



**SPECIAL SESSION MEETING  
AGENDA ITEM NO. 6**

FOR COUNCIL: June 18, 2018

**SPONSORING DEPARTMENT:** Community Development – Office of Economic Development

**SUBJECT:** Review of the Downtown East Washington Street Redevelopment Project Area Tax Increment Financing Redevelopment Plan, as requested by the Community Development Department.

**RECOMMENDATION/MOTION:** Presentation and discussion only.

**STRATEGIC PLAN LINK:** Goal 3: Grow the Local Economy; Goal 4: Strong Neighborhoods; Goal 5: Great Place – Livable, Sustainable City; Goal 6: Prosperous Downtown Bloomington.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 3a. Retention and growth of current local businesses; 3b. Attraction of new targeted businesses that are the “right” fit for Bloomington; 3c. Revitalization of older commercial homes; 3d. Expanded retail businesses; 3e. Strong working relationship among the City, businesses, economic development organizations. Objective 4c. Preservation of property/home valuations; 4d. Improved neighborhood infrastructure; Objective 5b. City decisions consistent with plans and policies; 5c. Incorporation of “Green Sustainable” concepts into City’s development and plans; 5e. More attractive city: commercial areas and neighborhoods. Objective 6a. More beautiful, clean Downtown area; 6b. Downtown Vision and Plan used to guide development, redevelopment and investments; 6c. Downtown becoming a community and regional destination; 6d. Healthy adjacent neighborhoods linked to Downtown; 6e. Preservation of historic buildings.

**BACKGROUND:** During the May 29, 2018 City Council meeting, the Council directed staff to provide a review of the Eligibility Study and Redevelopment Plan for the proposed Downtown East Washington Street TIF District. Staff have arranged for Mike Weber, Director, PGAV (the City’s TIF Consultant) to provide a review for the City Council of PGAV’s findings related to the eligibility of the Area for TIF and the appropriateness of the City’s indented use of TIF to support the redevelopment of this Area.

On June 12, 2017, by adoption of Ordinance #2017-48, the City Council directed Tax Increment Finance (TIF) consultant Peckham Guyton Albers & Viets (PGAV) to complete a Feasibility Study and Redevelopment Plan for the proposed Downtown East Washington Street TIF District. PGAV determined that the study area meets the eligibility requirements for a TIF District as a “Blighted Area.” The Feasibility Study and Redevelopment Plan was presented to the City Council on February 12, 2018. The Redevelopment Plan can be viewed at [www.cityblm.org/TIF](http://www.cityblm.org/TIF)

Per the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et.seq. (“the TIF Act”), as amended, the following required procedural steps have been completed:

- Per Ordinance (#2018-08), a meeting of the Joint Review Board (JRB) was convened on March 9, 2018 to consider the Redevelopment Plan. The JRB recommended that the Redevelopment Plan be considered by the City Council and that the City Council should proceed with establishing the proposed TIF District.
- Per Ordinance (#2018-08), a public hearing in front of the City Council, to consider the Redevelopment Plan, was convened and closed on April 9, 2018.
- The required waiting period to approve the TIF District (no less than 14 days and no longer than 90 days after the Public Hearing) has been observed.

At this point, all necessary statutory requirements of the TIF Act have been fulfilled. Staff plans to place the necessary ordinances on the City Council agenda for the June 25, 2018 Council meeting so that the City Council can take action to approve the Redevelopment Plan and designate the area for tax increment redevelopment financing. It should be understood that without action by the City Council prior to July 6, 2018, an additional public hearing process would need to be initiated per the requirements of the TIF Act.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** In compliance with the TIF Act, staff has sent the required notifications related to the proposed TIF District to all of the affected taxing bodies, the Illinois Department of Commerce and Economic Opportunity, residents within 750 feet of boundary of the TIF District, and to property owners inside the boundaries of the TIF District. The City also facilitated a meeting of the Joint Review Board on March 9, 2018 and held a Public Hearing on April 9, 2018.

A copy of the Redevelopment Plan was placed on file in the City Clerk’s Office on February 1, 2018. Staff also created a webpage on the City’s website ([www.cityblm.org/TIF](http://www.cityblm.org/TIF)) where the Redevelopment Plan and other information related to the proposed Downtown East Washington Street Redevelopment Project Area can be viewed by the public.

**FINANCIAL IMPACT:** The City’s costs related to the establishment of the TIF District are TIF-eligible costs for reimbursement per the TIF Act.

**COMMUNITY DEVELOPMENT IMPACT:** TIF Districts are a recommended tool in the “Economic Development Incentives Toolkit” detailed on page 97 of the City’s Comprehensive Plan 2035. The proposed Downtown East Washington Street TIF District is aligned with the following goals and objectives of the Comprehensive Plan 2035:

**Goal ED-4 Enhance the image of Bloomington as a business friendly community.**

ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City.

ED-4.3 Facilitate and enhance pedestrian-friendly neighborhood centers to support mixed use developments

ED-4.4 Evaluate commercial land use needs in the context of changing economic trends

ED-4.5 Identify and reduce barriers for local growth and economic development

**Goal D-1 Continue to build a healthy Downtown that offers a range of employment, retail, housing, cultural and entertainment opportunities for all.**

D-1.1 Strengthen business recruitment and retention activities

D-1.2 Pursue catalyst projects that can serve as additional Downtown anchors

D-1.4 Develop a wide variety of Downtown housing options

**Goal D-2 Market and promote the unique brand and image of Downtown Bloomington.**

D-2.1 Identify and designate gateways to Downtown [East Washington Street]

**Goal D-6 Reinforce the connections between Downtown and adjacent neighborhoods.**

D-6.1 Encourage development on sites that will link Downtown with surrounding neighborhoods

D-6.3 Pursue public-private development opportunities with major employers seeking employee housing near offices

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A**

Respectfully submitted for Council consideration.

Prepared by: Austin Grammer, Economic Development Coordinator

Reviewed by: Bob Mahrt, Community Development Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Interim Finance Director

Community Development review by: Bob Mahrt, Community Development Director

Legal review by: Kathleen Field Orr, Special Counsel to the City

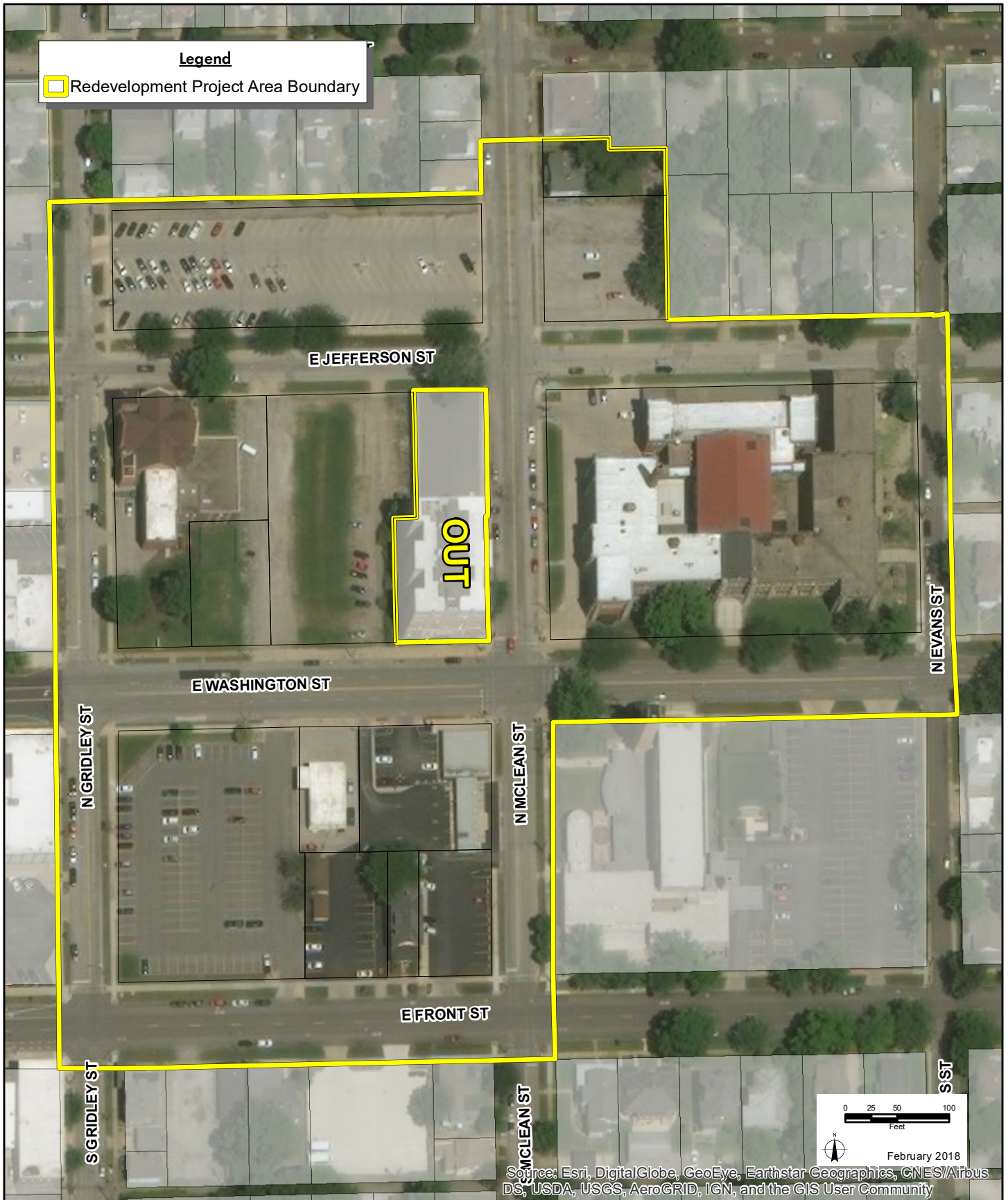
Recommended by:



Steve Rasmussen  
Interim City Manager

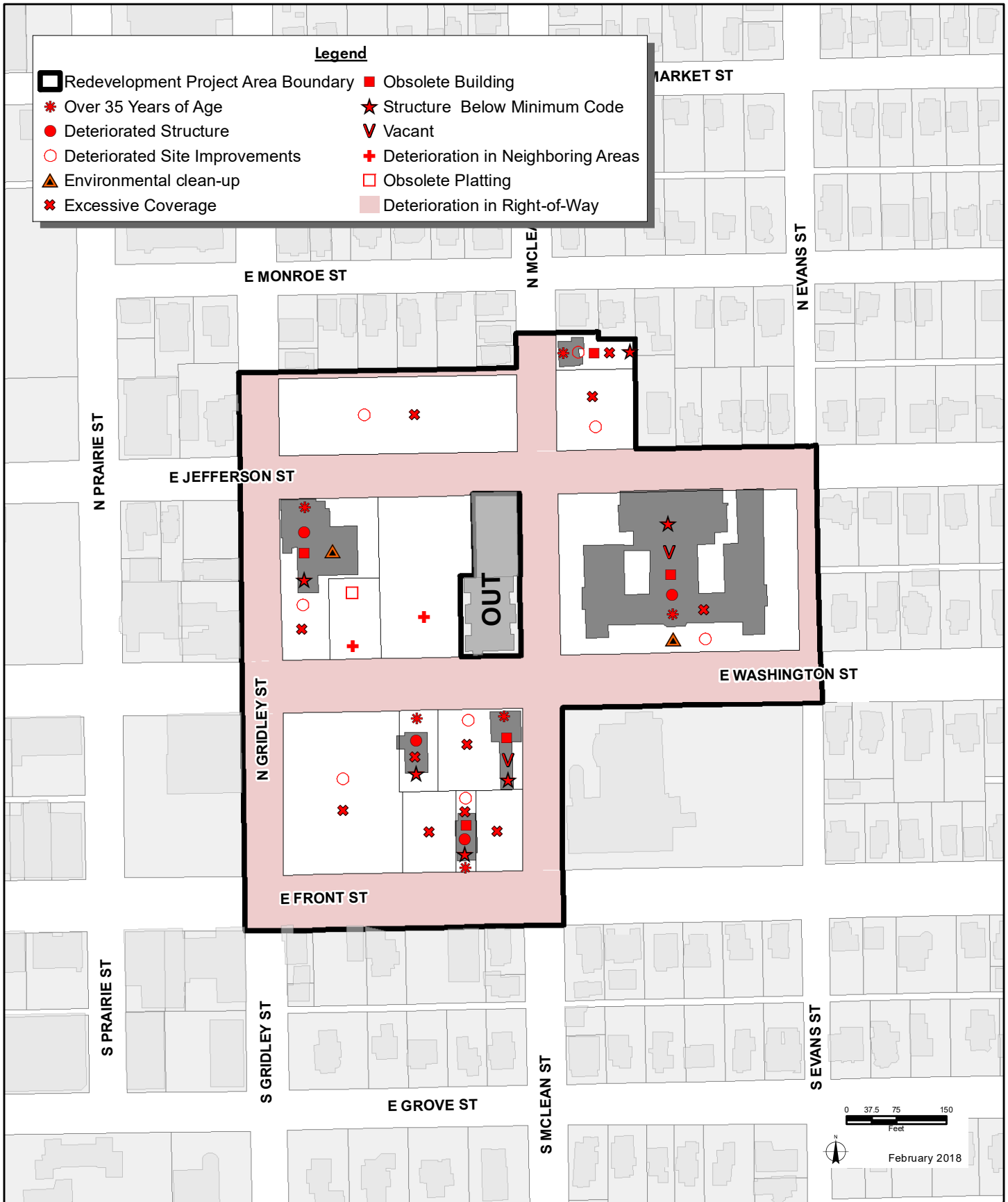
**Attachments:**

- Econ Dev 2B - TIF Area Map
- Econ Dev 2C - TIF Area Existing Conditions Map from the Downtown East Washington Street Redevelopment Plan (2 maps)



**Exhibit A-2 - Redevelopment Project Area Boundary**

Downtown East Washington Street Redevelopment Project Area



**Exhibit D - Existing Conditions Map**

Downtown East Washington Street Redevelopment Project Area