

1 AN ACT in relation to local government.

2 Be it enacted by the People of the State of Illinois,  
3 represented in the General Assembly:

4 Section 5. The Property Tax Code is amended by changing  
5 Section 18-185 as follows:

6 (35 ILCS 200/18-185)

7 Sec. 18-185. Short title; definitions. This Division 5  
8 may be cited as the Property Tax Extension Limitation Law.  
9 As used in this Division 5:

10 "Consumer Price Index" means the Consumer Price Index for  
11 All Urban Consumers for all items published by the United  
12 States Department of Labor.

13 "Extension limitation" means (a) the lesser of 5% or the  
14 percentage increase in the Consumer Price Index during the  
15 12-month calendar year preceding the levy year or (b) the  
16 rate of increase approved by voters under Section 18-205.

17 "Affected county" means a county of 3,000,000 or more  
18 inhabitants or a county contiguous to a county of 3,000,000  
19 or more inhabitants.

20 "Taxing district" has the same meaning provided in  
21 Section 1-150, except as otherwise provided in this Section.  
22 For the 1991 through 1994 levy years only, "taxing district"  
23 includes only each non-home rule taxing district having the  
24 majority of its 1990 equalized assessed value within any  
25 county or counties contiguous to a county with 3,000,000 or  
26 more inhabitants. Beginning with the 1995 levy year, "taxing  
27 district" includes only each non-home rule taxing district  
28 subject to this Law before the 1995 levy year and each  
29 non-home rule taxing district not subject to this Law before  
30 the 1995 levy year having the majority of its 1994 equalized  
31 assessed value in an affected county or counties. Beginning

1 with the levy year in which this Law becomes applicable to a  
2 taxing district as provided in Section 18-213, "taxing  
3 district" also includes those taxing districts made subject  
4 to this Law as provided in Section 18-213.

5 "Aggregate extension" for taxing districts to which this  
6 Law applied before the 1995 levy year means the annual  
7 corporate extension for the taxing district and those special  
8 purpose extensions that are made annually for the taxing  
9 district, excluding special purpose extensions: (a) made for  
10 the taxing district to pay interest or principal on general  
11 obligation bonds that were approved by referendum; (b) made  
12 for any taxing district to pay interest or principal on  
13 general obligation bonds issued before October 1, 1991; (c)  
14 made for any taxing district to pay interest or principal on  
15 bonds issued to refund or continue to refund those bonds  
16 issued before October 1, 1991; (d) made for any taxing  
17 district to pay interest or principal on bonds issued to  
18 refund or continue to refund bonds issued after October 1,  
19 1991 that were approved by referendum; (e) made for any  
20 taxing district to pay interest or principal on revenue bonds  
21 issued before October 1, 1991 for payment of which a property  
22 tax levy or the full faith and credit of the unit of local  
23 government is pledged; however, a tax for the payment of  
24 interest or principal on those bonds shall be made only after  
25 the governing body of the unit of local government finds that  
26 all other sources for payment are insufficient to make those  
27 payments; (f) made for payments under a building commission  
28 lease when the lease payments are for the retirement of bonds  
29 issued by the commission before October 1, 1991, to pay for  
30 the building project, including leases between a public  
31 building commission and a community college district in a  
32 county with a population not less than 300,000 and not more  
33 than 400,000 that are amended under subsection (n) of Section  
34 14 of the Public Building Commission Act; (g) made for

1 payments due under installment contracts entered into before  
2 October 1, 1991; (h) made for payments of principal and  
3 interest on bonds issued under the Metropolitan Water  
4 Reclamation District Act to finance construction projects  
5 initiated before October 1, 1991; (i) made for payments of  
6 principal and interest on limited bonds, as defined in  
7 Section 3 of the Local Government Debt Reform Act, in an  
8 amount not to exceed the debt service extension base less the  
9 amount in items (b), (c), (e), and (h) of this definition for  
10 non-referendum obligations, except obligations initially  
11 issued pursuant to referendum; (j) made for payments of  
12 principal and interest on bonds issued under Section 15 of  
13 the Local Government Debt Reform Act; and (k) made by a  
14 school district that participates in the Special Education  
15 District of Lake County, created by special education joint  
16 agreement under Section 10-22.31 of the School Code, for  
17 payment of the school district's share of the amounts  
18 required to be contributed by the Special Education District  
19 of Lake County to the Illinois Municipal Retirement Fund  
20 under Article 7 of the Illinois Pension Code; the amount of  
21 any extension under this item (k) shall be certified by the  
22 school district to the county clerk.

23 "Aggregate extension" for the taxing districts to which  
24 this Law did not apply before the 1995 levy year (except  
25 taxing districts subject to this Law in accordance with  
26 Section 18-213) means the annual corporate extension for the  
27 taxing district and those special purpose extensions that are  
28 made annually for the taxing district, excluding special  
29 purpose extensions: (a) made for the taxing district to pay  
30 interest or principal on general obligation bonds that were  
31 approved by referendum; (b) made for any taxing district to  
32 pay interest or principal on general obligation bonds issued  
33 before March 1, 1995; (c) made for any taxing district to pay  
34 interest or principal on bonds issued to refund or continue

1 to refund those bonds issued before March 1, 1995; (d) made  
2 for any taxing district to pay interest or principal on bonds  
3 issued to refund or continue to refund bonds issued after  
4 March 1, 1995 that were approved by referendum; (e) made for  
5 any taxing district to pay interest or principal on revenue  
6 bonds issued before March 1, 1995 for payment of which a  
7 property tax levy or the full faith and credit of the unit of  
8 local government is pledged; however, a tax for the payment  
9 of interest or principal on those bonds shall be made only  
10 after the governing body of the unit of local government  
11 finds that all other sources for payment are insufficient to  
12 make those payments; (f) made for payments under a building  
13 commission lease when the lease payments are for the  
14 retirement of bonds issued by the commission before March 1,  
15 1995 to pay for the building project; (g) made for payments  
16 due under installment contracts entered into before March 1,  
17 1995; (h) made for payments of principal and interest on  
18 bonds issued under the Metropolitan Water Reclamation  
19 District Act to finance construction projects initiated  
20 before October 1, 1991; (i) made for payments of principal  
21 and interest on limited bonds, as defined in Section 3 of the  
22 Local Government Debt Reform Act, in an amount not to exceed  
23 the debt service extension base less the amount in items (b),  
24 (c), and (e) of this definition for non-referendum  
25 obligations, except obligations initially issued pursuant to  
26 referendum and bonds described in subsection (h) of this  
27 definition; (j) made for payments of principal and interest  
28 on bonds issued under Section 15 of the Local Government Debt  
29 Reform Act; (k) made for payments of principal and interest  
30 on bonds authorized by Public Act 88-503 and issued under  
31 Section 20a of the Chicago Park District Act for aquarium or  
32 museum projects; and (l) made for payments of principal and  
33 interest on bonds authorized by Public Act 87-1191 and issued  
34 under Section 42 of the Cook County Forest Preserve District

1 Act for zoological park projects.

2 "Aggregate extension" for all taxing districts to which  
3 this Law applies in accordance with Section 18-213, except  
4 for those taxing districts subject to paragraph (2) of  
5 subsection (e) of Section 18-213, means the annual corporate  
6 extension for the taxing district and those special purpose  
7 extensions that are made annually for the taxing district,  
8 excluding special purpose extensions: (a) made for the taxing  
9 district to pay interest or principal on general obligation  
10 bonds that were approved by referendum; (b) made for any  
11 taxing district to pay interest or principal on general  
12 obligation bonds issued before the date on which the  
13 referendum making this Law applicable to the taxing district  
14 is held; (c) made for any taxing district to pay interest or  
15 principal on bonds issued to refund or continue to refund  
16 those bonds issued before the date on which the referendum  
17 making this Law applicable to the taxing district is held;  
18 (d) made for any taxing district to pay interest or principal  
19 on bonds issued to refund or continue to refund bonds issued  
20 after the date on which the referendum making this Law  
21 applicable to the taxing district is held if the bonds were  
22 approved by referendum after the date on which the referendum  
23 making this Law applicable to the taxing district is held;  
24 (e) made for any taxing district to pay interest or principal  
25 on revenue bonds issued before the date on which the  
26 referendum making this Law applicable to the taxing district  
27 is held for payment of which a property tax levy or the full  
28 faith and credit of the unit of local government is pledged;  
29 however, a tax for the payment of interest or principal on  
30 those bonds shall be made only after the governing body of  
31 the unit of local government finds that all other sources for  
32 payment are insufficient to make those payments; (f) made for  
33 payments under a building commission lease when the lease  
34 payments are for the retirement of bonds issued by the

1 commission before the date on which the referendum making  
2 this Law applicable to the taxing district is held to pay for  
3 the building project; (g) made for payments due under  
4 installment contracts entered into before the date on which  
5 the referendum making this Law applicable to the taxing  
6 district is held; (h) made for payments of principal and  
7 interest on limited bonds, as defined in Section 3 of the  
8 Local Government Debt Reform Act, in an amount not to exceed  
9 the debt service extension base less the amount in items (b),  
10 (c), and (e) of this definition for non-referendum  
11 obligations, except obligations initially issued pursuant to  
12 referendum; (i) made for payments of principal and interest  
13 on bonds issued under Section 15 of the Local Government Debt  
14 Reform Act; and (j) made for a qualified airport authority to  
15 pay interest or principal on general obligation bonds issued  
16 for the purpose of paying obligations due under, or financing  
17 airport facilities required to be acquired, constructed,  
18 installed or equipped pursuant to, contracts entered into  
19 before March 1, 1996 (but not including any amendments to  
20 such a contract taking effect on or after that date).

21 "Aggregate extension" for all taxing districts to which  
22 this Law applies in accordance with paragraph (2) of  
23 subsection (e) of Section 18-213 means the annual corporate  
24 extension for the taxing district and those special purpose  
25 extensions that are made annually for the taxing district,  
26 excluding special purpose extensions: (a) made for the taxing  
27 district to pay interest or principal on general obligation  
28 bonds that were approved by referendum; (b) made for any  
29 taxing district to pay interest or principal on general  
30 obligation bonds issued before the effective date of this  
31 amendatory Act of 1997; (c) made for any taxing district to  
32 pay interest or principal on bonds issued to refund or  
33 continue to refund those bonds issued before the effective  
34 date of this amendatory Act of 1997; (d) made for any taxing

1 district to pay interest or principal on bonds issued to  
2 refund or continue to refund bonds issued after the effective  
3 date of this amendatory Act of 1997 if the bonds were  
4 approved by referendum after the effective date of this  
5 amendatory Act of 1997; (e) made for any taxing district to  
6 pay interest or principal on revenue bonds issued before the  
7 effective date of this amendatory Act of 1997 for payment of  
8 which a property tax levy or the full faith and credit of the  
9 unit of local government is pledged; however, a tax for the  
10 payment of interest or principal on those bonds shall be made  
11 only after the governing body of the unit of local government  
12 finds that all other sources for payment are insufficient to  
13 make those payments; (f) made for payments under a building  
14 commission lease when the lease payments are for the  
15 retirement of bonds issued by the commission before the  
16 effective date of this amendatory Act of 1997 to pay for the  
17 building project; (g) made for payments due under installment  
18 contracts entered into before the effective date of this  
19 amendatory Act of 1997; (h) made for payments of principal  
20 and interest on limited bonds, as defined in Section 3 of the  
21 Local Government Debt Reform Act, in an amount not to exceed  
22 the debt service extension base less the amount in items (b),  
23 (c), and (e) of this definition for non-referendum  
24 obligations, except obligations initially issued pursuant to  
25 referendum; (i) made for payments of principal and interest  
26 on bonds issued under Section 15 of the Local Government Debt  
27 Reform Act; and (j) made for a qualified airport authority to  
28 pay interest or principal on general obligation bonds issued  
29 for the purpose of paying obligations due under, or financing  
30 airport facilities required to be acquired, constructed,  
31 installed or equipped pursuant to, contracts entered into  
32 before March 1, 1996 (but not including any amendments to  
33 such a contract taking effect on or after that date).

34 "Debt service extension base" means an amount equal to

1 that portion of the extension for a taxing district for the  
2 1994 levy year, or for those taxing districts subject to this  
3 Law in accordance with Section 18-213, except for those  
4 subject to paragraph (2) of subsection (e) of Section 18-213,  
5 for the levy year in which the referendum making this Law  
6 applicable to the taxing district is held, or for those  
7 taxing districts subject to this Law in accordance with  
8 paragraph (2) of subsection (e) of Section 18-213 for the  
9 1996 levy year, constituting an extension for payment of  
10 principal and interest on bonds issued by the taxing district  
11 without referendum, but not including (i) bonds authorized by  
12 Public Act 88-503 and issued under Section 20a of the Chicago  
13 Park District Act for aquarium and museum projects; (ii)  
14 bonds issued under Section 15 of the Local Government Debt  
15 Reform Act; or (iii) refunding obligations issued to refund  
16 or to continue to refund obligations initially issued  
17 pursuant to referendum. The debt service extension base may  
18 be established or increased as provided under Section 18-212.

19 "Special purpose extensions" include, but are not limited  
20 to, extensions for levies made on an annual basis for  
21 unemployment and workers' compensation, self-insurance,  
22 contributions to pension plans, and extensions made pursuant  
23 to Section 6-601 of the Illinois Highway Code for a road  
24 district's permanent road fund whether levied annually or  
25 not. The extension for a special service area is not  
26 included in the aggregate extension.

27 "Aggregate extension base" means the taxing district's  
28 last preceding aggregate extension as adjusted under Sections  
29 18-215 through 18-230.

30 "Levy year" has the same meaning as "year" under Section  
31 1-155.

32 "New property" means (i) the assessed value, after final  
33 board of review or board of appeals action, of new  
34 improvements or additions to existing improvements on any



1 parcel of real property that increase the assessed value of  
2 that real property during the levy year multiplied by the  
3 equalization factor issued by the Department under Section  
4 17-30 and (ii) the assessed value, after final board of  
5 review or board of appeals action, of real property not  
6 exempt from real estate taxation, which real property was  
7 exempt from real estate taxation for any portion of the  
8 immediately preceding levy year, multiplied by the  
9 equalization factor issued by the Department under Section  
10 17-30. In addition, the county clerk in a county containing  
11 a population of 3,000,000 or more shall include in the 1997  
12 recovered tax increment value for any school district, any  
13 recovered tax increment value that was applicable to the 1995  
14 tax year calculations.

15 "Qualified airport authority" means an airport authority  
16 organized under the Airport Authorities Act and located in a  
17 county bordering on the State of Wisconsin and having a  
18 population in excess of 200,000 and not greater than 500,000.

19 "Recovered tax increment value" means, except as  
20 otherwise provided in this paragraph, the amount of the  
21 current year's equalized assessed value, in the first year  
22 after a municipality terminates the designation of an area as  
23 a redevelopment project area previously established under the  
24 Tax Increment Allocation Development Act in the Illinois  
25 Municipal Code, previously established under the Industrial  
26 Jobs Recovery Law in the Illinois Municipal Code, or  
27 previously established under the Economic Development Area  
28 Tax Increment Allocation Act, of each taxable lot, block,  
29 tract, or parcel of real property in the redevelopment  
30 project area over and above the initial equalized assessed  
31 value of each property in the redevelopment project area.  
32 For the taxes which are extended for the 1997 levy year, the  
33 recovered tax increment value for a non-home rule taxing  
34 district that first became subject to this Law for the 1995

1 levy year because a majority of its 1994 equalized assessed  
2 value was in an affected county or counties shall be  
3 increased if a municipality terminated the designation of an  
4 area in 1993 as a redevelopment project area previously  
5 established under the Tax Increment Allocation Development  
6 Act in the Illinois Municipal Code, previously established  
7 under the Industrial Jobs Recovery Law in the Illinois  
8 Municipal Code, or previously established under the Economic  
9 Development Area Tax Increment Allocation Act, by an amount  
10 equal to the 1994 equalized assessed value of each taxable  
11 lot, block, tract, or parcel of real property in the  
12 redevelopment project area over and above the initial  
13 equalized assessed value of each property in the  
14 redevelopment project area. In the first year after a  
15 municipality removes a taxable lot, block, tract, or parcel  
16 of real property from a redevelopment project area  
17 established under the Tax Increment Allocation Development  
18 Act in the Illinois Municipal Code, the Industrial Jobs  
19 Recovery Law in the Illinois Municipal Code, or the Economic  
20 Development Area Tax Increment Allocation Act, "recovered tax  
21 increment value" means the amount of the current year's  
22 equalized assessed value of each taxable lot, block, tract,  
23 or parcel of real property removed from the redevelopment  
24 project area over and above the initial equalized assessed  
25 value of that real property before removal from the  
26 redevelopment project area.

27 Except as otherwise provided in this Section, "limiting  
28 rate" means a fraction the numerator of which is the last  
29 preceding aggregate extension base times an amount equal to  
30 one plus the extension limitation defined in this Section and  
31 the denominator of which is the current year's equalized  
32 assessed value of all real property in the territory under  
33 the jurisdiction of the taxing district during the prior levy  
34 year. For those taxing districts that reduced their

1 aggregate extension for the last preceding levy year, the  
2 highest aggregate extension in any of the last 3 preceding  
3 levy years shall be used for the purpose of computing the  
4 limiting rate. The denominator shall not include new  
5 property. The denominator shall not include the recovered  
6 tax increment value.

7 (Source: P.A. 90-485, eff. 1-1-98; 90-511, eff. 8-22-97;  
8 90-568, eff. 1-1-99; 90-616, eff. 7-10-98; 90-655, eff.  
9 7-30-98; 91-357, eff. 7-29-99; 91-478, eff. 11-1-99.)

10 Section 10. The Public Building Commission Act is  
11 amended by changing Section 14 as follows:

12 (50 ILCS 20/14) (from Ch. 85, par. 1044)

13 Sec. 14. A Public Building Commission is a municipal  
14 corporation and constitutes a body both corporate and politic  
15 separate and apart from any other municipal corporation or  
16 any other public or governmental agency. It may sue and be  
17 sued, plead and be impleaded, and have a seal and alter such  
18 at pleasure, have perpetual succession, make and execute  
19 contracts, leases, deeds and other instruments necessary or  
20 convenient to the exercise of its powers, and make and from  
21 time to time amend and repeal its by-laws, rules and  
22 regulations not inconsistent with this Act. In addition, it  
23 has and shall exercise the following public and essential  
24 governmental powers and functions and all other powers  
25 incidental or necessary, to carry out and effectuate such  
26 express powers:

27 (a) To select, locate and designate, at any time and  
28 from time to time, one or more areas lying wholly within the  
29 territorial limits of the municipality or of the county seat  
30 of the county in which the Commission is organized, or within  
31 the territorial limits of the county if the site is to be  
32 used for county purposes, or (in the case of a county having

1 a population of at least 20,000 but not more than 21,000 as  
2 determined by the 1980 federal census) within the territorial  
3 limits of the county if the site is to be used for municipal  
4 purposes, as the site or sites to be acquired for the  
5 erection, alteration or improvement of a building or  
6 buildings, public improvement or other facilities for the  
7 purposes set forth in this Section. The site or sites  
8 selected shall be conveniently located within such county,  
9 municipality or county seat and of an area in size  
10 sufficiently large to accomplish and effectuate the purpose  
11 of this Act and sufficient to provide for proper  
12 architectural setting and adequate landscaping for such  
13 building or buildings, public improvement or other  
14 facilities.

15 (1) Where the governing body of the county seat or the  
16 governing body of any municipality with 3,000 or more  
17 inhabitants has adopted the original resolution for the  
18 creation of the Commission, the site or sites selected, and  
19 in the case of a project for an Airport Authority, the site  
20 or sites selected, the project and any lease agreements, are  
21 subject to approval by a majority of the members of the  
22 governing body of the county seat or by a majority of the  
23 members of the governing body of the municipality. However,  
24 where the site is for a county project and is outside the  
25 limits of a municipality, the approval of the site shall be  
26 by the county board.

27 (2) Where the original resolution for the creation of  
28 the Commission has been adopted by the governing body of the  
29 county, the site or sites selected, and in the case of a  
30 project for an Airport Authority, the site or sites selected,  
31 the project and any lease agreements, are subject to approval  
32 by a majority of the members of the governing body of the  
33 county and to approval by 3/4 of the members of the governing  
34 body of the county seat, except that approval of 3/4 of the

1 members of the governing body of the county seat is not  
 2 required where the site is for a county or (in the case of a  
 3 county having a population of at least 20,000 but not more  
 4 than 21,000 as determined by the 1980 federal census) a  
 5 municipal project and is outside the limits of the county  
 6 seat, in which case approval by 3/4 of the members of the  
 7 governing body of any municipality where the site or sites  
 8 will be located is required; and, if such site or sites so  
 9 selected, and in the case of a project for an Airport  
 10 Authority, the site or sites selected, the project and any  
 11 lease agreements, are not approved by 3/4 of the members of  
 12 the governing body of the county seat the Commission may by  
 13 resolution request that the approval of the site or sites so  
 14 selected, and in the case of a project for an Airport  
 15 Authority, the site or sites selected, the project and any  
 16 lease agreements, be submitted to a referendum at the next  
 17 general election in accordance with the general election law,  
 18 and shall present such resolution to the county clerk. Upon  
 19 receipt of such resolution the county clerk shall immediately  
 20 notify the board of election commissioners, if any; however,  
 21 referenda pursuant to such resolution shall not be called  
 22 more frequently than once in 4 years. The proposition shall  
 23 be in substantially the following form:

24 -----  
 25        Shall ..... be acquired for the  
 26 erection, alteration or improvement of a  
 27 building or buildings pursuant to the                    YES  
 28 Public Building Commission Act,  
 29 approved July 5, 1955, which project  
 30 it is estimated will cost \$....., -----  
 31 including the cost of the site  
 32 acquisition and for the payment of which  
 33 revenue bonds in the amount of \$.....,                    NO  
 34 maturing .... and bearing interest at

1 the rate of .....% per annum, may be issued?

2 -----

3 If a majority of the electors voting on the proposition vote  
4 in favor of the proposition, the site or sites so selected,  
5 and in the case of a project for an Airport Authority, the  
6 site or sites selected, the project and any lease agreements,  
7 shall be approved. Except where approval of the site or  
8 sites has been obtained by referendum, the area or areas may  
9 be enlarged by the Board of Commissioners, from time to time,  
10 as the need therefor arises. The selection, location and  
11 designation of more than one area may, but need not, be made  
12 at one time but may be made from time to time.

13 (b) To acquire the fee simple title to the real property  
14 located within such area or areas, including easements and  
15 reversionary interests in the streets, alleys and other  
16 public places and personal property required for its  
17 purposes, by purchase, gift, legacy, or by the exercise of  
18 the power of eminent domain, and title thereto shall be taken  
19 in the corporate name of the Commission. Eminent domain  
20 proceedings shall be in all respects in the manner provided  
21 for the exercise of the right of eminent domain under Article  
22 VII of the Code of Civil Procedure, approved August 19, 1981,  
23 as amended. All land and appurtenances thereto, acquired or  
24 owned by the Commission are to be deemed acquired or owned  
25 for a public use or public purpose.

26 Any municipal corporation which owns fee simple title to  
27 real property located within such an area, may convey such  
28 real property, or any part thereof, to the Commission with a  
29 provision in such conveyance for the reverter of such real  
30 property to the transferor municipal corporation at such time  
31 as all revenue bonds and other obligations of the Commission  
32 incident to the real property so conveyed, have been paid in  
33 full, and such Commission is hereby authorized to accept such  
34 a conveyance.

1           (c) To demolish, repair, alter or improve any building  
2 or buildings within the area or areas and to erect a new  
3 building or buildings, improvement and other facilities  
4 within the area or areas to provide space for the conduct of  
5 the executive, legislative and judicial functions of  
6 government, its various branches, departments and agencies  
7 thereof and to provide buildings, improvements and other  
8 facilities for use by local government in the furnishing of  
9 essential governmental, health, safety and welfare services  
10 to its citizens; to furnish and equip such building or  
11 buildings, improvements and other facilities, and maintain  
12 and operate them so as to effectuate the purposes of this  
13 Act.

14           (d) To pave and improve streets within such area or  
15 areas, and to construct, repair and install sidewalks,  
16 sewers, waterpipes and other similar facilities and site  
17 improvements within such area or areas and to provide for  
18 adequate landscaping essential to the preparation of such  
19 site or sites in accordance with the purposes of this Act.

20           (e) To make provisions for offstreet parking facilities.

21           (f) To operate, maintain, manage and to make and enter  
22 into contracts for the operation, maintenance and management  
23 of such buildings and other facilities and to provide rules  
24 and regulations for the operation, maintenance and management  
25 thereof.

26           (g) To employ and discharge without regard to any Civil  
27 Services Act, engineering, architectural, construction, legal  
28 and financial experts and such other employees as may be  
29 necessary in its judgment to carry out the purposes of this  
30 Act and to fix compensation for such employees, and enter  
31 into contracts for the employment of any person, firm, or  
32 corporation, and for professional services necessary or  
33 desirable for the accomplishment of the objects and purposes  
34 of the Commission and the proper administration, management,

1 protection and control of its property.

2 (h) To rent all or any part or parts of such building,  
3 buildings, or other facilities to any municipal corporation  
4 that organized or joined in the organization of the Public  
5 Building Commission or to any branch, department, or agency  
6 thereof, or to any branch, department, or agency of the State  
7 or Federal government, or to any other state or any agency or  
8 political subdivision of another state with which the  
9 Commission has entered into an intergovernmental agreement or  
10 contract under the Intergovernmental Cooperation Act, or to  
11 any municipal corporation with which the Commission has  
12 entered into an intergovernmental agreement or contract under  
13 the Intergovernmental Cooperation Act, or to any other  
14 municipal corporation, quasi municipal corporation, political  
15 subdivision or body politic, or agency thereof, doing  
16 business, maintaining an office, or rendering a public  
17 service in such county for any period of time, not to exceed  
18 30 years.

19 (i) To rent such space in such building or buildings as  
20 from time to time may not be needed by any governmental  
21 agency for such other purposes as the Board of Commissioners  
22 may determine will best serve the comfort and convenience of  
23 the occupants of such building or buildings, and upon such  
24 terms and in such manner as the Board of Commissioners may  
25 determine.

26 (j) To execute written leases evidencing the rental  
27 agreements authorized in paragraphs (h) and (i) of this  
28 Section.

29 (k) To procure and enter into contracts for any type of  
30 insurance or indemnity against loss or damage to property  
31 from any cause, including loss of use and occupancy, against  
32 death or injury of any person, against employer's liability,  
33 against any act of any member, officer or employee of the  
34 Public Building Commission in the performance of the duties



1 of his office or employment or any other insurable risk, as  
2 the Board of Commissioners in its discretion may deem  
3 necessary.

4 (l) To accept donations, contributions, capital grants  
5 or gifts from any individuals, associations, municipal and  
6 private corporations and the United States of America, or any  
7 agency or instrumentality thereof, for or in aid of any of  
8 the purposes of this Act and to enter into agreements in  
9 connection therewith.

10 (m) To borrow money from time to time and in evidence  
11 thereof to issue and sell revenue bonds in such amount or  
12 amounts as the Board of Commissioners may determine to  
13 provide funds for the purpose of acquiring, erecting,  
14 demolishing, improving, altering, equipping, repairing,  
15 maintaining and operating buildings and other facilities and  
16 to acquire sites necessary and convenient therefor and to pay  
17 all costs and expenses incident thereto, including, but  
18 without in any way limiting the generality of the foregoing,  
19 architectural, engineering, legal and financing expense,  
20 which may include an amount sufficient to meet the interest  
21 charges on such revenue bonds during such period or periods  
22 as may elapse prior to the time when the project or projects  
23 may become revenue producing and for one year in addition  
24 thereto; and to refund and refinance, from time to time,  
25 revenue bonds so issued and sold, as often as may be deemed  
26 to be advantageous by the Board of Commissioners.

27 (n) To enter into any agreement or contract with any  
28 lessee, who, pursuant to the terms of this Act, is renting or  
29 is about to rent from the Commission all or part of any  
30 building or buildings or facilities, whereby under such  
31 agreement or contract such lessee obligates itself to pay all  
32 or part of the cost of maintaining and operating the premises  
33 so leased. Such agreement may be included as a provision of  
34 any lease entered into pursuant to the terms of this Act or

1 may be made the subject of a separate agreement or contract  
2 between the Commission and such lessee. Notwithstanding any  
3 contrary provision of the Property Tax Extension Limitation  
4 Law, a lease entered into by a public building commission and  
5 a community college district in a county with a population of  
6 not less than 300,000 and not more than 400,000 before  
7 October 1, 1991, may be amended to provide for the  
8 continuation of an annual payment in an amount that is not  
9 greater than the maximum annual payment under the lease on  
10 the effective date of this amendatory Act of the 92nd General  
11 Assembly. For the purposes of Section 18 of this Act, the  
12 effective date of the amendment to the lease is the same as  
13 the date of the original execution of that lease.

14 (Source: P.A. 86-325; 86-1215; 87-1208.)