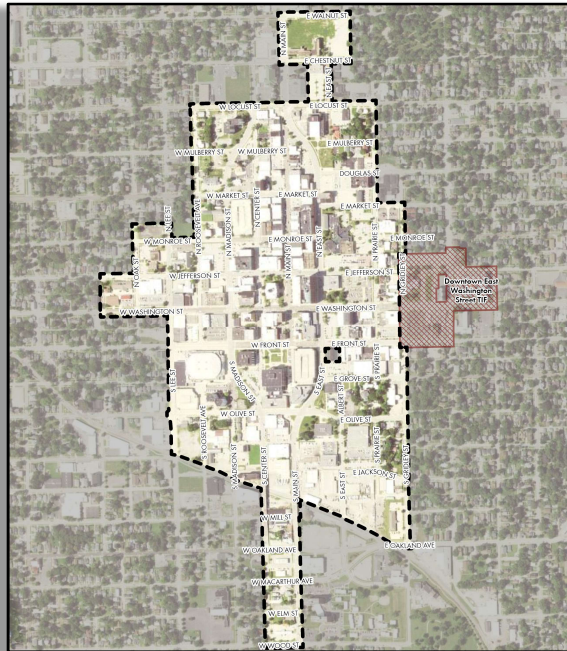


Tax Increment Financing Redevelopment Plan & Project

Downtown TIF Redevelopment Project Area



Prepared for
**City of Bloomington,
Illinois**

Prepared by
PGAV PLANNERS

June 14, 2024

ACKNOWLEDGMENTS

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SECTION I - INTRODUCTION

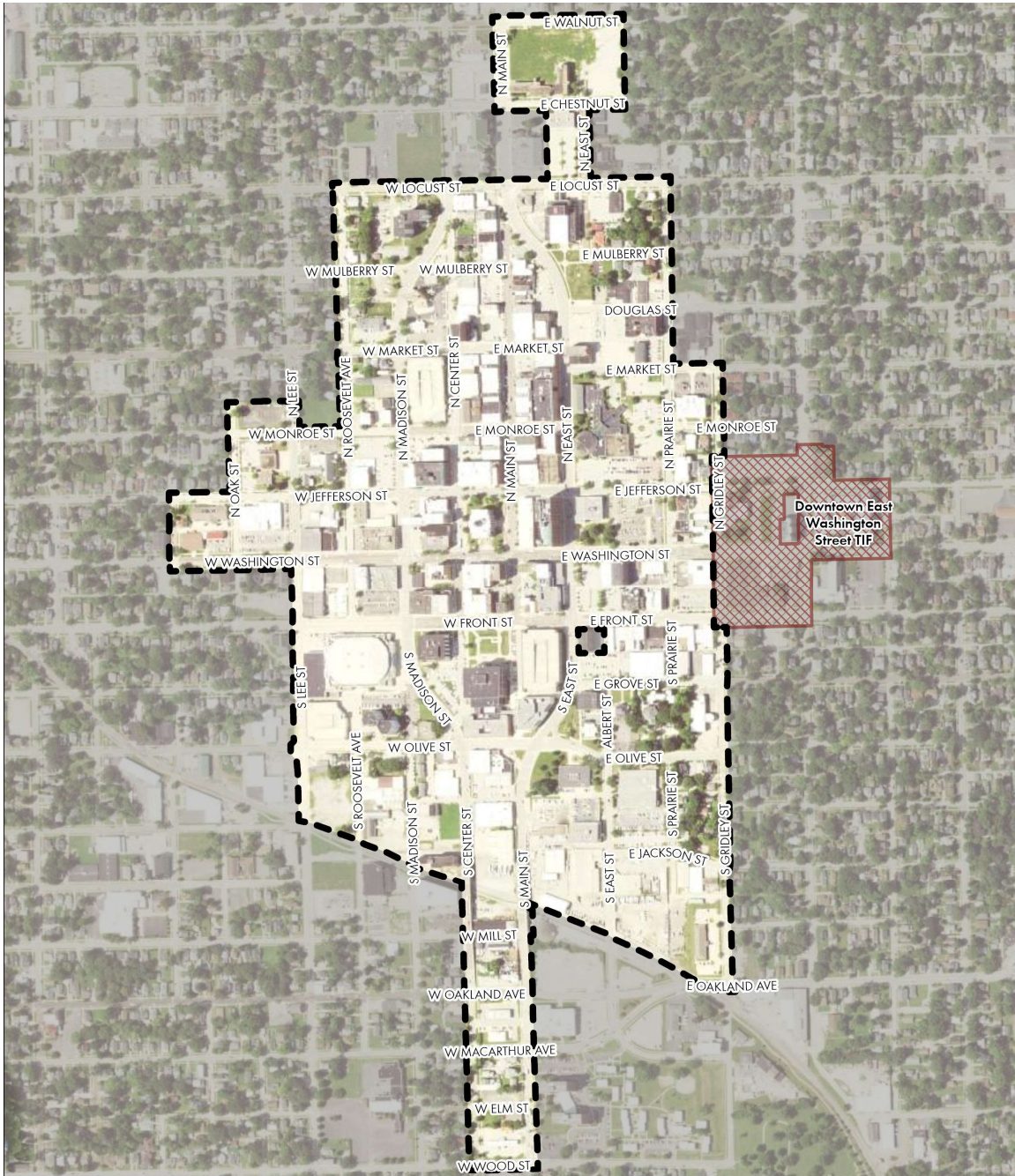
The area being considered for designation as a Tax Increment Financing (“TIF”) district generally includes the area known locally as “the buckle” or simply referred to as downtown. The area is generally bounded by Locust Street to the north, Gridley Street to the east, the railroad line to the south, and Lee Street to the west. The exact boundaries of the Area are as shown on **Exhibit A - Redevelopment Project Area Boundary**. Refer also to the **Boundary Description** contained in the **Appendix** as **Attachment A**. The area is referred to herein as the Downtown TIF Redevelopment Project Area, or the “Area.”

The Area contains approximately 184 acres, including street rights-of-way, and 337 unique parcel boundaries. There are 167 stacked parcels and those are included in the area from an EAV perspective, but simply lumped together from a qualification standpoint. The Area is mostly built out and there are very few vacant lots. The Area suffers from the presence of deteriorated buildings, site improvements, and infrastructure. There are also parts of the Project Area that suffer from the presence of vacant building space and inadequate utilities. The City is looking closely at the streetscape in the downtown area and will likely utilize TIF funds to aid in the implementation of future improvements. However, TIF funds are generated by private, taxable properties and the initial and ongoing focus of the district must be to attract private investment to spur economic activity. **Exhibit B – Existing Land Use** shows the current land use associated with each property in the Project Area.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will serve to redevelop aging properties and infrastructure that will likely enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since the redevelopment plan will not result in the displacement of more than 9 inhabited residential units. If the City determines later that a project will require the displacement of more than 9 inhabited residential units, they will need to perform a housing impact study in accordance with the TIF Act to ensure the availability of adequate housing options in the region.

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence, and documentation required by the Act.

Exhibit A – Redevelopment Project Area Boundary



Redevelopment Project Area Boundary
Bloomington, IL

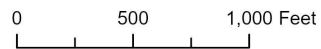
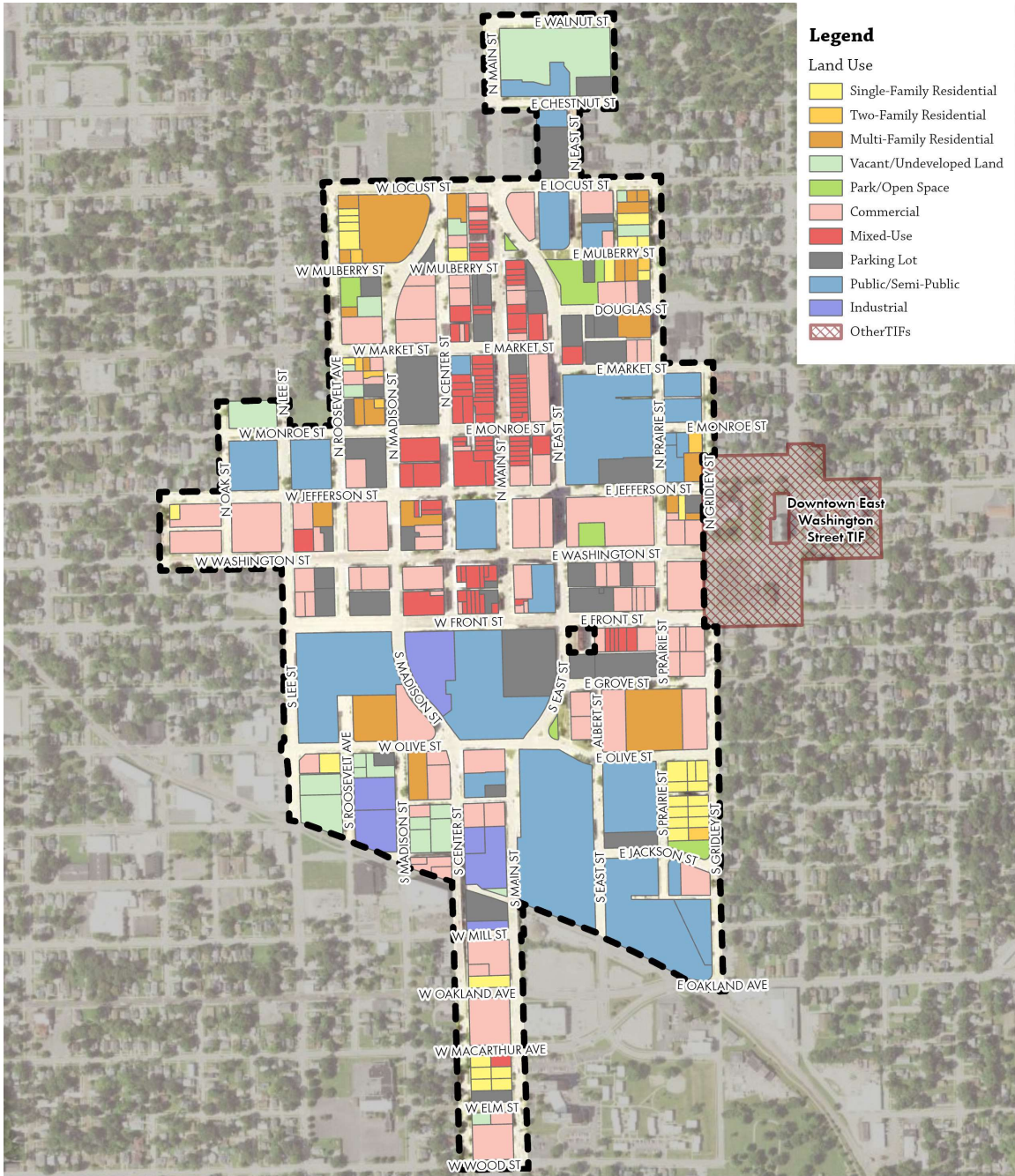
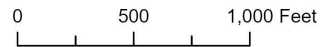


Exhibit B – Existing Land Use



Existing Land Use
 Bloomington, IL



SECTION II - BASIS FOR ELIGIBILITY OF THE AREA

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act. This section documents the relevant statutory requirements and how the Area meets the eligibility criteria as a conservation area.

Definition of a Blighted Area

The TIF Act states that a “blighted area” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:”

1. “**If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:”
 - A. “Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.”
 - B. “Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.”
 - C. “Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.”
 - D. “Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.”

- E. “Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.”
- F. “Excessive vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.”
- G. “Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.”
- H. “Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.”
- I. “Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.”
- J. “Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.”
- K. “Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental

remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.”

- L. “Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.”
 - M. “The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.”
1. **“If vacant,** the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:”
 - A. “Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.”
 - B. “Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.”
 - C. “Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.”
 - D. “Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.”

- E. “The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.”
 - F. “The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.”
2. **“If vacant**, the sound growth of the redevelopment project area is impaired by one of the following factors that: (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act; and, (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
- A. The area consists of one or more unused quarries, mines, or strip mine ponds.
 - B. The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
 - C. The area, prior to its designation, is subject to
 - a. chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency; or
 - b. surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
 - D. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
 - E. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated

as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

- F. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

Definition of a Conservation Area

1. **“Conservation area”** means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors, the area is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:
 - A. Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
 - B. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
 - C. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
 - D. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
 - E. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
 - F. Excessive vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

- G. Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- H. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- I. Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- J. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- K. Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- L. Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan.

This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

- M. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Findings

In determining if the Area meets the eligibility requirements of the Act, research and field surveys were conducted. These included:

- Contacts with City officials knowledgeable about area conditions and history and age of buildings and site improvements.
- On-site field examination of conditions within the Area on January 17, 2023 by experienced staff of PGAV. These personnel are trained in techniques and procedures of documenting conditions of real property, streets, etc., and determination of eligibility of designated areas for tax increment financing.
- Review by PGAV staff of additional photography of sections of the Area taken by City staff in November 2023.
- Subsequent drive-through of the Area by PGAV staff to confirm no major changes to conditions within the Area have occurred since the on-site field review.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977.
- Examination of McLean County real property tax assessment records.

PGAV staff conducted field investigations to document existing conditions of the properties proposed for the Area. The following narrative summarizes the factors found to be present to a meaningful extent within the Area. **Exhibit C – Summary of Blighting**

and Conservation Area Factors displays the summary of qualifying factors. For purposes of quantifying the presence of blight, PGAV did not separately consider the 167 vertically stacked parcels. All of the condominium parcels were aggregated within their respective buildings in the qualification table on the following page to simplify the calculations.

DRAFT

Exhibit C – Summary of Blighting and Conservation Area Factors

Downtown TIF Redevelopment Project Area Bloomington, IL		
	Total	%
No. of improved parcels	318	94.4%
No. of vacant parcels	19	5.6%
No. of right-of-way parcels	0	0.0%
Total parcels	337	
No. of buildings	448	
No. of buildings 35 years of age or older	358	79.9%
No. inhabited residential units	715	
IMPROVED LAND FACTORS:		
No. of buildings that are deteriorated	244	54.5%
No. of parcels with site improvements that are deteriorated	148	46.5%
No. of improved parcels with either deteriorated site improvements or buildings	297	93.4%
Buildings that are dilapidated	8	1.8%
Buildings that are obsolete	nd ¹	
No. of structures below minimum code	nd ¹	
No. of buildings lacking ventilation, light or sanitation facilities	nd ¹	
No. of building with illegal uses	nd ¹	
Number of buildings that are vacant	36	8.0%
No. of improved parcels with excessive land coverage or overcrowding of structures	nd ¹	
Inadequate utilities (by Sub-Area)	Yes	
Deleterious land use or layout (by Sub-Area)	nd ¹	
Lack of community planning	nd ¹	
Environmental clean-up	nd ¹	
Improved parcels that are taxable	263	83%
Area has declining or sub-par EAV growth	Yes	
VACANT LAND FACTORS (2 or More):		
Obsolete platting	nd ¹	
Diversity of ownership	nd ¹	
Tax delinquencies	nd ¹	
Vacant parcels with deterioration of structures or site improvements in neighboring areas	19	100.0%
Environmental clean-up	nd ¹	
Vacant land that is taxable	15	78.9%
Area has declining or sub-par EAV growth	Yes	
VACANT LAND FACTORS (1 or More):		
Unused quarry, mines, rail, etc.	nd ¹	
Blighted before vacant	nd ¹	
Chronic flooding	nd ¹	
Unused or illegal disposal site	nd ¹	

¹ Not determined.

Eligibility of Improved Parcels

1. Summary of Findings on Age of Structures

Age is a prerequisite factor in determining an Area's qualification as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater to meet this criterion. The Area contains 448 buildings, of which 358 (79.9%) are 35 years of age or older, as determined by field surveys. Only the primary structures on each parcel were considered as part of the field examination. Accessory structures were not considered. More than 50% of the buildings exceed 35 years of age; therefore, the age threshold is met for qualifying the improved property within the Area as a conservation area.

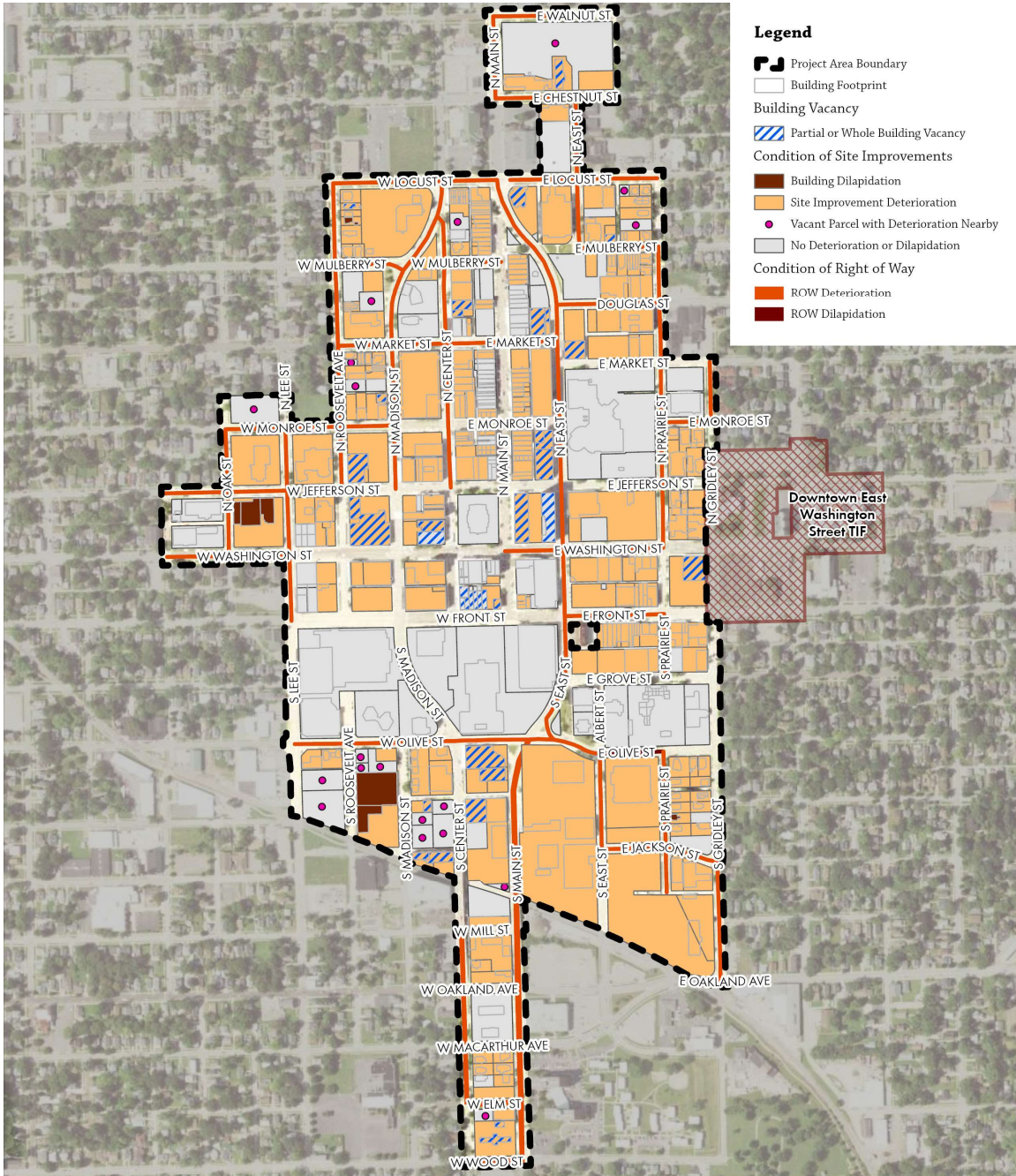
2. Summary of Findings on Deterioration (Improved Land Factor #1)

Deteriorating conditions were recorded on 297 (93.4%) out of 318 improved parcels. The field survey of exterior building conditions found defects in the secondary structural components, including windows, doors, gutters, downspouts, interior walls, etc. Additionally, deteriorated site improvements such as sidewalks, driveways, and parking lots were distributed throughout the Area. Photographic evidence of deteriorating conditions can be found on **Attachment B** in the **Appendix. Exhibit D – Existing Conditions** shows the distribution of deterioration and other qualifying conditions throughout the Project Area.

3. Inadequate utilities (Improved Land Factor #2)

Most historic downtowns suffer from aging, oddly configured, and inadequate utility infrastructure and downtown Bloomington is no exception to that rule. The City has identified several areas where sewer lines need to be extended, replaced, or repaired. It is likely the City will undertake many of these improvements at the same time they upgrade their streetscape to match the recommendations in the upcoming streetscape plan. This will enable the City to mitigate the frequency of disruptions caused by upcoming utility and streetscape improvements. **Exhibit E – Inadequate Utilities** displays the approximate locations of the proposed utility improvements.

Exhibit D – Existing Conditions



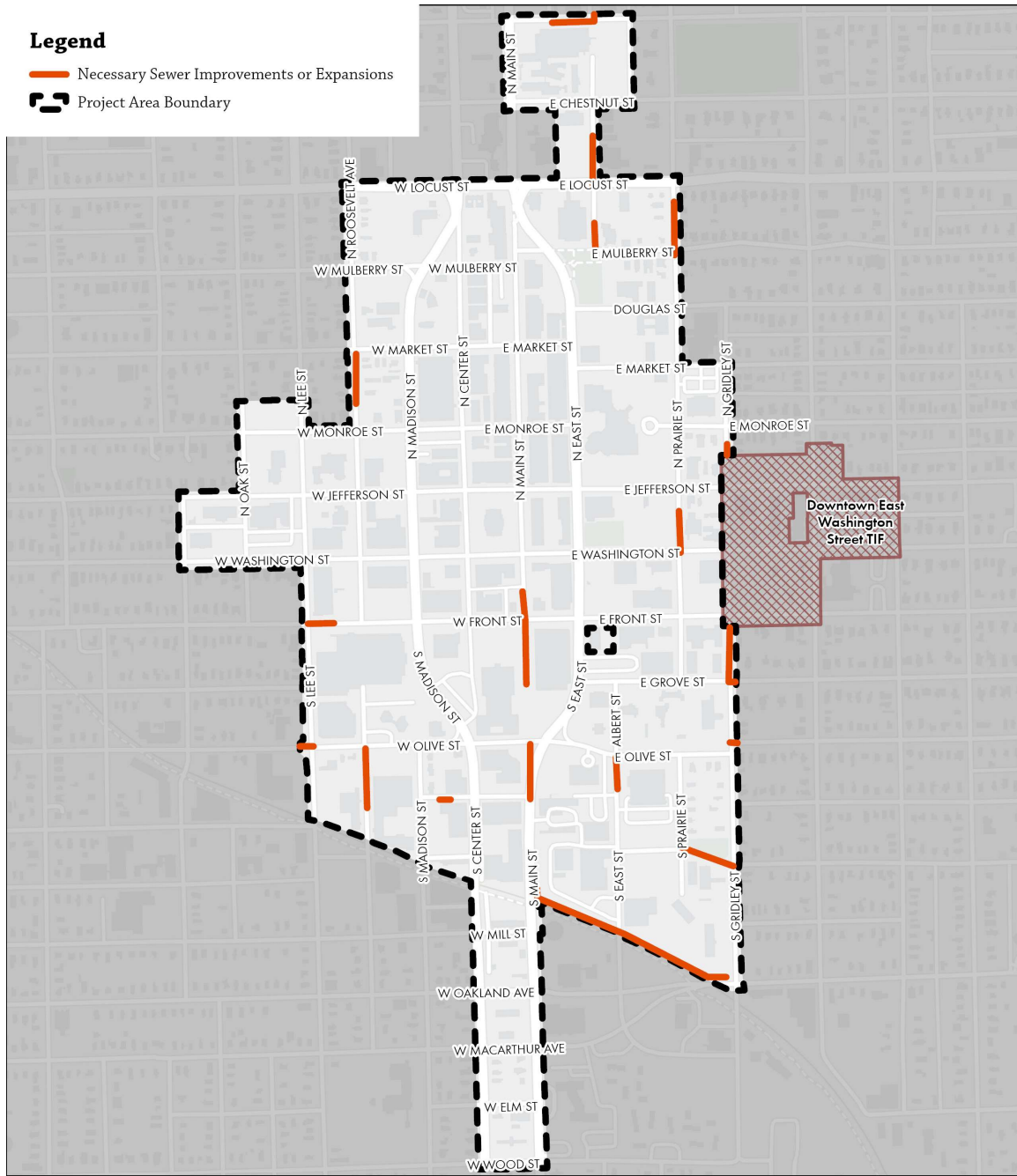
Existing Conditions
 Bloomington, IL



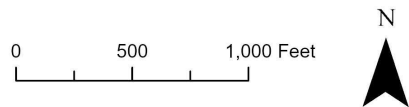
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Exhibit E – Inadequate Utilities



Inadequate Utilities
Bloomington, IL



4. Declining or Sub-par EAV Growth (Improved Land Factor #3)

The Area, on the whole, contains property whose equalized assessed valuation has grown at a lower rate than the balance of the City. The area exhibited this characteristic for 3 out of the last 5 years, meeting the threshold for qualifying an area according to this factor. See **Exhibit F – Comparison of EAV Growth Rates (2017-2022)** for more information on the EAV changes in the Area over the last five years relative to the balance of the City and the Consumer Price Index for All Urban Consumers.

Exhibit F – Comparison of EAV Growth Rates (2018-2023)

Downtown TIF Redevelopment Project Area City of Bloomington, Illinois					
Assessment Year	Project Area EAV *	EAV Declined?	Balance of City **	Area Growth Rate Less Than Balance of City?	Area Growth Rate Less Than CPI Index for All Urban Consumers?
2018	\$ 31,120,211		\$1,841,224,454		
2019	\$ 33,034,883		\$1,833,211,712		
Annual Percent Change	6.2%	NO	-0.4%	NO	NO
2020	\$ 31,515,877		\$1,861,484,227		
Annual Percent Change	-4.6%	YES	1.5%	YES	YES
2021	\$ 32,566,214		\$1,900,261,934		
Annual Percent Change	3.3%	NO	2.1%	NO	YES
2022	\$ 34,459,382		\$2,020,800,897		
Annual Percent Change	5.8%	NO	6.3%	YES	YES
2023	\$ 37,492,147		\$2,217,964,050		
Annual Percent Change	8.8%	NO	9.8%	YES	NO

* Source: McClean County Assessor data.
** Source: McClean County Tax Computation Reports 2018-20223.

Eligibility of Vacant Parcels

1. Deterioration of structures or site improvements in neighboring areas

There are 19 out of 19 (100%) vacant parcels adjacent to properties containing deteriorated structures and/or site improvements.

2. Declining or Sub-par EAV Growth

(See Summary of Declining or Sub-par EAV Growth in the subsection titled Eligibility of Improved Parcels)

SECTION III - REDEVELOPMENT PLAN AND PROJECT

Section III and Section IV constitute the Redevelopment Plan and Project for the Downtown TIF Redevelopment Project Area.

General Land Uses to Apply

The general land uses to apply for the Area are shown in **Exhibit G – General Land Use Plan**.

Objectives

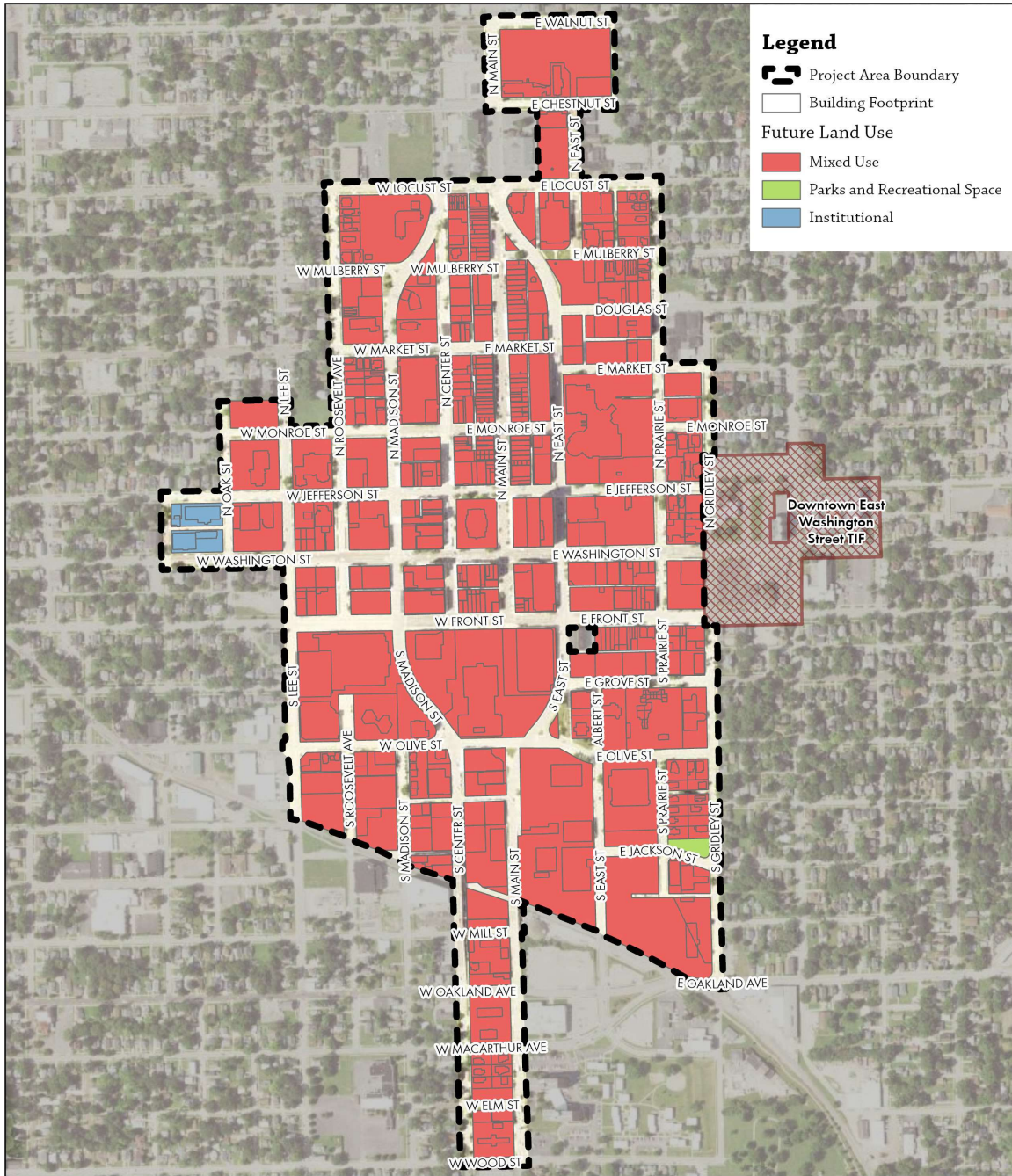
The objectives of this Plan are as follow:

1. To provide adequate infrastructure to alleviate blight, ensure safe conditions, and enhance the efficiency of the infrastructure networks. This infrastructure could include, but is not limited to, sidewalks, streets, and streetlights.
2. Enhance the tax base for the City and all other taxing bodies.
3. Encourage and assist private investment and redevelopment within the Area through the provision of financial assistance as permitted by the Act.
4. Complete all public and private actions required in this Plan in an expeditious manner.
5. Maintain transparency and accountability with residents and taxing bodies by reporting annually on Area projects to the State of Illinois and the Joint Review Board.
6. Enter into agreements with private parties and public agencies that protect the long-term financial health and wellbeing of the City.

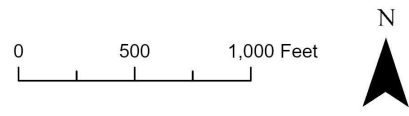
Program to be Undertaken to Accomplish Objectives

The City has determined that it is appropriate to create a program to provide financial incentives for private investment within the Area. It has been determined, through private & public project implementation experience, that tax increment financing constitutes one of the most effective means available for enabling development in the Area. Local taxing bodies are expected to benefit from the implementation of this Plan. The City will incorporate appropriate provisions within any redevelopment agreement entered into between the City and private parties ensuring redevelopment projects make progress towards achieving the objectives stated herein.

Exhibit G – General Land Use Plan



General Land Use Plan
 Bloomington, IL



Redevelopment Project

Activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:

Construction of new private buildings and renovation of existing private buildings at various locations in the Area.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include but are not limited to: street and sidewalk improvements, land assembly including site acquisition and site preparation, public utilities (e.g., water, sanitary and storm sewer facilities), traffic signalization, and marketing of properties, as well as other programs of financial assistance provided by the City.

3. Land Assembly, Displacement Certificate, and Relocation Assistance:

To achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary in order to attract private development interest. Therefore, any property located within the Redevelopment Project Area may be acquired by developers or the City, as necessary, to assemble various parcels of land to achieve marketable tracts, or if such property is necessary for the implementation of a specific public or private redevelopment project. Activities of this type may include the displacement of inhabited housing units located in the Project Area (see below).

Displacement Certificate:

Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Tax Increment Allocation Redevelopment Act, the City hereby certifies that this Redevelopment Plan, as amended, will not result in the displacement of more than nine (9) inhabited residential units. If the City wishes to pursue a project that will result in the displacement of more than nine (9) inhabited residential units, the City must first produce a housing impact study that lays out the availability of adequate replacement housing pursuant to the TIF Act.

Relocation Assistance:

If households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the

regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the TIF Act, “low-income households”, “very low-income households” and “affordable housing” have the meanings set forth in the Illinois Affordable Housing Act.

Exhibit H – Estimated Redevelopment Project Costs

Description	Estimated Cost ^{1, 2, & 3}	
A. Public Works or Improvements	20.0%	\$5,382,000
B. Property Assembly	10.0%	\$2,691,000
C. Building Rehabilitation/Retrofit	20.0%	\$5,382,000
D. Relocation costs	2.5%	\$673,000
E. Taxing District Capital Costs	5.0%	\$1,346,000
F. Job Training	2.5%	\$673,000
G. Interest Costs Incurred by Developers (30% of interest costs)	20.0%	\$5,382,000
H. Planning, Legal & Professional Services	5.0%	\$1,346,000
I. General Administration	5.0%	\$1,346,000
J. Financing Costs	5.0%	\$1,346,000
K. Contingency	10.0%	\$2,691,000
Total Estimated Costs ⁴		\$28,258,000
Notes:		
1. All costs shown are in 2024 dollars.		
2. Adjustments may be made among line items within the budget to reflect program implementation experience.		
3. Private redevelopment costs and investment are in addition to the above.		
4. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.		

Description of Redevelopment Project Costs

Costs that may be reimbursed are defined as “redevelopment project costs” in the Act as, may be amended from time to time. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the Act:

- 1. Costs of studies, surveys, development of plans, and specifications, implementation and administration** of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax

increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years.

In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- 1.5. After July 1, 1999, **annual administrative costs shall not include general overhead or administrative costs of the municipality** that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
- 1.6. The **cost of marketing sites** within the redevelopment project area to prospective businesses, developers, and investors;
2. **Property assembly costs**, including but not limited to **acquisition of land** and other property, **real or personal**, or rights or interests therein, **demolition of buildings, site preparation**, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and **the clearing and grading of land**;
3. **Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings**, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified

construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs **shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building** as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either

- (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or
 - (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
5. **Costs of job training and retraining projects**, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
 6. **Financing costs**, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
 7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.
 8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);
 9. **Payment in lieu of taxes** [see Sec. 11-74.4-3 (m) of the Act];
 10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-

technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs

- (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and
- (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

11. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
- (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
- (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
- (D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total
 - (i) cost paid or incurred by the redeveloper for the redevelopment project plus
 - (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

- 12.** Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- 13.** After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.

For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

- 14.** No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means
 - (i)** a place or structure that is included or eligible for inclusion on the National Register of Historic Places or
 - (ii)** a contributing structure in a district on the National Register of Historic Places.

This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

SECTION IV - OTHER FINDINGS AND REQUIREMENTS

Conformance with Comprehensive Plan

The General Land Use Plan conforms with the City’s comprehensive plan adopted on August 24, 2015. In addition, all development in the Redevelopment Project Area will comply with applicable codes and ordinances. See **Exhibit G – General Land Use Plan** for more details.

Area, on the Whole, not Subject to Growth and Development

While some properties have experienced investment and construction activity, the vast majority of the redevelopment project area has experienced little renovation activity and virtually no new construction activity. The area has not performed at the same level as the rest of the City and some surrounding communities. The properties in the Area have not been subject to growth and development through investment of private enterprise. (See **Exhibit I – EAV Trends** below)

Exhibit I – EAV Trends

EAV Trends (2018-2023)					
Downtown TIF Redevelopment Project Area					
City of Bloomington, Illinois					
	EAV 2018	EAV 2023	Change	Percent Change	Annual Percent Change
RPA ¹	\$ 31,120,211	\$ 37,492,147	\$ 6,371,936	20.5%	3.80%
CPI ²	251.107	304.702	53.6	21.3%	3.94%
Balance of City ³	\$ 1,841,224,454	\$ 2,217,964,050	\$ 376,739,596	20.5%	3.79%

¹ Equalized Assessed Valuation (EAV) of the Redevelopment Project Area
² Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics
³ Total City EAV minus Project Area EAV.

Would Not be Developed “but for” TIF

The properties in the Area are not reasonably anticipated to be improved without the direct participation of the City to provide funding in the form of financial incentives and infrastructure spending. Without the influence of public financing through tax increment financing, the City would not be able change the trajectory of the Project Area and attract private investment and perform infrastructure improvements.

Assessment of Financial Impact

The City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demands for facilities or services in the future, the City will

consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

All overlapping taxing bodies will continue to receive property tax revenues on the base values of properties to be added to the Area during the balance of the life of the TIF program. In addition, it is reasonable to assume that the economic and financial benefits resulting from redevelopment efforts in the Area will spill into other sections of the community and generate additional revenues for the above listed government entities. In addition, after the expiration of the TIF program, the taxing districts will receive the benefits of an increased property tax base. It is also reasonable to assume that the benefits of the increased property tax base would not reasonably be expected to occur without the implementation of the Plan and the use of tax increment financing.

Estimated Date for Completion of the Redevelopment Project

The estimated date for the completion of the Redevelopment Project or retirement of obligations issued may not be later than December 31st of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the redevelopment project area was adopted.

Sources of Funds

The sources of funds to pay for redevelopment project costs associated with implementing the Plan will come from the increment generated by increasing property values due to new construction and renovated structures. If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, revenues from any adjoining tax increment redevelopment project areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made as part of a bond ordinance.

Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above, or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan, for a term not to exceed the expiration date of this TIF Program, bearing an annual interest rate as permitted by law.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan. The City may utilize revenues from any other source, including City, State, or Federal funds, or tax increment revenues from this Project or adjoining TIF areas to pay for the costs of completing this Project.

Most Recent EAV of Properties Added and Revised Redevelopment Valuation

1. Most Recent EAV of Properties Added to the Project Area:

The most recent total equalized assessed valuation (EAV) for the properties in the Area is estimated to be \$37,492,147. A list of the parcel identification numbers (PIN's) for the properties in the Area are included in the **Appendix as Attachment C – Property Identification Number (PIN) List & Map**. After the approval of the Plan by the City, the City will make a request to the County Clerk of McLean County to certify the base EAV for each parcel of real estate added to the Area.

2. Estimate of Valuation After Redevelopment:

Contingent on the adoption of this Plan and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in the Area, as amended, will cause the equalized assessed valuation of said Area to increase to approximately \$59,400,000. This projected value is based on a gradual increase in EAV over time as needed improvements are completed, private investment is attracted, and property value growth approaches that of the rest of the City.

Fair Employment Practices and Affirmative Action

Fair employment practices and affirmative action remain the same as stated in the Plan.

Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. Also, the City shall adhere to all reporting requirements and other statutory provisions.

APPENDIX

ATTACHMENT A
LEGAL DESCRIPTION

City of Bloomington – Redevelopment Project Area Boundary

A part of Section 4 and the N½ of Section 9, all in 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 southwest corner of Lot 17 in Block 4 of Durley's Addition, said point lying at the intersection of the east side of the public alley in said Block 4 and the north right of way line of Walnut Street; thence South along the east right of way line of the public alley in Block 7 in said Durley's Addition and the southerly extension thereof to the northwest corner of Lot 1 in Block 11 of said Durley's Addition on the south right of way line of Chestnut Street; thence West on said south right of way line to the northwest corner of said Block 11 on the east right of way line of East Street; thence South along said east right of way line to the southwest corner of said Block 11 on the north right of way line of Locust Street; thence East along said north right of way line to the southwest corner of Block 10 of said Durley's Addition on the east right of way line of Prairie Street; thence South along said east right of way line to the southwest corner of Block 3 in KH Fell's 2nd Addition to Bloomington on the north right of way line of Market Street; thence East on said north right of way line to the southwest corner Block 4 in said KH Fell's 2nd Addition on the east right of Gridley Street; thence South along said east right of way line to the southwest corner of the North 100 feet of Lot 6 in Block 2 in Evan's Addition to Bloomington; thence West 60 feet to the southeast corner of the North 100 feet of Lot 43 in White's Addition to Bloomington on the west right of way line of said Gridley Street; thence South along said west right of way line to the northeast corner of Lot 6 in said White's Addition to Bloomington on the south right of way line of Front Street; thence East 50 feet to the northwest corner of Block 7 in said Evan's 2nd Addition to Bloomington on the east right of way line of Gridley Street; thence South along said east right of way line and the southerly extension thereof to the north line of Block 2 of Schroeder's Addition to Bloomington on the south right of way line of Oakland Avenue; thence West on said south right of way line to the northeasterly right of way line of the Norfolk Southern Railroad; thence Northwesterly to a point at the intersection of the north right of way line of Oakland Avenue and the northerly right of way line of said Norfolk Southern Railroad; thence Northwesterly along said northerly railroad right of way line to the east right of way line of Main Street; thence South along said east right of way line to the northwest corner of Lot 1 in Wolcott's Addition to Bloomington on the south right of way line of Wood Street; thence West along said south right of way line to the northeast corner of Lot 1 in Hodler's Addition to Bloomington on the west right of way line of Center Street; thence North along said west right of way line to the northerly right of way line of the Norfolk Southern Railroad; thence Northwesterly along said northerly railroad right of way line to the west right of way line of Lee Street; thence North on said west right of way line to the southeast corner of Parcel Two as conveyed to the City of Bloomington per the Warranty Deed recorded as Document No. 2005-24566; thence Northwesterly on the southerly line of said Parcel Two to the northwest corner thereof on the south right of way line of Olive Street; thence North to southwest corner of Parcel One as conveyed in

said Document No. 20045-24566 on the north right of way line of Olive Street; thence North-easterly on the northerly line of said Parcel One to the northeast corner thereof on the west right of way line of Lee Street; thence North along said west right of way line to the northeast corner of Lot 107 in James Allin's Addition to Bloomington on the south right of way line of Washington Street; thence West on said south right of way line to the northeast corner of Lot 1 in Leavitt's Subdivision to Bloomington on the west right of way line of Mason Street; thence North on said west right of way line and the northerly extension thereof to the north right of way line of Jefferson Street; thence East on said north right of way line to the southeast corner of Lot 3 in James Mason's Addition to Bloomington on the west right of way line of Oak Street; thence North on said west right of way line to point on the westerly extension of the north line of Lot 6 in Assessor's Subdivision of Block 32 of Allin, Gridley & Prickett's Addition to Bloomington; thence East on the north line of said Lot 6 and the easterly extension thereof to the west right of way line of Lee Street; thence North on said west right of way line to a point on the westerly extension of the north line of Lot 1 in George W. Anderson's Subdivision on the east right of way line of said Lee Street; thence South on said east right of way line to the southwest corner of Lot 2 in said George W. Anderson's Subdivision on the north right of way line of Monroe Street; thence East on said north right of way line to the southeast corner of Block 33 in said Allin, Gridley & Prickett's Addition to Bloomington on the west right of way line of Roosevelt Street; thence North along said west right of way line to the southeast corner of Lot 3 in Owner's Subdivision of Lot 9 and Part of Lot 8 in Block 16 of Allin, Gridley & Prickett's Addition to Bloomington on the north right of way line of Locust Street; thence East along said north right of way line to the southeast corner of Lot 11 in Block 12 in Durley's Addition to Bloomington on the west right of way line of the public alley; thence North along said west right of way line to the northeast corner of Lot 2 in said Block 12 on the south right of way line of Chestnut Street; thence West along said south right of way line to the northeast corner of Block 13 in Allin, Gridley & Prickett's Addition to Bloomington on the west right of way line of Main Street; thence North along said west right of way line to the southeast corner of Block 1 in said Allin, Gridley & Prickett's Addition to Bloomington on the north right of way line of Walnut Street; thence East along said north right of way line to the Point of Beginning;

EXCEPTING THEREFROM the following described tract of land to wit: Lots 112 and 113, Except the East 6 inches of Lot 112, in James Allin's Second Addition to the City of Bloomington, in McLean County, Illinois.

ATTACHMENT B
PHOTOGRAPHIC EVIDENCE















ATTACHMENT C
PIN LIST AND LOCATOR MAP

Locator ID	Parcel ID No. (PIN)	Taxpayer Name
1	2104133009	CITY OF BLOOMINGTON
2	2104133010	ILLINOIS WESLEYAN UNIVERSITY
3	2104205014	ILLINOIS WESLEYAN UNIVERSITY
4	2104137000	
4	2104137007	CITY OF BLOOMINGTON
4	2104137006	CITY OF BLOOMINGTON
4	2104137005	CITY OF BLOOMINGTON
4	2104137003	CITY OF BLOOMINGTON
4	2104137002	CITY OF BLOOMINGTON
4	2104137001	CITY OF BLOOMINGTON
4	2104137004	CITY OF BLOOMINGTON
4	2104137008	CITY OF BLOOMINGTON
4	2104137011	CITY OF BLOOMINGTON
4	2104137010	CITY OF BLOOMINGTON
4	2104137009	CITY OF BLOOMINGTON
5	2104136013	CITY OF BLOOMINGTON
6	2104176001	KURTIS & AMY HERALD
7	2104176002	ELBA CASTILLO
8	2104176003	ELBA CASTILLO
9	2104176004	KATHIE SISSON
10	2104176018	YON SPENCER
11	2104176007	HONEY CREEK PROPERTIES
12	2104176008	%LUE A WALTERS LAW N JAW APTS
13	2104176017	%THE RELATED COMPANIES ATTN:MIKE FINKLE PHOENIX TOWER PRESERVATION, LP
14	2104196000	
14	2104196007	KENDALL WAYNE WARNER
14	2104196008	JESSICA MILLER
14	2104196006	STEPHEN BEASLEY
14	2104196005	LUCAS MAXWELL
14	2104196003	ROBERT & KARI RUST FULTON
14	2104196004	MELISSA MOODY
14	2104196002	MICHAEL THEUNE
14	2104196001	LEONARD KURFIRST
15	2104178017	STEVEN L & TERI L PARKER
16	2104178003	THE CENTER FOR YOUTH & FAMILY SOLUTIONS
17	2104178004	VALERIE PARKER
18	2104178016	ZCV3 LLC
19	2104178013	SCOTT LYNCH
20	2104178012	ANN DONA

21	2104178011	ANN DONA
22	2104178010	ROAD RUNNER REAL ESTATE
23	2104178009	MIA GLOBAL VENTURES LLC
24	2104178008	PAUL VAN HOOK
25	2104178007	ZCV3 LLC
26	2104178005	6 PROPERTY LLC
27	2104178006	FARI GHARAMANY
28	2104179011	CITY OF BLOOMINGTON
29	2104179015	JAMIE MAPUGAY
30	2104179016	CITY OF BLOOMINGTON
31	2104179007	CITY OF BLOOMINGTON
32	2104251001	MURIEL RIDDLE
33	2104251002	MURIEL RIDDLE
34	2104251014	MCLEAN COUNTY ART ASSN
35	2104251005	THOMAS K & PATRICIA A BERGLUND
36	2104251007	CITY OF BLOOMINGTON
37	2104251008	TERESA BLAKENEY
38	2104251009	JOHN BLAKENEY
39	2104251010	RANDY AMMERMAN
40	2104251011	MSW PROPERTY MANAGEMENT LLC
41	2104251012	MCLEAN COUNTY ARTS CENTER
42	2104251006	DAVID REEVES
43	2104251013	JEWELL LUDWIG
44	2104254006	HAROLD & MARY FRANZEN
45	2104254007	LESTER F & JEANNETTE H MORRISSEY
46	2104254013	MICHAEL N PKNG LOT DOUGLAS MANNA
47	2104254012	OLD HOUSE SOCIETY
48	2104254005	ZCV3 LLC
49	2104254004	PAUL YOUNGBLOOD
50	2104254003	LIU MAN CHIU
51	2104254014	ILLINOIS STATE UNIVERSITY
52	2104184011	CITY OF BLOOMINGTON
53	2104184008	MCLEAN COUNTY ART ASSN
54	2104183023	PLIP LLC 517
55	2104183020	LGP ENTERPRISES LLC
56	2104183022	LGP ENTERPRISES LLC
57	2104183021	ABUNDANT LIFE IN CHRIST CHURCH
58	2104183024	LYB PARTNERSHIP
59	2104183011	LYB PARTNERSHIP
60	2104183010	WB & S GROUP, LLC
61	2104183009	WB & S GROUP, LLC
62	2104183025	PLIP LLC 517

63	2104183005	TONY FABRIZIO
64	2104183004	HEARTLAND BANK & TRUST HBT 386
65	2104183003	HEARTLAND BANK & TRUST HBT386
66	2104183002	529 N MAIN DADDIOS LLC
67	2104183001	531 533 N MAIN MULLIGANS LLC
68	2104182019	LYB PARTNERSHIP
69	2104182018	PARTNERS FOR COMMUNITY
70	2104182011	KATHA KOENES
71	2104182017	JOHN SHANK
72	2104182020	FRONTIER COMMUNICATIONS
73	2104182006	ZCV3 LLC
74	2104182005	STEVEN DEVORE
75	2104182004	%MID-NORTHERN MGMT INC THE DOWNTOWNER
76	2104182003	HERMES PROPERTIES INC
77	2104182002	PARTNERS FOR COMMUNITY
78	2104182001	M & T MANAGEMENT
79	2104181017	HERMES PROPERTIES INC
80	2104181015	MCLEAN COUNTY CENTER FOR HUMAN SERVICES INC
81	2104181016	MCLEAN COUNTY CENTER FOR HUMAN SERVICES INC
82	2104181014	MCLEAN OCUNTY LAND TRUST DJS 82100
83	2104180009	HERMES ENTERPRISES
84	2104180007	ALAN DICK
85	2104180006	ALAN & PAMELA DICK
86	2104180010	CITY OF BLOOMINGTON
87	2104180004	TVEO CORPORATION
88	2104186016	ZAYDA CROCIATA
89	2104186015	CITY OF BLOOMINGTON
90	2104186002	CODY TROUTMAN
91	2104186003	CITY OF BLOOMINGTON
92	2104186010	OAK LLC
93	2104198000	
93	2104198001	KRISTIN GIVENS
93	2104198007	TROY CLARK
93	2104198003	NANCY ISAACSON
93	2104198005	PATRICIA STILLER
93	2104198002	RONALD & ELIZABETH COHEN HENDERSON
93	2104198004	ARIANA MILLER
93	2104198006	SEAN LARSEN
94	2104186017	ACT3 PROPERTIES LLC
95	2104186004	MELANIA SANCHEZ
96	2104186005	AL TANNAHILL
97	2104186006	BRENDA & CLARENCE A TANNAHILL

98	2104186007	AL TANNAHILL
99	2104186008	C ALLAN & BRENDA TANNAHILL
100	2104186009	RUTH RICE
101	2104186018	AMT PROPERTIES INC.
102	2104187009	CITY OF BLOOMINGTON
103	2104188023	MCLEAN COUNTY CENTER FOR HUMAN SERVICES INC
104	2104188003	MCLEAN COUNTY CENTER FOR HUMAN SVC
105	2104188027	GREGORY BENOIT
106	2104188028	PAMELA JEAN EATON
107	2104188005	JUI CHENG
108	2104188006	A CELESTE HOCHHALTER
109	2104188019	JOHN WOLLRAB
110	2104188022	GREEN BUILDING LLC
111	2104188015	6 PROPERTY LLC
112	2104188014	RJV PROPERTY
113	2104188013	KEN CHIU-TCHENG
114	2104188012	DEBRA RISBERG
115	2104188011	% DOUGLAS N. KOTH ED & DOUG'S BIG ADVENTURE, LLC
116	2104188021	MARY MUNSON
117	2104188020	MARY MUNSON
118	2104188009	MARY MUNSON
119	2104188008	KEYSTONE STATE PROPERTIES LLC
120	2104189001	FRONTIER COMMUNICATIONS
121	2104189002	ZCV3 LLC
122	2104189003	ZCV3 LLC
123	2104189004	ZCV3 LLC
124	2104189005	RJV PROPERTY
125	2104189006	ZCV3 LLC
126	2104189007	FRED WOLLRAB
127	2104189008	% REDBIRD PROPERTY MGMT INC BEN HART WONDERLIN
128	2104189009	% REDBIRD PROPERTY MGMT INC BEN HART WONDERLIN
129	2104189010	ZCV3 LLC
130	2104189011	FRANK HOFFMAN
131	2104189014	FRONTIER COMMUNICATIONS
132	2104185005	CITY OF BLOOMINGTON
133	2104257001	CB BLOOMINGTON PROPERTY, LLC
134	2104257013	CITY OF BLOOMINGTON
135	2104257012	MIKE MANNA
136	2104257011	% MIKE MANNA ZCV3 LLC
137	2104257010	BOKAT INC
138	2104257014	CITY OF BLOOMINGTON
139	2104185004	CB BLOOMINGTON PROPERTY, LLC

140	2104262001	BOARD OF EDUCATION ESC
141	2104266004	JOHN SCANLON
142	2104402002	ROSE HARMS
143	2104402003	AF & AM BLOOMINGTON LODGE #43
144	2104266003	HOUSE OF PRAYER NO 6 APOSTOLIC CHURCH OF GOD
145	2104266001	MICHAEL & SARA BAKER
146	2104401009	UEP BLOOMINGTON LLC
147	2104261012	SECOND PRESBYTERIAN CHURCH
148	2104329003	W BRADLEY & DAVID A PARK
149	2104194006	GREEN BUILDING
150	2104194001	MCLEAN COUNTY LAND TRUST
151	2104194002	MCLEAN COUNTY LAND TRUST
152	2104194003	THE LINCOLN ROOM LLC
153	2104194004	HAROLD & RHEA EDGE BOYD
154	2104194005	DON GRANADOS ENTERPRISES LLC
155	2104329001	RJV PROPERTY
156	2104329002	PRAIRIELAND INVESTMENT PARTNERS LLC
157	2104328028	ESTELLE BROWN
158	2104193009	MID CITY PROPERTY LLC
159	2104193008	JAN LANCASTER
160	2104197000	
160	2104197001	CHARLES STUCKEY
160	2104197003	CHARLES STUCKEY
160	2104197002	CHARLES STUCKEY
161	2104193006	6 PROPERTY LLC
162	2104193003	ROBERT A & ROBERTA R DELORENZO
163	2104193001	PAUL LAWRENCE
164	2104193002	REDBIRD PROPERTY MANAGEMENT CO
165	2104193004	JOHN WERDERITS
166	2104369000	
166	2104369001	405-407 N MAIN LLC
166	2104369002	405-407 N MAIN LLC
166	2104369003	SKCO REAL ESTATE LLC
166	2104369004	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369005	STEVEN WANNEMACHER
166	2104369006	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369008	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369009	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369011	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369012	SKCO REAL ESTATE LLC
166	2104369013	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369014	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC

166	2104369015	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369016	HERITAGE ENTERPRISES INC
166	2104369017	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369018	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369019	STEVEN WANNEMACHER
166	2104369020	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369010	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369007	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
167	2104327003	% DARRELL L HARTWEG ILLINOIS HOUSE BUILDING LLC
168	2104327004	PANTAGRAPH PRINTING & STATIONERY CO
169	2104192008	TIMOTHY TILTON
170	2104191002	OAK LLC
171	2104326001	PANTAGRAPH PRINTING & STATIONERY CO
172	2104303002	FIRST CHRISTIAN CHURCH
173	2104302007	CITY OF BLOOMINGTON
174	2104161009	FIRST CHRISTIAN CHURCH
175	2104305001	SALVATION ARMY
176	2104305015	SALVATION ARMY
177	2104306006	STEPHEN SNYDER
178	2104307001	JRH REVOCABLE LIVING TRUST
179	2104307003	JRH REVOCABLE LIVING TRUST
180	2104307004	JOHN MILLER
181	2104307005	OAK LLC
182	2104307002	MATTHEW ERICKSON
183	2104331009	OAK LLC
184	2104332003	ENSENBERGER BUILDING CORP
185	2104325000	
185	2104325025	RICHARD HALL
185	2104325026	EMIKA IJUN
185	2104325027	CARLA VANDONGEN
185	2104325028	D JAY COTE
185	2104325029	GAVIN RANK
185	2104325030	CONSOLIDATED PROPERTIES LLC SERIES EB
185	2104325031	CHRISTOPHER D & JENNIFER E LANSFORD
185	2104325021	NANCY ISAACSON
185	2104325022	LESLI GRIFFITH
185	2104325023	DANIEL NIV
185	2104325024	THOMAS DZURISON
185	2104325001	CONSOLIDATED PROPERTIES LLC SERIES EB
185	2104325002	CONSOLIDATED PROPERTIES LLC SERIES EB
185	2104325003	WILLIAM GLASS
185	2104325004	NANCY LOITZ

185	2104325005	BRYAN PRESTON
185	2104325006	CONSOLIDATED PROPERTIES LLC SERIES EB
185	2104325007	EDWARD WOLLENSCHLAGER
185	2104325008	FRANK & JOANNA SALATA
185	2104325009	DEBORAH RUBIN
185	2104325010	CONSOLIDATED PROPERTIES LLC SERIES EB
185	2104325011	PAUL & ANDREA KHOURY
185	2104325012	SNYDER
185	2104325013	CONSOLIDATED PROPERTIES LLC SERIES EB
185	2104325014	ZACHARY DAVID LEWIS
185	2104325015	BRUCE JOHNSON
185	2104325016	CLARE FRIGO
185	2104325017	EVAN PAGE DONALDSON
185	2104325018	NATHAN HODGE
185	2104325019	CONSOLIDATED PROPERTIES LLC SERIES EB
185	2104325020	SCOTT & TAMI WACKER
186	2104332002	FRED WOLLRAB
187	2104332005	FRED WOLLRAB
188	2104332006	6 PROPERTY LLC
189	2104332008	DILLON DEVELOPMENT
190	2104332014	ENSENBERGER BUILDING CORP
190	2104370000	
190	2104370001	PEOPLES BANK TRUSTEE
190	2104370002	MCLEAN COUNTY LAND TRUST
190	2104370003	MCLEAN COUNTY
190	2104370004	CLAY COX
190	2104370005	MCLEAN COUNTY LAND TRUST
191	2104333001	PUBLIC BUILDING COMMISSION
192	2104334011	121 NORTH MAIN LLC
192	2104371000	
192	2104371001	121 NORTH MAIN LLC
192	2104371002	FRED DRAKE HEARTLAND BANK AND TRUST COMPANY
192	2104371003	121 N. MAIN, LLC
192	2104371004	121 N. MAIN, LLC
193	2104334007	UEP BLOOMINGTON LLC
194	2104335011	%MARVIN F POER & CO PNC REALTY SERVICES
195	2104335010	CITY OF BLOOMINGTON
196	2104406001	AUGSPURGER LLC
197	2104406002	WILLIAM WAGNER
198	2104406006	WILLIAM EDWARDS
199	2104406003	GUDEMAN PROPERTIES LLC
200	2104406004	COSTIGAN & WOLLRAB PC

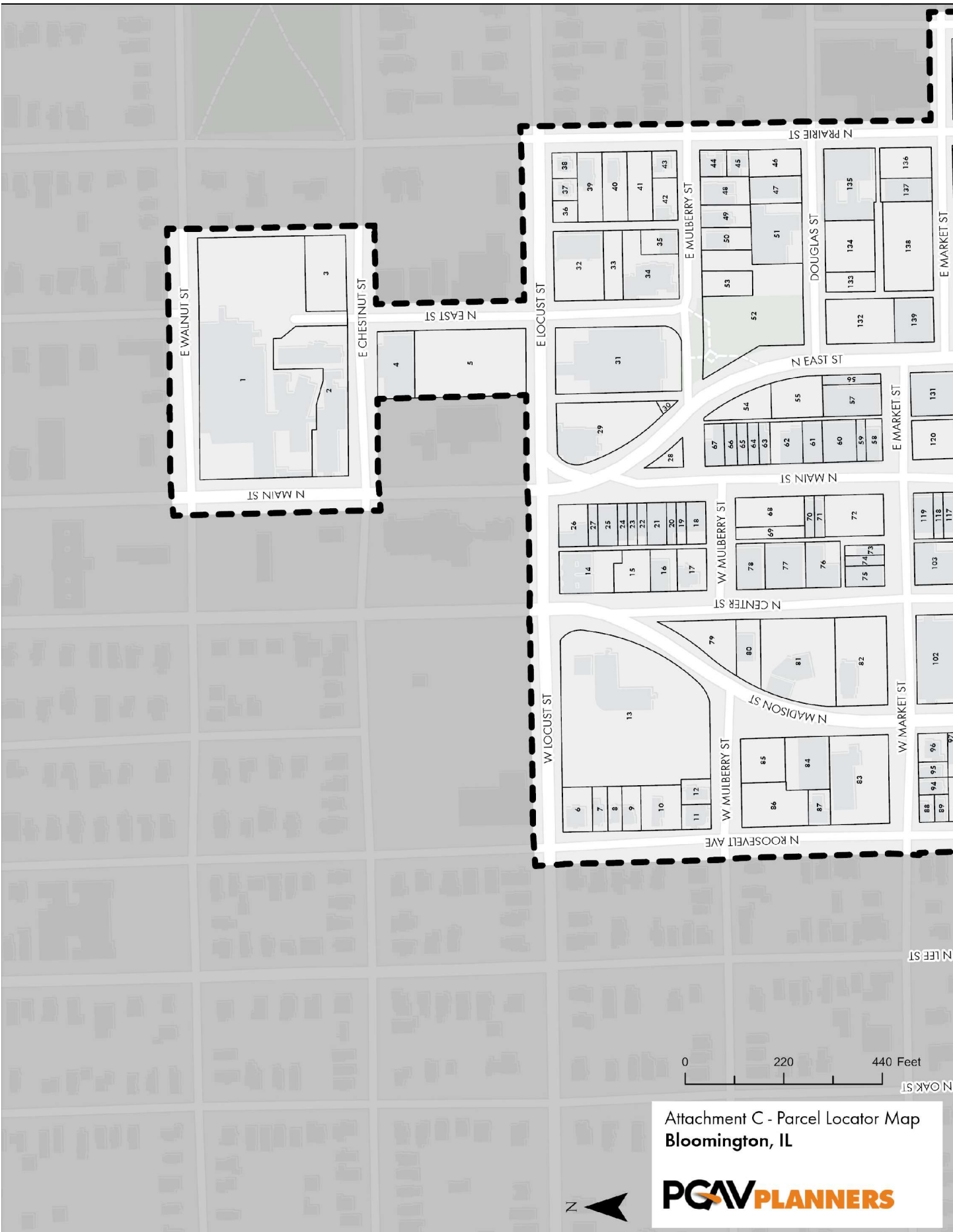
201	2104406005	ALLIED PROPERTIES
202	2104406007	COSTIGAN & WOLLRAB PC
203	2104410006	EMPYREAN HOLDINGS, LLC
204	2104409005	GREEN BUILDING
205	2104409004	GREEN BUILDING
206	2104420000	
206	2104420001	XL Vixens, LLC
206	2104420003	MICAH & MELISSA MCCLELLAND
206	2104420004	DAVID STARK
206	2104420005	MANDULA BAY LLC
207	2104409019	COUNTY ENTERPRISES LLC PARKER MCLEAN COUNTY
208	2104340006	PUBLIC BUILDING COMMISSION
209	2104409016	COUNTY ENTERPRISES LLC PARKER MCLEAN
210	2104409014	CME REAL ESTATE INVESTMENTS LLC
211	2104409010	JAMES FINEGAN
212	2104409011	INN FRONT LLC
213	2104409012	INN FRONT LLC
214	2104339037	PUBLIC BUILDING COMMISSION
215	2104339014	LAND TRUST NO CJG-21-0185-00
216	2104339034	MCLEAN COHISTORICAL SOC
217	2104339007	LAND TRUST NO CJG-21-0185-00
218	2104339038	HOLDING LLLP PIOLETTI PIOLETTI & NICHOLS
219	2104338022	FRED WOLLRAB
220	2104338006	FRED WOLLRAB
221	2104338005	FRED WOLLRAB
222	2104338004	FRED WOLLRAB
223	2104338003	MEMED NURCESKI
224	2104338002	FRED WOLLRAB
225	2104338020	RUSSEL FRANCOIS
226	2104338021	FRED WOLLRAB
227	2104338007	ALAN & NAOMI WEINTRAUB
228	2104338008	JOHNSON FRONT & CENTER LLC
229	2104338009	MARK JOHNSON
230	2104338010	FRED WOLLRAB
231	2104338011	FRED WOLLRAB
232	2104338012	FRED WOLLRAB
233	2104338013	RYAN SZYNKAREK
234	2104338019	JOHN R DAY AND ASSOCIATES LTD
235	2104311006	JRH REVOCABLE LIVING TRUST
236	2104311002	JRH REVOCABLE LIVING TRUST
237	2104311003	JRH REVOCABLE LIVING TRUST
238	2104315010	CITY OF BLOOMINGTON

239	2104341009	LT BLOOMINGTON SENIOR HOUSING LLC
240	2104347000	
240	2104347015	LARS OSTLING
240	2104347016	ERIC OSTLING
240	2104347017	ERIC OSTLING
240	2104347018	RUSSELL DEPEW
240	2104347019	LARS OSTLING
241	2104342027	PUBLIC BUILDING COMMISSION
242	2104343029	PUBLIC BUILDING COMMISSION
243	2104344004	PUBLIC BUILDING COMMISSION
244	This property not included in final TIF boundary	
245	2104413022	BEVERLY MILLER
246	2104413020	JAMES WHITE
247	2104413003	JAMES WHITE
248	2104413004	JAMES WHITE
249	2104421000	
249	2104421001	BRADLEY GLENN
249	2104421002	BRADLEY GLENN
249	2104421004	DAVID MILLIGAN
249	2104421006	JAKOB GROOTENS
249	2104421005	FAMING & MARGORIE ELLEN ANDREWS HAN
249	2104421003	MIKE WALTER
250	2104413006	BEVERLY MILLER
251	2104413017	TODD BRESNEY
252	2104414001	WESTON PROPERTIES LLC
253	2104414002	FRED WOLLRAB
254	2104414003	THE LAUNCH PAD OF BLOOMINGTON LLC
255	2104414005	G EDWARD MURPHY
256	2104414004	JOY LUCK
257	2104413018	216 EAST GROVE LLC
258	2104345004	MCBARNES REAL ESTATE LLC
259	2104349010	CITY OF BLOOMINGTON
260	2104350002	MCBARNES REAL ESTATE LLC
261	2104350004	% ANDY KAUFMANN 210 SOUTH EAST LLC
262	2104417006	CALVERT METZLER MEMORIAL HOMES LLC
263	2104417004	301 GROVE STREET, LLC
264	2104417005	DEVYN CORP
265	2104452003	JOHN FORBES
266	2104452005	CASEY CARLSON
267	2104453005	CHAD & MICAH JESSEN
268	2104453006	TONYA PIERCE
269	2104453007	TONYA PIERCE

270	2104453008	CHAD & MICAH JESSEN
271	2104453009	CITY OF BLOOMINGTON
272	2104454005	HARRY G & MARY LOU BERNER
273	2104454011	CITY OF BLOOMINGTON
274	2104454014	CITY OF BLOOMINGTON
275	2104454004	CITY OF BLOOMINGTON
276	2104453004	JONI LEE BACK
277	2104453003	C/O REDBIRD PROPERTY MGT. BRADLEY PARK-PRAIRIE
278	2104453002	JOSE HARO
279	2104453001	BRIAN OSBORN
280	2104452004	CRABWELL PROPERTIES LLC
281	2104452002	NANCY RODGERS
282	2104452001	ANNETTA MILLER
283	2104451020	BLOOMINGTON PUBLIC LIBRARY
284	2104451022	CITY OF BLOOMINGTON
285	2104382018	CITY OF BLOOMINGTON
286	2104378001	MIA GLOBAL VENTURES LLC
287	2104378002	AERIE #527 FRAT ORDER OF EAGLES
288	2104378003	BLOOMINGTON AERIE 527 FOE
289	2104381003	ROBERT PERSCHALL
290	2104381008	TKNTK LLC
291	2104381007	TKNTK LLC
292	2104381002	TKNTK LLC
293	2104381001	PELORUS VENTURES INC
294	2104377006	STEVEN SKELTON
295	2104377004	STEPHEN GRUMISH
296	2104379003	DOUGLAS & DEBORAH NORD
297	2104379006	DOUGLAS & DEBORAH NORD
298	2104380002	HPMI, LLC
299	2104380003	WILLIAM GALLOWAY
300	2104380001	HPMI, LLC
301	2104379005	CORP & DOUGLAS NORD NOR-IM
302	2104379004	DEBORAH & DOUGLAS NORD
303	2104379007	MARGARET RING
304	2104377008	YOUTHBUILD MCLEAN COUNTY
305	2104376015	BONNIE JO OSTLING
306	2104376016	DOUGLAS NORD
307	2104376014	DOUGLAS NORD
308	2104376011	TKNTK LLC
309	2104376002	BONNIE JO OSTLING
310	2104376001	GENA NORRIS
311	2104356002	RONALD L & ELIZABETH PATTERSON

312	2104356001	JOSH BANKS
313	2104356004	MAJOR PRODUCTS CO
314	2104356005	MAJOR PRODUCTS CO
315	2104353017 (PARTIAL)	CITY OF BLOOMINGTON
316	2104385001	HPMI, LLC
317	2104388007	HPMI, LLC
318	2104388002	RJMK LLC
319	2104388006	RJMK LLC
320	2109129008	Marin & Bayley INC
321	2109129001	Miller, Annetta O
322	2109133007	Miller, Annetta O
323	2109133008	Miller, Annetta O
324	2109133002	Miller, Annetta O
325	2109133011	Limacher, Michael J & Lesley A Funk
326	2109133009	Jones, Twyman
327	2109133012	Engle, Merle David
328	2109138001	Engle, Merle David
329	2109138004	Engle, Merle David
330	2109138007	MACS Convenience Stores LLC
331	2104311005	JRH REVOCABLE LIVING TRUST
332	2104311004	JRH REVOCABLE LIVING TRUST
333	2104336001	Temple, Susan T
334	2104336002	CONSOLIDATED PROPERTIES
335	2104336005	CITY OF BLOOMINGTON
336	2104337059	CONSOLIDATED PROPERTIES LLC 120
337	2104337007	Lasaine, Dorain
338	2104372000	
338	2104372035	FRONT N CENTER INC
338	2104372036	FRONT N CENTER INC
338	2104372037	FRONT N CENTER INC
338	2104372038	FRONT N CENTER INC
338	2104372039	FRONT N CENTER INC
338	2104372041	FRONT N CENTER INC
338	2104372042	FRONT N CENTER INC
338	2104372044	FRONT N CENTER INC
338	2104372045	FRONT N CENTER INC
338	2104372046	FRONT N CENTER INC
338	2104372048	FRONT N CENTER INC
338	2104372040	FRONT N CENTER INC
338	2104372043	FRONT N CENTER INC
338	2104372047	FRONT N CENTER INC

338	2104372049	FRONT N CENTER INC
338	2104372011	FRONT N CENTER INC
338	2104372012	FRONT N CENTER INC
338	2104372013	FRONT N CENTER INC
338	2104372014	FRONT N CENTER INC
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338	2104372016	FRONT N CENTER INC
338	2104372017	FRONT N CENTER INC
338	2104372018	FRONT N CENTER INC
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338	2104372021	FRONT N CENTER INC
338	2104372023	FRONT N CENTER INC
338	2104372024	FRONT N CENTER INC
338	2104372025	FRONT N CENTER INC
338	2104372022	FRONT N CENTER INC
338	2104372026	FRONT N CENTER INC
338	2104372027	FRONT N CENTER INC
338	2104372028	FRONT N CENTER INC
338	2104372029	FRONT N CENTER INC
338	2104372030	FRONT N CENTER INC
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338	2104372032	FRONT N CENTER INC
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338	2104372003	FRONT N CENTER INC
338	2104372002	FRONT N CENTER INC
338	2104372001	FRONT N CENTER INC
338	2104372004	FRONT N CENTER INC
338	2104372005	FRONT N CENTER INC
338	2104372006	FRONT N CENTER INC
338	2104372007	FRONT N CENTER INC
338	2104372008	FRONT N CENTER INC
338	2104372009	FRONT N CENTER INC
338	2104372010	FRONT N CENTER INC
338	2104372034	FRONT N CENTER INC



Attachment C - Parcel Locator Map
Bloomington, IL





Attachment C - Parcel Locator Map
 Bloomington, IL

PGAV PLANNERS



Attachment C - Parcel Locator Map
 Bloomington, IL

