
THE VILLAGE OF BLOOMINGDALE

DUPAGE COUNTY, ILLINOIS

ORDINANCE

NUMBER 2021-26

**AN ORDINANCE
APPROVING AND AUTHORIZING THE EXECUTION OF A
REDEVELOPMENT AGREEMENT BY AND BETWEEN
THE VILLAGE OF BLOOMINGDALE AND WOODMAN'S
FOOD MARKET, INC.**

FRANCO A. COLADIPIETRO, MAYOR
PAMELA S. HAGER, VILLAGE CLERK

VINCE ACKERMAN
WILLIAM BELMONTE
BILL BOLEN
FRANK BUCARO
PATRICK SHANNON
JUDI VON HUBEN

VILLAGE BOARD

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Bloomingdale
on this the 26th day of July 2021

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APPROVING AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT
AGREEMENT BY AND BETWEEN THE VILLAGE OF BLOOMINGDALE AND
WOODMAN'S FOOD MARKET, INC.**

WHEREAS, the Village of Bloomingdale (hereinafter referred to as "Village") is a home rule unit of local government with authority granted pursuant to the Illinois Constitution of 1970, to exercise certain powers and perform certain functions pertaining to its local government and affairs;

WHEREAS, the Illinois Constitution of 1970 provides that a Home Rule Unit may exercise any power and perform any function pertaining to its government and affairs, including but not limited to the power to regulate for the protection of the public health, safety, morals and welfare; to license, to tax; and to incur debt;

WHEREAS, the Village upon approval of the Corporate Authorities may enter into an Agreement with another party pursuant to Illinois Statute;

WHEREAS, Woodman's Food Market, Inc (hereinafter referred to as "Woodman's") is the owner of certain real estate (the "Subject Property") within the Village's Stratford Square Mall Tax Increment Financing District, as further defined in the Redevelopment Agreement attached hereto and incorporated herein as EXHIBIT A;

WHEREAS, Woodman's is desirous of constructing a 240,000 square foot grocery store, two fueling stations with a convenience store, a quick lube facility, and car wash on said Subject Property;

WHEREAS, the Village is interested in and supportive of new development and further redevelopment in and about the community and recognizes the need to provide incentives in order to support certain developments;

WHEREAS, Woodman's has requested financial assistance from the Village as an economic incentive for having undertaken the construction of the development and the Village has agreed to reimburse Woodman's for Eligible Redevelopment Project Costs as defined by the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, it has incurred or will incur in constructing the development pursuant to the Redevelopment Agreement attached hereto and incorporated herein as EXHIBIT A; and

WHEREAS, the Corporate Authorities of the Village of Bloomingdale are of the opinion that the foregoing actions are in the best interest of the public safety, health and welfare of the residents of the Village of Bloomingdale.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Bloomingdale, DuPage County, Illinois pursuant to the Village of Bloomingdale's Home Rule Powers as follows:

Section One - Recitals

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preamble to this Ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

Section Two – Approval and Authorization to Execute the Redevelopment Agreement

The Village Board of Trustees hereby approves the Redevelopment Agreement substantially in the form attached hereto and made a part hereof as Exhibit A, and any additional terms and conditions as negotiated by the Village President with the assistance of the Village Attorney.

Section Three – Authorization and Direction to Execute the Redevelopment Agreement

The Village President is hereby authorized to execute, and the Village Clerk is hereby authorized to attest the Agreement, substantially in the form of such agreement attached hereto as Exhibit A, with such changes therein as shall be approved by the Village Attorney and the officials of the Village executing the same, their execution thereof to constitute exclusive evidence of their approval to any and all changes or revisions therein from and after the execution and delivery of such Agreement.

Section Four - Other Actions Authorized

The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this Ordinance and otherwise to consummate the transactions contemplated herein, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein which shall include the execution of any and all related and necessary documents.

Section Five - Authorization of Expenditures

The Corporate Authorities hereby authorize and direct the expenditure of all costs related to the execution of the Agreement, additionally, the Village is authorized and directed to allocate and spend all necessary funds to fulfill the requirements of the Redevelopment Agreement and this Ordinance.

Section Six - Acts of Village Officials

That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

Section Seven - Effective Date

This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Section Eight - Publication

This Ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Section Nine – Conflict Clause

That all Ordinances or parts of Ordinances in conflict with the terms of this Ordinance shall be repealed to the extent of said conflict.

Section Ten – Saving Clause

If any section, paragraph, clause or provision of this Ordinance is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of the remaining provisions of the Village’s Municipal Code, which are hereby declared to be separable.

Section Eleven - Recording

This Ordinance shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of Bloomingdale..

[Remainder of Page Intentionally left blank; Role Call to follow]

DECIDED pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Vince Ackerman	X			
William Belmonte	X			
Bill Bolen	X			
Frank Bucaro	X			
Patrick Shannon			X	
Judi Von Huben	X			
Franco Coladipietro (if necessary)				
TOTAL	5	0	1	

PASSED AND APPROVED by the Village of Bloomingdale Board of Trustees on the 26th day of July 2021.



Franco A. Coladipietro, Village President

ATTEST:



Pamela S. Hager, Village Clerk

Exhibit A
Redevelopment Agreement