

CITY OF BLOOMINGTON

2018 – 51

**AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY,
ILLINOIS, DESIGNATING THE PROPOSED DOWNTOWN EAST WASHINGTON
STREET REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX
INCREMENT ALLOCATION REDEVELOPMENT ACT**

**Adopted by the City Council
of the City of Bloomington
on June 25, 2018**

Published in pamphlet form by authority of the City Council of the
City of Bloomington, McLean County, Illinois, on June 27, 2018.

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. 2018-51, entitled, An Ordinance of the City of Bloomington, Mclean County, Illinois, designating the Proposed Downtown East Washington Street Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act, 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 27, 2018 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 06/27/2018



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

ORDINANCE NO. 2018 - 51

AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, DESIGNATING THE PROPOSED DOWNTOWN EAST WASHINGTON STREET REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

WHEREAS, it is desirable and in the best interests of the citizens of the City of Bloomington, McLean County, Illinois (the “*City*”), for the City to implement tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”), for a Redevelopment Plan and Project as set forth in the Tax Increment Financing Redevelopment Plan Downtown East Washington Street Redevelopment Project Area (the “*Plan*”) within the municipal boundaries of the City and within a proposed redevelopment project area (the “*Project Area*”), described in *Section 1* of this Ordinance; and

WHEREAS, the Mayor and City Council of the City (collectively, the “*Corporate Authorities*”) have heretofore by ordinance adopted and approved the Plan, which Plan was identified in such ordinance and was the subject, along with the Project Area designation hereinafter made, of a public hearing held on the 9th day of April, 2018, at the City of Bloomington, City Hall, 109 East Olive Street, Bloomington, Illinois, and it is now necessary and desirable to designate the Project Area as a “redevelopment project area” pursuant to the TIF Act.

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

Section 1. Area Designated. The Project Area, as described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act. The map of the Project

Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified. It is hereby expressly found and determined that the year the County Clerk of McLean County (the “*County Clerk*”), shall use for determining the total initial equalized assessed valuation of the Project Area is 2017. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Project Area, described in *Exhibit C*, attached hereto and incorporated herein, is a true, correct, and complete list of said numbers for said parcels of property.

Section 3. Transmittal to County Clerk. The City Clerk is hereby expressly directed to transmit to the County Clerk a certified copy of this Ordinance, which includes a legal description of the Project Area, a map of the Project Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Project Area, and a list of the parcel tax identification numbers for each parcel of property included in the Project Area.

Section 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

PASSED this 25th day of June 2018.

AYES: 8

NAYS: 0

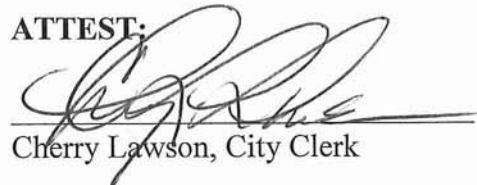
ABSENT: 1

APPROVED:



Tari Renner, Mayor

ATTEST:



Cherry Lawson, City Clerk

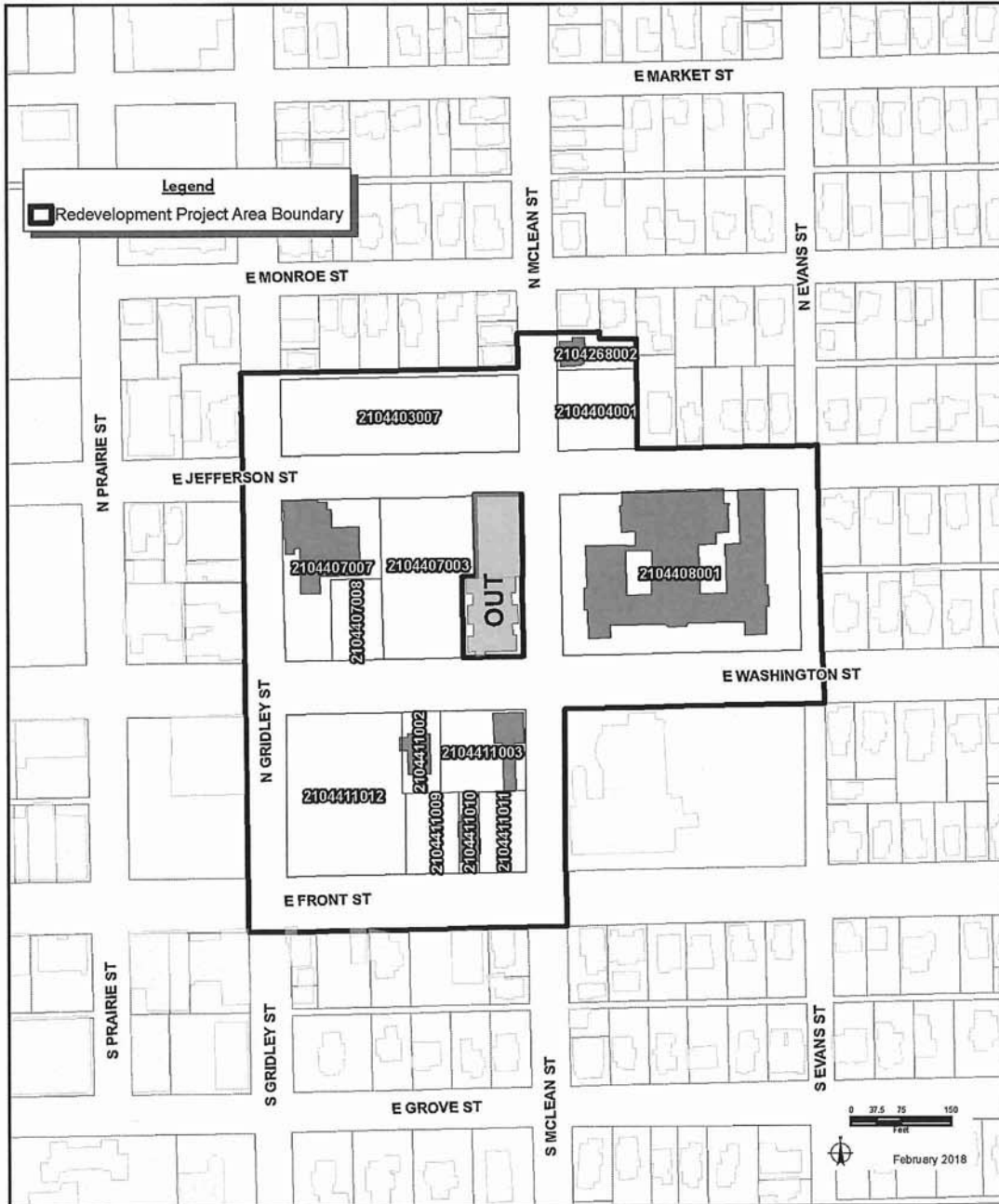
Exhibit A

**Legal Description
Downtown East Washington Street Redevelopment Project Area**

A part of the SE¼ of Section 4, Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the point of intersection of the west right of way line of Gridley Street with the south right of way line of East Front Street; thence Northerly on the west right of way line of said Gridley Street to the point of intersection with the westerly extension of the north right of way line of the alley in Block 2 Evan's Addition; thence Easterly on the westerly extension of the north right of way line of said alley and the north right of way line of said alley to the west right of way line of North McLean Street; thence Northerly on the west right of way line of said North McLean Street to the point of intersection with the westerly extension of the north line of the South 56 feet of Lot 6 in Block 1 said Evan's Addition; thence Easterly on the westerly extension of and the north line of the south 56 feet of Lot 6 in Block 1 said Evan's Addition to the west line of Lot 5 in Block 1 said Evan's Addition; thence Southerly to the northwest corner of the South 45 feet of Lot 5 in Block 1 said Evan's Addition; thence Easterly to the northeast corner of the South 45 feet of Lot 5 in Block 1 said Evan's Addition; thence Southerly on the east line of said Lot 5 and the east line of Lot 8 in Block 1 said Evan's Addition to the north right of way line of East Jefferson Street; thence Easterly on the north right of way line of said East Jefferson Street to the point of intersection with the east right of way line of Evans Street; thence Southerly on the east right of way line of said Evans Street to the point of intersection with the south right of way line of East Washington Street; thence Westerly on the south right of way line of said East Washington Street to the point of intersection with the east right of way line of McLean Street; thence Southerly on the east right of way line of said McLean Street to the point of intersection with the south right of way line of said East Front Street; thence Westerly to the Point of Beginning, EXCEPT Lot 1 and the East 8 feet of Lot 2 in Block 3 said Evan's Addition, ALSO EXCEPT Lot 12 and the East 30 feet of Lot 11 in Block 3 said Evan's Addition described in Warranty Deed recorded as Document No. 2014-17877, PIN (44) 21-04-407-006.

Exhibit B

Downtown East Washington Street Redevelopment Project Area
Boundary Map



Parcel Locator

Downtown East Washington Street Redevelopment Project Area

PCAV PLANNERS



Exhibit C

Property Identification Number (PIN) List & EAV History
 Downtown East Washington St. Redevelopment Project Area
 City of Bloomington, Illinois

Parcel ID No. (PIN)	Property Owner	Mailing Address	City, State, Zip	2016 EAV
21-04-408-001	ICEBERG DEVELOPMENT GROUP LLC	20 SANDSTONE CT	LE CLAIRE, IA 52753	\$ 132,954
21-04-404-001	ICEBERG DEVELOPMENT GROUP LLC	20 SANDSTONE CT	LE CLAIRE, IA 52753	\$ 4,674
21-04-403-007	STATE FARM MUTUAL	1 STATE FARM PLAZA	BLOOMINGTON, IL 61701	\$ 117,454
21-04-407-007	CITY OF REFUGE, COGIC	PO BOX 966	BLOOMINGTON, IL 61702	\$ -
21-04-407-008	SMITH FAMILY PARTNERSHIP LP	1308 CROSS CREEK RD	MAHOMET, IL 61853	\$ 16,649
21-04-407-003	CITY OF BLOOMINGTON	109 E Olive St	BLOOMINGTON, IL 61701	\$ -
21-04-411-012	PNC REALTY SERVICES c/o MARVIN F POER & CO	PO Box 52427	Atlanta, GA	\$ 107,987
21-04-411-002	BEGLEY COMPANY	PO Box 55910	Lexington, KY 40555	\$ 39,894
21-04-411-010	MCALPIN, JULIE F	1009 N MONROE ST	MARION, IL	\$ 67,097
21-04-411-003	WESLEY UNITED METHODIST CHURCH, ATTN GREG YOUNT	502 E FRONT	BLOOMINGTON, IL 61701	\$ 75,582
21-04-411-009	WESLEY UNITED METHODIST CHURCH, ATTN GREG YOUNT	503 E FRONT	BLOOMINGTON, IL 61702	\$ 26,752
21-04-411-011	WESLEY UNITED METHODIST CHURCH, ATTN GREG YOUNT	504 E FRONT	BLOOMINGTON, IL 61703	\$ 18,506
21-04-268-002	HART PROPERTIES BLOOMINGTON LLC	PO Box 6296	BLOOMINGTON, IL 61702	\$ 33,266
		TOTAL		\$ 640,815

STATE OF ILLINOIS)
)
COUNTY OF MCLEAN) SS.

CERTIFICATE

I, Cherry Lawson, City Clerk of the City of Bloomington, County of McLean and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2018-51:

“AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, DESIGNATING THE PROPOSED DOWNTOWN EAST WASHINGTON STREET REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT”

which was adopted by the Mayor and City Council of the City of Bloomington on the 26th day of June 2018.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Bloomington this 26th day of June 2018.



Cherry Lawson, City Clerk