

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.