5 bonds is not accepted in writing within 6 weeks, by any of
6 the agencies or municipalities, the Authority may issue
7 revenue bonds for the purpose for which the bonding
8 opportunity was offered to the agencies or municipalities.

9 (23) To provide that any real property sold by the
10 Authority is used in accordance with the final
11 redevelopment plan, and the Authority shall inquire into
12 and satisfy themselves concerning the financial ability of
13 the purchaser to complete the redevelopment in accordance
14 with the redevelopment plan and shall require the purchaser
15 to execute in writing such undertakings as the Authority
16 deems necessary to obligate the purchaser to:

17 (A) use the land for the purposes designated in the
18 approved plan;

19 (B) commence and complete the building of the
20 improvements within the periods of time which the
21 Authority fixes as reasonable; and

22 (C) comply with other conditions as are necessary
23 to carry out the purposes of the final redevelopment
24 plan.

25 (24) To sell any property within a redevelopment area
26 that the Authority holds the fee simple title or any lesser

1 interest, provided that all real property shall be sold for
2 at least its use value, which may be less than its
3 acquisition cost.

4 (25) To pledge, hypothecate, or otherwise encumber all
5 or any of the revenues or receipts of the Authority as
6 security for all or any of the obligations of the
7 Authority.

8 (26) To pass all resolutions and make all rules and
9 regulations proper and necessary to give effect to the
10 power granted the Authority under this Act.

11 Section 45. Depressed areas.

12 (a) The Authority shall, by resolution, perform an initial
13 study and survey to determine what areas will be considered a
14 depressed area that contain commercially, industrially,
15 residentially, recreationally, educationally, or other
16 blighted areas.

17 In making the study and survey, the Authority shall:

18 (1) cooperate with and use evidence gathered by any
19 public or private organization relative to the existence or
20 extent of blight in the depressed area;

21 (2) hold public hearings, conduct investigations, hear
22 testimony, and gather evidence relating to blight and its
23 elimination;

24 (3) create an advisory committee of not less than 11
25 persons, to be appointed by the chairperson, with the

1 approval of the Authority, and the committee shall consist
2 of representatives from among local merchants, property
3 owners, associations, human relations commissions, labor
4 organizations, and other civic groups; and

5 (4) formulate a proposed redevelopment plan for Metro
6 East blighted areas, provided that the plan has received
7 the approval and recommendations of a two-thirds majority
8 vote of the members.

9 (b) If, as a result of their initial study and survey, the
10 Authority determines that the depressed areas have one or more
11 commercially, industrially, residentially, recreationally,
12 educationally, or other blighted areas, the Authority may, by
13 resolution, set forth the boundaries of each blighted area and
14 the factors that exist in the blighted area that are
15 detrimental to the public health, safety, 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 area
18 and may submit proposed redevelopment plans for the blighted
19 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 and
25 evidence that entered into their decision to declare an area a
26 blighted area, and shall enter into the record of the

1 proceedings all proposed redevelopment plans received at or
2 prior to the hearing. All interested persons may appear and
3 shall be given an opportunity to testify for or against any
4 proposed redevelopment plan. The hearing may be continued from
5 time to time at the discretion of the Authority to allow
6 necessary changes in any proposed plan or to hear or receive
7 additional testimony from interested persons.

8 (d) At the conclusion of the hearing on blight, the
9 Authority shall formulate and publish a final redevelopment
10 plan for the blighted area after approval of a two-thirds
11 majority vote of the members of the advisory committee, which
12 plan may incorporate any exhibit, plan, proposal, feature,
13 model, or testimony resulting from the hearing. The final
14 redevelopment plan shall be presented to the corporate
15 authorities in the territory covered by the redevelopment plan.
16 The final redevelopment plan shall be made available for
17 inspection by all interested parties.

18 (e) Within 30 days after the publication of a final
19 redevelopment plan, any person aggrieved by the action of the
20 Authority may seek a review of the decision and the
21 redevelopment plan under the Administrative Review Law. The
22 provisions of that Law and the rules adopted pursuant to that
23 Law shall apply to review of the final redevelopment plan. If
24 no action is initiated under the Administrative Review Law, or
25 if the court sustains the Authority and the redevelopment plan
26 as presented, or as amended by the court, the Authority may

1 proceed to carry out the final redevelopment plan.

2 Section 50. Debt; bonds. The Authority is authorized and
3 empowered to incur indebtedness and issue revenue bonds in
4 compliance with paragraph (22) of Section 35 for the purpose of
5 raising funds for carrying out the provisions of a final
6 redevelopment plan providing for the eradication and
7 elimination of blight and acquisition, development or
8 redevelopment of blight areas and any other area which may
9 constitute a redevelopment area within the depressed area. The
10 resolution of the Authority authorizing the issuance of revenue
11 bonds shall specify the total amount of the bonds to be issued,
12 the form and denomination, the date or dates of maturity which
13 shall not be later than 20 years after the date of issuance,
14 and the rate of interest, which rate shall not exceed the rate
15 permitted in the Bond Authorization Act. The bonds shall be
16 executed by the officials under the bond ordinance. The bonds
17 may be made registrable to principal and may be made callable
18 on any interest payment date at par and accrued interest after
19 notice has been given in the manner provided by the bond
20 ordinance. The bonds shall remain valid even though one or more
21 of the officials executing the bonds cease to hold office
22 before the bonds are delivered.

23 The bonds shall contain a provision that the principal and
24 interest on the principal are payable exclusively from the
25 proceeds and revenues of any redevelopment plan which is

1 financed in whole or in part with the proceeds of the bonds,
2 together with whatever funds of the Authority from whatever
3 source derived as are necessary to constitute a local matching
4 cash grant-in-aid or contribution for the redevelopment plan
5 within the meaning of any applicable federal or State law.
6 Bonds may be additionally secured by a pledge of any loan,
7 grant or contribution, or any part of a loan, grant, or
8 contribution, received from the United States, or any agency or
9 instrumentality of the United States, or any loan, grant, or
10 contribution from any other public or private body,
11 instrumentality, corporation, or individual, or any duly
12 executed contract for the pledge, loan, grant, or contribution.

13 The officials executing the revenue bonds are not
14 personally liable on the bonds because of their issuance. The
15 bonds are not a debt of any county or the State, or any
16 subdivision of the county or State. The bonds are not payable
17 out of any funds of the Authority except those indicated in
18 this Act.

19 In connection with the issuance of the revenue bonds
20 authorized by this Act and in order to secure the payment of
21 the bonds, the Authority may recommend to the corporate
22 authority in which the redevelopment plan is proposed subject
23 to the powers and limitations contained in this Act, that the
24 corporate authority convene and agree in the bonds, bond
25 ordinance, or resolution, or any trust agreement executed
26 pursuant thereto, to any necessary condition, power, duty,

1 liability, or procedure for the issuance, payment, redemption,
2 security, marketing, replacement or refinancing of the bonds,
3 and the use, disposition or control of all or any part of the
4 revenues realized from a redevelopment or new community plan.

5 The revenue bonds issued pursuant to a resolution passed by
6 the Authority shall be sold to the highest and best bidder at
7 not less than their par value and accrued interest. The
8 Authority shall, from time to time as bonds are to be sold,
9 advertise for proposals to purchase the bonds. Each
10 advertisement may be published in newspapers and journals as
11 the Authority determines, but must be published at least once
12 in a newspaper having a general circulation in the respective
13 area at least 10 days prior to the date of the opening of the
14 bids. The Authority may reserve the rights to reject any and
15 all bids and readvertise for bids.

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

18 Section 55. Public hearing. Before any proposed new
19 construction of a specific project or proposed rehabilitation
20 project is commenced by the Authority, a public hearing must be
21 held by the Authority affording interested persons residing in
22 the area an opportunity to be heard. There shall be a notice of
23 the time and place of the hearing published at least once, not
24 more than 30 and not less than 15 days before the hearing, in
25 one or more newspapers published in the county that the area of

1 the project is within. This notice shall contain the particular
2 site and location to be affected as well as a brief statement
3 of what is proposed in the project.

4 Section 60. Deeds. Any deed executed by the Authority under
5 this Act may contain restrictions as may be required by the
6 final redevelopment plan and necessary building and zoning
7 ordinances. All deeds of conveyance shall be executed in the
8 name of the Authority and the seal of the Authority shall be
9 attached to the deeds.

10 Section 65. Demolition and removal of buildings. The
11 Authority may enter into contracts for the demolition or
12 removal of buildings and for the removal of any debris. The
13 Authority shall advertise for sealed bids for doing this work.
14 The advertisement shall describe by street number or other
15 means of identification the location of buildings to be
16 demolished or removed and the time and place when sealed bids
17 for the work may be delivered to the Authority. The
18 advertisement shall be published once in a newspaper having a
19 general circulation in the respective area 20 days prior to the
20 date for receiving bids.

21 The contract for doing the work shall be let to the lowest
22 responsible bidder, but the Authority may reject any and all
23 bids received and readvertise for bids. Any contract entered
24 into by the Authority under this Section shall contain

1 provisions requiring the contractor to give bond in an amount
2 to be determined by the Authority, and shall require the
3 contractor to furnish insurance of a character and amount to be
4 determined by the Authority protecting the Authority and the
5 municipality, its officers, agents, and employees against any
6 claims for personal injuries, including death and property
7 damage which may be asserted because of the contract. The
8 Authority may include in any advertisement and in the contract
9 one or more buildings as they in their sole discretion may
10 determine.

11 Section 70. Streets. In carrying out the provisions of a
12 final redevelopment plan, the Authority may pave and improve
13 streets in the redevelopment area, construct walks and install
14 or relocate sewers, water pipes, and other similar facilities.
15 The Authority shall advertise for sealed bids before paving and
16 improving streets. The advertisement shall describe the nature
17 of the work to be performed and the time when and place where
18 sealed bids for the work may be delivered to the Authority. The
19 advertisement shall be published once in a newspaper having a
20 general circulation in the county at least 20 days prior to the
21 date for receiving bids. A contract for doing the work shall be
22 let to the lowest responsible bidder, but the Authority may
23 reject any and all bids received and readvertise for bids. The
24 contractor shall enter into bond as a condition for the
25 faithful performance of the contract. The sureties on the bond

1 shall be approved by the Authority.

2 Section 75. Real property. When the Authority has acquired
3 title to, and possession of any or all real property in the
4 redevelopment area, they may convey any part of the
5 redevelopment area to which the Authority holds the fee simple
6 title or any lesser interest to any public body, or
7 State-chartered corporation, having jurisdiction over schools,
8 parks, low or moderate housing, or playgrounds in the area. The
9 property conveyed shall be used for parks, playgrounds,
10 schools, housing for low or moderate income families, and other
11 public purposes as the Authority may determine. The Authority
12 may charge for the conveyance whatever price they and the
13 officials of the public bodies, or State-chartered
14 corporations, receiving the land may agree upon. The Authority
15 may also grant, with or without charge, easements for public
16 utilities, sewerage, and other similar facilities.

17 Section 80. Cost of construction. The cost of construction
18 of any project includes the following:

19 (1) Obligations incurred for labor, and to
20 contractors, builders, and material men, in connection
21 with the construction of any project or projects, for
22 machinery and equipment and for the restoration of property
23 damaged or destroyed in connection with construction.

24 (2) The cost of acquiring any property, real, personal

1 or mixed, tangible or intangible, or any interest property,
2 necessary or desirable for the construction of any a
3 project or projects.

4 (3) The principal and interest requirements upon any
5 bonds for the period during which, and to the extent, the
6 rentals received by the Authority from a project or
7 projects shall be insufficient for the payment of the bond,
8 the fees and expenses of the fiscal agent of the Authority
9 in respect of the bonds during any period, and the
10 reasonable fees and expenses of any paying agents for the
11 bonds during this period.

12 (4) The taxes or other municipal or governmental
13 charges, if any, in connection with any project or projects
14 during construction.

15 (5) The cost and expenses of preliminary
16 investigations of the feasibility or practicality of
17 constructing any project or projects and fees and expenses
18 of engineers for making preliminary studies, surveys,
19 repairs, estimates, and for preparing plans and
20 specifications and supervising construction as well as for
21 the performance of all other duties of engineers in
22 relation to construction or the issuance of bonds for
23 construction.

24 (6) Expenses of administration properly chargeable to
25 any project or projects during construction, legal
26 expenses and fees, financing, relating charges, costs of

1 audits and of preparing and issuing bonds, and all other
2 items of expense not elsewhere specified, relating to the
3 construction of any project, and the acquisition of lands,
4 property rights, rights of way, franchises, easements, and
5 interest inland, including abstracts of title, title
6 insurance, title opinions, costs of surveys, reports, and
7 other expenses in connection with the acquisition of these
8 items.

9 Section 85. Territory outside the Metro East. The Authority
10 may not construct, acquire by gift or purchase, reconstruct,
11 improve, better, or extend any project farther than 3 miles
12 from the territorial boundaries of the Metro East.

13 Section 90. Obligations of the State and units of local
14 government. The Authority shall not have any power to pledge
15 the credit or taxing power of the State or any unit of local
16 government. The Authority's obligations are not obligations of
17 the State or any unit of local government.

18 Section 95. Financial report. Within 60 days after the end
19 of each fiscal year, the Authority shall have prepared, by a
20 certified public accountant, a complete and detailed financial
21 report of the operation, assets, and liabilities of the
22 Authority. A sufficient number of copies of the report shall be
23 prepared for distribution to interested persons, upon request,

1 and a copy of the report shall be filed with the Governor and
2 the General Assembly.

3 Section 100. Investigation of projects. The Authority may
4 investigate conditions in any project in which it has an
5 interest. While conducting investigations, the Authority may
6 hold public hearings on its own motion, and shall do so on
7 complaint or petition of any interested person. Each member of
8 the Authority shall have power to administer oaths, and the
9 secretary, by order of the Authority, shall issue subpoenas to
10 secure the attendance and testimony of witnesses, and the
11 production of books and papers, before the Authority or before
12 any member thereof or any officer or committee appointed by the
13 Authority.

14 While conducting any investigation, the Authority shall,
15 at its expense, provide a stenographer to take down all
16 testimony and shall preserve a record of the proceedings. The
17 notice of hearing, complaint, and all other documents in the
18 nature of pleading and written motions and orders of decision
19 of the Authority shall constitute the record of the
20 proceedings.

21 The Authority is not required to testify and record or file
22 any answer, or otherwise respond in any proceedings for
23 judicial review of an administrative decision, unless the party
24 asking for review deposits with the clerk of the court the sum
25 of \$1 per page of records of the proceedings, which is the cost

1 of the certification of the proceedings. Failure to make this
2 deposit is ground for dismissal of any action.

3 Section 105. Judicial review. All final administrative
4 decisions of the Authority shall be subject to judicial review
5 under the provisions of the Administrative Review Law and the
6 rules adopted pursuant to the Administrative Review Law. For
7 purposes of this Section, "administrative decision" has the
8 meaning given to that term in Section 3-101 of the Code of
9 Civil Procedure.

10 Section 110. Limitation of authority. The powers contained
11 in this Act shall not be exercised by the Authority:

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

17 (2) within the boundaries of any unincorporated area of
18 a township unless the exercise of the powers have been
19 approved by the supervisor of the township.

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