

## NOTICE OF PUBLIC HEARING

1. On March 1, 2010, at 6:00 p.m., in the City Council Chambers of the Quincy City Hall at 730 Maine Street, Quincy, Illinois, a public hearing shall be convened to consider designation of a Redevelopment Project Area, Redevelopment Plan, and Redevelopment Project for the City of Quincy, to be known as "Quincy Downtown II";

2. The boundaries of the proposed Redevelopment Project Area by legal description are as follows:

Beginning at the intersection of the East line of 5<sup>th</sup> Street and the North line of Broadway; thence East along the North line of Broadway to the West line of Lot 6, Block 2 of Prickett's Addition extended; thence South along said West line to the Southwest corner of said Lot 6 also being the Northerly line of a 20 foot wide alley; thence East along said line to the West line of Lot 15 extended of said Block 2; thence South along said West line to the North line of Vermont Street; thence East along said North line to the East line of 7<sup>th</sup> Street; thence South along the East line of 7<sup>th</sup> Street to the North line of Hampshire Street; thence East along the North line of Hampshire Street to the East line of the West half of Lot 14, Block 4 of Prickett's Addition; thence North along said East line extended to the North line of a 20 foot alley in said Block 4; thence East along the North line of said alley extended to the East line of 8<sup>th</sup> Street; thence South along the East line of 8<sup>th</sup> Street to the North line of Hampshire Street; thence East along the North line of Hampshire Street to the East line of Randolph's Addition; thence North along said East line to the South line of that part of property owned by the Vermont Street United Methodist Church being a record distance of 110 feet South of the South line of Vermont Street being in the East half of Block 6 of Alexander's Plat Number 1; thence East and running parallel to the South line of Vermont Street to the Southeast corner of a tract of land conveyed to the Vermont Street United Methodist Church by Warranty Deed and recorded in Book 450, Page 577; thence North along said East line to the South line of Vermont Street ; thence East along said South line to the West line of 9<sup>th</sup> Street; thence South along said West line to the South side of an alley being in Block 1 of Church's Addition; thence West along the South side of said alley to the Northwest corner of said Lot 33; thence South along the West line of said Lot 33 to the Southeast corner of Lot 28 in said Block 1; thence West along the South line of said Lot 28 to the East line of 8<sup>th</sup> Street; thence South along the East line of 8<sup>th</sup> Street to the North line of Maine Street; thence East along the North line of Maine Street to the East line of 9<sup>th</sup> Street; thence South along the East line of 9<sup>th</sup> Street to the South line of an alley in Block 2 of Church's Addition; thence West along the South line of said alley to the East line of 8<sup>th</sup> Street; thence South along the East side of 8<sup>th</sup> Street to the North line of Jersey Street; thence East along the North side of Jersey Street to the West line of 9<sup>th</sup> Street; thence South along the West line of 9<sup>th</sup> Street to the Northerly line of a tract of land owned by James A. Kulhman and Fred Kulhman as recorded in Book 506, Page 1679; thence West along said Northerly line to the East line a Tract of land extended owned by George R. Johnson III and Cynthia J. Johnson as recorded in Book 530, Page 1084; thence South along said East line to the North line of said tract; thence West along said North line to the east line of a tract of land owned by George R. Johnson III and Cynthia J. Johnson as recorded in Book 530, Page 1933; thence North along said East line to the Northeast corner of said tract; thence Northwesterly along the Northerly line of said tract to the Northeast corner of a tract of land owned by Brian Veile and Donna Veile as recorded in Book 706, Page 10165; thence West along the North line of said tract to the East line of 8<sup>th</sup> Street; thence

South along the East line of 8<sup>th</sup> Street to the South line of York Street; thence West along the South line of York Street to the West line of 7<sup>th</sup> Street; thence North along the West line of 7<sup>th</sup> Street to the Northerly line of a tract of land owned by the West Central Illinois Area Agency on Aging as described in a Warranty deed and recorded in Book 524, Page 569 and shown on a Plat of Survey and recorded in Book 15, Page 976; thence Westerly along said Northerly line to the East line of 6<sup>th</sup> Street; thence South along the East line of 6<sup>th</sup> Street to the South line of York Street; thence West along the South line of York Street to the East line of 5<sup>th</sup> Street; thence North along the East line of 5<sup>th</sup> Street to the North line of an alley extended (also known as Mulberry Alley) being in Block 19 of the Original Town of Quincy; thence West along said North line to the East line of 4<sup>th</sup> Street; thence North along the East line of 4<sup>th</sup> Street to the South line of Maine Street; thence East along the South line of Maine Street to the West line extended of a tract of land owned by L.A. Nickelson and described and recorded in Book 708, Page 12889 being part of Lot 8, Block 11 of the Original Town of Quincy; thence North along said West line to the North line of said tract; thence East along said North line to the East line of 6<sup>th</sup> Street; thence North along the East line of 6<sup>th</sup> Street to the South line of a tract of land owned by Terrence R. Simons and Linda K. Simons and described and recorded in Book 708, Page 11340; thence West along said South line to the West line of said tract also being the East line of a tract of land owned by the City of Quincy; thence North along said line extending to the North line of Hampshire Street; thence West along said North line to the West side of an alley being in Block 10 of the Original Town of Quincy; thence North along said West line extended to the North line of Vermont Street; thence West along said North line to the East line of 5<sup>th</sup> Street; thence North along said East line to the Point of Beginning.

3. The boundaries of the proposed Redevelopment Project Area by street location are as follows:

Point of Beginning: Broadway and North 5<sup>th</sup> Street. South to Vermont Street, East on Vermont to midblock between 5<sup>th</sup> and 6<sup>th</sup> Street. South to Hampshire Street, East to the Municipal Parking Lot G and South along the east side of Lot G and the Maine Center to Maine Street. West on Maine Street to North 4<sup>th</sup> Street. South on North 4<sup>th</sup> Street to the east west alley between 4<sup>th</sup> and 5<sup>th</sup> Street. East on the alley to South 5<sup>th</sup> Street. South of 5<sup>th</sup> Street to York Street. East on York Street to South 6<sup>th</sup> Street. North of 6<sup>th</sup> Street to the mid block between York and Jersey Streets. East along the mid block parcel line to 7<sup>th</sup> Street. South on 7<sup>th</sup> Street to York Street. East on York Street to South 8<sup>th</sup> Street. North on 8<sup>th</sup> Street to the midblock between 8<sup>th</sup> and 9<sup>th</sup> Streets. East along the mid block parcel line to South 9<sup>th</sup> Street. North on 9<sup>th</sup> to Jersey Street. West on Jersey Street to North 8<sup>th</sup> Street. North on 8<sup>th</sup> Street to east west alley between 8<sup>th</sup> and 9<sup>th</sup> Street. East on the alley to South 9<sup>th</sup> Street. North on 9<sup>th</sup> Street to Maine Street. West on Maine to North 8<sup>th</sup> Street. North on 8<sup>th</sup> Street to the South line of the VFW Club parking lot, then to the east west alley between 8<sup>th</sup> and 9<sup>th</sup> Streets. East on the alley to North 9<sup>th</sup> Street. North on 9<sup>th</sup> Street to Vermont Street. West on Vermont Street to the east edge of the Vermont Street Methodist Church parking lot then south and west to the east line of the Old Post Office parking lot to Hampshire Street. South along the midblock parcel line to Hampshire Street. West on Hampshire to North 8<sup>th</sup> Street. North on 8<sup>th</sup> Street to east west alley between 7<sup>th</sup> and 8<sup>th</sup> Street. West on the alley to the east line of St. John's Church. South along the east property line of St. John's Church to Hampshire Street. West on Hampshire to North 7<sup>th</sup> Street. North on 7<sup>th</sup> Street to Vermont Street, West on Vermont Street to the west line of the CBC parking lot. North along the west of the CBC parking

lot to the east west alley between North 6<sup>th</sup> and North 7<sup>th</sup> Street. West on the alley to the west line of the CBC parking lot. North along the west line to Broadway. West on Broadway to the point of beginning.

4. All interested persons will be given an opportunity to be heard at the public hearing.

5. The following is a description of the Redevelopment Plan for the proposed Redevelopment Project Area: The Tax Increment Redevelopment Plan and Program is intended to provide a framework for improvements and reinvestment within the Project Area over the next 23 years. Due to age, vacancies, and the presence of deterioration of buildings and sites, the Project Area has seen a lack of private investment. This Study and Plan is indicative of a commitment and desire on the part of the City to improve and revitalize the downtown. The goal of the Redevelopment Plan is to encourage the redevelopment of existing obsolete and deteriorating buildings and sites, including municipal owned parking lots, and the revitalization of vacant and underutilized buildings for uses that will contribute to the economic strength and vitality of the City. With the recognized goals of conserving the taxable value of land and buildings and protecting the character and the stability of the commercial, institutional, light industrial and residential opportunities in Downtown Quincy, the City has decided to take direct action to encourage redevelopment efforts within the Project Area. City officials have determined that, without direct municipal involvement and financial assistance, the City's goals and objectives for this area cannot be met. To encourage new investment in the Downtown TIF II Area, the City of Quincy has created the Downtown TIF II Redevelopment Plan and Program to identify an effective approach to facilitate development.

6. Any interested person, taxpayer or affected taxing district may file with the City Clerk, Quincy City Hall, 730 Maine Street, Quincy, Illinois, written comments in respect to any issues involving the "Quincy Downtown II" Tax Increment Financing Redevelopment Plan and Program.

**To the Department of Commerce and Economic Opportunity and each affected taxing district:**

You are invited to submit comments to the City of Quincy concerning the Quincy Downtown II Tax Increment Financing Redevelopment Plan and Program to the City Clerk prior to February 22, 2010.

Jenny Hayden  
City Clerk, City of Quincy, Illinois