

**CITY OF BLOOMINGTON**

**2017 - 48**

**AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS  
PROVIDING FOR A FEASIBILITY STUDY AND REPORT WITH RESPECT TO THE  
DESIGNATION OF A CERTAIN AREA AS A TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AREA**

*(Downtown East Washington Street)*

**Adopted by the City Council  
Of the City of Bloomington  
On June 12, 2017**

Published in pamphlet form by authority of the City Council of the  
City of Bloomington, McLean County, Illinois, on June 12, 2017.

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF MCLEAN     )


CERTIFICATE

I, Cherry L. Lawson, certify that I am the duly appointed and qualified municipal clerk of the City of Bloomington, County of McLean, Illinois.

I further certify that on the Corporate Authorities of the above municipality passed and approved Ordinance No. 2017-48 entitled, An Ordinance of the City of Bloomington, McLean County, Illinois Providing For a Feasibility Study and Report With Respect to the Designation of a Certain Area as a Tax Increment Financing Redevelopment Project Area (*Downtown East Washington Street*), which provided by its terms that it should be published in pamphlet form.

The pamphlet form of this Ordinance, including the Ordinance and cover sheet thereof, was prepared, and a copy of the Ordinance was posted in the municipal building, commencing on June 14, 2017 and continuing for at least ten days thereafter. Copies of the Ordinance were also available for public inspection upon request in the office of the municipal clerk

Dated at Bloomington, Illinois, on 06/14/2017.

  
\_\_\_\_\_  
Cherry L. Lawson, C.M.C.  
City Clerk

*Ordinance No. 2017 - 48*

**AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS  
PROVIDING FOR A FEASIBILITY STUDY AND REPORT WITH RESPECT TO THE  
DESIGNATION OF A CERTAIN AREA AS A TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AREA  
(Downtown East Washington Street)**

**WHEREAS**, the City of Bloomington, McLean County, Illinois (the “City”), is a duly organized and validly existing home-rule municipality created in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970 and the laws of this State; and,

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 et seq., as from time to time amended (the “TIF Act”), the Mayor and City Council of the City (the “Corporate Authorities”) are empowered to undertake the development or redevelopment of a designated area within the municipal boundaries of the City in which existing conditions permit such area to be classified as a “blighted area” as defined in Section 11.74.4-3(a) of the TIF Act or as a “conservation” area as defined in 11-74.4-3(b) of the TIF Act; and,

**WHEREAS**, the legislative purpose of the TIF Act is to encourage development through the use of incremental tax revenues derived from an increase in assessed values in the eligible areas by assisting with development or redevelopment project costs, thereby eliminating adverse and detrimental conditions that erode the tax base both within an eligible area and adjacent to such area; and,

**WHEREAS**, the Corporate Authorities desire to conduct a feasibility study of certain properties within the corporate boundaries of the City in order to determine the eligibility of said properties as a “redevelopment project area” pursuant to the provisions of the TIF Act, which

properties are generally described on *Exhibit A* (the “*Area*”) as shown on the map attached hereto and made a part hereof by reference as *Exhibit B*; and,

**WHEREAS**, the Corporate Authorities have determined that Peckham Guyton Albers & Viets possess the necessary skills and experience to determine if the Area qualifies as a “redevelopment project area” under the TIF Act and to prepare a redevelopment plan and desires to authorize Peckham Guyton Albers & Viets to undertake a feasibility study and to prepare such reports as required with respect to the eligibility of the Area as a tax increment financing redevelopment project area.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Bloomington, McLean County, Illinois, as follows:

**Section 1.** The foregoing recitals are incorporated and made a part of this Ordinance as if fully set forth in this Section.

**Section 2.** The City Manager is directed to authorize Peckham Guyton Albers & Viets to undertake a feasibility study to determine the eligibility of the Area as a “redevelopment project area” under the TIF Act; and, to prepare a report with respect to the eligibility of the Area under the Act; and, to present a plan for development and redevelopment incorporating all of the matters required by the TIF Act. The City Manager is further authorized to execute and deliver any and all documents to Peckham Guyton Albers & Viets in the possession of the City, as deemed necessary to accomplish said tasks.

**Section 3.** The purpose of the report and plan is to allow the City to consider adoption of the TIF Act in order to enhance its tax base as well as the tax base for any other taxing district that has jurisdiction, provide new job opportunities for its residents, attract sound and stable commercial growth, and improve the general welfare and prosperity of the community. Pursuant

to the TIF Act, once the City adopts tax increment financing, all real estate tax revenue attributable to any increase in the assessment of property included in the redevelopment project area is distributed to the City for reinvestment in the respective Area for certain purposes permitted by the TIF Act.

**Section 4.** The City hereby agrees to reimburse itself for the costs incurred in connection with all studies and reports for the Area in the event the TIF Act is adopted by the City and incremental real estate taxes are available for payment of such costs pursuant to the TIF Act.

**Section 5.** The Corporate Authorities may consider paying for certain redevelopment project costs, as defined by the TIF Act, from incremental real estate taxes in the Special Tax Allocation Fund, as defined by the TIF Act, established for the Area through the issuance of bonds or other financing methods as permitted by the TIF Act, in the event the TIF Act is adopted. Such redevelopment project costs may include costs of studies, surveys, plans, architectural and engineering services, acquisition of land, rehabilitation of existing buildings, construction of public works, bond issuance costs, and such other items as permitted by the TIF Act.

**Section 6.** The City Clerk shall cause copies of this Ordinance to be mailed by certified mail or delivered by messenger to all taxing districts that would be affected by such designation in accordance with the provisions of Section 11-74.4-4.1 of the TIF Act, and that the municipal officer who can be contacted for any and all questions, comments, suggestions, or requests for information be directed to:

Austin Grammer  
Economic Development Coordinator  
City of Bloomington  
115 East Washington Street, Suite 201  
Bloomington, IL 61702-3157  
Office: 309-434-2611

**Section 7.** This Ordinance shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 12<sup>th</sup> day of June 2017, pursuant to a roll call vote as follows:

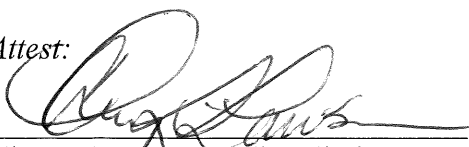
AYES: 8

NAYS: 0

ABSENT: 1 (Alderman Jamie Mathy)

**APPROVED** by me this 13<sup>th</sup> day of June, 2017.

  
\_\_\_\_\_  
Tari Renner, Mayor

Attest:   
\_\_\_\_\_  
Cherry L. Lawson, City Clerk

## **EXHIBIT A**

### **General description of the proposed Downtown East Washington Street Tax Increment Financing Project Area:**

The properties that are generally within an area along East Washington Street, and bounded on the east by North Evans Street, on the west by North Gridley Street, on the south by East Front Street, and on the north by the alley that runs parallel to and is north of East Jefferson Street.



**Exhibit B: Downtown East Washington Street Study Area**

