

4-0-93

AN ORDINANCE

Authorizing the City Manager to Execute
a Revised Redevelopment Agreement
Between the City of Evanston,
Dayton Hudson Corporation and
NCC Evanston Associates Ltd. Partnership

WHEREAS, the City of Evanston has undertaken a program for the redevelopment of certain property within the City, pursuant to Illinois Revised Statutes, Chapter 24, Section 11-74.4-1 et sec., known as the "Tax Increment Allocation Redevelopment Act," (hereinafter referred to as the "Act"); and

WHEREAS, pursuant to the provisions of the Act, the City has enacted a series of ordinances adopting a Tax Increment Redevelopment Area Redevelopment Plan and Project and designating a Redevelopment Project Area containing approximately twenty three (23) acres of land (said entire twenty-three (23) acres is hereinafter referred to as the Redevelopment Project Area"); and

WHEREAS, Dayton Hudson Corporation and the NCC Evanston Associate Ltd. Partnership, a Michigan Limited Partnership, General Partner, NCC Evanston, Inc. a Michigan Corporation (collectively referred to herein as the "Developer") are the developers of the Howard-Hartrey Shopping Center ("Center") located on the north side of Howard Street just east of McCormick Boulevard, and west of Hartrey Street in Evanston, Illinois; and

WHEREAS, the Developer has proposed a plan to redevelop land which falls within the Redevelopment Project Area, and the City has determined that said proposed plan is consistent with and complies with the City's Redevelopment Plan and Redevelopment Project for the Howard-Hartrey TIF District; and

WHEREAS, the City Council on September 21, 1992 authorized and directed the City Manager to enter into a Redevelopment Agreement concerning the redevelopment of the center property; and

WHEREAS, the Redevelopment Agreement has not been executed by all the parties; and

WHEREAS, further negotiations have ensued between the parties concerning the terms and conditions of the Redevelopment Agreement; and

WHEREAS, certain changes to the Redevelopment Agreement previously approved by Council are determined to be in the vital and best interest of the City and the general health, safety and welfare of its citizens and in accordance with public purposes and the provisions of all applicable laws;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: That the City Manager be and is hereby authorized and directed to execute the revised redevelopment agreement marked as Exhibit A, attached hereto and incorporated herein by reference. The City Manager is

authorized to execute said agreement only after its execution by each of the other parties to the agreement.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

Introduced: January 23, 1993

Adopted: January 23, 1993

Approved: January, 1993
Paul W. Barr
Mayor

ATTEST:
Kristin J. Davis
City Clerk

Approved as to form:
[Signature]
Corporation Counsel