

EXHIBIT C

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE AMENDMENT OF THE REDEVELOPMENT PROJECT AREA FOR THE AURORA WEST FARNSWORTH TAX INCREMENT FINANCING DISTRICT NO. 7 AND THE APPROVAL OF A RELATED AMENDED REDEVELOPMENT PLAN AND PROJECT

Notice is hereby given that a public hearing will be held on Tuesday, December 12, 2023, at 6:00 p.m. at the Aurora City Hall, Council Chambers, 44 East Downer Place, Aurora, Illinois 60505 (“**Public Hearing**”), in regard to the proposed designation of an amended redevelopment project area (“**Redevelopment Project Area**”) and the proposed approval of an amendment to the redevelopment plan and project (“**TIF Plan**”) in relation thereto, for the Aurora West Farnsworth Tax Increment Financing District No. 7 (“**TIF District**”), pursuant to the provisions of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (“**TIF Act**”).

The boundaries of the current Redevelopment Project Area are set forth in the legal description **Exhibit 1** and made part hereof, the boundaries of the proposed amended Redevelopment Project Area are set forth in the legal description attached hereto as **Exhibit 2** and made part hereof and the street location map attached hereto as **Exhibit 3** and made part hereof.

The proposed amendment to the TIF Plan provides for the removal of certain parcels within the current Redevelopment Project Area and to allow for the discretionary transfer of incremental property taxes between the TIF District and continuous redevelopment project areas.

Copies of the proposed legal description and a map of the amended Redevelopment Project Area and the proposed amendment to the TIF Plan have been on file with the City since September 26, 2023, and are currently on file and available for public inspection between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays, at the office of the City Clerk for the City of Aurora, at 44 East Downer Place, Aurora, Illinois 60505. Copies of the proposed amended Redevelopment Project Area and the proposed amendment to the TIF Plan are enclosed with the copies of this Notice that are being mailed to the affected taxing districts and the Illinois Department of Commerce and Economic Opportunity. The City Clerk for the City of Aurora may be contacted for further information, at the address above or by telephone at (630) 256-3070.

Pursuant to the TIF Act, the Joint Review Board for the TIF District (“**JRB**”) is being convened to review the public record, planning documents, and the proposed ordinances approving the amended Redevelopment Project Area and the amendment to the TIF Plan for the TIF District. Pursuant to the TIF Act, the JRB will consist of one public member and one representative from each of the following taxing districts: Kane County, Aurora

Public Library District, Aurora Township, Batavia Unified School District 101, Fox Valley Park District, Waubensee Community College District 516, and the City of Aurora.

Pursuant to the TIF Act, the meeting of the JRB will be held on Wednesday, November 8, 2023, at 10:00 a.m. at the Aurora Development Services Lower Level / Basement Training Room, 77 S. Broadway, Aurora, Illinois 60505. Those taxing districts with representatives on the JRB are hereby notified of the JRB meeting. The JRB's recommendation regarding the proposed amended Redevelopment Project Area and proposed amendment to the TIF Plan will be advisory and non-binding, and will be adopted by a majority vote of those members of the JRB that are present and voting, and submitted to the City within 30 days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis will not delay the public hearing, nor will it delay any other step in the process of designating the amended Redevelopment Project Area or approving the amendment to the TIF Plan.

Prior to and at the public hearing, all interested persons, affected taxing districts, and the Illinois Department of Commerce and Economic Opportunity may file with the City Clerk written comments to and may be heard orally with respect to any issues regarding the proposed amended Redevelopment Project Area and amendment to the TIF Plan. Written comments are invited and can be sent in advance of the Public Hearing to the Aurora City Clerk, 44 East Downer Place, Aurora, Illinois 60505. The Public Hearing may be adjourned by the City Council without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the
Corporate Authorities of the City of Aurora, Illinois
Jennifer Stallings, City Clerk