

VILLAGE OF BRADFORD, ILLINOIS

ORDINANCE NO. 18/19-07

AN ORDINANCE APPROVING AND AUTHORIZING  
THE EXECUTION OF A TIF REDEVELOPMENT AGREEMENT

BY AND BETWEEN

THE VILLAGE OF BRADFORD

AND

MELANIE MCCULLOUGH (D/B/A BRADFORD SNACK SHACK)

BRADFORD TAX INCREMENT FINANCING DISTRICT

ADOPTED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF BRADFORD, ILLINOIS,  
ON THE 8<sup>TH</sup> DAY OF OCTOBER, 2018.

**VILLAGE OF BRADFORD**

**BRADFORD TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT AGREEMENT**

by and between

**VILLAGE OF BRADFORD, STARK COUNTY, ILLINOIS**

and

**MELANIE MCCULLOUGH (D/B/A BRADFORD SNACK SHACK)**

**OCTOBER 8, 2018**

**TIF REDEVELOPMENT AGREEMENT**  
by and between  
**VILLAGE OF BRADFORD**  
and  
**MELANIE MCCULLOUGH (D/B/A BRADFORD SNACK SHACK)**

**BRADFORD TIF DISTRICT**

**THIS REDEVELOPMENT AGREEMENT** (including Exhibits) is entered into this 8<sup>th</sup> day of October, 2018, by and between the Village of Bradford (the “Village”), an Illinois Municipal Corporation, Stark County, Illinois, and Melanie McCullough (d/b/a Bradford Snack Shack) (the “Developer”).

**PREAMBLE**

**WHEREAS**, the Village has the authority to promote the health, safety and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration and inadequate public facilities, including sanitary sewer, by promoting the development of private investment in the marketability of property thereby increasing the tax base of the Village and providing employment for its citizens; and

**WHEREAS**, Pursuant to 65 ILCS 5/8-1-2.5, a municipality may appropriate and expend funds for economic development purposes, including without limitation for commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the community; and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 et seq., as amended (the “Act”), the Village has the authority to provide incentives to owners or prospective owners of real property to redevelop, rehabilitate and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues (“real estate tax increment”) or from other Village revenues; and

**WHEREAS**, on May 4, 1998, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or obsolete or a combination thereof, the Village approved a Tax Increment Financing Redevelopment Plan and Projects, designated a Redevelopment Area and adopted Tax Increment Financing as provided under the Act for the Bradford TIF District (the “TIF District”); and

**WHEREAS**, one such property is located at 106 S. Peoria Street, Bradford, Illinois (PIN # 02-26-205-021) and is within the TIF District Redevelopment Project Area (the “Property”); and

**WHEREAS**, the Developer owns said Property and has plans to rehabilitate and update the commercial building located thereon to operate an ice cream and snack shop (the “Project”), and is doing so based on the availability of TIF incentives offered by the Village; and

**WHEREAS**, it is the intent of the Village to encourage economic development which will increase the real estate tax base of the Village, which increased incremental taxes will be used, in part, to finance incentives to assist development within the Tax Increment Financing District; and

**WHEREAS**, the Developer’s proposed Project is consistent with the TIF District Redevelopment Plan and Projects for the Redevelopment Project Area and further conforms to the land uses of the Village as adopted; and

APPROVED: Alene A. Waldinger, Date 10 / 8 / 2018  
President, Village of Bradford

ATTEST: Diana Cobb, Date: 10 / 8 / 2018  
Village Clerk, Village of Bradford

EXHIBIT A: TIF REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF MELANIE MCCULLOUGH (D/B/A BRADFORD SNACK SHACK)

VILLAGE OF BRADFORD, ILLINOIS: ORDINANCE NO. 18/19-07

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF  
 A TIF REDEVELOPMENT AGREEMENT BY AND BETWEEN:  
 THE VILLAGE OF BRADFORD &  
 MELANIE MCCULLOUGH (D/B/A BRADFORD SNACK SHACK)

BRADFORD TAX INCREMENT FINANCING DISTRICT

The Village Board of Trustees has determined that this TIF Redevelopment Agreement is in the best interest of the citizens of the Village of Bradford; therefore, be it ordained by the Village President and Board of Trustees of the Village of Bradford, Stark County, Illinois as follows:

**SECTION ONE:** The TIF Redevelopment Agreement with Melanie McCullough, Developer (*Exhibit A*) attached hereto is hereby approved.

**SECTION TWO:** The Village President is hereby authorized and directed to enter into and execute on behalf of the Village said TIF Redevelopment Agreement and the Village Clerk of the Village of Bradford is hereby authorized and directed to attest such execution.

**SECTION THREE:** The TIF Redevelopment Agreement shall be effective the date of its approval on the 8<sup>th</sup> day of October, 2018.

**SECTION FOUR:** This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

**PASSED, APPROVED and ADOPTED** by the Corporate Authorities of the Village of Bradford this 8<sup>th</sup> day of October, 2017 and filed in the office of the Village Clerk of said Village on that date.

PRESIDENT AND TRUSTEES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
John Cler	✓		
Steve Sturm	✓		
Tony Carlton	✓		
Candice Gill			✓
Bob Boehm	✓		
Wendy Moodie	✓		
Henry Waldinger, President	✓		
TOTAL VOTES:	6	0	1

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