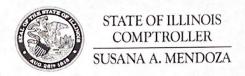
FY 2020 ANNUAL TAX INCREMENT FINANCE REPORT



Name of Municipality:	CITY OF BLOOMINGTON	Reporting F	iscal Year:		2020
County:	MCLEAN	Fiscal Year	End:		4/30/2020
Unit Code:	064/025/30	<u> </u>			
	FY 2020 TIF Admir	nistrator Conta	ct Information		
First Name: MELISSA	1	Last Name:	HON		
Address: 109 E OL	IVE ST	Title:	ECONOMIC & COM	IM DEV DIRE	CTOR
Telephone: 309-434- E-mail-	2262	City:	BLOOMINGTON	Zip:	61701
required mhon@o	cityblm.org				
	rate pursuant to Tax Increment A covery Law [65 ILCS 5/11-74.6-10	Ilocation Redev	BLOOMINGTON elopment Act [65 ILCS	S 5/11-74.4-3	et. seq.] and
Mulut	John		October 26, 20	20	
Written signature of	TIF Administrator		Date		
Section 1 (65 ILCS 5	/11-74.4-5 (d) (1.5) and 65 ILCS				
		E FOR <u>EACH</u> T			
Name of Re	development Project Area		ate Designated MM/DD/YYYY	THE RESERVE OF THE PARTY OF THE	Terminated DD/YYYY
DOWNTOWN-SOUTHW	EST		10/24/2	016	

^{*}All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation
Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.] FY 2020

Name of Redevelopment Project Area (below):	
	DOWNTOWN-SOUTHWEST
	CENTRAL Primary Use of Redevelopment Project Area*: BUSINESS DIST.
	Frimary Use of Redevelopment Project Area : BUSINESS DIST.

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

COMMERCIAL /

If "Combination/Mixed" List Component Types: RETAIL

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act

Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

CS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1) yes, please enclose the amendment (labeled Attachment A) entification of the Chief Executive Officer of the municipality that the municipality has compiled with all of the requirements of the cit during the preceding fiscal year [65 ILCS 5/11-74.4-5 (d) 3) and 5/11-74.6-22 (d) (3)] x lease enclose the CEO Certification (labeled Attachment B). prinor of legal courset that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] teases enclose the Legal Coursel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (7) (A dd B) x lease enclose the Legal Coursel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A dd B) x lease enclose the Legal Coursel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A dd B) x lease enclose the Activities undertaken in furtherance of the objectives of the redevelopment plan including any project replemented and a description of the redevelopment and a description of the redevelopment plan including any project received presents entered into by the municipality was please enclose the Activities Statement (labeled Attachment D) x ves. please enclose the Acreement(s) (labeled Attachment E) there additional information on the use of all flunds received under this Division and steps taken by the municipality to achieve the placities of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D) x ves. please enclose the Acreement(s) (labeled Attachment E) the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D) x ves. please enclose the contract(s) or description of the contract(s) (labeled Attachment B) x ves. please enclose the Joint Review Board Report (labeled Attachment H). x ves. please enclose the Joint Review Board Report (label		No	Yes
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SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)) Provide an analysis of the special tax allocation fund.

FY 2020

DOWNTOWN-SOUTHWEST

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$\((119,273)\)

SOURCE of Revenue/Cash Receipts:	Re	renue/Cash ceipts for nt Reporting Year	Re	Cumulative Totals of evenue/Cash ceipts for life of TIF	% of Total
Property Tax Increment	\$	1,505	\$	3,057	100%
State Sales Tax Increment	\$	-	\$	-	0%
Local Sales Tax Increment	\$	-	\$	-	0%
State Utility Tax Increment	\$	-	\$	-	0%
Local Utility Tax Increment	\$	-	\$	-	0%
Interest	\$	-	\$	-	0%
Land/Building Sale Proceeds	\$		\$	-	0%
Bond Proceeds	\$		\$	-	0%
Transfers from Municipal Sources	\$	-	\$	-	0%
Private Sources	\$	-	\$	-	0%
Other (identify source; if multiple other sources, attach					
schedule)	\$	-	\$	-	0%

			1		
All Amount Deposited in Special Tax Allocation Fund	\$	1,505]		
Cumulative Total Revenues/Cash Receipts			\$	3,057	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$	118,153			
Transfers to Municipal Sources Distribution of Surplus	\$	-			
·			1		
Total Expenditures/Disbursements	\$	118,153			
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	\$	(116,649)]		
Previous Year Adjustment (Explain Below)	\$	-]		
FUND BALANCE, END OF REPORTING PERIOD*	\$	(235,922)			
* If there is a positive fund balance at the end of the reporting period, y	ou must	complete Se	ection 3	.3	
Previous Year Explanation:					

FY 2020

TIF NAME:

DOWNTOWN-SOUTHWEST

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs)

PAGE 1

PAGE 1 Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10		
(0)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and		
administration of the redevelopment plan, staff and professional service cost.		
LEGAL	176	
		\$ 176
2. Annual administrative cost.		\$ 176
NA		
	 	
		\$ -
2. Coat of marketing sites		φ -
3. Cost of marketing sites.		
NA	1	
		\$ -
Property and the second site and site a		3 -
Property assembly cost and site preparation costs.		
NA		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public		y -
or private building, leasehold improvements, and fixtures within a redevelopment project area.		
NA		
IVA		
	1	\$ -
Costs of the constructuion of public works or improvements.		*
FRONT STREET PROJECT: MADISON ST TO CENTER ST - CITY	117,977	
FRONT STREET FROJECT, WADISON ST TO CENTER ST - CITY	117,377	
	1	
	1	
	4	
		\$ 117,977

SECTION 3.2 A	
PAGE 2	
7. Costs of eliminating or removing contaminants and other impediments.	
NA	
	-
Cost of job training and retraining projects.	
NA	
O Financing costs	-
9. Financing costs. NA	
IVA	
	\$ -
10. Capital costs.	
NA NA	
	\$ -
Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.	
NA	
	\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.	
NA	
	\$

SECTION 3.2 A		
PAGE 3		
13. Relocation costs.		
NA		
		•
14. Payments in lieu of taxes.		-
NA		
IVA		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
NA NA		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a		
redevelopment project. NA		
IVA		
		\$ -
17. Cost of day care services.		
NA .		
		\$ -
18. Other.		
NA	-	
		Φ.
		-
TOTAL ITEMIZED EXPENDITURES	<u> </u>	¢ 440.450
I O I AL I I EMIZED EXPENDITURES	<u>l</u>	\$ 118,153

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TIF NAME:	DOWNTOWN-SOUTHWES

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

Name	Service	Amount
Rowe Construction Co. (Fund 40120200-72530)	Front St Street Construction	\$ 69,758.62
Stark Excavating, Inc. (Fund 40100100-72560)	Front St Street Construction	\$ 48,218.80

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d) Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FY 2020

DOWNTOWN-SOUTHWEST TIF NAME: **FUND BALANCE BY SOURCE** \$ (235,922)**Amount of Original** Issuance **Amount Designated** 1. Description of Debt Obligations **Total Amount Designated for Obligations** \$ \$ 2. Description of Project Costs to be Paid **Total Amount Designated for Project Costs** \$ **TOTAL AMOUNT DESIGNATED** SURPLUS/(DEFICIT) \$ (235,922)

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2020

TIF NAME: DOWNTOWN-SOUTHWEST

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X Check here if no property was acquired by the Municipality within the Redevelopment Project Area.

Property Acquired by the Municipality Within the Redevelopment Project Area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
	1
Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Droporty (4):	
Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price: Seller of property:	
Seller of property.	
Property (5):	
Street address:	
Approximate size or description of property:	
Approximate size or description of property: Purchase price:	
Approximate size or description of property: Purchase price: Seller of property:	
Purchase price:	
Purchase price:	
Purchase price: Seller of property:	
Purchase price: Seller of property: Property (6):	
Purchase price: Seller of property: Property (6): Street address:	
Purchase price: Seller of property: Property (6): Street address: Approximate size or description of property:	
Purchase price: Seller of property: Property (6): Street address: Approximate size or description of property: Purchase price: Seller of property:	
Purchase price: Seller of property: Property (6): Street address: Approximate size or description of property: Purchase price: Seller of property: Property (7):	
Purchase price: Seller of property: Property (6): Street address: Approximate size or description of property: Purchase price: Seller of property: Property (7): Street address:	
Purchase price: Seller of property: Property (6): Street address: Approximate size or description of property: Purchase price: Seller of property: Property (7): Street address: Approximate size or description of property:	
Purchase price: Seller of property: Property (6): Street address: Approximate size or description of property: Purchase price: Seller of property: Property (7): Street address: Approximate size or description of property: Purchase price:	
Purchase price: Seller of property: Property (6): Street address: Approximate size or description of property: Purchase price: Seller of property: Property (7): Street address: Approximate size or description of property:	
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Purchase price: Seller of property: Property (6): Street address: Approximate size or description of property: Purchase price: Seller of property: Property (7): Street address: Approximate size or description of property: Purchase price: Seller of property: Purchase price: Seller of property:	

SECTION 5 - 20 ILCS 620/4.7 (7)(F) PAGE 1

FY 2020

TIF Name:

Ratio of Private/Public Investment

DOWNTOWN-SOUTHWEST

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

Select ONE of the following by indicating an 'X': 1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area. 2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this Χ option, complete 2a.) 2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment 2 plan: LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area: Estimated Investment for Subsequent Fiscal **Total Estimated to** TOTAL: 11/1/99 to Date Year **Complete Project** Private Investment Undertaken (See Instructions) \$ \$ \$ Public Investment Undertaken \$ 139.690 \$ \$ 139.690 Ratio of Private/Public Investment 0 0 *PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER Project 1*: FRONT STREET SIDEWALK REPAIR PROJECT AT 102 N CENTER ST (RES. 2017-52; DECEMBER 18, 2017) Private Investment Undertaken (See Instructions) Public Investment Undertaken \$ 21,713 21,713 Ratio of Private/Public Investment 0 0 Project 2*: FRONT STREET PROJECT: MADISON ST TO CENTER ST (RES. 2018-47; August 14, 2018) Private Investment Undertaken (See Instructions) Public Investment Undertaken \$ 117,977 117,977 Ratio of Private/Public Investment 0 0 Project 3*: Private Investment Undertaken (See Instructions) Public Investment Undertaken Ratio of Private/Public Investment 0 0 Project 4*: Private Investment Undertaken (See Instructions) Public Investment Undertaken Ratio of Private/Public Investment 0 0 Project 5*: Private Investment Undertaken (See Instructions) Public Investment Undertaken Ratio of Private/Public Investment 0 0 Project 6*: Private Investment Undertaken (See Instructions) Public Investment Undertaken

0

0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. *even though optional MUST be included as part of the complete TIF report

SECTION 6 FY 2020

TIF NAME: DOWNTOWN-SOUTHWEST

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area **Year redevelopment**

project area was Reporting Fiscal Year designated Base EAV EAV

2016 \$ 756,824 \$ 748,534

List all overlapping tax districts in the redevelopment project area. If overlapping taxing district received a surplus, list the surplus.

Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
MCLEAN COUNTY	\$
CITY OF BLOOMINGTON TOWNSHIP	\$
CITY OF BLOOMINGTON & LIBRARY	\$
B-N WATER RECLAMATION DISTRICT	\$
BLM-NRM AIRPORT AUTHORITY	\$
CUSD 87 BLOOMINGTON	\$
HEARTLAND COMM COLLEGE 540	\$
	\$
	\$
	\$
	\$
	\$
	\$

SECTION 7

Provide information about job creation and retention:

	T [']	Description and Type	I
Number of Jobs	Number of Jobs	(Temporary or	
Retained	Created	Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			-
			\$ -
			\$ -
			\$ -

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

THE RPA INCLUDES 2.5 BLOCKS OF PROPERTIES BETWEEN FRONT STREET AND WASHINGTON STREET, WEST OF CENTER STREET AND EAST OF LEE STREET.

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X



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CITY OF BLOOMINGTON

Unit Code: 064/025/30

CERTIFICATION OF CHIEF EXECUTIVE OFFICER DOWNTOWN SOUTHWEST TIF DISTRICT ATTACHMENT B

I, Tari Renner, Mayor of the City of Bloomington, McLean County, Illinois, certify that the City has complied with all of the requirements of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) during the fiscal year ending April 30, 2020, in connection with the administration of the Tax Increment Project Area for the City's Downtown Southwest Tax Increment Financing District.

Tan Renner _____

LAW OFFICE KATHLEEN FIELD ORR

2024 Hickory Road Suite 205 Homewood, Illinois 60430 (312)382-2113

KATHLEEN FIELD ORR kfo@kfoassoc.com

October 26, 2020

Susana Mendoza, State Comptroller State of Illinois Building 100 West Randolph Street Suite 15-500 Chicago, Illinois 60601

Dear State Comptroller Mendoza:

We have acted as Special Counsel for the City of Bloomington, McLean County, Illinois, in connection with the administration of the Downtown-Southwest Tax Increment Redevelopment Project Area.

I have reviewed all information provided to me by the City's Finance Director, and to the best of my knowledge and belief find that the City has conformed with all of the applicable provisions of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1, et seq., for the fiscal year ending April 30, 2020.

Very truly yours,

KATHLEEN FIELD ORR

ATTACHMENT C

City of Bloomington Downtown-Southwest TIF District FY 2020 Annual Report (May 1, 2019 – April 30, 2020)

Attachment D - Activities Statement

The following activities were undertaken in furtherance of the objectives of the Downtown-Southwest Redevelopment Plan during FY 2020:

- a. On August 13, 2018, the City Council approved Resolution 2018-47 authorizing a Redevelopment Project to reconfigure and resurface Front Street from Madison Street to Center Street. The project commenced in April of 2018 and concluded in September of 2019. The TIF-eligible costs for the most significant portions of the project within the TIF boundary have been allocated for reimbursement in FY 2020 (payments to Rowe Excavating, Inc. and Stark Construction Co. totaling \$117,977.42). The City is not seeking reimbursement from the TIF fund for the project related landscaping, sewer work, electrical, signs, and other miscellaneous costs.
- b. City staff consulted with multiple developers considering projects within the TIF District.
- c. City staff continued to market opportunities available within the TIF District.

Additional information about the Downtown-Southwest TIF District can be found at www.cityblm.org/TIF

The above information was compiled by Austin Grammer, City of Bloomington Economic Development Coordinator.



SUMMARY MINUTES OF THE
JOINT REVIEW BOARD
FOR THE DOWNTOWN – SOUTHWEST
REDEVELOPMENT PROJECT AREA
CITY HALL CONFERENCE ROOM
109 E. OLIVE ST., BLOOMINGTON, IL
FRIDAY, DECEMBER 6, 2019 1:30 P.M.

1. Call to Order

The Meeting was called to order by Scott Rathbun, Finance Director, City of Bloomington

2. Roll Call

Public Body Representatives:

Deb Skillrud, Township Supervisor, City of Bloomington Township Dr. Barry Reilly, Superintendent, District 87 Schools Doug Minter, Vice President of Business Services, Heartland Community College Scott Rathbun, Finance Director, City of Bloomington

Public Body Representative Absent:

Camille Rodriguez, County Administrator, McLean County

City Staff Present:

Melissa Hon, Economic Development Director Austin Grammer, Economic Development Coordinator Casey Weeks, Assistant City Planner

Attending Via Telephone:

Kathi Field Orr, City TIF Counsel, Kathi Field Orr & Associates, Chicago, IL

Also Present:

Colin Manahan, Chief Financial and Facilities Officer, District 87 Schools John Pratt, Pratt and Pratt, P.C., Attorney for District 87 Schools

3. Appointment (Or Reappointment) of Joint Review Board (JRB) Public Member and JRB Chairperson

Recommendation by Scott Rathbun to reappoint the same persons who were previously appointed to Public Member and the Chairperson for the Empire Street Corridor TIF District JRB meeting (which was held immediately prior to this meeting on December 6, 2019) to retain those roles for the JRB meeting for the Downtown –

Southwest TIF.

No objections. Melissa Hon served as Public Member. Scott Rathbun served as Chairperson.

5. Approval of Minutes

Motion by Deb Skillrud, seconded by Barry Reilly, that the Minutes of the January 31, 2019 Downtown – Southwest TIF Joint Review Board Meeting be approved.

Motion carried, (viva voce).

6. Review of Annual Report of the Downtown-Southwest TIF

Austin Grammer addressed the Board. Mr. Grammer reviewed the Annual Report of the Downtown – Southwest TIF District, highlighting the activity for that district for FY 2019 (May 1, 2018 – April 30, 2019).

7. Public Comment

Scott Rathbun opened the meeting for public comment. No one came forward to address the Board.

8. Adjournment:

Motion by Barry Reilly, seconded by Doug Minter to adjourn the Downtown – Southwest TIF District Joint Review Board Meeting. Time: 2:10PM

Motion carried, (viva voce).

Respectfully submitted,

Casey Weeks, Assistant City Planner City of Bloomington

<u>Legal Description</u> Downtown-Southwest Redevelopment Project Area

A part of the SW½ 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 north right of way line of West Washington Street and the east right of way line of North Center Street, being the southwest corner of Lot 40 in the Original Town of Bloomington; thence South on the east right of way line of said North Center Street and the southerly extension thereof to the south right of way line of West Front Street; thence West on the south right of way line of said West Front Street to the point of intersection with the southerly extension of the west line of Parcel 3 as described in a Trustee's Deed recorded as Document No. 2015-15491 in the McLean County Recorder of Deeds Office; thence North on said southerly extension, the west line of said Parcel 3 and the northerly extension thereof to the north right of way line of said West Washington Street; thence East on said north right of way line to the Point of Beginning.

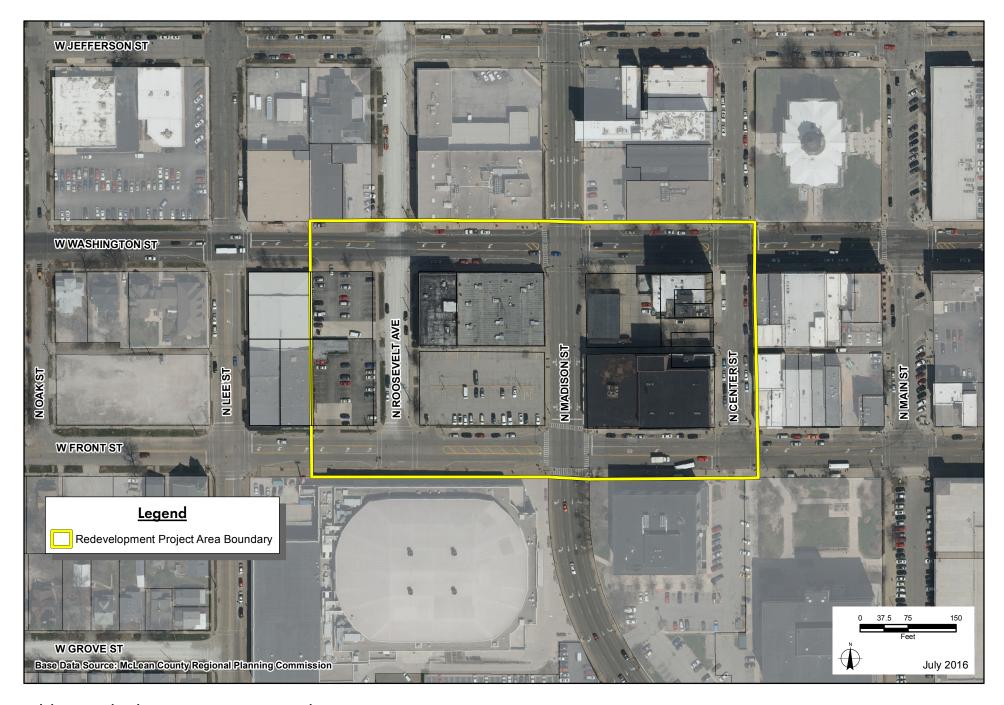


Exhibit A - Redevelopment Project Area Boundary

