



**94TH GENERAL ASSEMBLY**  
**State of Illinois**  
**2005 and 2006**  
**HB4951**

Introduced 1/19/2006, by Rep. Wyvetter H. Younge

**SYNOPSIS AS INTRODUCED:**

New Act  
30 ILCS 105/5.663 new

Creates the Mid-America Medical District Act. Creates the Mid-America Medical District within the City of East Saint Louis. Provides that the District is governed by the Mid-America Medical District Commission. Describes the territory of the District. Contains provisions concerning grants, loans, contracts, property acquisition, construction, relocation assistance, sale or lease of property, hearings, rules, judicial review, master plans, funds, and other matters. Amends the State Finance Act to create the Mid-America Medical District Income Fund.

LRB094 18729 RCE 54103 b

FISCAL NOTE ACT  
MAY APPLY

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, 3 of whom shall be appointed by the Governor, one of  
26 whom shall be designated as Chair of the Commission at the time  
27 of the appointment, 3 by the Mayor of East St. Louis, and 3 by  
28 the Chairman of the County Board of St. Clair County. All  
29 members shall hold office for a term of 3 years and until their  
30 successors are appointed as provided in this Act; provided,  
31 that as soon as possible after the effective date of this Act,  
32 the Governor shall appoint 3 members for terms expiring,  
33 respectively, on December 31, 2007, 2008, 2009 (with the Chair  
34 to serve until 2009), the St. Clair County Board Chairman shall  
35 appoint 3 members for terms expiring, respectively, on December  
36 31, 2007, 2008, and 2009, and the Mayor of East Saint Louis,

1 with the advice and consent of the City Council, shall appoint  
2 3 members for terms expiring, respectively, on December 31,  
3 2007, 2008, and 2009. Any vacancy in the membership of the  
4 Commission occurring by reason of the death, resignation,  
5 disqualification, removal or inability or refusal to act of any  
6 of the members of the Commission shall be filled by the person  
7 who had appointed the particular member, and for the unexpired  
8 term of office of that particular member. A vacancy caused by  
9 the expiration of the period for which the member was appointed  
10 shall be filled by a new appointment for a term of 3 years from  
11 the date of expiration of the prior 3 year term notwithstanding  
12 when that appointment is actually made.

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

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

1 Distribution Center for the General Assembly that is required  
2 under paragraph (t) of Section 7 of the State Library Act.

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

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

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

30 Section 25. Authority to construct or acquire. The  
31 Commission may, in its corporate capacity, construct or cause  
32 or permit to be constructed in the District, hospitals,  
33 sanitariums, clinics, laboratories, or any other institution,

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

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

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



1 the operation of the District development area and technology  
2 park, improvements to the District development area and  
3 technology park, provision of shared services, common  
4 facilities and common area expenses, benefiting owners and  
5 occupants of property within the District development area and  
6 the technology park by general assessment, special assessment,  
7 or the imposition of service or user fees. As to the entities  
8 eligible to be members of the advisory District Member Council,  
9 such assessments or impositions may be undertaken only with  
10 District Member Council consent as provided in Section 75.

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

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

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

1 Section 45. Transfer of real property. The Commission may  
2 sell, convey, transfer, or lease any title or interest in real  
3 estate owned by it to any person or persons to be used, subject  
4 to the restrictions of this Act, for the purposes stated in  
5 Section 25, or for the purpose of serving persons using the  
6 facilities offered within the District or for carrying out of  
7 any aspect of the Commission's purpose as set forth in Section  
8 10 of this Act, subject to any restrictions as to the use  
9 thereof that the Commission determines will carry out the  
10 purpose of this Act. To assure that the use of the real  
11 property so sold or leased is in accordance with the provisions  
12 of this Act, the Commission shall inquire into and satisfy  
13 itself concerning the financial ability of the purchaser to  
14 complete the project for which the real estate is sold or  
15 leased in accordance with a plan to be presented by the  
16 purchaser or lessee, which must be submitted, in writing, to  
17 the Commission. The purchaser or lessee shall under the plan  
18 undertake: (i) to use the land for the purposes designated in  
19 the plan so presented; (ii) to commence and complete the  
20 construction of the buildings or other structures to be  
21 included in the project within such periods of time as the  
22 Commission fixes as reasonable; and (iii) to comply with such  
23 other conditions as the Commission shall determine are  
24 necessary to carry out the project. Any real property sold by  
25 the Commission pursuant to the provisions of this Act shall be  
26 sold at its use value, which may be more or less than its  
27 acquisition cost and which represents the value at which the  
28 Commission determines, after a hearing by the Commission or by  
29 such person as the Commission designates to hold the hearing,  
30 the real property should be made available for sale or rental  
31 in order that it may be developed for the accomplishment of the  
32 purposes of this Act. In determining the use value of the real  
33 property, the Commission shall take into consideration whether  
34 or not said property is to be used by a wholly or partially tax  
35 supported body created under the laws of the State of Illinois,

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

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

1 the restrictions as to use, but not any penalty for nonuse,  
2 contained in this Act with respect to any mortgagee in  
3 possession or its successor or assigns.

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

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

31 Section 55. Rules and regulations. The Commission may adopt  
32 reasonable and proper rules and regulations relative to the  
33 exercise of its powers, and proper rules to govern its  
34 proceedings, and to regulate the mode and manner of all

1 hearings held by it or at its direction, and to alter and amend  
2 same.

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

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

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

27 Section 75. Master plan; improvement and management of  
28 District; building regulations; zoning. The Commission shall  
29 prepare a comprehensive master plan for the orderly development  
30 of all property within the District. The Commission shall so  
31 improve and manage the District as to provide conditions most  
32 favorable for the special care and treatment of the sick and

1 injured and for the study of disease and for any other purpose  
2 in Section 25 of this Act. The Commission shall, by ordinance,  
3 classify, regulate and restrict the location and construction  
4 of all buildings within the District, shall regulate the height  
5 and size of the buildings, determine the area of open space  
6 within and around the buildings, fix standards of construction,  
7 control and regulate additions to or alterations of existing  
8 buildings and prohibit the use of buildings and structures  
9 incompatible with the character of the District, to the end  
10 that adequate light, air, quietness, and safety from fire and  
11 from the communication of diseases and other dangers may be  
12 secured. Provided, that the power herein conferred shall not be  
13 so exercised as to deprive any owner of any existing property  
14 of its use or maintenance for the purpose to which it is now  
15 lawfully devoted nor to limit the expansion, design, location,  
16 maintenance, use, or occupancy of real property to be used by  
17 any governmental body, agency, or instrumentality in any manner  
18 set forth in this Section, provided that the property is  
19 devoted to any use or purpose permitted under this Act. Further  
20 provided, the power herein conferred shall not be exercised to  
21 restrict the use for any State or county purpose of any  
22 buildings existing within the District at the time of enactment  
23 and either owned, operated, or managed on behalf of the county  
24 or by the Department of Central Management Services or for  
25 which the Department of Central Management Services shall be  
26 otherwise responsible as provided by law.

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

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



1 and charge and collect fees necessary to supply these shared  
2 services and facilities so approved. The Commission may utilize  
3 any powers specified within this Act regardless of geographic  
4 boundary for or in support of a specific project, activity, or  
5 development if that request is made by a unanimous  
6 recommendation of all of the members of the member council.

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

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

21 Section 85. Disposition of moneys; income fund. All money  
22 received by the Commission from the sale or lease of any  
23 property, in excess of any amount expended by the Commission  
24 for authorized purposes under this Act or as may be necessary  
25 to satisfy the obligation of any revenue bond issued pursuant  
26 to Section 35, shall be paid into the State Treasury for  
27 deposit into the Mid-America Medical District Income Fund  
28 provided, however, that the Commission is authorized to use all  
29 money received as rentals for the purposes of planning,  
30 acquisition, and development of property within the District  
31 and operation, maintenance and improvement of property of the  
32 Commission and for all purposes and powers set forth in this  
33 Act. Upon enactment, not later than July 10 of each year, the  
34 Commission shall transmit to the State Treasurer for deposit

1 into the Fund all moneys on hand at June 30 in excess of  
2 \$500,000 without deduction or offset of any kind, except that  
3 the Commission may retain such additional funds as are  
4 necessary to pay enforceable contractual obligations existing  
5 as of June 30 and that will be paid not later than September 30  
6 of that year. All moneys retained for the payment of these  
7 obligations and not paid out by September 30, shall be remitted  
8 in full to the State Treasury, without deduction or offset of  
9 any kind, not later than October 10 of the same year. All money  
10 held pursuant to this Section shall be maintained in a  
11 depository approved by the State Treasurer. The Auditor General  
12 shall, at least biennially, audit or cause to be audited all  
13 records and accounts of the Commission pertaining to the  
14 operation of the District.

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

23 Section 905. The State Finance Act is amended by adding  
24 Section 5.663 as follows:

25 (30 ILCS 105/5.663 new)

26 Sec. 5.663. The Mid-America Medical District Income Fund.