

## **EXHIBIT C**

### **NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF THE REDEVELOPMENT PROJECT AREA FOR THE PROPOSED AURORA FOX VALLEY MALL AREA TAX INCREMENT FINANCING DISTRICT AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO**

Notice is hereby given that a public hearing will be held on Tuesday, October 27, 2020, at 5:00 p.m. at the Aurora City Hall, Council Chambers, 44 East Downer Place, Aurora, Illinois 60507 ("Public Hearing"), in regard to the proposed designation of a redevelopment project area ("Redevelopment Project Area"), and the proposed approval of a redevelopment plan and project ("Redevelopment Plan and Project") in relation thereto, for the proposed Aurora Fox Valley Mall Area Tax Increment Financing District ("Fox Valley Mall Area TIF District"), pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1, *et seq.*, as amended ("TIF Act").

The boundaries of the Redevelopment Project Area for the proposed Fox Valley Mall Area TIF District are more fully set forth on the legal description attached hereto as **Exhibit 1** and made part hereof and the street location map attached hereto as **Exhibit 2** and made part hereof.

The proposed Redevelopment Plan and Project provides for land acquisition and assembly, improvements to the public infrastructure within the proposed Redevelopment Project Area and for the City of Aurora ("City") to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area. The contemplated City actions include, but are not limited to: acquisition of property and property interests; site preparation and clearance; demolition; provision of public infrastructure and related public improvements and rehabilitation of structures; interest rate write-downs; job training; the encouragement of redevelopment agreements; assisting in the clean-up of any hazardous waste, hazardous substances or underground storage tanks as required by State or Federal law where these are a material impediment to redevelopment; addressing any flooding problems; and improving opportunities for further development and redevelopment within the Fox Valley Mall Area TIF District. The City would realize the goals and objectives of the Redevelopment Plan and Project through public finance techniques including, but not limited to, tax increment allocation financing.

Copies of the Eligibility Report and the Redevelopment Plan and Project have been on file with the City since July 29, 2020, 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 60507. Copies of the Eligibility Report and the Redevelopment Plan and Project 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 proposed Fox Valley Mall Area TIF District ("JRB") is being convened to review the public record, planning documents, Eligibility Report and the proposed ordinances approving the Redevelopment Project Area and the Redevelopment Plan and Project for the proposed Fox Valley Mall Area TIF District. Pursuant to the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: DuPage County, Indian Prairie School District No. 204, College of DuPage, Naperville Township, Fox Valley Park District and the City of Aurora.

Pursuant to the TIF Act, the meeting of the JRB will be held on Monday, September 21, 2020, at 10:00 a.m. at City Hall, 44 East Downer Place, 5th Floor, Conference Rooms 5A and 5B, Aurora, Illinois 60507. Those taxing districts with representatives on the JRB are hereby notified of said JRB meeting. The JRB's recommendation relative to the Redevelopment Project Area and Redevelopment Plan and Project for the proposed Fox Valley Mall Area TIF District shall be advisory and non-binding, and shall be adopted by a majority vote of those members of the JRB that are present and voting, and submitted to the City within thirty (30) days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis shall not delay the Public Hearing, nor shall it delay any other step in the process of designating the Redevelopment Project Area or approving the Redevelopment Plan and Project for the proposed Fox Valley Mall Area TIF District.

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 Redevelopment Project Area and Redevelopment Plan and Project for the proposed Fox Valley Mall Area TIF District. 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 60507. 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