

CITY OF BLOOMINGTON

EXECUTIVE SESSION

109 E. OLIVE ST.

MONDAY, OCTOBER 10, 2011, 5:00 P.M.

AGENDA

Claims Settlement – Section 2 (c) (8)

Purchase or Lease of Real Estate – Section 2 (c) (6)

Litigation – Section 2 (c) (11)

Suggested adjournment time – 5:30 p.m.

A light dinner will be available starting at 4:30 p.m.

CITY OF BLOOMINGTON
CITY COUNCIL WORK SESSION
109 E. OLIVE ST.
MONDAY, OCTOBER 10, 2011, 5:30 P.M.

City Hall – Council Chamber/Conference Room

AGENDA

- A. BCPA Budget Deficit and Creativity Center. *(Suggested discussion time 30 minutes)*
- B. Ward Redistricting Maps. *(Suggested discussion time 30 minutes)*
- C.
 - 1. FY 2013 (Summer 2012) Street Resurfacing
 - 2. Major Transportation Project Priorities. Preview to the EDC and McLean County Chamber of Commerce TransSummit 2011 on October 21, 2011.*(Suggested discussion time 30 minutes)*
- D. EDC's Vacant Building and Property Program. Suggested site former property owned/operated by Wildwood Industries. *(Suggested discussion time 15 minutes)*

Suggested adjournment time – 7:15 p.m.

FOR COUNCIL: October 10, 2011

SUBJECT: Presentation Regarding BCPA Subsidy/Fund Balance & Creativity Center Update

BACKGROUND: A two part presentation; first discussion on the BCPA subsidy level and fund balance, second, an update on the Creativity Center.

BCPA Subsidy/Fund Balance

City Council voted on a ¼% Home Rule Sales Tax increase effective January 1, 2001 when creating the Cultural District. This was to be the funding source for what has become known as the Bloomington Center for the Performing Arts (BCPA). The Home Rule Sales Tax funds began being transferred into the BCPA's operating budget in FY 2002. In 2004, bonds were issued in part for capital improvements and purchases related to the former physician's building at 107 E. Chestnut (now referred to as the BCPA's Creativity Center). In 2005, \$9.9 million in bonds were issued for the renovation of the former Scottish Rite Temple creating the BCPA. Renovation was completed just in time for the inaugural performing arts season in September 2006 (FY 2007).

At the June 10, 2002 Council Meeting, the Council clarified the ¼% sales tax increase by capping the Home Rule Sales Tax revenue annual allocation to the Cultural District at \$1.5 million.

The transfer of sales tax funds in FY 2002 through FY 2006, which occurred prior to the first performing arts season, built up the BCPA Fund Balance to approximately \$2.2 million. The first debt service payment from the BCPA operating fund occurred in FY 2006 and has grown to a little more than \$800,000 annually. The inclusion and increase in debt service payments in the operating budget, coupled with a \$400,000 drop in Home Rule Sales Tax funds implemented in FY 2010 has reduced the BCPA Fund Balance to \$165,382 as of April 30, 2011. This fund balance is projected to drop to (\$286,414) at the end of FY 2013 based on projected revenues and expenditures within the operating budget. Additionally, the 2004 bond repayment amounts begin to see substantial increases in FY 2014 and beyond.

In summary, by including the debt service payments for the 2004 and 2005 bond issuances along with the decreased sales tax funding the BCPA Fund Balance continues a downward trend requiring additional funds from general revenue.

Creativity Center Update

November 10, 2003

City Council votes 8-0 to purchase the former physicians building at 107 E. Chestnut Street for \$1.6 million. The building is purchased to be renovated with funds generated exclusively through private donations into a Creativity Center for the arts. Like the BCPA itself, this building is conceived to support local performing arts groups and strengthen the City's arts

culture and as a way to develop economic, educational and artistic growth within the community and serve as a catalyst for economic growth in the Downtown Bloomington. The need for this building was identified through interviews at nine (9) community forums conducted in February and March 2003. Further input was gathered from potential users and planning study interviews were conducted with forty-five (45) community leaders in May 2003.

2005-2009

Initial renovation work is done on the Creativity Center during this time frame. The second floor was gutted by staff to reduce labor costs in preparation of a future renovation. Many of the BCPA staff offices are located in this building.

February 22, 2010

City Council awards design services work for the Creativity Center renovation in the amount of \$173,000 to the Farnsworth Group, using privately raised funds from the BCPA's Capital Campaign fund balance.

Next Steps

Staff has attempted to address various concerns raised by the Council at its February 22, 2010 meeting. Staff believes that the BCPA Subsidy and Creativity Center Update September 26, 2011 report has addressed a long term model for the Creativity Center which provides for the building's management, operations and fiscal policy.

Staff is prepared to answer Council's questions and is respectfully requesting specific direction from the Council regarding this facility.

Prepared by:

John R. Kennedy
Director of Parks, Recreation & Cultural Arts

Reviewed by:

Barbara J. Adkins
Deputy City Manager

Financial review by:

Timothy L. Ervin
Director of Finance

Recommended by:

David A. Hales
City Manager

TO: David Hales, City Manager
CC: Barbara J. Adkins, Deputy City Manager
FROM: John Kennedy, Director of Parks, Recreation & Cultural Arts

Subject: **OPTIONS TO IMPROVE BCPA STRUCTURAL DEFICIT**

The BCPA will receive \$1.45 million in funds from the Home Rule Sales Tax in FY 2012. This money is vital to the BCPA's operations, but falls short in addressing the actual needs to pay for the debt service on the building and services offered by the BCPA staff to the community.

To illustrate:

This year the BCPA will receive **\$1.45 million** in funds from Home Rule Sales Tax. After accounting for debt service payments and labor costs from the \$1.45 million, the deficit is (\$181,398) with remaining expenses for materials & supplies and capital expenditures. Revenues generated by ticket sales, rental income, fees, charges and other incomes are not enough to overcome this deficit.

Meanwhile, the BCPA has become a very valuable resource to the community. Over the past year the Center hosted 496 events and activities, including performances by visiting artists and local performing arts groups, as well as a wide variety of meetings, wedding receptions, dances, and special events.

Including ticket sales and \$218,698 in rental income in FY 2011, the BCPA has always broken even or come out ahead on the events and activities we present. As you will see, the BCPA staff has also worked diligently to live within our budgets, maximize the profits on our shows, and find sponsorships, grants, and other additional sources of revenue. For example, this year alone we anticipate over \$240,000 in in-kind trades, primarily in media services to help publicize our mainstage events.

The BCPA budget shortfall, however, needs to be addressed. Some options to do so:

REVENUE ENHANCEMENTS

Increase home rule sales tax or subsidy from the general fund

As the Council report prepared for this meeting demonstrates, the BCPA receives only a portion of the available money collected through the Home Rule Sales Tax. An increase to a level between the FY2002 amount of \$2,131,669 and the FY2009 amount of \$1,700,000 would provide the BCPA with the operating funds it needs to pay for the Bond Service on the building, as well as the staffing and operations of the facility.

Increased ticket fees/Implementing an amusement tax

One of the factors staff take into consideration when assigning fees for ticket prices or facility rental is to determine what the market will bear. There is a value people are willing to pay and if that number is exceeded by the event or the services offered, they will spend their money elsewhere.

For example, when assigning ticket prices for a show, staff evaluate a variety of criteria in order to create a pricing grid for the show, including:

- Artist fees
- Additional production expenses (technical equipment needed, hotels, hospitality, marketing, etc.)
- Ticket prices for the same event elsewhere
- What events are being offered, and at what price, by other area presenting organizations (Peoria, Decatur, Champaign, Joliet, Springfield)
- Anticipated audience size

By analyzing all of this information, staff can make an educated decision about where ticket prices should be set in order to maximize the audience and achieve the financial goals for the performance.

An option to consider is an additional fee or “ticket tax” to each ticket sold. Currently, the following fees and charges are added to ticket purchases at the BCPA:

Fee	Frequency	Order Type	Amount
Building Restoration Fee	Per Ticket	All Ticket Sales	\$1.00
Internet Fee	Per Ticket	Online Sales Only	\$3.00
Order Fee	Per Order	Online or Phone Only	\$4.00

Additional and “hidden” fees are consistently one of the top patron complaints when ordering tickets online or over the phone. This is not limited to the BCPA but can be said for similar industry facilities.

As you can see above, purchasing 1 ticket to a show via online or phone sales adds \$8.00 to the price of that ticket – anywhere from a 15 – 25% added fee. Any additional fees added on top of this may affect the elasticity of the ticket price and comes with a risk. For example, if a 3% ticket tax was added to each ticket purchase, it would only take a reduction of more than 3% in ticket sales (losing sales of 15 tickets to a show that should sell 500 tickets) to have a negative impact on total revenue. Conversely, if the thought is to reduce ticket prices to make them more affordable in order to increase ticket sales the same principle applies. If a ticket price is lowered by 10%, an increase of more than 10% would be required to have a positive impact on ticket revenues. Of course, any additional ticket sales could add to additional beverage tickets and help offset lower ticket revenues however ticket revenues are by far the largest revenue producing item.

New revenue sources

The BCPA has begun alcohol sales as a way to generate more revenue for its events. The Center previously worked with an outside vendor for this service and only took 15% of the total receipts. Within this new model, the BCPA will take the total net profit for the sale.

The BCPA also purchased a popcorn maker this summer and has begun selling popcorn at selected events to generate more money. Additional concession items are being contemplated for sale at all BCPA events.

The staff would also like to explore the creation of a 501(c)(3) “Friends” organization, much like the Miller Park Zoological Society. This group would be formed out of members of the current Cultural Commission and the 175 member BCPA volunteer corps. The existence of such an organization would be helpful in future fundraising. In addition to streamlining some of the questions created with giving to a municipality vs. a traditional not-for-profit, this group would also be able to take an active role (reducing the amount of staff time required for the same work) in fundraising events (galas and other programs), as well as other moneymaking and audience development and outreach programs to broaden the reach of the BCPA.

As mentioned before, staff has already brought in over \$240,000 in in-kind trades for promoting our events and expanding our presence in the community. We have created new partnerships whenever possible to support our programs and the vitality of a number of local organizations, including the Bloomington/Normal Jaycees, Illinois State University’s Alumni Association and Department of Housing, The Children’s Discovery Museum, and the McLean County Arts Center.

Staff also continues to seek growth in our event sponsorship numbers and growth in the number of patrons who join our ArtsPartners programs, which gives them a variety of benefits (including parking, ticket purchase priority and artist meet-and-greets) as well as sponsorship recognition in BCPA materials.

EXPENSE REDUCTIONS

The chart below shows the BCPA’s FY 2012 operational budget by major category.

EXPENSE TYPE	DOLLAR AMOUNT	PERCENTAGE OF TOTAL
Labor	\$881,582	28%
Materials & Supplies	\$1,383,248	44%
Capital Purchases	\$150,000	5%
Debt Service	\$749,816	23%
Total Expenses	\$3,164,646	100%

Staffing Levels

BCPA staff continues to provide the level of customer service it established over its first five seasons with reduced staff numbers, but has been struggling to manage in some areas where positions were eliminated or reduced. We have been relying more on seasonal labor, but the expense and technical nature of our equipment, plus the physical risk of our backstage labor prohibits seasonal labor from managing these responsibilities. A competitive gap in the wages we can offer these workers in comparison to other area venues provides additional complications to expanding this workforce.

Prior to the FY 2010 merger of departments, the BCPA had 14 full-time dedicated employees to its operations. Now, there are 10 full-time dedicated employees along with 2 full-time department-wide shared marketing employees. Further reductions to full-time staff could have unintended consequences. These would include or require a shift in the kinds of programming the BCPA offers, eliminating Broadway-style performances, which require a large crew and staff to service the demands of the production, and doing more small-scale shows which, conversely, have a lower profit margin. Further reductions in staff would also have an effect on existing workloads, timeliness of response to customer demands and employee productivity.

Programming

Staff is constantly evaluating the Center's programming and trends in audience involvement and attendance at performing arts events nationwide. Shows are selected with the best potential to satisfy the performing arts interests of our diverse population (i.e. everyone should be able to find at least one show that appeals to them) and meet its goal when it comes to ticket revenue and patronage. Additional event sponsorships are solicited in order to reduce risk on our events.

The largest percentage of expenses comes from artist fees associated with performances. A reduction in this area would also result in a lowering of revenues generated. If this approach is taken, the risk assumed would be the challenge to increase rental of the facility in the amount equal to or greater than the revenue lost from hosting fewer performances.

In FY 2011 the BCPA reduced its programming slightly from previous years to compensate for a softer national economic forecast and the lack of financial support area schools have received for field trips, including the Student Spotlight matinees offered by the BCPA. The year, therefore, saw an increase in rental income, which reduced the BCPA's own financial risk and positioned the BCPA in a better place economically than most performing arts centers nationwide.

A more positive economic outlook for the 2011-12 season saw another shift in programming. The number of shows presented in 2011-12 is still less than had been presented in the BCPA's first four seasons, but our research showed promise in identifying a few "tentpole" events that were of higher risk financially but were proven sales leaders nationwide. The BCPA's presenting risk was further reduced in FY 2012 with the successful identification of artists who had higher name recognition but more moderate fees. We also addressed some of the cornerstones of our programming, particularly World Music, by engaging in community partnerships to further reduce our risk and expand our impact.

Staff has also benefited from presenter resources including a listserv discussion with the Illinois Presenters Network, comprising major presenters from across the state, which has been useful in block booking shows to reduce artist fees. We have also subscribed to www.celebrityaccess.com, an online resource that shows potential artist fees and a grid of box office figures so that we can see how the artist did other venues nationwide.

Delay Capital Purchases

Staff has already done excellent work to prolong the replacement of our equipment and purchase major capital expenses in the most cost-effective way. We delayed the purchase of new light and sound boards by two years in response to our budgetary outlook. Like computers, each system

needs to be updated periodically in order to keep pace with the demands of the artists presented at the theater. Purchasing them reduces the possibility that we would have to rent similar equipment in order to meet the demands of the artist contracts and ultimately saves the center money, in addition to raising the profile of the BCPA in the eyes of agents and expanding the types of events we can present.

We have also taken on a number of projects internally in order to save costs. For example, the stage crew did our mandatory curtain fireproofing, built our own sound equipment cabinets for outdoor concerts, and built a new light board table as a cost saving measure.

Summary of Options

An increase in funding, reduction in expenses or a combination of the two and a profit goal established for the BCPA's annual operations could provide a solid foundation for the BCPA which would let staff continue to operate and develop the Center and address the economic, quality of life, and artistic goals that were established. Through a combination of ticket and concession revenue, fundraising, and other revenue generation, staff could then focus on a specific goal that would bring the operational support and activity expenses (artist fees and production expenses) in check and meet or defray the costs for capital improvements.

Facilities and programs similar to the BCPA are a quality of life issue which can be at times difficult to measure. Economic boosts not appearing in the BCPA's operating budget should be considered. The economic impact brought to the community from patrons who visit Bloomington and possibly stay overnight or contribute to the community's economy in a variety of ways is an important factor. Information below attempts to quantify some of the economic impact of the BCPA.

ECONOMIC IMPACT INFORMATION

The BCPA has two primary missions:

- 1) To enhance the quality of life in Bloomington/Normal and Central Illinois with performing arts programming and other entertainment opportunities, arts education programs, and by providing a well-maintained, professionally-staffed, and affordable performing arts facility for performances by local groups and rentals for a variety of functions.
- 2) To be a catalyst for economic growth downtown

TOTAL ECONOMIC IMPACT

	TOTAL EXPENDITURES	FTE Jobs	Household income	Local Gov't Revenue
BCPA	\$3,042,000	88.7	\$2,011,807	\$111,228
BCPA Patrons	\$2,004,900	59.5	\$873,375	\$101,709
Total impact	\$5,046,900	148.2	\$2,885,182	\$233,806

(*Source: Americans for the Arts' Arts & Economic Prosperity Calculator, www.americansforthearts.org)

Definitions:

Total Expenditures: The total dollars spent by your nonprofit arts and culture organization and its audiences; event-related spending by arts and culture audiences is estimated using the average dollars spent per person by arts event attendees in similarly populated communities.

FTE Jobs: The total number of full-time equivalent (FTE) jobs in your community that are supported by the expenditures made by your arts and culture organization and/or its audiences. An FTE can be one full-time employee, two halftime employees, four employees who work quarter-time, etc.

Household Income: The total dollars paid to community residents as a result of the expenditures made by your arts and culture organization and/or its audiences. Household income includes salaries, wages, and proprietary income.

Government Revenue: The total dollars received by your local and state governments (e.g., license fees, taxes) as a result of the expenditures made by your arts and culture organization and/or its audiences.

When using estimates derived from this calculator, always keep the following caveats in mind: (1) the results of this analysis are based upon the averages of similarly populated communities, (2) input/output models were customized for each of these similarly populated communities, providing very specific employment, household income, and government revenue data, and (3) your results are therefore estimates, and should not be used as a substitute for conducting an economic impact study that is customized for your community.

The BCPA is also a recruitment tool for area businesses and universities, who have found that including the BCPA's programming in their pitch to prospective employees is a selling point on bringing them into the area.

Current Staff Money Saving Initiatives

- Secured over \$240,000 in in-kind promotional sponsorships
- Flame proofed stage curtains
- Used seasonal crew to build cabinetry for the stage to save on making commercial purchases
- Used our own crew and equipment whenever possible for shows, saving between \$1 and \$3 thousand per show
- Negotiated a \$10,000 discount in our box office software contract
- Reevaluated season brochure printing to save money and increase impact
- Continued to monitor light usage in areas when no one is in that area
- Continued to adjust run times for AC and boiler units to shorter run times
- Installed motion sensors and low watt use lights in the kitchen area
- Planning to further reduce energy usage through the planned replacement of all T12 lights in the BCPA - will install as budget allows
- Adjusted irrigation running days and times to a reduced level
- Established partnerships to expand our reach into the community with:
 - 4-H
 - Area Arts Roundtable

- Big Brothers, Big Sisters
- Bloomington-Normal Area Convention & Visitors Bureau
- Bloomington/Normal Jaycees
- Challenger Learning Center
- Children's Discovery Museum
- "Convergence of Purpose" Lincoln Statuary Committee
- Cornbelters Baseball
- Country Financial Activities Department
- Crossroads Area Home School Association
- David Davis Mansion
- Downtown Bloomington Association
- Economic Development Council
- The Garlic Press
- Illinois State University Alumni Association
- Illinois State University Dance Department
- Illinois State University Department of Housing
- Illinois State University's Milner Library
- Illinois State University School of Communication
- Illinois State University School of Music
- Illinois Wesleyan University Career Center
- Illinois Wesleyan University Dean of Students Office
- Illinois Wesleyan University Libraries
- Illinois Wesleyan University School of Music
- Lucca Grill
- McLean County Chamber of Commerce
- McLean County Community Compact
- McLean County History Museum
- Normal Theatre
- Scribbles Center for Learning
- All area Kiwanis groups
- All area Rotary groups
- Several State Farm affinity groups

CREATIVITY CENTER

Staff wants to take a cautious and practical approach to the development of the Creativity Center. The City of Bloomington owns the building and over \$1 million in private donations and federal government grants, all specific to the project, have already been received.

Staff would like Council's support to begin a phased-in approach to developing the building. This phase-one focus addresses the building's envelope (roof, windows, and a portion of the brickwork), mechanicals (plumbing, electric, and HVAC) and the creation of a black box theater. Farnsworth Group architects estimate this first phase would cost \$2.7 million, leaving a more modest \$1.5 fundraising goal in comparison to the \$5.2 million that is anticipated to complete the entire renovation project.

Why the Black Box?

The research, meetings, and communications we have had with area arts groups confirm the first needed phase to this building is the development of the black box theater. This multi-use space would satisfy many immediate demands in the community as it could be used as a space for performances, rehearsals, meetings, and other community activities.

There are two other primary benefits in completing this phase of the project:

1. The BCPA currently has over \$500,000 invested toward this project at the Illinois Prairie Community Foundation. Due to shifts in the market and administrative fees charged on our investment, those donations are losing approximately \$2,000 per quarter. The Center was also given a \$133,000 grant from the U.S. Department of Housing and Urban Development. The only way to have any of these monies released to the BCPA is to begin work on the project.
2. Beginning the project in phases would also give fundraising an early win and keep this building development moving forward. We discovered through the programs we offered in the Creativity Center this summer to support the Miller Park Summer Theater that there is indeed a demand for this kind of facility and its related arts education programming.

An additional benefit is that this black box could also be incorporated into BCPA programming as a more suitable space for lectures, family events, workshops, and other arts education programs. Beginning the project with the black box allows the BCPA to incorporate this space into its facilities in much the same way we did with the establishment of the outdoor stage. We will be able to monetize the space based on our current rental operations as well as the usage of the BCPA itself. The cost of operating the space would be recouped through these programs and will require no additional full-time staff.

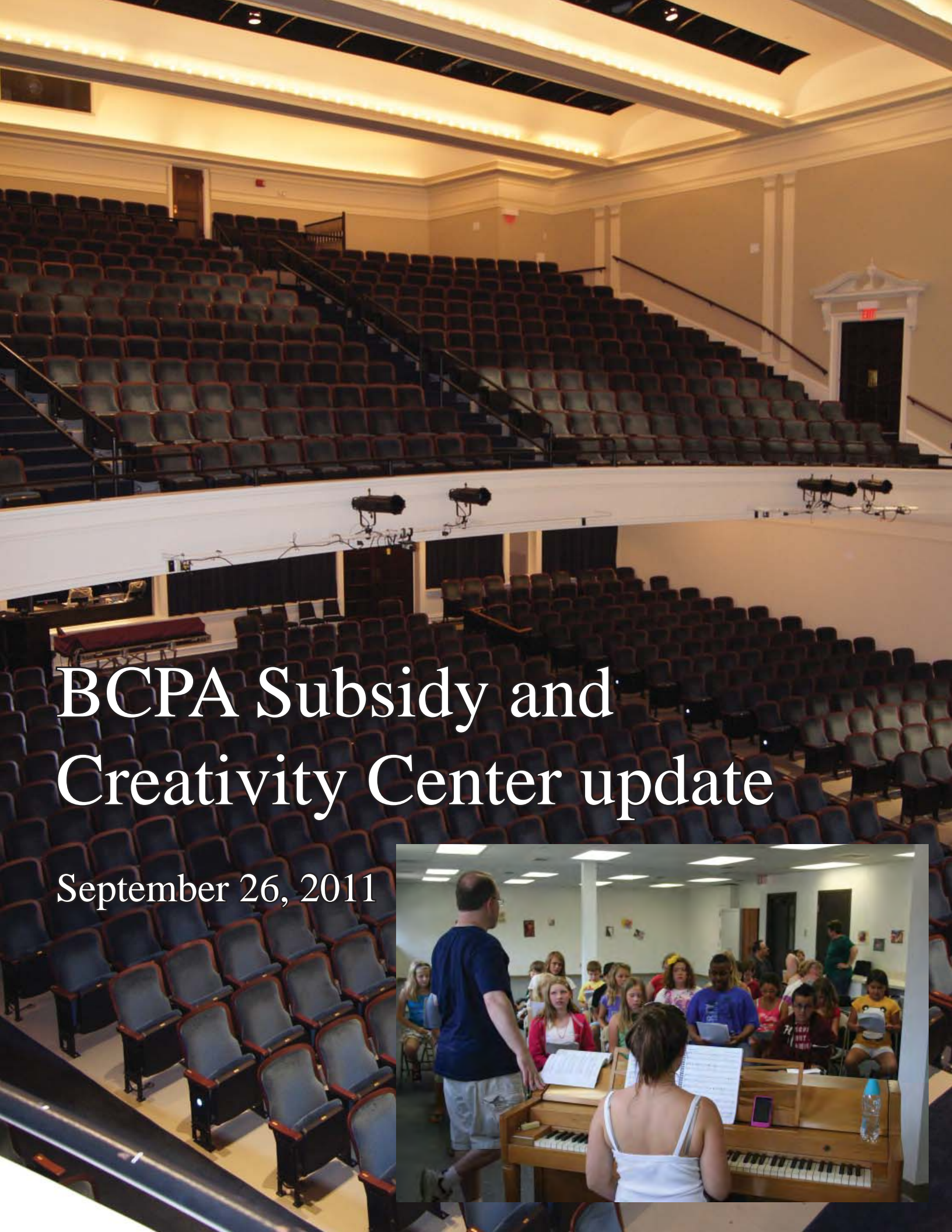
What will come next?

The architectural plan for the Creativity Center has always stressed flexibility of space. Additional spaces will be completed as need is identified. For example, what is currently planned as a dance studio could just as easily be adapted for a graphic design lab or recording studio.

Additional fundraising goals can then be identified to move future phases of the building forward.

Why Council support is important now

In order to get the fundraising for this building going, donors need to know that the City Council is behind the Creativity Center and that there is no risk that their money will be directed to something other than the project they have designated. It will give fund raisers firm ground to stand on as they take the project out to corporate and individual donors in the community.

A wide-angle photograph of a large, empty theater. The seating area is filled with rows of blue seats with dark wood frames. The stage area is visible in the foreground, and the ceiling features recessed lighting. The walls are light-colored with decorative architectural elements.

BCPA Subsidy and Creativity Center update

September 26, 2011



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HOME RULE SALES TAX

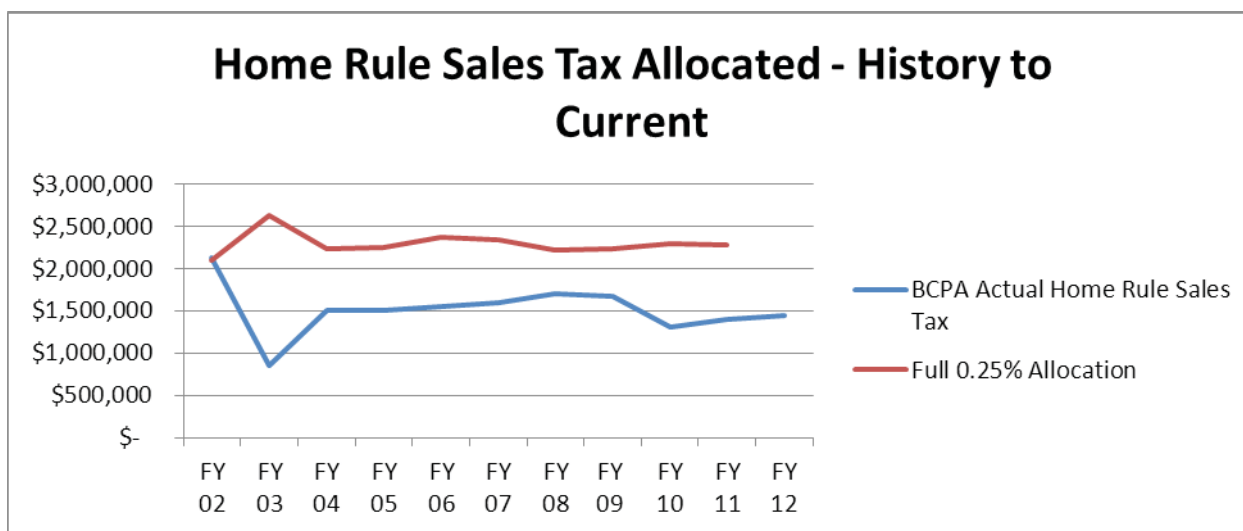
This report is to address original funding sources discussed at the creation of the Cultural District (now referred to as the BCPA) and the current subsidy level. During creation of the Cultural District, Home Rules Sales Tax was deemed to be the main funding source for the Cultural District and is described below with the history behind the sales tax amounts and discussions.

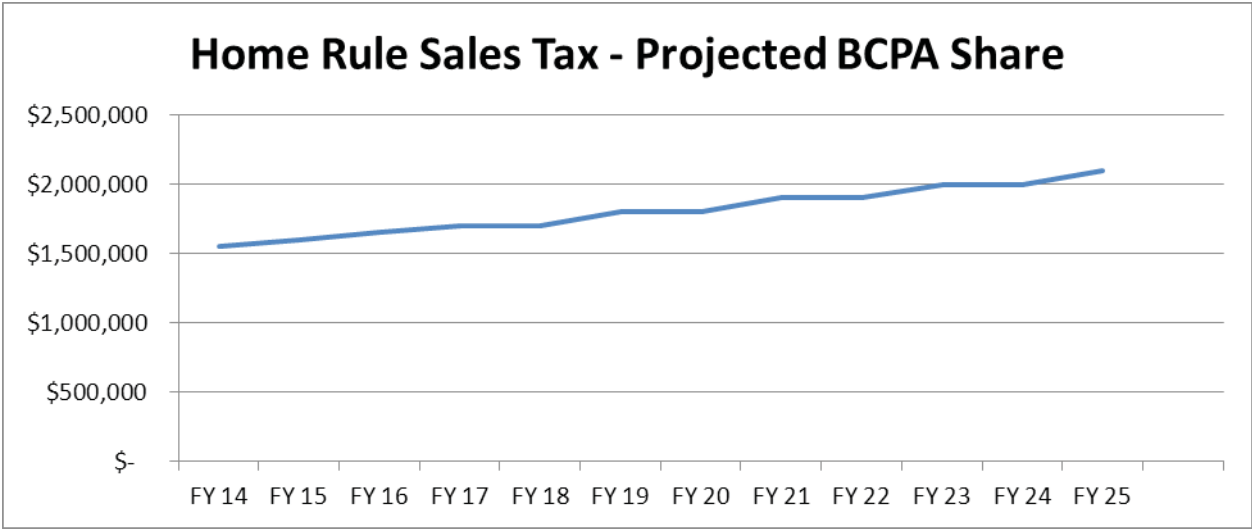
On September 25, 2000, the City Council approved an increase to the Home Rule Sales Tax Rate from 1.00% to 1.25%, effective January 1, 2001. There was no time limit set for this ¼% increase. The increase in sales tax funds would begin to roll in during March 2001, due to the lag in receipts from the State on sales tax collection. *See the attached Council Proceedings from September 25, 2000 (Exhibit A).*

At that time it was estimated revenues received from this ¼% increase would create \$1,500,000 in revenue and would be the primary funding source for the Cultural District. In fact, in FY 2002, this ¼% sales tax brought in over \$2.1 million in funds, therefore Home Rule Sales Tax allocated to the Cultural District during FY 2002 was \$2,131,669. While the Council Proceedings from September 25, 2000 is not clear that all revenue received from this increase would go strictly to the Cultural District, many staff, Cultural District Commission members and some aldermen believed that to be the intent.

On June 10, 2002, to clarify the question of whether or not the full ¼% sales tax increase was to fund the Cultural District or if the funding should be capped at a specific level, the City Council approved capping the Home Rule Sales Tax revenue allocated to the Cultural District to \$1,500,000 annually. This is the amount that went to the Cultural District in 2004 and 2005. As noted in the Council Proceedings from June 10, 2002 concerns were raised that the \$1,500,000 annual allocation may not be sufficient to support the budget.

In calendar year 2005, former City Manager and former Finance Director created an internal spreadsheet (*Exhibit B*) that allocated funding level from Home Rule Sales Tax for the Cultural District for each fiscal year from 2005 through 2025. This spreadsheet became the road map used to allocate future Home Rules Sales Tax funds from 2005 through 2025. *See attached Council Proceedings (Exhibit C).*





Beginning in FY 2005 and going through FY 2009, an every-other-year sales tax funding increase of \$100,000 resulted in developing a positive BCPA Fund Balance. The amount allocated in FY 2009 was \$1.7 million. In FY 2010, the internal spreadsheet called for a decrease of \$400,000 in Home Rule Sales Tax funding bringing the allocation down to \$1.3 million. FY 2011 and 2012 saw funding levels of \$1.4 and \$1.45 million, respectively. This large drop in Home Rule Sales Tax funding during those three fiscal years, along with challenging economic conditions and increased competition for entertainment dollars has resulted in a projected fund balance deficit of **(\$286,414)** as of April 30, 2013. This projection is based on assumptions in FY 2012 and FY 2013 revenue and expenditure budgets.

DEBT SERVICE

Another contributing factor to the downward trend of the fund balance is the Debt Service that is included in the BCPA’s operating budget. Since the BCPA is accounted for as a special revenue fund, the debt service is reported within the financial statements of this entity. This varied from the methodology in the treatment of debt service for Parks Recreation and Cultural Arts departments in the General Fund. The Debt Service payment for FY 2012 is \$749,816 and is projected to remain stable until the debt is retired in FY 2026. See the table below.

2005 General Obligation Bond Debt Schedule

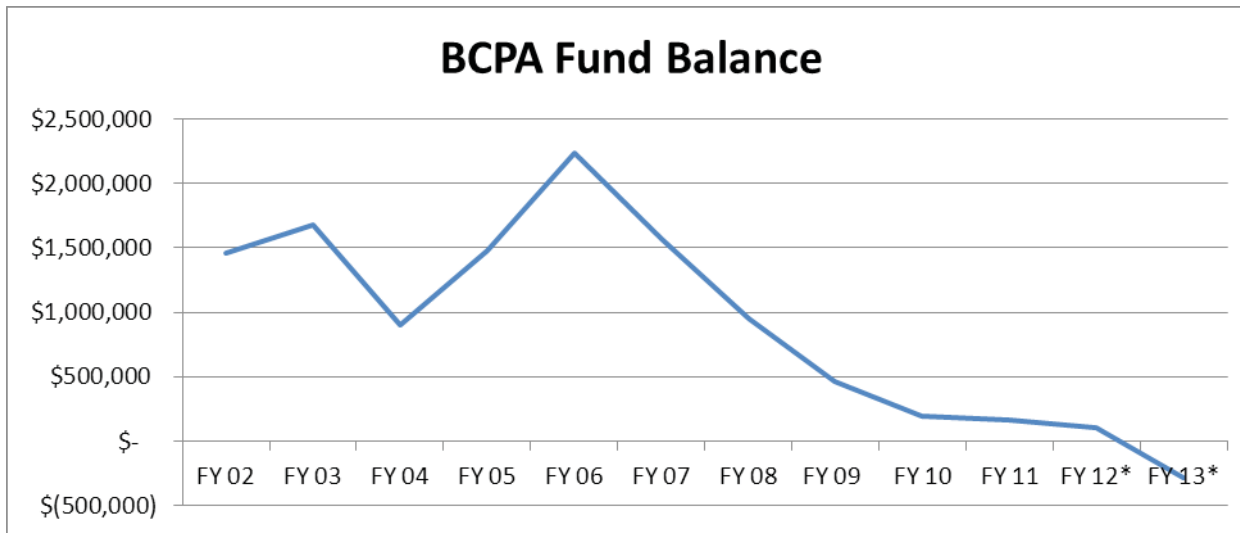
FY 2012	\$741,679	FY 2020	\$739,198
FY 2013	\$740,113	FY 2021	\$741,626
FY 2014	\$742,862	FY 2022	\$742,853
FY 2015	\$739,948	FY 2023	\$737,808
FY 2016	\$741,348	FY 2024	\$741,440
FY 2017	\$741,973	FY 2025	\$738,799
FY 2018	\$741,823	FY 2026	\$739,863
FY 2019	\$740,898		

An additional bond payment in the operating budget for 2004 Variable General Obligation Bonds, see the table below for future payments of this bond. This payment increases substantially over its life.

2004 Variable Bond Debt Schedule

FY 2013	\$78,000	FY 2020	\$234,000
FY 2014	\$104,000	FY 2021	\$260,000
FY 2015	\$104,000	FY 2022	\$260,000
FY 2016	\$208,000	FY 2023	\$286,000
FY 2017	\$208,000	FY 2024	\$286,000
FY 2018	\$234,000	FY 2025	\$312,000
FY 2019	\$234,000		

The large increases beginning in FY 2014 in this bond debt schedule will put greater strain on the BCPA Fund Balance.



Home Rule Sales Tax allocations prior to the renovation of the BCPA created a surplus in the BCPA Fund balance. Revenue exceeded expenditures in four of the five first years of operations (through FY 2006). Beginning with FY 2006, the BCPA began paying its debt service from the two bond issuances. From an operations stand point, revenue has exceeded expenditures eight of the ten years; however payments to the debt service along with the \$400,000 drop in sales tax allocation in FY 2010 the BCPA Fund balance has been drawn down to cover the deficit. Future projections show a continued downward trend in fund balance based on revenue projections and increases in the bond payment schedule.

EXAMPLES OF OPERATIONAL CHANGES

Internal operational changes that have occurred to address the subsidy level include (partial list):

- Reduction of full-time staff during FY 2010 departmental merger
- City Council Approved BCPA liquor license to bring beverage service in-house
- Adjusted Box Office Hours to increase availability outside of normal business hours
- Continue to survey patrons to gauge demand for types of performances
- Collaborate with U.S. Cellular Coliseum staff to optimize schedules
- Form partnerships with area organizations (i.e., Illinois State, Illinois Wesleyan, etc.)
- Partner with existing events to cross-promote (Bruegala)
- In talks with annual Nothin' But the Blues Festival for possible cooperation
- Closely follow national and Midwest trends for performing arts centers
- Closely control variable costs
- Analyze marketing efforts
- Cross-promote with other divisions within Parks, Recreation & Cultural Arts Dept.
- Concentrating on increasing ticket sales efforts with existing department marketing staff



CREATIVITY CENTER UPDATE

The Creativity Center has been at the center of an intense swirl of activity over the past 19 months. Area artists, arts groups, and community organizations have weighed in, and several planning and brainstorming sessions have been held, each contributing to shape a new vision of the Creativity Center project.

BCPA staff members have met regularly with a team of architects and designers from the Farnsworth Group. The Farnsworth Group has now completed Design Phase of the renovation plan. By completing this second phase of the architectural process the BCPA now have drawings and other presentation documents to crystallize the design concept and describe it in terms of architectural, electrical, mechanical, and structural systems. The phase also provides staff with a statement of the probable project costs, which will allow fundraising and the development of the project to move forward with a clearer vision.

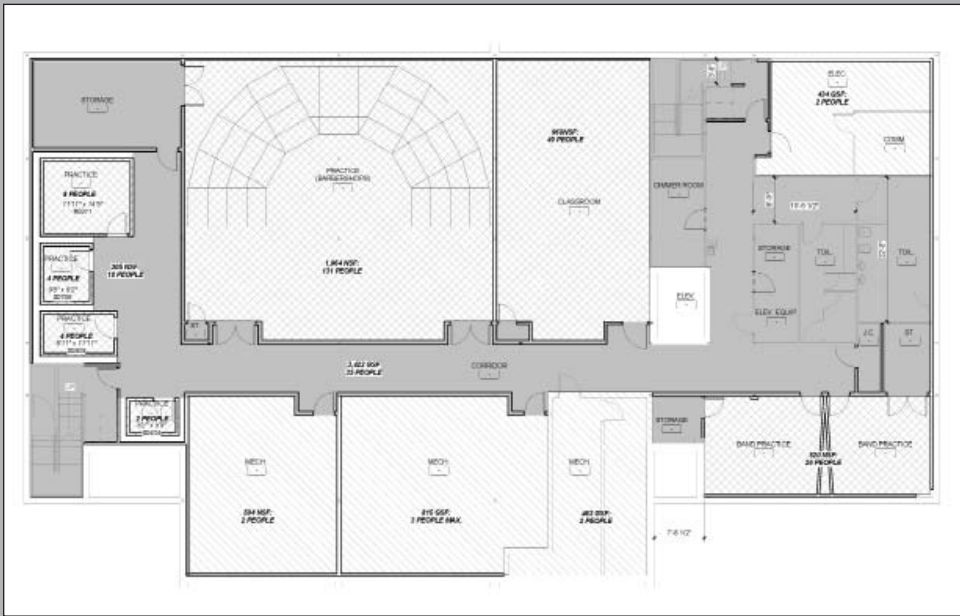
CONSTRUCTION ESTIMATE/FUNDRAISING

Based on construction estimates from the Farnsworth Group and our own projected costs for furniture, fixtures, and equipment, total costs for the project are estimated at \$5.2 million.

Currently, the BCPA has raised \$1.1 million toward the project. The funds are held in two primary places, with grant funding from the U.S. Department of Housing and Urban Development, receivable as project funds are spent making up the rest:

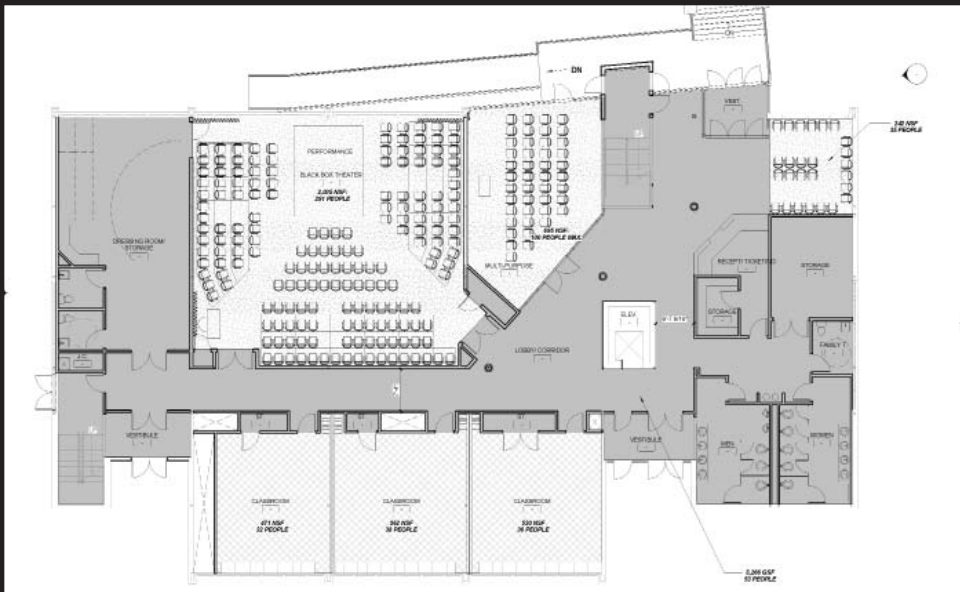
Illinois Prairie Community Foundation	\$517,403.41
City of Bloomington account	\$453,698.00
HUD Grant	<u>\$133,000.00</u>
TOTAL	\$1,104,101.41

What's Inside?



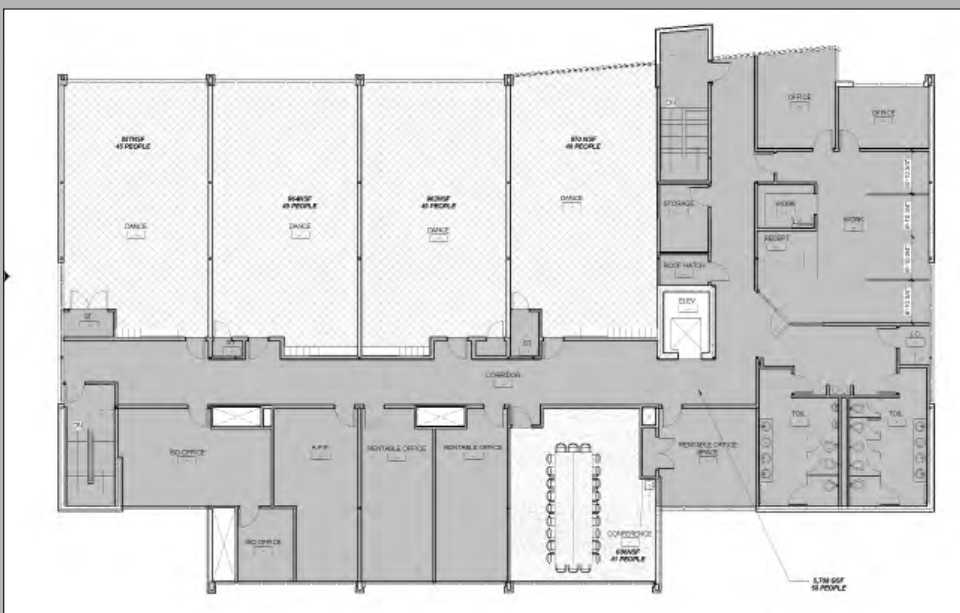
Lower Level - Music

- Rehearsal spaces of varying in sizes and specifications to accommodate all variety of groups, including choruses of over 100 people, small chamber music groups, rock bands, and one-on-one lesson rooms.
- Traditional classroom space.
- Equipment storage.



Main Floor - Art/Theater

- A black box theater.
- A changing room/backstage space
- A multi-purpose space for use as a gallery or for pre- and post-performance discussions.
- Three visual arts classrooms.
- A large reception desk.
- A waiting room/drop-off area.



Top Floor - Dance

- Four dance ready spaces with appropriate flooring, sound system, mirrors, and dance barres.
- Rentable office space for area arts groups.
- A conference room.
- Kitchenette.

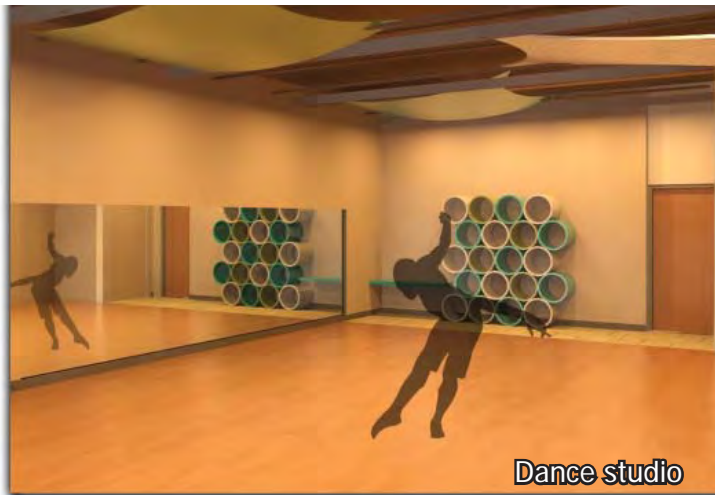


Main floor entryway

Who and what will you find inside?

The Creativity Center will be a home for a variety of area arts groups! The Illinois Symphony Orchestra and American Passion Play have confirmed they will rent office space. BCPA staff members will also continue to have their offices in the building.

Letters of Commitment expressing an interest in using rehearsal, classroom, or office space have likewise been received from parties including the Sound of Illinois Chorus, McLean County Dance, Heartland Community College, and the McLean County Arts Center.



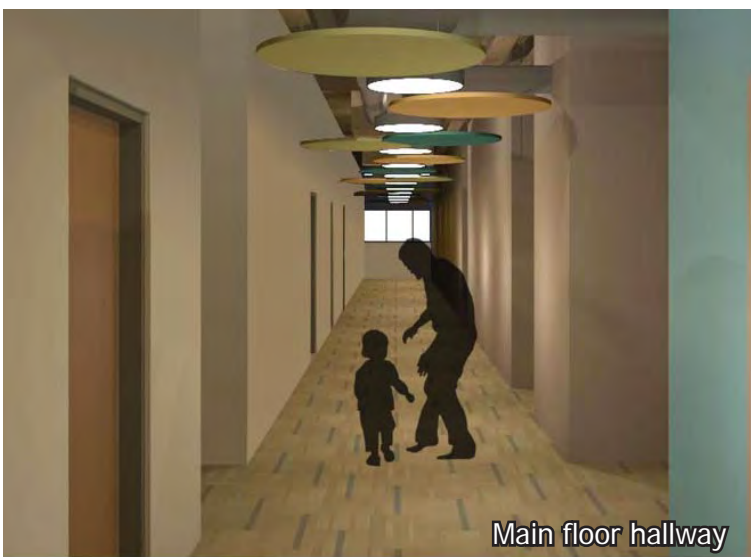
Dance studio

Combining the efforts of these community arts groups, the City of Bloomington's Parks and Recreation Department, and a variety of other social service and educational providers, the Creativity Center will be a home for a variety of arts education programs and address the arts education needs of people of all abilities and backgrounds.

Arts Programming

The Creativity Center's building design was done with versatility in mind. These arts-ready spaces will be useable by a variety of arts groups and for the widest range of programs. This will allow BCPA staff to administer and create programs based on popularity and where unmet community needs. Some early programs of interest include:

- Children's theater
- Developing new theatrical works
- Modern dance
- Speech
- Visual arts class space
- Improv/Comedy Sports



Main floor hallway

SHOWING A NEED

This past summer, the BCPA assumed the production of the Miller Park Summer Theater program. Featuring members of the community as its stars, this free summer musical was enhanced by beginning a new arts education program that had its home in the Creativity Center.

All children ages 8-16 involved in the production were enrolled in the first-ever Spotlight Theater Camp. The camp met for four hours each week day with classes on acting, technical theater, movement, costuming, a distinctive puppet-making workshop, and all of the other elements that come together to bring theater to life.

Using the Creativity Center as a base of operations during rehearsals, we introduced the community to the Center and the type of arts education we will bring to the area.



Schoolhouse Rock Live rehearsal

FUTURE PLAN

Staff would like to take a phase-in approach to beginning work on the Creativity Center project as a way to show the demand for the Creativity Center, stimulate fundraising, and helping to control losses in the investments currently in hand for the project.

Due to shifts in the market and the fees charged by the Illinois Prairie Community Foundation, we are currently losing money on those investments to the tune of over \$2,000 per quarter. The only way to get the invested money out of those accounts is to spend it.

The space planned for the new building with the most demand, based on comments received in a March 2010 charrette attended by representatives of 15 area performing and visual arts groups, as well as the highest level of versatility is the Black Box Theater.

A black box theatre is a simple, unadorned performance space, usually a large square room with black walls and a flat floor. This kind of space is appealing for its flexibility, allowing performers to arrange stage elements, lights, chairs, and walkways into a wide variety of configurations so that they can stage a broad range of performances at low cost.) The room would be appealing to groups wanting to stage a small performance, but would also be useable as a classroom, a rehearsal room for music or dance, a presentation space for lectures, meetings, and discussions.

Our architectural team from the Farnsworth Group is preparing a plan to see if the development of this space could be completed with the funds we currently have on hand. In addition to the creation

of the Black Box, the first step of the project would address the envelope of the building, including brickwork, windows, HVAC, and the other plumbing and mechanical systems required to accommodate patrons and users of the theater space.

ADDITIONAL COSTS/POTENTIAL REVENUES

Estimated costs for upkeep of the partially renovated building:

- **\$2,337:** Current monthly expenses (utilities, janitorial) to operate the Creativity Center. ***Paid from the Cultural District's general fund.***
- **\$4,100:** Projected cost for expenses (utilities, janitorial) to operate the Creativity Center post renovation. ***To be offset 100% from rental income from the facility.***
- **\$160 to \$200 per four hour period:** The rate for renting the Black Box Theater.

Staff would need to rent the theater for approximately 10 four-hour periods per month in order to make up the cost difference of the

What performance measures will be evaluated?

Staff will collect data and reevaluate building usage on the following criteria:

- Number of room rentals
- Rental income
- Number of arts groups utilizing the building
- Number of private teachers utilizing the building
- Number of people involved in activities at the building
- Number of public performances or exhibitions

HISTORY OF CREATIVITY CENTER PROJECT

November 10, 2003

Bloomington's City Council votes 8-0 to purchase the former physicians building at 107 E Chestnut Street for \$1.625 million. The building is purchased to be renovated with funds generated exclusively through private donations into a Creativity Center for the arts.

Like the BCPA itself, this building is conceived to support local performing arts groups and strengthen the City's arts culture and as a way to develop economic, educational, and artistic growth within the community and serve as a catalyst for economic growth in Downtown Bloomington.

The need for this building was identified through interviews at nine community forums conducted in February and March 2003. Further input was gathered from potential users and planning study interviews were conducted with 45 community leaders in May 2003.

November 24, 2003

City Council approves contracting for the purchase of the Physicians Building and associated properties from Johnston Contractors.

March 1, 2004

City closes on the purchase of the Creativity Center and construction begins on the Creativity Center parking lot.

April 21, 2004

City Council approves a zoning change for the parking lot at the Creativity Center.

May 15, 2004

Parking lot is completed at the Creativity Center.

June 29, 2004

Landscaping of the Creativity Center building and parking lot is completed.

December 27-30, 2004

Cultural District staff moves to the Creativity Center. The American Passion Play's staff also move into offices at the Creativity Center at the same time, as the contract of their sale of the BCPA to the City stipulates the City provide them with office space through 2016.

2005-2009

Initial renovation work is done on the Creativity Center. The second floor is gutted by staff to reduce labor costs at the time of a future renovation.

The Illinois Symphony Orchestra establishes an office in the building.

February 22, 2010

Staff present Creativity Center Business plan to City Council *See attached Council Proceedings (Exhibit D).*

February 22, 2010

City council awards design services work for the Creativity Center renovation in the amount of \$173,000 to the Farnsworth Group. *See attached Council Proceedings (Exhibit E).*

The Creativity Center will serve as an arts education, rehearsal, exhibition, and performance space where talented and diverse artists can inspire, strengthen, support, unite and inspire the community through their work.

KEY POINTS

- **The Creativity Center is being renovated through private donations. No City funds will be spent in the renovation.**
- Staff is working with the Farnsworth Group to identify how work on the Creativity Center could begin in a phased-in approach utilizing money already raised for this project. This initial renovation would address immediate needs in the building's envelope, as well as plumbing and mechanical systems, and the creation of a Black Box theater on the main floor
- Existing BCPA staff will handle the rental and marketing of building spaces.
- The Creativity Center will provide a valuable resource to existing introductory arts programming provided through the City's Recreation Department.
- The Creativity Center is the new home for the **Miller Park Summer Theater** program and **Spotlight Theater Camp**, a daily camp program offered to all summer theater participants age 8-18.
- **\$5.2 million:** The total projected cost for the renovation, all paid through private donations.
- **\$1.1 million:** Capital funds already received for the Creativity Center project.
- **\$2,337:** Current monthly expenses (utilities, janitorial) to operate the Creativity Center. ***Paid from the Cultural District's general fund.***
- **\$4,100:** Projected cost for expenses (utilities, janitorial) to operate the Creativity Center post renovation. ***To be offset 100% from rental income from the facility.***
- **4,220:** Projected rental income post-renovation at current staff levels
- **\$361,800:** Potential annual economic impact of the Creativity Center for merchants and service providers downtown if just 1,000 people per month utilize the facility. (*Source: Americans for the Arts' Arts & Economic Prosperity Calculator, www.americansforthearts.org*)

OUR VISION:

The Creativity Center will serve as the educational outreach wing of the Bloomington Center for the Performing Arts, as well as a resource to support community arts groups in the successful development of their programming and expansion of the services they provide the community.

As a community resource, the Creativity Center will provide:

- Programming to meet underserved members of the community and youth in particular.
- Offer arts/cultural alternatives to youth as a deterrent to risky behavior.
- Arts education with a focus on professionalism, so participants of all levels build confidence in their work and develop a solid foundation of skills and knowledge about the arts.
- Office, rehearsal, and classroom spaces designed with the arts in mind.
- Low rental rates for area arts groups, helping them to lower their overhead, redirect their resources toward sustained programming.
- A space where music, dance, theater, and visual arts are created and collaborations can be nurtured between all groups.

The Creativity Center will provide year-round programming of artistic excellence that:

- Supports the performing arts of music, dance, and theater.
- Through community partners, supports the visual arts of painting, and drawing.
- Features master classes, lectures, demonstrations, mentoring programs, and other participatory events.
- Becomes a home for emerging and established local artists and performers.
- Serves as an advocate in the community for the arts as part of a holistic life experience.

Exhibit A

984

September 25, 2000

questioned the request for B-1, Highway Business District, zoning. Mr. Miles stated that the Church intended to sell that portion of the property. Mr. Hamilton added that this portion would front on Veterans Pkwy. Alderman Finnegan questioned if the school would serve K - 8th grade. Mr. Miles responded affirmatively.

Mayor Markowitz closed the Public Hearing.

Alderman Whalen questioned if Hamilton Rd. could be extended to the property. Mr. Hamilton responded negatively. The City would jeopardize approximately \$2 million in federal dollars. He added that Greenwood Ave. could be used in the interim.

Motion by Alderman Matejka, seconded by Alderman Fruin that the revised Annexation Agreement be approved and the Mayor and City Clerk be authorized to execute the necessary documents.

The Mayor directed the Clerk to call the roll which resulted as follows:

Ayes: Alderman Crawford, Fruin, Finnegan, Rhoda, Schmidt, Sprague, Matejka and Whalen.

Nays: None.

Motion carried.

The following was presented:

To: Honorable Mayor and Members of the City Council
From: Staff
Subject: Ordinance Increasing the Home Rule Sales Tax by ¼%.

Attached is an ordinance proposing to increase the Home Rule Sales Tax by ¼% (.0025). If approved, this would raise the total sales tax for goods purchased within the City of Bloomington to 7½% (.075). This total rate would equal the sales tax rates in Champaign, Urbana, and Peoria. Thus, our total rate would be comparable to other central Illinois communities.

Revenues received from the increase would be the primary funding source for the Downtown Bloomington Cultural District. An estimated \$1,500,000 would be generated annually by the ¼% increase. This would be more than sufficient to cover the costs for the district as outlined in the proposal made to the Council on August 14, 2000. Revenues from this tax increase would begin flowing to the city beginning in March, 2001.

Staff recommends the City Council pass the attached ordinance, as presented.

Respectfully,

Tom Hamilton
City Manager

ORDINANCE NO. 2000 - 157

**AN ORDINANCE AMENDING SECTION 130 OF CHAPTER 39
OF THE BLOOMINGTON CITY CODE, INCREASING THE
HOME RULE MUNICIPAL RETAILERS' AND
SERVICE OCCUPATION TAX**

WHEREAS, the City of Bloomington did by enactment of Ordinance No. 1998-89 impose a tax on the purchase of tangible personal property which was levied at the rate of one percent (1%) of the selling price and a similar tax upon the sale of tangible personal property transferred by persons in the business of making sales of service, said taxes being in effect during calendar year 2000 and imposed pursuant to Sections 8-11-1 and 8-11-5 of the Illinois Municipal Code; and

WHEREAS, Sections 8-11-1 and 8-11-5 of the Illinois Municipal Code (65 ILCS 5/8-11-1 and 8-11-5) authorize the imposition of a "home rule municipal sales tax" upon the sale of tangible personal property as provided therein in one-quarter percent ($\frac{1}{4}$ %) increments; and

WHEREAS, the Mayor and City Council of the City of Bloomington find it in the best interests of the health, safety and welfare of the citizens of Bloomington to increase the "home rule municipal sales tax" by an additional increment of one-quarter percent ($\frac{1}{4}$ %), so that the total "home rule municipal sales tax" is imposed at a rate of one and one-quarter percent ($1\frac{1}{4}$ %) on the sale of tangible personal property as provided in Sections 8-11-1 and 8-11-5 of the Illinois Municipal Code, such increase to be effective on and after the 1st day of January, 2001,

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

Section 1. Article XI of Chapter 39 of the Bloomington City Code, 1960, as amended, is further amended as follows (additions are indicated by underlining; deletions are indicated by strikeouts):

• ARTICLE XI

HOME RULE MUNICIPAL RETAILERS' AND SERVICE OCCUPATION TAX

SEC. 130 IMPOSITION OF TAX.

A tax is hereby imposed upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of this state's government, at retail in this municipality at the rate of one

ATTEST:

Tracey Covert
City Clerk

Tom Hamilton, City Manager, introduced this item. The revenue received would finance the Downtown Cultural District. He added that this item was related to the creation of the Cultural District. These two (2) items were the subject of a Work Session and an Executive Session.

Motion by Alderman Finnegan, seconded by Alderman Whalen to suspend the rules to allow someone to speak.

Motion carried.

Carol Struck, 7 Ridgemont, Normal, addressed the Council, on behalf of Uniquely Bloomington. The Council had the opportunity to take a concept to reality. She cited the Camiros Report and referred to the Work Session. She expressed her belief that this concept has held fast. She acknowledged that change was difficult but worthwhile. She encouraged the Council to question its beliefs and values. The Cultural District would bring a change to the Downtown's center core. This district should lead to the redevelopment of this area and impact the quality of life of the community. A governing board would oversee the expenditure of tax dollars. Infrastructure was in place and there would be donations of land and buildings. She expressed her opinion that the City had the time, talent and the vision to envision the future. She encouraged them to consider their vote carefully.

Alderman Whalen questioned the budget. Rob Fazzini, 5 Canterbury Ct., addressed the Council. The estimated budget was \$14.3 million over a ten (10) year period. The average cost impact was \$25.00 per year.

Alderman Finnegan questioned if there would be a bond issue. He added that he had heard the figure of \$1.5 million over fifteen (15) years as a possibility. Mr. Fazzini stated that if such a bond issue was undertaken that the last five (5) years would address maintenance issues. Alderman Finnegan expressed his concerns regarding the cost. He added that the estimated budget did not include personnel nor maintenance costs.

Greg Koos, 1316 E. Washington, addressed the Council. Mr. Koos serves as the Executive Director of the McLean County Museum of History. The estimated budget used a cost per square foot. This figure was similar to the one used at the Museum which is housed in the old Courthouse.

Alderman Finnegan stated that the sales tax would impact sixty percent, (60%), of the City's residents. The Downtown currently has parking garage problems. He added his concerns regarding the dollar amounts. Mr. Fazzini stated that this was an ambitious

plan. There is a perception that parking is a problem in the Downtown. This plan might head off a potential problem. Ms. Struck added that the estimated budget did not include parking garage revenue. Alderman Finnegan expressed support for the idea. He added his hope that the Downtown would improve.

Mr. Koos encouraged the Council to look at the implications of a cultural district. The north end of the Downtown would be redevelopment and could impact residential redevelopment. Redevelopment in this area would have a positive impact on District 87's tax base. He encouraged the Council to review the plan regarding property donations. The cultural entities would be self supporting. The City would enable them by providing the facilities.

Alderman Finnegan questioned the future beyond the fifteen (15) year timeline. Mr. Koos stated that the Council would be involved with any decisions made in the future. Alderman Finnegan questioned the revenue projections. Mr. Koos stated that the estimated budget was conservative. He added that it was a workable budget with the costs presented. Mr. Fazinni added that donations should grow during this fifteen (15) year period. Mr. Koos added that there would be grant opportunities. Alderman Finnegan questioned if the City could afford this proposal.

Alderman Sprague estimated the personnel cost at \$130,000.00. Mr. Koos stated that there would be an Executive Director, a Facilities Specialist and administrative support position. Alderman Sprague questioned if the City's Parks and Recreation staff could fulfill any of these positions. Mr. Koos stated that the Cultural District would operate as a separate entity. Alderman Sprague questioned if any dollars would be directed to the cultural entities. Mr. Koos stated that there would be funds for relocation costs, expansion of the Arts Center. All dollars would be under the direction of the governing authority. Mayor Markowitz added that two (2) Council members would serve on the board. Mr. Koos stated that there are various cultural district models. The Cultural District would be adopted by ordinance.

Mayor Markowitz envisioned a nine to eleven, (9 - 11), member Board. The individuals would represent the arts, the Passion Play, the general public, etc. Alderman Sprague stated that he was unaware of the Board's make-up. Alderman Fruin stated that the original proposal called for a five (5) member Board. Ms. Struck referred the Council to page 11 of the booklet that was presented at the Work Session. It listed a seven (7) member Board. This Board will have a big job with a lot of responsibility. She restated that there were various cultural district models.

Alderman Sprague questioned the impact of a tax shortfall. Ms. Struck stated that the groups would be independent. The City would provide the environment. An annual budget would be prepared which would be approved by the Council. Alderman Sprague questioned the impact of revenue in excess of budget. Ms. Struck suggested that bonds could be paid off early. Alderman Sprague questioned the length of the funding obligation.

Ms. Struck stated that the City would always have some responsibility. A conservative approach was used with the hope that in the future there would be dollars to support it.

Alderman Fruin questioned if the Board would be approved tonight. Mr. Hamilton responded negatively. The sales tax and endorsement of the plan addressed general parameters. An ordinance to establish the Board would come before the Council at a future meeting. The Mayor would appoint the Board with the Council concurrence. The budget process would be the same. Over time the project demands and individuals involved will change. He added that the ¼ cent sales tax would be more than adequate.

Alderman Fruin stated that the fiscal responsibility would rest on the Council. Mr. Hamilton stated that there would be an evolutionary process. He anticipated that there would be three (3) small bond issues. Estimated costs and revenues have been presented which he described as the best as it gets. He provided a sequence of events: 1.) enabling Ordinance, 2.) Cultural District Board formulates budget, 3.) Request for Proposal - various design services and 4.) Bids. He added that there would also be a lot of legal work involving the transfer of property. Council action to accept this property would also be required. Revenue in excess of expenditures would also be a Council decision.

Alderman Whalen questioned if these funds would be placed in a separate fund. Mr. Hamilton responded negatively. A bond issue would require the establishment of a debt service account. Alderman Whalen questioned if any expenditures could be delayed for one (1) year. Mr. Hamilton stated that startup expenses would be minor. The City would be reimbursed for any operating costs. Alderman Whalen expressed his concern regarding the projections. He expressed his preference for no expenditures during the first year. A perfect scenario would be for the City to have the dollars on hand before the Cultural District becomes operational. Ms. Struck stated that the upfront costs would include salary and benefits for the Executive Director and professional service contracts. Mr. Hamilton described these costs as minor when viewing the big picture. The annual budget would include the bond debt and a twenty-five percent, (25%) cushion. A bond issue would be treated the same as any debt project.

Alderman Finnegan congratulated Uniquely Bloomington for their efforts.

John Kirk, R. R. 1 Box 306, Hudson, addressed the Council. He described death as physical and life as spiritual. The arts came from the spiritual. An idea can generate energy. The Cultural District would bring life to the Downtown. Dollars would be dedicated to physical resources. The Council would be surprised by the power of this idea.

Motion by Alderman Whalen, seconded by Alderman Sprague to return to order.

Motion carried.

Alderman Sprague questioned if the sales tax increase would be dedicated to the Cultural District. Mr. Hamilton responded negatively. Alderman Sprague questioned what the Council wanted and recommended that dollars be dedicated to the Cultural District. Todd Greenburg, Corporation Counsel, reminded the Council that it could not obligate future Councils. Mr. Hamilton added that historically Council's have honored past commitments. Mayor Markowitz predicted that future Councils would jump at the opportunity to fund the District.

Alderman Rhoda stated that the question was to have or not have a cultural district. He described the plan as wonderful. He questioned if there were other revenue sources. The decision to raise taxes was an easy way to pay for this project. He encouraged City staff to look for another way. Mayor Markowitz stated that other sources of revenue were considered. The decision to recommend a sales tax increase was not an easy one. She expressed her firm belief in this project. A large amount of money was needed in a short time frame. Alderman Rhoda expressed his belief that the Cultural District was related to the City's Parks and Recreation function. He added that these uses could be combined, entertainment and recreation.

Alderman Crawford expressed his support for Mr. Kirk's comments. The Downtown was located in his Ward. He expressed his concern that this area could fall into decay. There was a cost for doing nothing. The Cultural District could be a shot in the arm for the Downtown and be a great benefit to the community.

Alderman Whalen stated that no specific dollars have been dedicated to this project. He endorsed the sales tax increase and the Cultural District plan which would be great for the community. He urged the Council to be watchful of the District's budget.

Mayor Markowitz stated that this would be a big job. Alderman Fruin aligned himself with Alderman Whalen. He urged the Council to control the checkbook. He reminded all that this project was to be a public/private partnership. The cultural groups will have to make this District happen.

Motion by Alderman Matejka, seconded by Alderman Schmidt that the Home Rule Sales Tax be increased by $\frac{1}{4}\%$ and the Ordinance be passed.

The Mayor directed the Clerk to call the roll which resulted as follows:

Ayes: Alderman Crawford, Fruin, Schmidt, Sprague, Matejka and Whalen.

Nays: Alderman Rhoda and Finnegan.

Motion carried.

The following was presented:

DOWNTOWN PROJECT FINANCING PROPOSAL

FISCAL YEAR	2004	2005	2006	2007	2008	2009	2010	2011	2012
FUNDING LEVEL									
CULTURAL DIST.	1.5	1.55	1.6	1.6	1.7	1.7	1.3	1.4	1.4
GENERAL FD.	0.6	0.6	0	0	0	0	0	0	0
PUBLIC ICE & PARKING	0	0	0.45	0.45	0.45	0.45	0.45	0.45	0.45
SECURITY	0	0	0.15	0.15	0.15	0.15	0.15	0.15	0.15
BID	0	0	0	0	0	0	0	0	0
TIF REPLACE.	0	0	0	0	0	0	0.63	0.63	0.63
TOTALS	2.1	2.1	2.2	2.2	2.3	2.3	2.53	2.63	2.63
1/4% SALES TAX +3%/YR.	\$2,100,000	\$2,163,000	\$2,227,890	\$2,294,727	\$2,363,569	\$2,434,476	\$2,507,510	\$2,582,735	\$2,660,217
NET R/E	\$0	\$63,000	\$27,890	\$94,727	\$63,569	\$134,476	(\$22,490)	(\$47,265)	\$30,217
25 YEAR NET	\$4,047,243								

Exhibit B

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
	1.5	1.5	1.6	1.6	1.7	1.7	1.8	1.8	1.9	1.9	2
	0	0	0	0	0	0	0	0	0	0	0
	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45
	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15
	0	0	0	0	0	0	0	0	0	0	0
	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63
	2.73	2.73	2.83	2.83	2.93	2.93	3.03	3.03	3.13	3.13	3.23
\$2,740,024	\$2,822,225	\$2,906,891	\$2,994,098	\$3,083,921	\$3,176,439	\$3,271,732	\$3,369,884	\$3,470,980	\$3,575,110	\$3,682,363	
\$2,730,000	\$2,730,000	\$2,830,000	\$2,830,000	\$2,930,000	\$2,930,000	\$3,030,000	\$3,030,000	\$3,130,000	\$3,130,000	\$3,230,000	
\$10,024	\$92,225	\$76,891	\$164,098	\$153,921	\$246,439	\$241,732	\$339,884	\$340,980	\$445,110	\$452,363	

	2024	2025
	2	2.1
	0	0
	0.45	0.45
	0.15	0.15
	0	0
	0.63	0.63
	3.23	3.33
	\$3,792,834	\$3,906,619
	\$3,230,000	\$3,330,000
	\$562,834	\$576,619

Exhibit C

June 10, 2002

163

said Olympia Drive, being the Point of Beginning. From said Point of Beginning, thence south 820.70 feet along said Centerline and the Southerly Extension thereof which form an angle to the left of 90°00'00" with the last described course; thence southwest 604.18 feet along a line which forms an angle to the left of 122°58'55" with the last described course to the Southwest Corner of Tract 2 conveyed by Deed recorded as Document No. 92-33913 in the McLean County Recorder's Office; thence north 1149.60 feet along the West Line of said Tract 2 and the West Line of Tract 1 conveyed by said Deed recorded as Document No. 92-33913 which form an angle to the left of 57°01'05" with the last described course to a point lying 198.18 feet south of the Southernmost Corner of a Tract of Land Conveyed to the Bloomington-Normal Airport Authority of McLean County, Illinois, by Deed recorded as Document No. 92-33914 in said Recorder's office; thence east 506.81 feet along a line 225.00 feet normally distant south of and parallel with the South Line and the Easterly Extension of the South Line of Lot 11 in said Fourth Addition and which forms an angle to the left of 90°00'00" with the last described course to the Point of Beginning, containing 11.46 acres, more or less.

Motion by Alderman Finnegan, seconded by Alderman Schmidt that the Rezoning be approved and the Ordinance passed.

The Mayor directed the Deputy Clerk to call the roll which resulted as follows:

Ayes: Alderman Crawford, Fruin, Finnegan, Veitengruber, Schmidt, Sprague, Matejka and Whalen.

Nays: None.

Motion carried.

The following was presented:

To: Honorable Mayor and Members of the City Council
From: Staff
Subject: Home Rule Sales Tax Allocations to the Cultural District

On September 25, 2000 the Council approved an increase of 0.25% to the Home Rule Sales rate to generate funds in support of the Cultural District by passing Ordinance No. 2000-157, which is on file in the Clerk's Office. At that time, it was estimated that the increase would generate approximately \$1,500,000 and this was considered "more than sufficient" to meet the needs for the district as outlined in the proposal made to the Council on August 14, 2000. That increase in tax rate took affect as of January 2001 and we now have 13 months history (the State remits these collections on a three month time lag) and so it is time to review the actual experience.

Per the attached spread sheet, for the first calendar year of 2001, the 0.25% increase generated \$2,151,122.28, which is \$651,122.28 or 43.41% more than the estimated \$1,500,000. So far for

the calendar year 2002, only one month has been collected but this has yielded \$147,926.05 which is \$22,926.05 or 18.34% more than 1/12th of \$1,500,000 or \$125,000 per month.

The City Council has several options as to how to handle the collections over and above the promised \$1,500,000 per year. In short, you can decide to transfer the overage into the City's General Fund to be used for other purposes or you can let it stay in the account of the Cultural District. The general direction staff has received to date on this issue is to put amounts over and above the \$1,500,000 per year into the General Fund and this agenda item will accomplish that.

Therefore, staff recommends that the City Council approve a motion directing staff to deposit funds collected from the extra 0.25% Home Rules Sales Tax over and above \$1,500,000 per year into the General Fund.

Respectfully,

Brian J. Barnes
Finance Director

Tom Hamilton
City Manager

Alderman Schmidt questioned whether the .025% tax allocated to the Cultural District will expire.

Tom Hamilton, City Manager, stated that there is no time limit on the tax and that it will remain in force until City Council amends the tax and its allocation.

Alderman Schmidt cited concerns regarding the financial needs of the Cultural District and whether additional funds would be available if they are needed. Mr. Hamilton stated that it is up to Council to determine whether additional funds will be expended. Alderman Schmidt questioned whether adequate funds for the Cultural District will be jeopardized. Mr. Hamilton stated that the Cultural District is guaranteed \$1,500,000 per year.

Alderman Sprague stated that the actual amount allocated for the Cultural District was \$1,450,000.00 and it was rounded to \$1,500,000.00. Alderman Whalen stated that the Cultural District must adhere to their budget. Alderman Schmidt stated that sometimes, projects are under budgeted.

Mayor Markowitz stated that if additional funds are required, City Council will consider their request.

Motion by Alderman Finnegan, seconded by Alderman Sprague to suspend the rules to allow someone to speak.

Motion carried.

Mr. Frank Miles, Chairman of the Cultural District Board, stated that the budget for the Cultural District was formulated 1½ years ago and there may be some errors. He cautioned the Council so they will be aware of a possible shortfall. Alderman Sprague

stated that the Cultural District must try to stay within their budget. Mr. Miles stated that they will try to stay within budget but they may not be able.

Motion by Alderman Schmidt, seconded by Alderman Whalen to return to order.

Motion by Alderman Schmidt, seconded by Alderman Whalen that collections above and beyond \$1,500,000 per year from the extra 0.25% Home Rule Sales Tax will be put into the General Fund.

The Mayor directed the Deputy Clerk to call the roll which resulted as follows:

Ayes: Alderman Crawford, Fruin, Finnegan, Veitengruber, Schmidt, Sprague, Matejka and Whalen.

Nays: None.

Motion carried.

The following was presented:

To: Honorable Mayor and Members of the City Council
From: Staff
Subject: Petition from Pinehurst Development, Inc. for Approval of a Final Plat of First Addition to Fox Hollow Subdivision

We have received a Petition requesting approval of the Final Plat for the First Addition to Fox Hollow Subdivision. This subdivision is commonly located north of Fox Creek Road, west of Interstate 55&74 and northeast of Fox creek Road and Danbury Drive intersection. We have reviewed the Final Plat and find it generally in conformance with the approved Preliminary Plan dated September 11, 2000.

As per the annexation agreement with Pinehurst Development, Inc., there are tap-on fees due for this development. A performance guarantee also needs to be posted for the completion of all public improvements in the subdivision.

As all items are in order, Staff recommends that Council approve the Petition and pass an ordinance approving the final plat for the First Addition to Fox Hollow Subdivision subject to the Petitioner posting the necessary performance guarantee, paying the tap on fees, as per the agreement, and submitting a digital copy of the plat per the City Subdivision Code.

Because the final plat conforms to the preliminary plan, and requests no waivers from the Subdivision Code, there is no legally permissible reason not to approve the plat.

Respectfully,

BCPA Nine Year History
Includes inclusion of Capital Campaign Assets

	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
Home Rule Sales Tax	\$ 2,131,669	\$ 858,913	\$ 1,500,000	\$ 1,500,000	\$ 1,550,000	\$ 1,600,000	\$ 1,700,000	\$ 1,670,609	\$ 1,299,997	\$ 1,400,000
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,470	\$ 23,510	\$ 139,170	\$ 190,930	\$ 46,750
Rental Fees	\$ 45,849	\$ 95,311	\$ 92,933	\$ 51,636	\$ 1,289	\$ 81,481	\$ 144,045	\$ 181,671	\$ 208,533	\$ -
Admission Fees	\$ -	\$ -	\$ 2,540	\$ 710	\$ -	\$ 479,719	\$ 640,692	\$ 695,412	\$ 586,497	\$ 786,115
Penalties	\$ 415	\$ 1,551	\$ 1	\$ 208	\$ -	\$ -	\$ 198	\$ -	\$ 199	\$ -
Other Charges for Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,671	\$ 68,391	\$ 83,615	\$ 98,708	\$ -
Interest on Investment	\$ 21,363	\$ 24,581	\$ 21,026	\$ 19,234	\$ 61,222	\$ 105,419	\$ 57,831	\$ (127,211)	\$ 5,696	\$ 553
Concessions	\$ -	\$ -	\$ 18	\$ -	\$ -	\$ 4,222	\$ 5,453	\$ 9,846	\$ 12,178	\$ -
Donations	\$ 150,100	\$ -	\$ 580	\$ -	\$ -	\$ 119,090	\$ 78,026	\$ 222,612	\$ 295,249	\$ 358,886
Other Contributions	\$ -	\$ -	\$ 1,755	\$ -	\$ 5,000	\$ 81,400	\$ 111,453	\$ 213,870	\$ 234,927	\$ -
Rebates	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc Revenue	\$ 159	\$ -	\$ 1	\$ -	\$ 1,408	\$ 1,632	\$ 2,188	\$ 1,907	\$ 5,061	\$ -
Transfer from General Fund	\$ 154,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 2,504,354	\$ 980,356	\$ 1,618,884	\$ 1,571,788	\$ 1,618,919	\$ 2,555,104	\$ 2,831,788	\$ 3,091,500	\$ 2,937,975	\$ 2,592,304
Expenditures	\$ (1,045,654)	\$ (757,814)	\$ (2,394,597)	\$ (993,331)	\$ (731,655)	\$ (3,001,443)	\$ (2,460,580)	\$ (2,627,754)	\$ (2,338,522)	\$ (2,281,853)
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,362	\$ -	\$ -	\$ -	\$ -
Transfer out to debt service	\$ -	\$ -	\$ -	\$ -	\$ (132,753)	\$ (350,073)	\$ (990,878)	\$ (953,226)	\$ (861,915)	\$ (828,510)
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 484,606
Capital Campaign Assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 895,692	\$ -	\$ -
Fund Balance	\$ 1,458,700	\$ 1,681,242	\$ 905,529	\$ 1,483,987	\$ 2,238,498	\$ 1,570,448	\$ 950,777	\$ 1,356,990	\$ 1,094,527	\$ 1,061,074
Compilation of Fund Balance										
BCPA	\$ 1,458,700	\$ 1,681,242	\$ 905,529	\$ 1,483,987	\$ 2,238,498	\$ 1,570,448	\$ 950,777	\$ 461,298	\$ 198,835	\$ 165,382
Capital Campaign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 895,692	\$ 895,692	\$ 895,692

¹ - In FY 2007, the City accounted for show performance expenditures when the contract was approved by City Council. From FY 2002 to FY 2006, performance expenditures were accounted for in an inconsistent manner. This led to the fluctuations in expenditures from FY 2002 to FY 2006.

Exhibit D

WORK SESSION
Creativity Center Design Service Contract
Special Events
Budget Update – Fiscal Year 2010 (May through December)
Budget Preview – Fiscal Year 2011
February 8, 2010

Council Present: Aldermen Hanson, Stearns, Purcell, Sage, Huette, Fruin, Anderson, McDade and Schmidt, and Mayor Stockton.

Staff Present: David Hales, City Manager, Barb Adkins, Deputy City Manager, Tim Ervin, Finance Director, John Kennedy, Director – Parks, Recreation & Cultural Arts, Joel Aalberts, Manager – Bloomington Center for the Performing Arts,(BCPA), Julie Phillips, Support Staff V, and Tracey Covert, City Clerk.

The Work Session was called to order at 5:06 p.m. by Alderman Huette. David Hales, City Manager, noted that a number of issues would be addressed. The meeting would start with the Creativity Center. Special events and the budget, (current year and preview Fiscal Year 2011) would also be presented. He addressed the Request for Proposal – Design Services as additional information had been provided.

CREATIVITY CENTER

John Kennedy, Director – Parks, Recreation and Cultural Arts, addressed the Council. He acknowledged the Cultural District Commission members and BCPA staff who were present. A business plan for the Creativity Center had been prepared. He presented an overview. In 2003, a number of community forums were held.

Alderman Schmidt arrived at 5:10 p.m.

This building was a part of the original plan for the Cultural District. The renovation of the Creativity Center would be paid for with private donations. To date, over \$1 million had been raised. The building is currently occupied by BCPA staff and the Passion Play. He noted the post renovation monthly cost at \$4,100. The projected monthly rental income was \$4,200.

Mayor Stockton arrived at 5:12 p.m.

This item would appear on the Council's February 22, 2010 meeting agenda. The cost would be paid with fundraising dollars.

Joel Aalberts, Performing Arts Manager, addressed the Council. The purpose of the Creativity Center was to provide space for local arts groups. This building would offer lower rent. Local arts groups would interact with others. This space would help the groups thrive. He hoped it would provide economic stimulation to the Downtown. There

would be a large multi purpose classroom, a black box theater, storage and office space, rehearsal space, locker area, and conference room.

Mr. Aalberts noted current spending, (\$2,400 per month for utilities). The building offers 33,000 square feet. The initial goal was to break even. There were letters of support. This was not a huge risk. The building would provide a home to local groups. Education would be offered to the public (lessons). An audience would be developed (ticket sales). This would be an opportunity for the Downtown.

Alderman Huette noted that lower rents would be offered to attract groups. Mr. Aalberts cited the figure of \$12 per square foot (Downtown). The Center's rate would be lower. A cooperative approach would be used, (pay for what is used).

Mayor Stockton noted that this could be a good idea. He expressed his concern regarding commitment and the current cost. Mr. Aalberts noted the \$2,400 per month cost (utilities and janitorial). Future costs were estimated at \$4,100. He believed that this cost would be recouped. Rental income would cover the existing costs.

Mayor Stockton questioned possibility. Mr. Aalberts believed the goals were achievable. The costs were reasonable. The City could charge for additional services. Mayor Stockton questioned the risk. Mr. Aalberts believed the risks were minimal. There were benefits to moving forward. A fund raising mechanism would be developed based upon the plan. The end result would be a viable building. It was a good time to become organized.

Alderman Sage noted that no taxpayer dollars would be spent to renovate this building. Mr. Aalberts responded affirmatively. He added that all costs would be recovered. Alderman Sage questioned if there was a contingency plan if expenses exceeded revenue. Mr. Kennedy stated that staff would look at the overall departmental budget. The building may also be used for parks' programs. Alderman Sage requested a feedback mechanism. He also expressed his appreciation for the business plan. Mr. Kennedy added that this building would become a part of the monthly activity report.

Alderman Stearns noted the estimated income from current rentals. Mr. Kennedy noted that the Passion Play was currently a tenant. Alderman Stearns questioned signed leases. Mr. Kennedy responded affirmatively. Alderman Stearns questioned if staff had spoken with the Illinois Symphony. Mr. Aalberts noted a letter of support had been included in the packet provided to the Council. Judy Markowitz, Cultural District Commission Chair, was present and Carol Ringer, Illinois Symphony Orchestra representative, was unable to attend this evening. The request was to spend fundraising dollars. Funds would be released to allow the fundraising efforts to continue.

Mr. Hales cited his intention to place this item on the Council's February 22, 2010 meeting agenda.

Mayor Stockton restated that private dollars would be used. The City's burden would be to operate the building. The Commission needed a concrete vision to raise funds.

Alderman Stearns questioned if staff understood the rental projections. Mr. Kennedy responded affirmatively.

Alderman Purcell questioned the design work. He cited a figure of \$170,000. Mr. Kennedy stated that all except for \$40,000 for construction administration. The work may have to be phased based upon fund raising.

Alderman Sage requested a point of clarity regarding the term none or minimal. The term minimal was cryptic. Mr. Kennedy noted that there was always some business risk.

Mayor Stockton noted that the request was not permission to renovate. The plan was to increase the ability to raise funds to improve and open the facility.

Alderman Hanson expressed his appreciation for the fund raising efforts. This was a difficult task.

Mayor Stockton noted that the Council was being cautious.

SPECIAL EVENTS

Mr. Hales informed the Council that staff would present a quick overview. No specific special event would be discussed. The issue was cost of these events. Information was brought to the Council. He hope for a general discussion regarding who pays for these events. He questioned non profit events and if there should be charges for same. Tonight the Council will be introduced to this topic.

Barb Adkins, Deputy Chief Manager, addressed the Council. Special Events were a staff project. This group was formed in 1994. A year end report is prepared by the City Clerk's Office. The number of events was routine. Many of them were repeated year after year. A list of events with their associated costs had been provided. Last year's total cost for special events equaled \$60,000. Costs have been reduced. An equipment deposit is charged for block parties. Citizens pick up and drop off the barricades. The insurance limits have been increased. Additional structure is needed. She was interested in Council's feedback.

Mr. Hales addressed the cost figures. Julie Phillips, Support Staff V, addressed the Council. The goal was to determine the cost per event.

Alderman McDade questioned the equipment cost cited. The equipment used for each event was not new. Ms. Adkins addressed equipment utilization. There are times when equipment may need to be rented. Alderman McDade understood the manpower costs. Equipment costs were fuzzy as the City was not buying the equipment every time.

Exhibit E

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Huette, Schmidt, McDade, Anderson, Hanson, Sage, Fruin and Purcell.

Nays: None.

Motion carried.

SUBJECT: Analysis of Proposals for the Renovation Design of the Creativity Center

RECOMMENDATION: That the Request for Proposal for design services for the Creativity Center be awarded to the Farnsworth Group and that the Mayor and City Clerk be authorized to execute the necessary documents.

BACKGROUND: Staff respectfully requests approval of a contract to engage the Farnsworth Group for the architectural and engineering design services for the renovation of the Creativity Center building located at 107 E Chestnut Street. A Request for Qualifications for this renovation project was published on August 21, 2009. Qualifications were received until September 17, 2009. A committee, consisting of John Kennedy, Director of Parks, Recreation, and Cultural Arts; Joel Aalberts, Performing Arts Manager, and Bobby Moews, Superintendent of Parks, was appointed and reviewed the qualifications of thirty-one (31) firms. David Young, Facilities Manager for the Bloomington Center for the Performing Arts (BCPA), abstained from participation due to his relationship with a couple of the firms who submitted qualifications. Five (5) firms were chosen to submit renovation proposals along with the firm's cost to perform the work. Those five (5) firms are listed below:

- | | |
|--|------------------------|
| • Francois & Associates – Bloomington, IL | \$172,800 |
| • Farnsworth Group – Bloomington, IL | \$173,000* Recommended |
| • LZT Associates – Peoria, IL | \$185,000 |
| • Hartshorne Plunkard Architecture – Chicago, IL | \$198,000 |
| • Hammond Beeby Rupert Ainge, Inc – Chicago, IL | \$229,000 |

The review of the proposals was completed on December 2, 2009 using the criteria of each firm's experience with existing building renovation/restoration, ability to complete design within the time line and cost. David Young was involved in the committee reviewing the five (5) proposals as there were no longer any conflicts with remaining firms who submitted proposals.

The Farnsworth Group is being recommended as the firm offering the best product proposal, engineering and design team, time line, and end value to the City. Farnsworth Group's design proposal is deemed to be preferred over all other proposals as it demonstrated design concepts that showed their full understanding of the project and brought out their design creativity. Their ability to offer all services in-house and quickly mobilize, as needed, adds considerable value to their proposal. In addition, they have demonstrated extensive experience in construction management of a project of this size.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Numerous community groups involve. Past and future users of the BCPA supplied input of their needs during the fact finding period of planning for the renovation of the BCPA. Further input was received from Heartland Community College and the City's Parks, Recreation and Cultural Arts Department. In addition, a City Council Work Session discussion was held on February 8, 2010.

FINANCIAL IMPACT: The cost to engage the Farnsworth Group for this project is \$173,000. Funding for this contract will come from the Cultural District Capital Campaign funds. All funds in the capital campaign were raised through local donations with a current balance of \$874,990. An additional \$166,250 federal grant is also due to be received.

Respectfully submitted for Council consideration.

Prepared by:

John Kennedy
Director of Parks, Recreation & Cultural Arts

Reviewed by:

Barbara J. Adkins
Deputy City Manager

Reviewed as to legal sufficiency:

J. Todd Greenburg
Corporation Counsel

Recommended by:

David A. Hales
City Manager

(CONTRACT ON FILE IN THE CLERK'S OFFICE)

Alderman Huette noted that this item appeared to be routine. Issues arose and the Council requested further review. Questions were raised regarding the long term operating costs, revenue projections, depreciation expenses, and insurance costs. The Council's goal was to reduce surplus property. The City would become a land lord. He questioned the timing of this item in light of the City's budget uncertainty. He expressed his concern regarding potential future expenses. He questioned the City's intention to follow through.

He questioned the role of the Community Foundation. He also questioned the goals and plans for the facility. He noted that \$1 million had already been raised. He recommended that the project be turned over to the Community Foundation for completion. He believed that the Foundation would be the best entity to understand the needs and goals for this facility. He recommended that the Council return this item to staff. A possible resolution would be for the City to sell the facility to the Community Foundation.

The City funded the Bloomington Center for the Performing Arts, (BCPA). This project has not lacked support for its efforts. The City could show its support for this

project by selling the facility at a discounted price. A compromise would protect the City and address any future liability.

Mayor Stockton noted the role of the Community Foundation. The Cultural District Commission performed the fundraising. The Community Foundation was an investment vehicle. He invited the Council to participate in a discussion. The Council had expressed its concern about taking on another venture. He believed that the building should break even. He added his concern about the impact on the project, private fundraising and the ability to obtain grants. Dollars would be spent for design purposes. The dollars raised can only be spent on this project. This project needed Council action. The Council needed to move forward. The dollars raised to complete this project were endowment funds. The City has had a successful fundraising effort.

Alderman Anderson encouraged the Council to look at the past history. He believed that future revenues would cover the costs. However, he believed that there should be no new amenities. This project was not Back to the Basics. If there was a revenue short fall, the Council would lean on staff. The Council needed to address the City's reserve fund. The Council needed to slow down. He expressed his support and agreement with Alderman Huette's comments.

Alderman Schmidt stated that the City owned the building. She expressed her concern about the consequences of doing nothing. She cited the building's inferior HVAC (Heating, Ventilating and Air Conditioning) system. This building was a part of the Cultural District. The Council could lose the good will of the community.

Alderman Huette believed that it was time to explore opportunities. He stated his intention to revise the project's final destination.

Alderman Schmidt noted that private citizens have donated money towards this project. She believed that the fundraising would be reorganized by forward movement by the Council.

Alderman McDade addressed this project. The Council should not change the rules in the middle of the game. The City had a role in the cultural arts. Groups had partnered with the City. She believed that in the short term there would be negative consequences to the "wait and see" approach. Consistency was an issue. This item had appeared on a Council agenda. It was also the subject of a Work Session.

Alderman Anderson stated that things were different today. He encouraged the Council to look at the City's budget. This project was the wrong thing to do.

Alderman McDade expressed her belief that it was the Council's job to look forward and backwards. She cited the Council's strategic plan which included a commitment to the Downtown and the cultural arts.

Mayor Stockton restated that these were not City dollars. He expressed his concern regarding the long term commitment when the City requests funds. The City may need to find other ways to fund this building. If the economy improves, the City might make a different decision.

Alderman Hanson noted the Work Session held on February 8, 2010. This item was for design services. The Council would release their (Cultural District Commission) money. No one has requested a financial forecast. There may be questions regarding the future feasibility of the project. The issue appeared to be the use of taxpayer dollars for operations. This issue was not a part of this request.

Alderman Huette restated that the City should turn control over this building to a group. There would be no future decisions for the Council. He restated that the Community Foundation would purchase the property. The City needed to adjust its past, due to the financial times.

Alderman Hanson noted that this suggestion, (purchasing the property from the City), was not part of the fundraising efforts. He stated that the Council needed to move forward. The project was a private/public partnership. There was a risk for the fundraising efforts.

Alderman Fruin expressed his interest in a good decision. A decision must be made in the present day based upon prior planning. He questioned ownership. He noted the debate regarding continued funding for this project. He cited other organizations, (Downtown Bloomington Association, Economic Development Council, and Convention & Visitors Bureau). Government funding levels were changing. Continuation of this project would be based upon prior planning which showed this building as an integral part of the Cultural District. The Cultural District was part of the City's quality of life. He believed this project could be successful. He cited two (2) Council goals: financial responsibility versus quality of life. He did not want this project to lose momentum. The City was a wealthy community.

Alderman Purcell cited BCPA's expenditures. He recommended turning the Creativity Center over to the fundraisers.

Alderman Schmidt noted that the Cultural District Commission was the fundraising organization. This Commission was a part of the City. The Creativity Center was City property occupied by City staff.

Alderman Fruin believed that there was consensus. In the long term, the City may need to step back from this project.

Alderman Stearns expressed her interest in opening this item up for public comment. She also questioned the math, (total funding raising dollars - \$779,000). David Hales, City Manager, noted that these dollars were from donations. Tim Ervin, Finance Director, added that there was over \$800,000 available.

Alderman Stearns noted the design fee. She expressed her opinion that the renovation costs would be \$2 - \$2.5 million. The goal was to renovate the building and the fundraising goal needed to match the cost. She addressed the rental market in the community. This building would offer a lot of space. Commercial space was the weakest sector. She believed that this building would remain vacant. There was no certainty and the real estate market was not predictable. She restated her concern regarding the math. The City's economy was dire. She cited road conditions. If the projection showed no cost for the City, then the building should be turned over to the private sector.

Motion by Alderman Stearns, seconded by Alderman Purcell to suspend the rules to allow someone to speak.

Motion carried.

Dan Leifel, 212 Parkview, addressed the Council. He had served as the Cultural District Commission's third chairman and no longer was a member. There were a number of Commission board members present. In 2003, the Council establish this project. The issues were discussed well. The City was worthy of this project. He cited the Council's vision in 2001. He had been involved in the fundraising efforts. The Commission hoped to continue down this path. Fundraising efforts had been effective. He feared that donors would request that their donations be returned. He believed that the Council was changing horses midstream.

Patty Donsbach, 1402 Ironwood, Normal, addressed the Council. She had headed up the fundraising efforts with Julie Dobski. She recently resigned as fundraising chair as there was no road map. The cultural arts effected tourism within the County. The dollars invested to date would be lost. She believed that the Council was changing the rules. The donors wanted to see progress. Dollars needed to be spent in order to continue the fundraising efforts. There needed to be a plan. The Community Foundation was a separate organization. The Commission was a participant donor. One goal of the Foundation was to see community projects advance. It may be necessary to return all of the funds raised to the donors.

Marty Seigel, 615 E. Chestnut, addressed the Council. She stated her opposition to this item. She was not comfortable with her position. She wanted to make three (3) statements: 1.) there have been opportunities for free/no cost space; 2.) this building was not like the BCPA, small groups want to have a say in the design process; and 3.) community residents would give of their time for free or at a low rate.

Ron Schultz, 1208 E. Oakland, addressed the Council. The City was in a different time. He believed that the situation would continue to decline. He addressed real estate values and street conditions. He did not belief that this building would operate at no cost to the taxpayers. The City owned the building. The City would be in competition with the private sector. The building should be sold at a loss.

Carol Ringer, 27 Country Club Place, addressed the Council. She supported the arts and was a major donor. There was community support for this project. The City was a wonderful place to live. The Creativity Center would be a place for children and adults to participate in the arts. She cited its value to the community. The arts provide a way to look at the world, to be creative and think outside of the box. She noted the impact of music upon learning. The building would become a part of the culture. Donations were made for a specific purpose.

Jim Waldorf, 1603 E. Washington, addressed the Council. He currently served as a Commission board member. A number of issues had been discussed tonight. Dollars were raised for this purpose. The design services contract needed to happen. The rental cost at the BCPA would be higher than at the Creativity Center. This building would offer affordable rental rates. He acknowledged that the City would act as landlord. He believed that this space was needed. He restated that this project needed to move forward. Discussions would be held which would insure this project's success.

Buddy Hall, 2404 Six Points Rd., addressed the Council. He recommended that the fundraising dollars be returned to the Commission. This building should be a private/public sector venture. If there was a market and/or need in the community for this project, then dollars could be raised privately. He acknowledged that the City owned the building. He believed that the City had spent enough money on entertainment. This project should be delayed. If the City could not move ahead, then the building should be given away.

Motion by Alderman McDade, seconded by Alderman Hanson to return to order.

Motion carried.

Alderman Huette recommended that a separate non for profit organization be formed to address this building.

Alderman McDade believed that the Council would be setting a bad precedent. The building would have to be declared surplus property. This building was under the Parks, Recreation & Cultural Arts Department. She cited her recent experience with Ewing Park and would not support this idea. She expressed her confusion regarding the discussion of this item.

Alderman Purcell cited budget concerns. He specifically cited Fire Station #5 and employee lay offs. He believed that this project would require a budget adjustment. The Commission needed to raise \$2.5 million. He recommended that the building be sold for \$800,000. He believed that the plan called for the building's remodeling to be completed by the end of 2010.

Alderman Schmidt noted that the design phase would be completed by then.

Alderman Hanson expressed his opinion that no further Council action would be required for over a year.

Mayor Stockton noted that concerns had been raised regarding the City's budget. In addition, concerns had been raised regarding the City's need to subsidize this project. This project could be a free enhancement for the people of the county. If done correctly, there will be no cost to the City. Changing rules at this time would complicate the fundraising efforts and potentially kill the project.

Alderman Huette stated that was not his intention. His intention was to give the building to the Commission.

Mayor Stockton expressed his concern on other fundraising entities. He cited the Ewing Zoo Foundation. It was a partnership. The Council would be sending a message which could have a long term impact. He believed that future donors would be discouraged. He recommended that the Council release the privately raised dollars for the design phase and that the fundraising efforts be continued. The motion before the Council would not release these privately raised dollars.

Alderman Sage noted that these dollars could not be spent for any other purpose. He shared concerns raised regarding projected revenues and expenditures. He acknowledged that the City owned the building. He expressed his opinion that this should have been a private sector project not a private/public sector one. The City did not have a good financial forecasting track record. He questioned the accuracy of the estimate costs and the potential subsidy requirements.

Alderman Anderson questioned if the Council should delay taking action on this item. He suggested a two to four (2 – 4) week time line. Mr. Hales believed more time would be needed. The Council's focus would be on the budget for the next couple of months. He recommended that the Council allow ninety (90) days for staff to develop a plan with options/alternatives.

Alderman Schmidt expressed her concern regarding the consequences of a ninety (90) day delay. Donors were requesting that their dollars be returned. The City currently owns the building with its inferior HVAC system.

Mayor Stockton expressed his concern regarding Council denial to access fundraising dollars. Mr. Hales presented another option. Dollars would be released for design work subject to the condition/requirement that Commission undertake a study of this project addressing the management, operations and fiscal policy. This study would cover operations and maintenance costs. In addition, there could be an independent cost analysis done. Dollars would be released to allow the design study. An alternative would be that the Commission develop a long term model for the Cultural District. He acknowledged that this option would put a damper on fundraising.

Alderman Anderson expressed his support for Mr. Hales' suggestions. He wanted to abstain from voting. The Council needed to send a signal to the community that the City was not willing to subsidize this building. The Council was attempting to hold the line on spending.

Motion by Alderman Huette, seconded by Alderman Stearns that City staff meet with the Cultural District Commission to facilitate the sale of the building in order to minimize the City's economic exposure.

By agreement of Aldermen Huette and Stearns this motion was withdrawn.

Motion by Alderman Huette, seconded by Alderman Stearns that the Request for Proposal for Design Services for the Creativity Center be awarded to the Farnsworth Group and that the Mayor and City Clerk be authorized to execute the necessary documents with the following conditions: 1.) City staff undertake a study of the Creativity Center which would address the building's management, operations, and fiscal policy; and 2.) City staff present the Council with a long term model for the Creativity Center.

The Mayor directed the clerk to call the roll which resulted in the following:

Ayes: Aldermen Stearns, Huette, Schmidt, McDade, Anderson, Hanson, Sage, and Fruin.

Nays: Alderman Purcell.

Motion carried.

Alderman McDade noted that the Council could have accepted staff's recommendation regarding this item. She stressed that the Council's intention was not to place this building on the taxpayers' backs.

Alderman Anderson noted the lengthy discussion regarding this project. He hoped the Council would adhere to the discussion and no longer continue to subsidize the Creativity Center.

The following was presented:

SUBJECT: Fiscal Year 2010 Midyear Budget Amendment

RECOMMENDATION: That the Fiscal Year 2010 Midyear Budget Amendment be approved, and the Ordinance passed.

BACKGROUND: State of Illinois statutes require expenditures incurred within each individual fund not to exceed the appropriation amount set forth in the annual budget of an established fiscal period. In an effort to strengthen the fiscal controls of the budgetary process, staff has

FOR COUNCIL: October 10, 2011

SUBJECT: Redistricting of City Wards Prior to 2013 Elections

BACKGROUND: Based on a review of U.S. Supreme Court decisions on legislative apportionment (often referred to as “one man, one vote”), and the results of the 2010 Census as applied to the current ward boundaries, it is my advice that the City reapportion its wards prior to the 2013 election.

Although the U.S. Supreme Court does not require “mathematical exactness or precision” in requiring representative districts to be roughly proportional, in the event of litigation, the ultimate burden of justifying a deviation from districts of equal population would be on the City. State law requires that wards shall be created in a manner so that, so far as practicable, no precinct shall be divided between two (2) or more wards, and that in the formation of wards “the population shall be as nearly equal, and the wards shall be of as compact and contiguous territory, as practicable.”.

The greatest deviation in equal population I have found so far which was allowed by the U.S. Supreme Court was a total deviation of 11.9%. (The Court arrived at this percentage by deciding that one district was “under represented” by 7.1%; another district was “over represented” by 4.8%. The Court added the two percentages to arrive at the “11.9%” figure.) Conversely, the U.S. Court of Appeals for the 7th Circuit (which includes Illinois) refused to permit a total deviation of 4.22% for the Cook County Board in 1982.

The 2010 census established a population of 76,610 for Bloomington. If the population of the nine (9) wards were exactly equal, they would each have 8,512 persons. However, Wards 6, 7, 8 and 9 are substantially above or below that population. Ward 6 has 7,302 persons. Ward 9 has 9,518 persons, for a total deviation of 26%.

For all of the above reasons, it is my advice to adjust the ward boundaries to bring the populations closer to the goal of 8500 person per ward. State law requires that the redistricting be completed not less than thirty (30) days before the first date fixed by law for the filing of candidate petitions for the next succeeding election for City officers. Since the first date for the filing of candidate petitions for the 2013 consolidated primary is November 16, 2012, the redistricting must be completed no later than October 16, 2012.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: Not applicable.

Respectfully submitted for Council consideration.

Prepared by:

J. Todd Greenburg
Corporation Counsel

Recommended by:

David A. Hales
City Manager

Municipal Redistricting

BY BRIAN DAY, LEAD STAFF ATTORNEY; ASHLEY NIEBUR, STAFF ATTORNEY; & JERRY ZARLEY, LEGAL ANALYST

The redistricting process relies on balancing the requirements of state and federal law, case law interpretations and traditional districting principles. It is essential for municipalities facing redistricting to understand and adhere to these principles. Any deviation from them may lead to litigation as well as political disruption within a municipality.

WHEN REDISTRICTING IS REQUIRED

While federal statute sets forth requirements for reapportioning Congressional districts, it does not address municipal reapportionment. The question of whether a municipality must redistrict is a question concerning a mix of state statute and Constitutional principles.

STATUTORY REDISTRICTING REQUIREMENTS

The Illinois Municipal Code contains a number of statutes that address municipal reapportionment. The general requirement for the redistricting of a city is found in Section 3.1-20-25 of the Code. That statute requires that, if an official census shows that a city contains more or fewer wards than it is entitled to, then the city council must redistrict the city into as many wards as the city is entitled to.¹ The redistricting must be completed at least 30 days before the first day of filing of candidate petitions for the next election of city officers. The number of wards to which a city is entitled is a number that is equal to one-half as many aldermen allowed for a city based on its population.² Generally, the number of aldermen and wards allowed for a city is the following:³

POPULATION	NUMBER OF ALDERMEN	NUMBER OF WARDS
<3,000	6	3
3,001-15,000	8	4
15,001-20,000	10	5
20,001-50,000	14	7
50,001-70,000	16	8
70,001-90,000	18	9
90,000-500,000	20	10

The Code does, however, allow a number of variations for municipalities with certain population sizes.⁴ During the 2011 Legislative Session, the Illinois General Assembly passed House Bill 2069, which provides that, if, according to the most recent federal decennial census results, the population of a municipality increases, then the municipality may adopt an ordinance or resolution to retain the number of aldermen that existed before the census results. The legislation has not yet been signed by the Governor as of the time that this article went to print. Additionally, a city of less than 100,000 inhabitants may pass a referendum to cut the number of aldermen in half and have one alderman elected from each ward.⁵

Redistricting for villages is less common because village trustees are generally elected at large rather than from wards.⁶ But a village may hold a referendum to elect the six trustees from districts rather than at large.⁷ Unlike a city, where there are one-half the number of wards as there are aldermen, in a village that has passed a referendum to district, there are six districts, and each district is represented by one trustee.

CONSTITUTIONAL CONSIDERATIONS

The Illinois Municipal Code requires redistricting only if the population has increased or decreased to a degree that changes the number of required aldermen. But redistricting may be necessary even if the number of aldermen remains the same. Shifting demographics in the municipality may necessitate redistricting.

Under the United States Constitution, a few areas apply to voting rights. Significant issues arise with regard to redistricting and compliance with equal-protection requirements under the 14th Amendment. The Equal Protection Clause provides that “no state shall ... deny to any person within its jurisdiction the equal protection of the laws.”⁸ Equal Protection first came into play as a judicial matter with regard to voting in the landmark case of *Baker v. Carr*. In *Baker*, it was decided that issues of reapportionment are justiciable matters for the court to decide, as opposed to purely political questions, which are left to the legislature.⁹

Later came the notion that the vote of each individual had to be weighted equally.¹⁰ With regard to local government, vote

IML LEGAL BRIEF CONTINUES ON PAGE 8

dilution is a violation of equal protection. The requirement that districts be “equal in population” allows for some deviation, but one must consider what deviation is acceptable for compliance. Wards and districts must be as equal as possible, though they do not have to be perfect.¹¹

“(s)o long as the divergences from a strict population standard are based on legitimate considerations incident to the effectuation of a rational state policy, some deviations from the equal-population principle are constitutionally permissible...”¹²

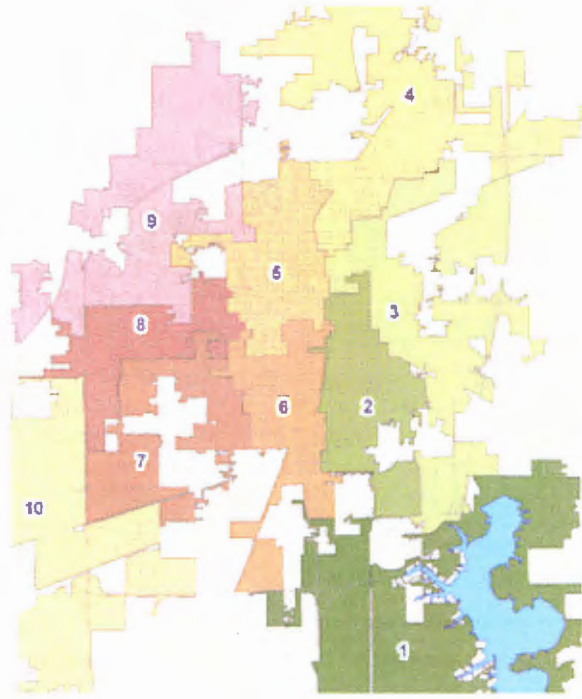
The size of the deviation is one of many relevant factors in evidence of a *prima facie* case.¹³ The dilution of any vote should be limited to only the smallest feasible dilution, although there is no set number for an allowable deviation.¹⁴ Historically, cases have established a “10 percent rule” calling for states to justify only overall ranges over 10 percent. Although, if the population is exceptionally small, a deviation of more than 10 percent may be allowed without establishing a *prima facie* case of vote dilution.¹⁵ Local governments are generally held to the same standard.¹⁶

The “one person, one vote” idea extends to localities in their redistricting plans as it does in the case of state and federal government. In *Avery v. Midland County, Texas*, the U.S. Supreme Court held that “the Constitution permits no substantial variation from equal population in drawing districts for units of local government having general governmental powers over the entire geographic area served by the body.”¹⁷ When popular election is used, each voter must be given an equal opportunity to participate. Further, among districts, the lines must be drawn such that each voter has a vote similar in proportionality to those in other districts.¹⁸ The requirement that districts be substantially equal in population as according to the most recent census figures is mandatory.¹⁹

REDISTRICTING REQUIREMENTS

If a municipality decides that redistricting is necessary, there are a number of requirements that come into play. First, the districts must be compact.²⁰ This requirement calls for regular-shaped districts without suspicious extensions. Additionally, the territory must be contiguous.²¹ In order to meet the contiguity requirements, districts must be connected at some point. Wards

must be created in a manner so that, as far as practicable, no precinct is divided between two or more wards.²² While not expressly required, other considerations may arise. For example, the strive for population equality, minority rights, preservation of political boundaries, communities of interest, and incumbent residence may factor into redistricting plans.



In addition to the aforementioned concerns, the Voting Rights Act of 1965²³ applies to redistricting on all government levels. The Voting Rights Act in its entirety sought to address concerns of equal voting opportunity for citizens regardless of race, gender or other historical barriers. The 1982 amendment to Section 2 requires that, where a violation is alleged, the court must consider the “totality of the circumstances” in their analysis. This includes past discrimination, minority participation in voting and holding office, among other factors. Section 2 of the Voting Rights Act prohibits voting practices that have a discriminatory result. The Supreme Court established a three part test in

Thornburg v. Gingles that a minority group must prove in order to establish vote dilution:²⁴

1. The group must prove that it is sufficiently large and geographically compact to constitute a majority in a single-member district;
2. that the group is politically cohesive; and
3. that bloc voting by the white majority usually defeats the minority’s preferred candidate.

Next, Section 5 of the Voting Rights Act requires that the United States Department of Justice use preclearance procedures with regard to specific, covered jurisdictions in any attempt to change “any voting qualification or prerequisite to voting, or standard, practice, or procedure with respect to voting...”²⁵ The definition of a “covered jurisdiction” has historically included jurisdictions with less than 50% of voters actually voting. Additionally, cities and counties that have been found in violation of Section 2 of the Voting Rights Act have been deemed “covered jurisdictions.” If the U.S. Attorney General designates a state as subject to Section 5, municipalities of the state must comply with preclearance procedures.²⁶ Essentially, the Department of Justice must determine that the proposed change does not have a discriminatory effect. Currently, there are no jurisdictions in Illinois that require preclearance.²⁷

THE NEXT STEP

Municipalities must keep in mind all of the standards to adhere to when determining if the new census data requires redistricting of municipal wards. As a general rule, dividing the official census population by the total number of council seats will determine how balanced the ward populations are. If all districts are within +/- 10 percent of the benchmark, according to the U.S. Justice Department, the municipality is presumed to be in compliance with the "one person one vote" standard. If there are outliers, redistricting should be considered. If it is determined that the municipality does require redistricting, the next step may vary depending on what state the locality lies in. In some cases, a local commission is composed to further study the issue. In other cases, policies and procedures are already laid out.

Municipal attorneys and leaders alike need to be aware of the requirements, considerations, and applicability of redistricting theories in order to avoid judicial action or political disruption within a municipality.

Footnotes 1 through 27 are included in the web index version of this article.

**MUNICIPAL CALENDAR
AUGUST**

Between August 1 and September 15, nominations for the board of trustees of the Illinois Municipal Retirement Fund are to be made. 40 ILCS 5/7-175(a). NOTE: Cities and villages with a population over 5,000 are automatically subject to the Act. However, participation is not mandatory for any municipality that attains a population of over 5,000 after having provided social security coverage for its employees. Each participating municipality may nominate and vote for the four Executive Trustees who are part of the eight-member board. 40 ILCS 5/7-174(b)(1).

In counties other than Cook County, the municipal collector shall advertise delinquent special assessments, preparatory to sale at any time after August 15. 65 ILCS 5/9-2-83, 9-2-84. Publication of the advertisement must be made not more than 30 days or less than 15 days in advance of the date for judgment. Return of delinquent special assessments shall be made five days prior to the date fixed for application for judgment. 65 ILCS 5/9-2-85.

Any municipality with a population of less than 500,000 which attempts to impose, amend or repeal the Simplified Municipal Telecommunications Tax must file a certified copy of such ordinance with the Illinois Department of Revenue prior to September 20. Ordinances received prior to September 20 will be collected on or after the following January 1. 35 ILCS 636/5-20.

On or before the first day of October, home rule and non-home rule municipalities imposing or discontinuing a retailer's occupation tax or effecting a change in the rate thereof must file a certified copy of any ordinance or resolution (and referendum if appropriate) with the Department of Revenue. Ordinances received by October 1 will be collected January 1. 65 ILCS 5/8-11-1, and 65 ILCS 8-11-1.1.

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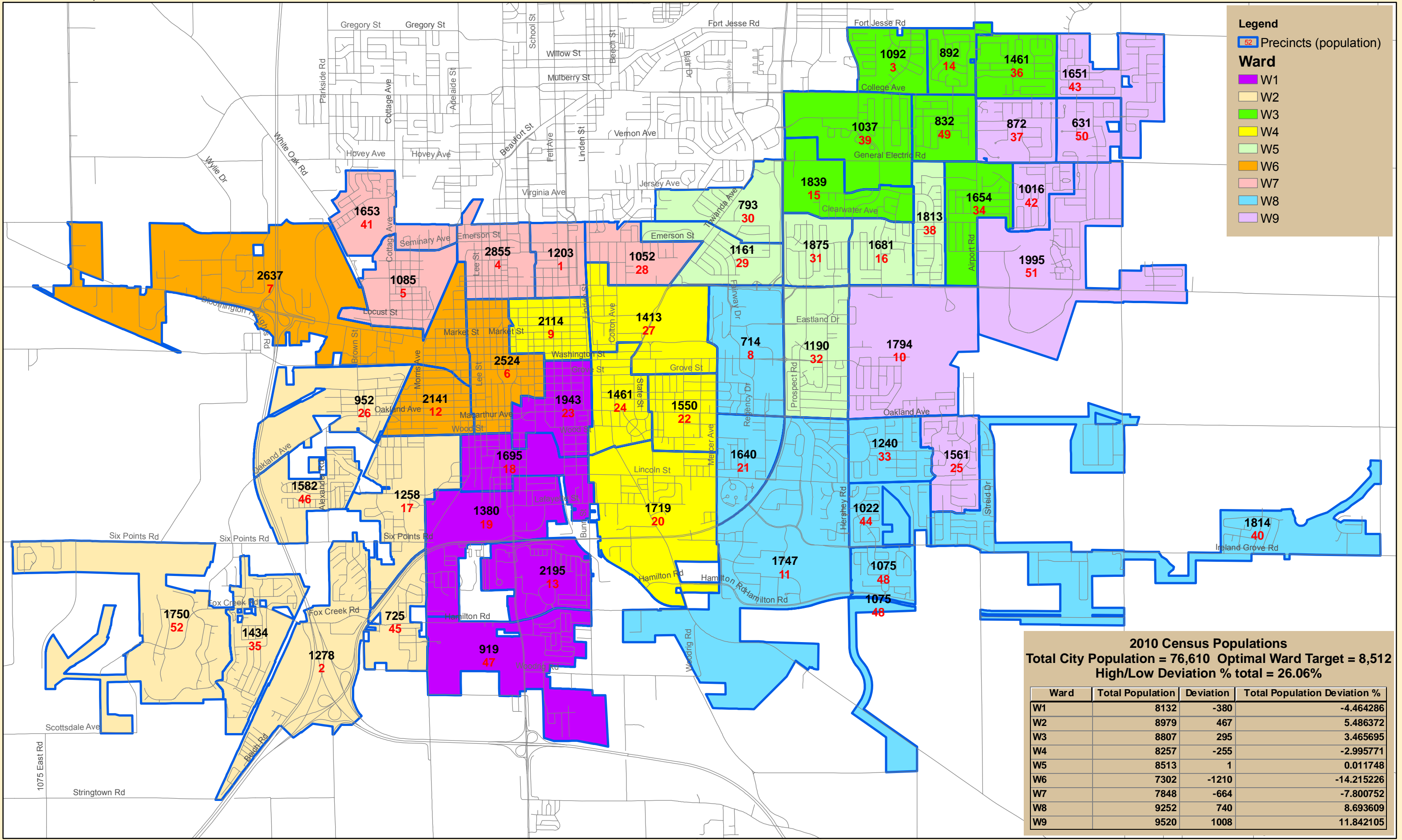
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Ward Map Current



0 2,450 4,900 9,800 Feet



Legend

- 52 Precincts (population)

Ward

- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9

2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 26.06%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8132	-380	-4.464286
W2	8979	467	5.486372
W3	8807	295	3.465695
W4	8257	-255	-2.995771
W5	8513	1	0.011748
W6	7302	-1210	-14.215226
W7	7848	-664	-7.800752
W8	9252	740	8.693609
W9	9520	1008	11.842105

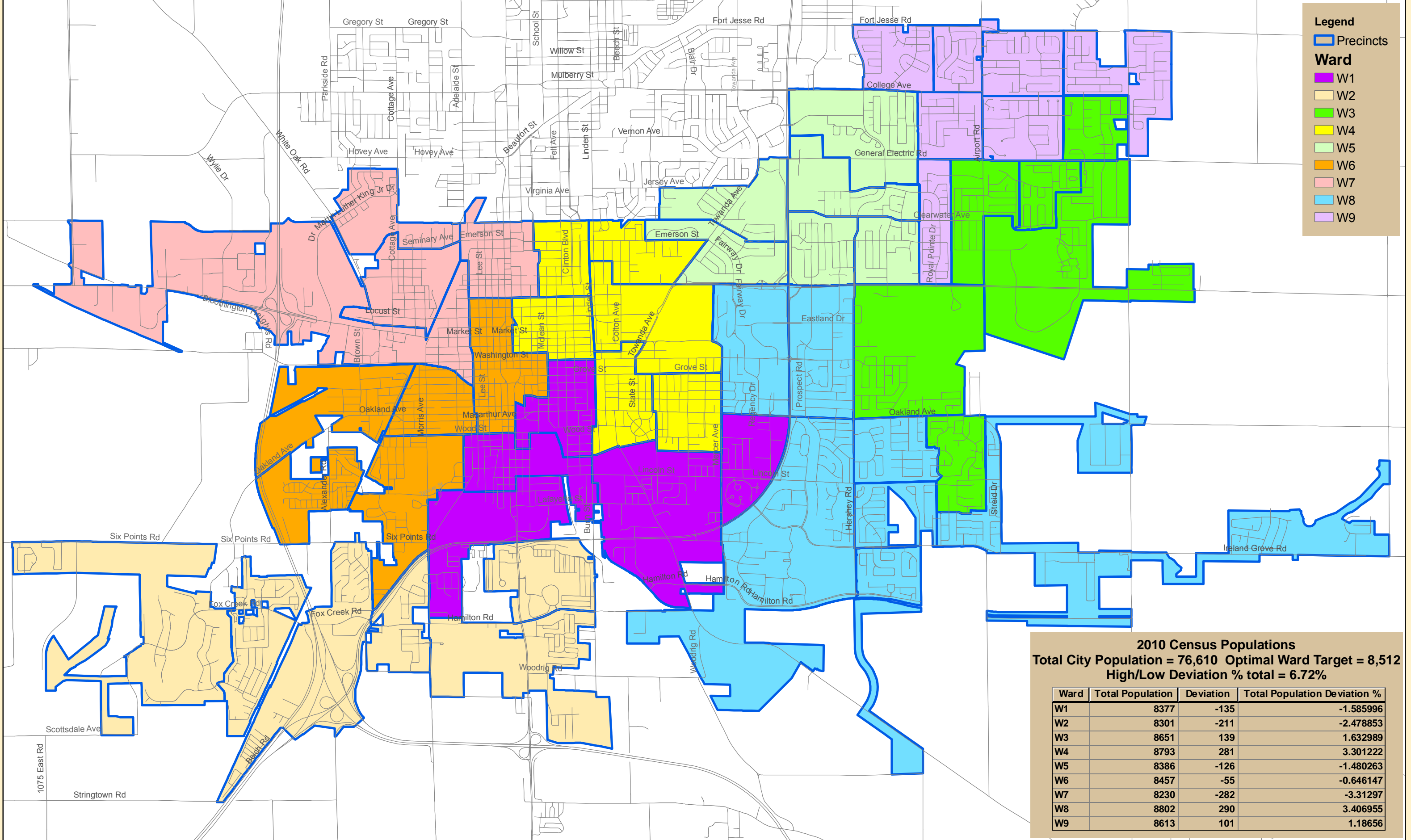
Ward Map Alternative 1



0 2,450 4,900 9,800 Feet

Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9



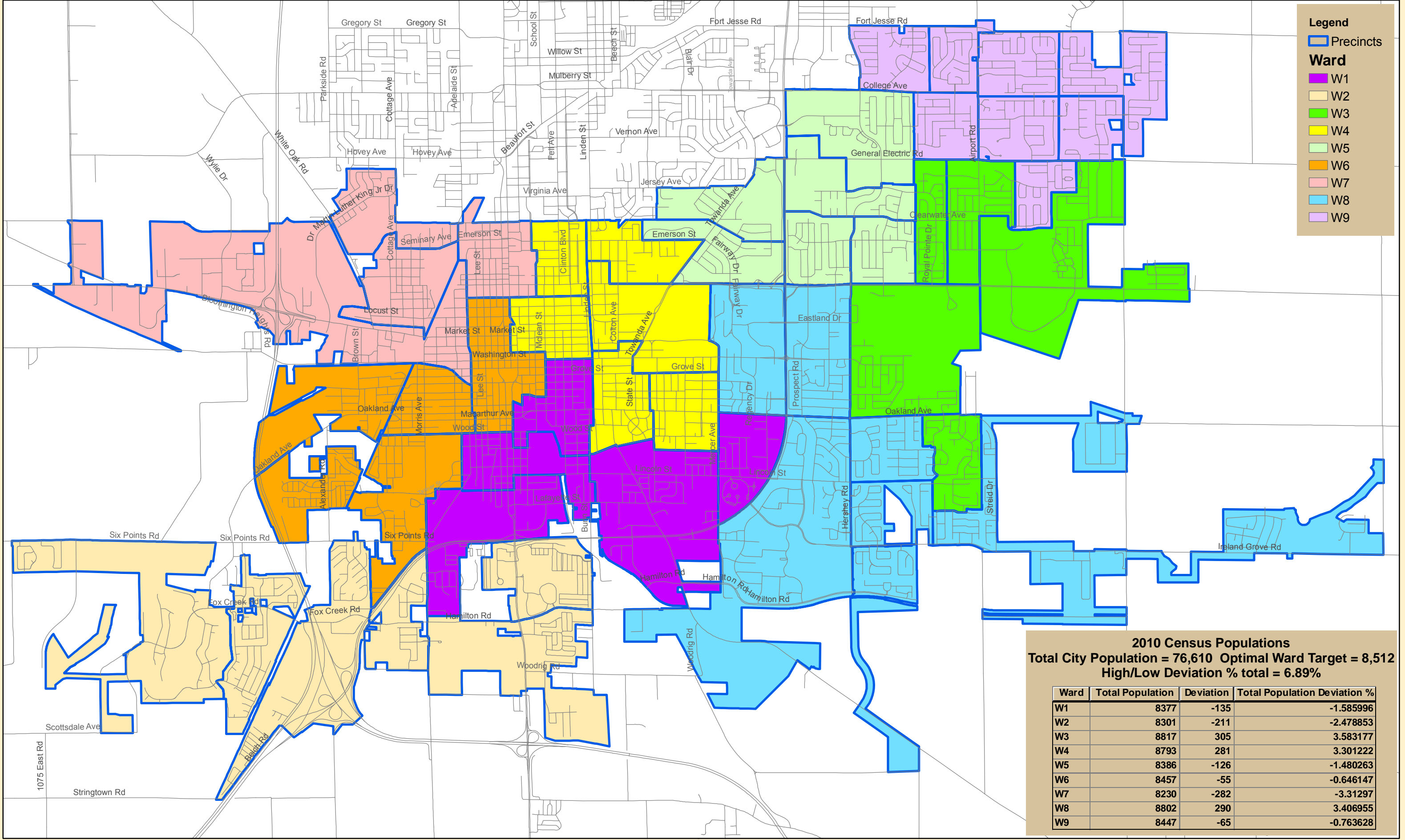
2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 6.72%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8377	-135	-1.585996
W2	8301	-211	-2.478853
W3	8651	139	1.632989
W4	8793	281	3.301222
W5	8386	-126	-1.480263
W6	8457	-55	-0.646147
W7	8230	-282	-3.31297
W8	8802	290	3.406955
W9	8613	101	1.18656

Ward Map Alternative 2



0 2,450 4,900 9,800 Feet



Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9

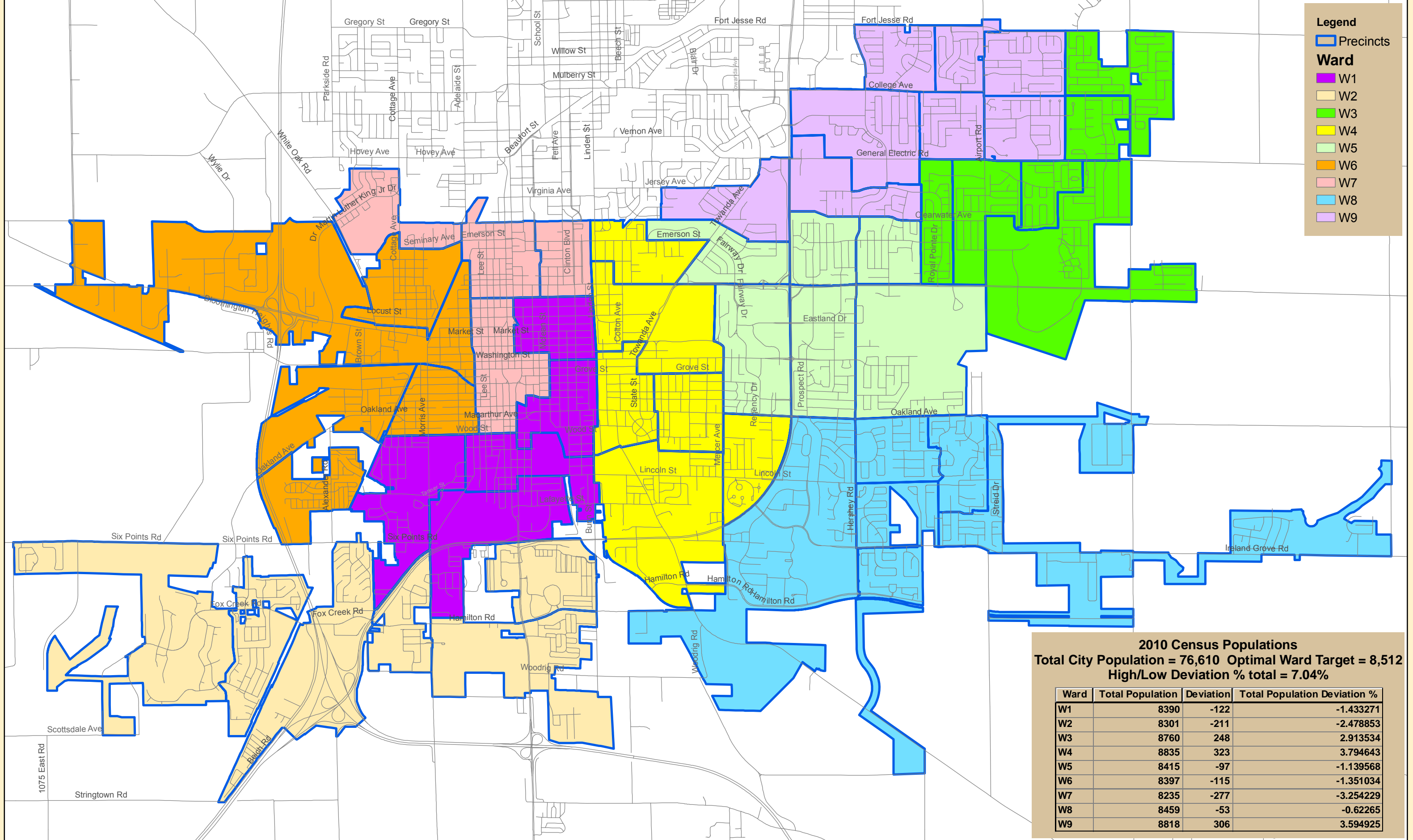
2010 Census Populations
Total City Population = 76,610 Optimal Ward Target = 8,512
High/Low Deviation % total = 6.89%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8377	-135	-1.585996
W2	8301	-211	-2.478853
W3	8817	305	3.583177
W4	8793	281	3.301222
W5	8386	-126	-1.480263
W6	8457	-55	-0.646147
W7	8230	-282	-3.31297
W8	8802	290	3.406955
W9	8447	-65	-0.763628

Ward Map Alternative 3



0 2,450 4,900 9,800 Feet



Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9

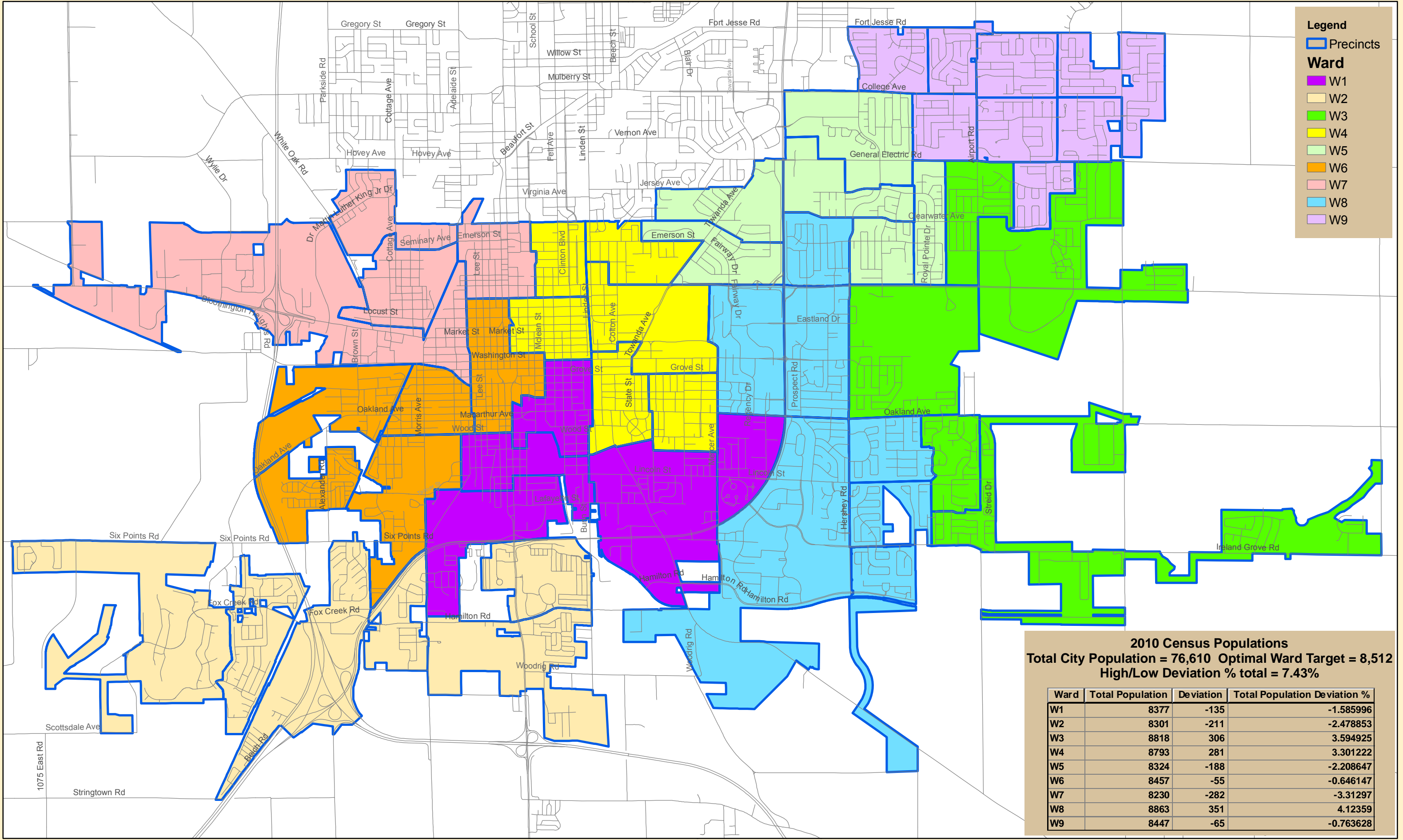
2010 Census Populations
Total City Population = 76,610 Optimal Ward Target = 8,512
High/Low Deviation % total = 7.04%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8390	-122	-1.433271
W2	8301	-211	-2.478853
W3	8760	248	2.913534
W4	8835	323	3.794643
W5	8415	-97	-1.139568
W6	8397	-115	-1.351034
W7	8235	-277	-3.254229
W8	8459	-53	-0.62265
W9	8818	306	3.594925

Ward Map Alternative 4



0 2,450 4,900 9,800 Feet



- Legend**
- Precincts
 - Ward**
 - W1
 - W2
 - W3
 - W4
 - W5
 - W6
 - W7
 - W8
 - W9

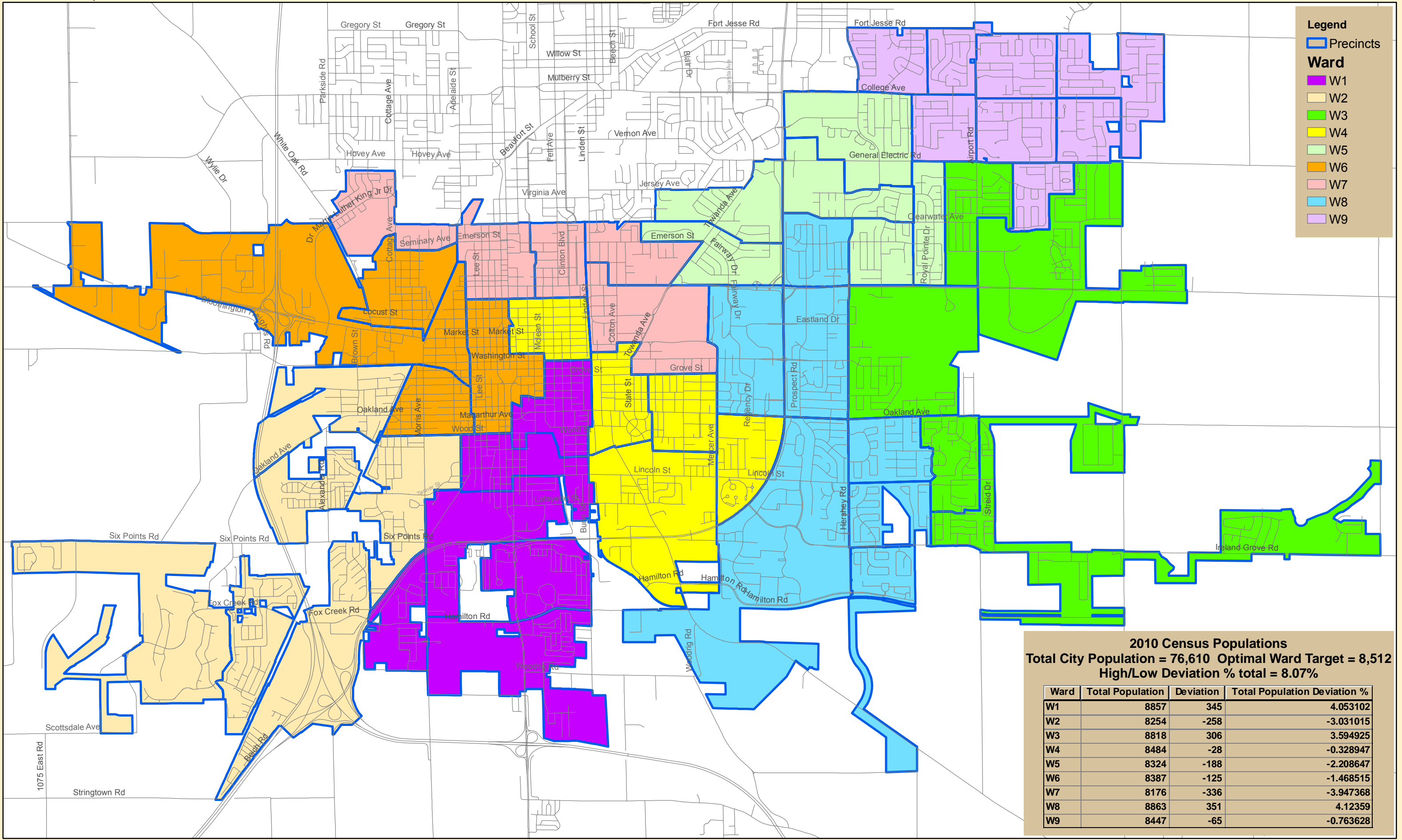
2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 7.43%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8377	-135	-1.585996
W2	8301	-211	-2.478853
W3	8818	306	3.594925
W4	8793	281	3.301222
W5	8324	-188	-2.208647
W6	8457	-55	-0.646147
W7	8230	-282	-3.31297
W8	8863	351	4.12359
W9	8447	-65	-0.763628

Ward Map Alternative 5



0 2,450 4,900 9,800 Feet



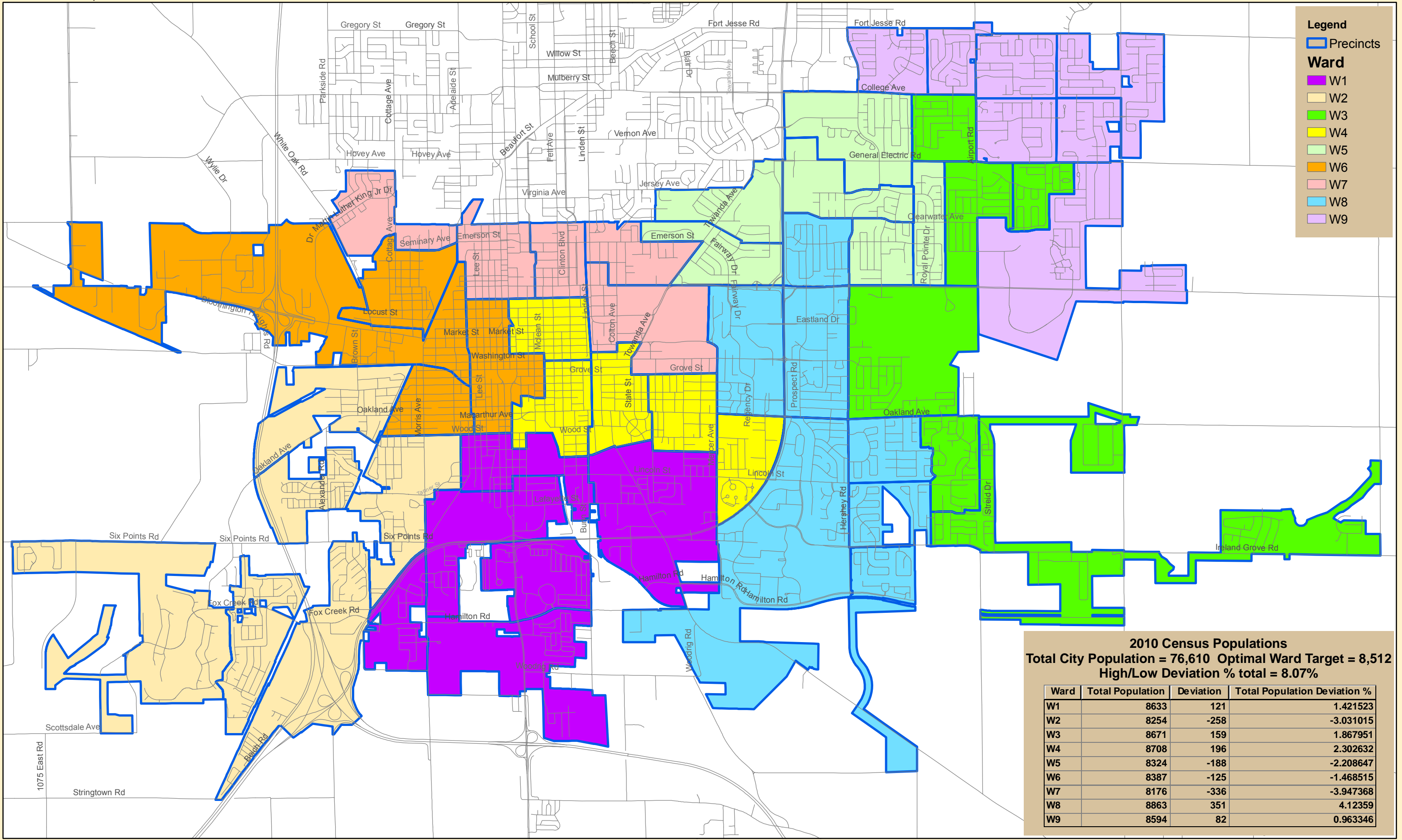
2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 8.07%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8857	345	4.053102
W2	8254	-258	-3.031015
W3	8818	306	3.594925
W4	8484	-28	-0.328947
W5	8324	-188	-2.208647
W6	8387	-125	-1.468515
W7	8176	-336	-3.947368
W8	8863	351	4.12359
W9	8447	-65	-0.763628

Ward Map Alternative 6



0 2,450 4,900 9,800 Feet



Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9

2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 8.07%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8633	121	1.421523
W2	8254	-258	-3.031015
W3	8671	159	1.867951
W4	8708	196	2.302632
W5	8324	-188	-2.208647
W6	8387	-125	-1.468515
W7	8176	-336	-3.947368
W8	8863	351	4.12359
W9	8594	82	0.963346

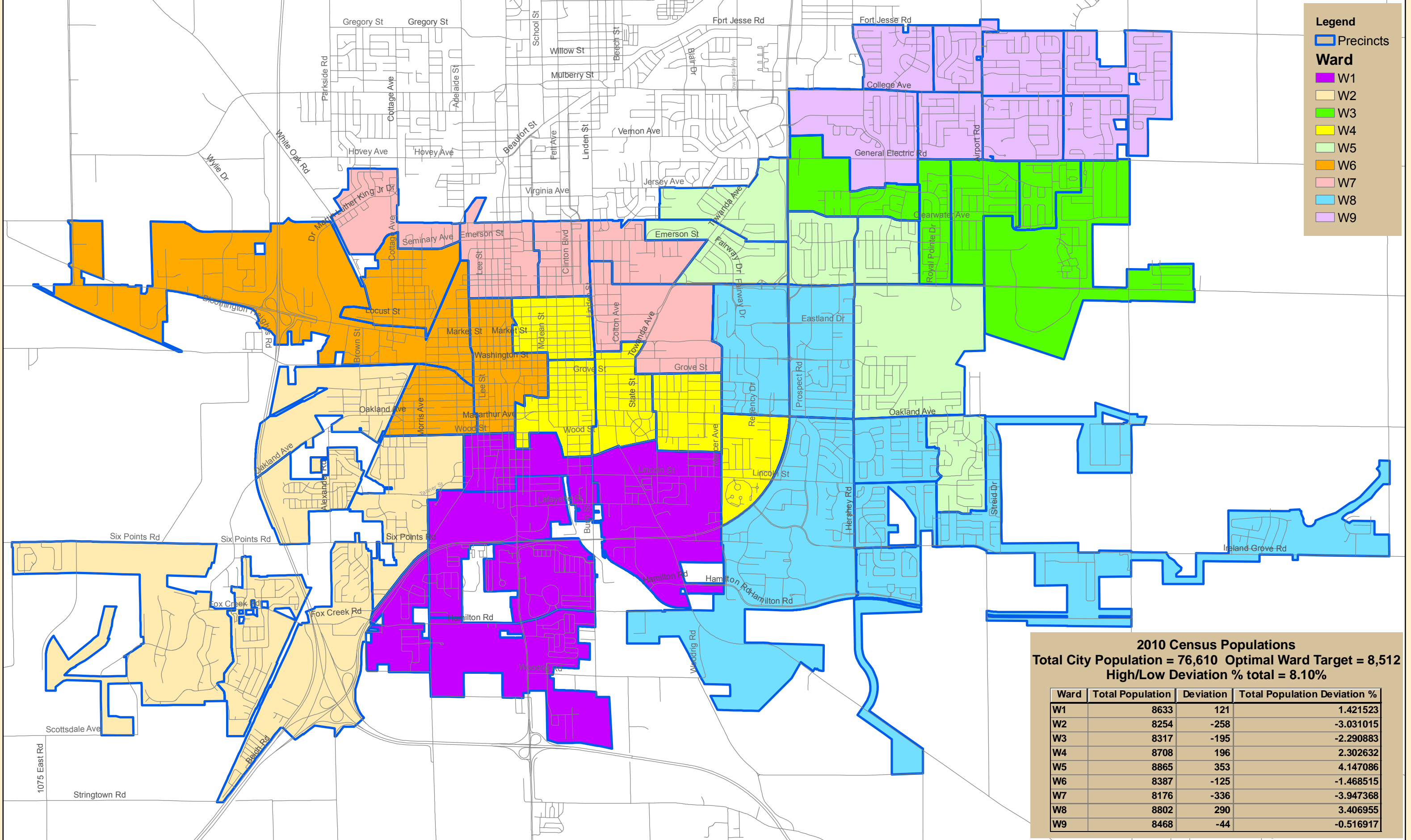
Ward Map Alternative 7



0 2,450 4,900 9,800 Feet

Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9



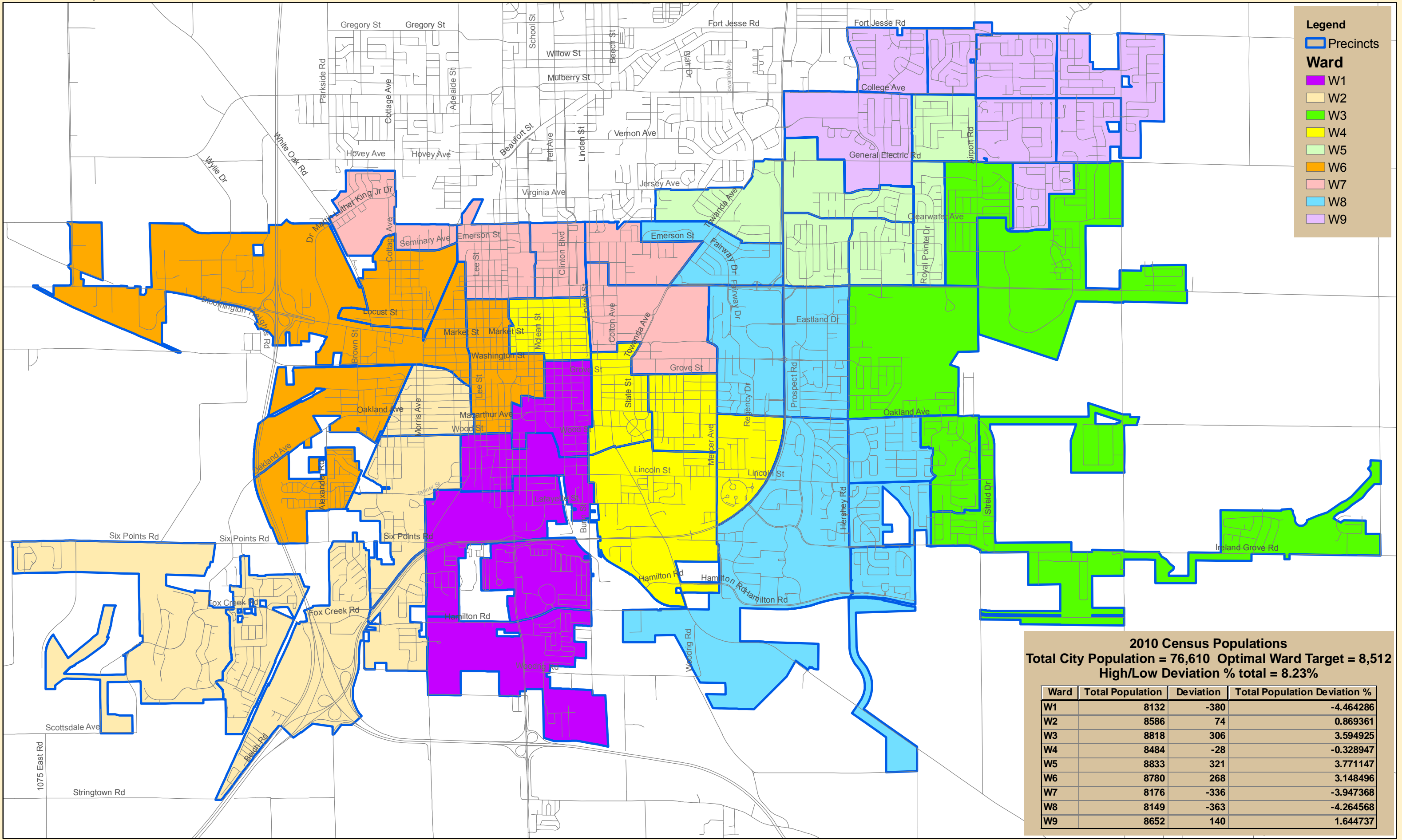
2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 8.10%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8633	121	1.421523
W2	8254	-258	-3.031015
W3	8317	-195	-2.290883
W4	8708	196	2.302632
W5	8865	353	4.147086
W6	8387	-125	-1.468515
W7	8176	-336	-3.947368
W8	8802	290	3.406955
W9	8468	-44	-0.516917

Ward Map Alternative 8



0 2,450 4,900 9,800 Feet



Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9

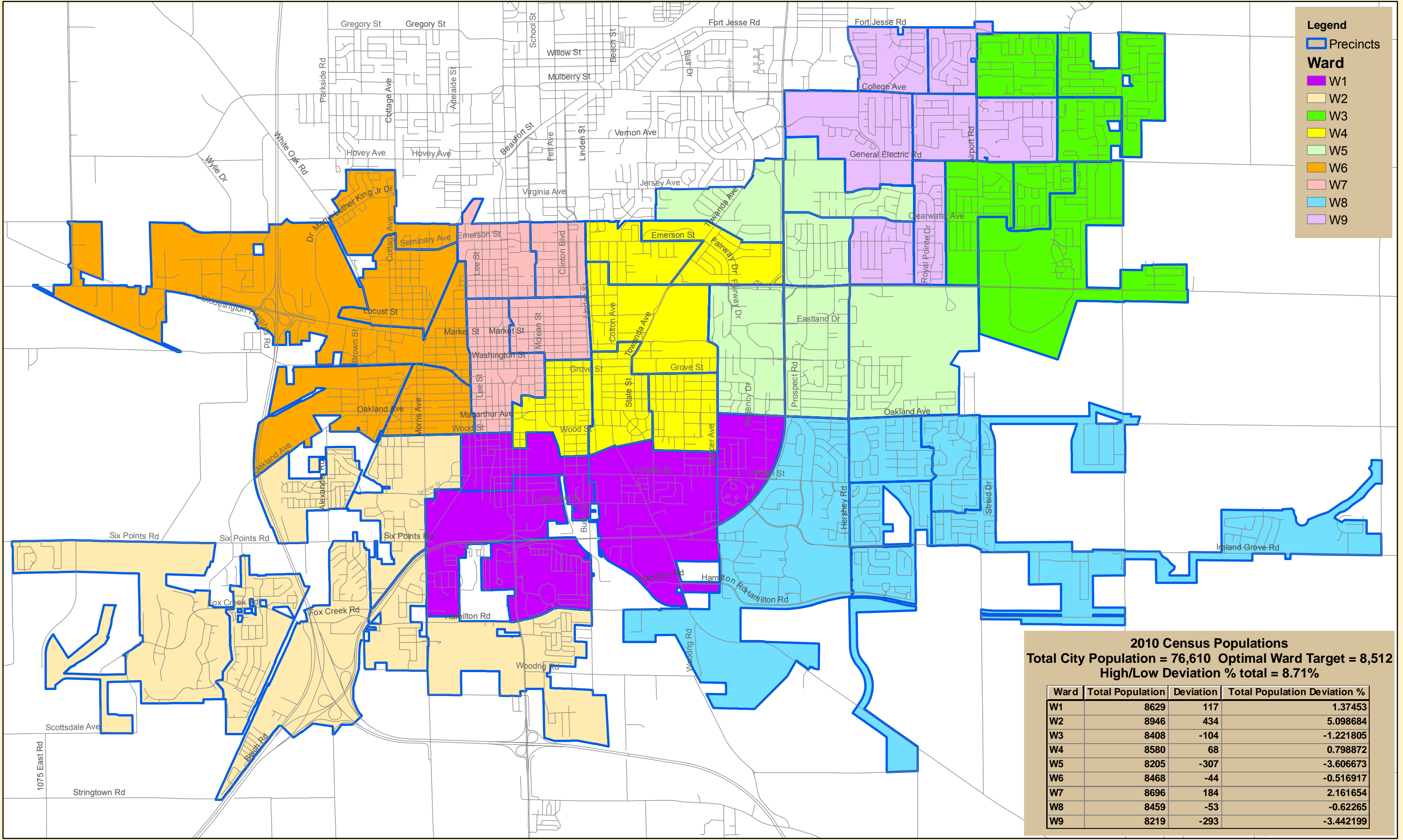
2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 8.23%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8132	-380	-4.464286
W2	8586	74	0.869361
W3	8818	306	3.594925
W4	8484	-28	-0.328947
W5	8833	321	3.771147
W6	8780	268	3.148496
W7	8176	-336	-3.947368
W8	8149	-363	-4.264568
W9	8652	140	1.644737

Ward Map Alternative 9



0 2,450 4,900 9,800 Feet



- Legend**
- Precincts
 - Ward**
 - W1
 - W2
 - W3
 - W4
 - W5
 - W6
 - W7
 - W8
 - W9

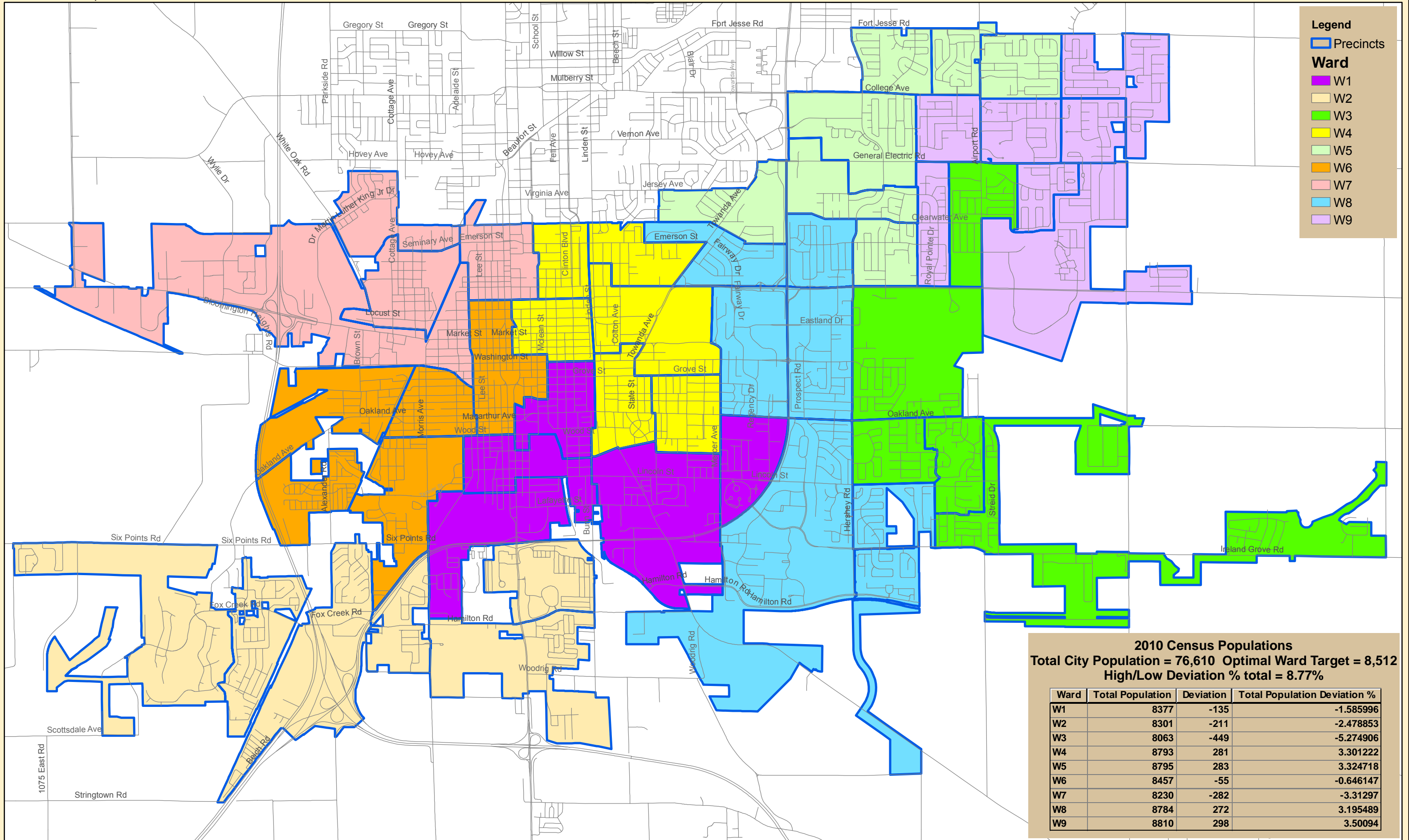
2010 Census Populations
Total City Population = 76,610 Optimal Ward Target = 8,512
High/Low Deviation % total = 8.71%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8629	117	1.37453
W2	8946	434	5.098684
W3	8408	-104	-1.221805
W4	8580	68	0.798872
W5	8205	-307	-3.606673
W6	8468	-44	-0.516917
W7	8696	184	2.161654
W8	8459	-53	-0.62265
W9	8219	-293	-3.442199

Ward Map Alternative 10



0 2,450 4,900 9,800 Feet



Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9

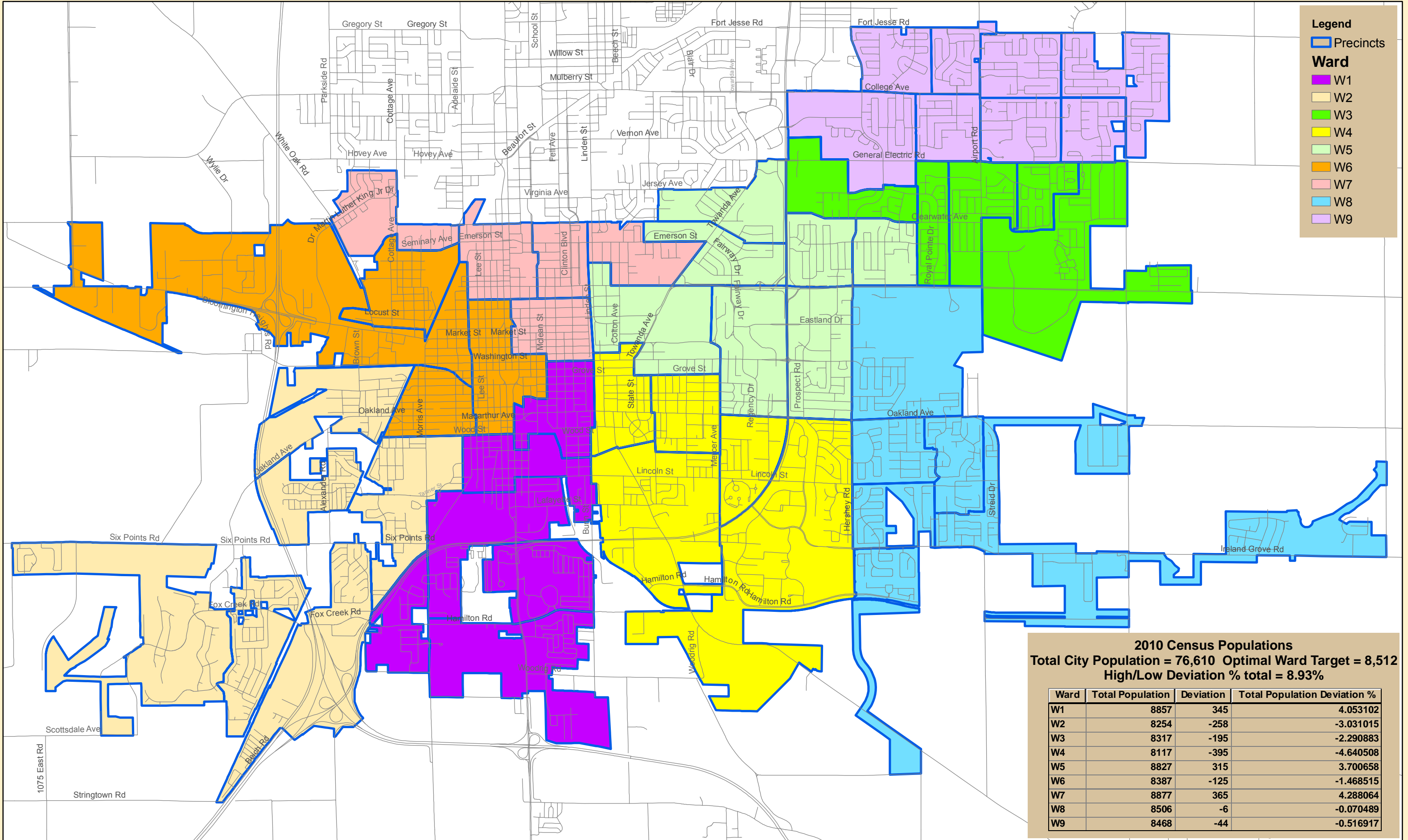
2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 8.77%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8377	-135	-1.585996
W2	8301	-211	-2.478853
W3	8063	-449	-5.274906
W4	8793	281	3.301222
W5	8795	283	3.324718
W6	8457	-55	-0.646147
W7	8230	-282	-3.31297
W8	8784	272	3.195489
W9	8810	298	3.50094

Ward Map Alternative 11



0 2,450 4,900 9,800 Feet



- Legend**
- Precincts
 - Ward**
 - W1
 - W2
 - W3
 - W4
 - W5
 - W6
 - W7
 - W8
 - W9

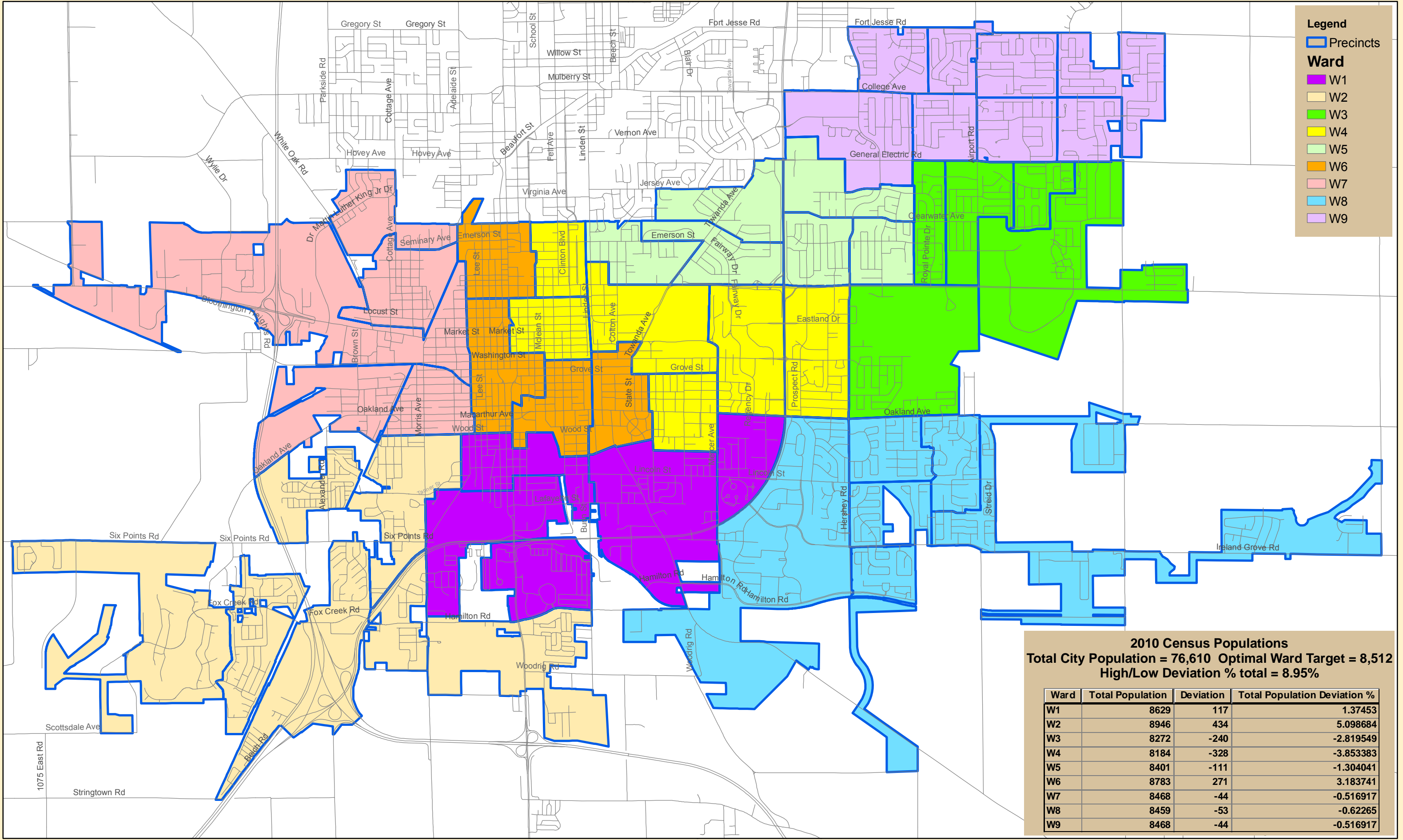
2010 Census Populations
Total City Population = 76,610 Optimal Ward Target = 8,512
High/Low Deviation % total = 8.93%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8857	345	4.053102
W2	8254	-258	-3.031015
W3	8317	-195	-2.290883
W4	8117	-395	-4.640508
W5	8827	315	3.700658
W6	8387	-125	-1.468515
W7	8877	365	4.288064
W8	8506	-6	-0.070489
W9	8468	-44	-0.516917

Ward Map Alternative 12



0 2,450 4,900 9,800 Feet



Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9

2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 8.95%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8629	117	1.37453
W2	8946	434	5.098684
W3	8272	-240	-2.819549
W4	8184	-328	-3.853383
W5	8401	-111	-1.304041
W6	8783	271	3.183741
W7	8468	-44	-0.516917
W8	8459	-53	-0.62265
W9	8468	-44	-0.516917

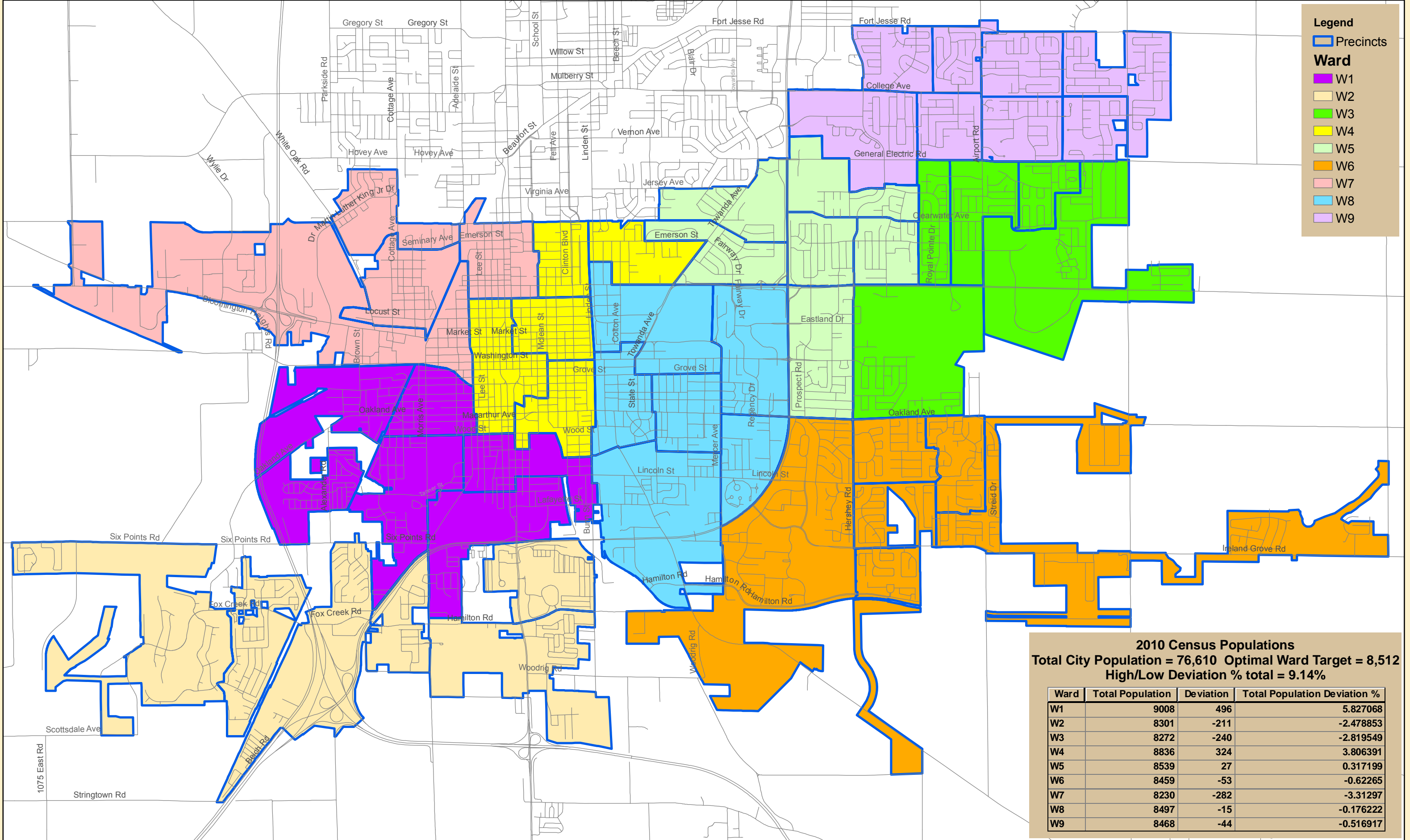
Ward Map Alternative 13



0 2,450 4,900 9,800 Feet

Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9



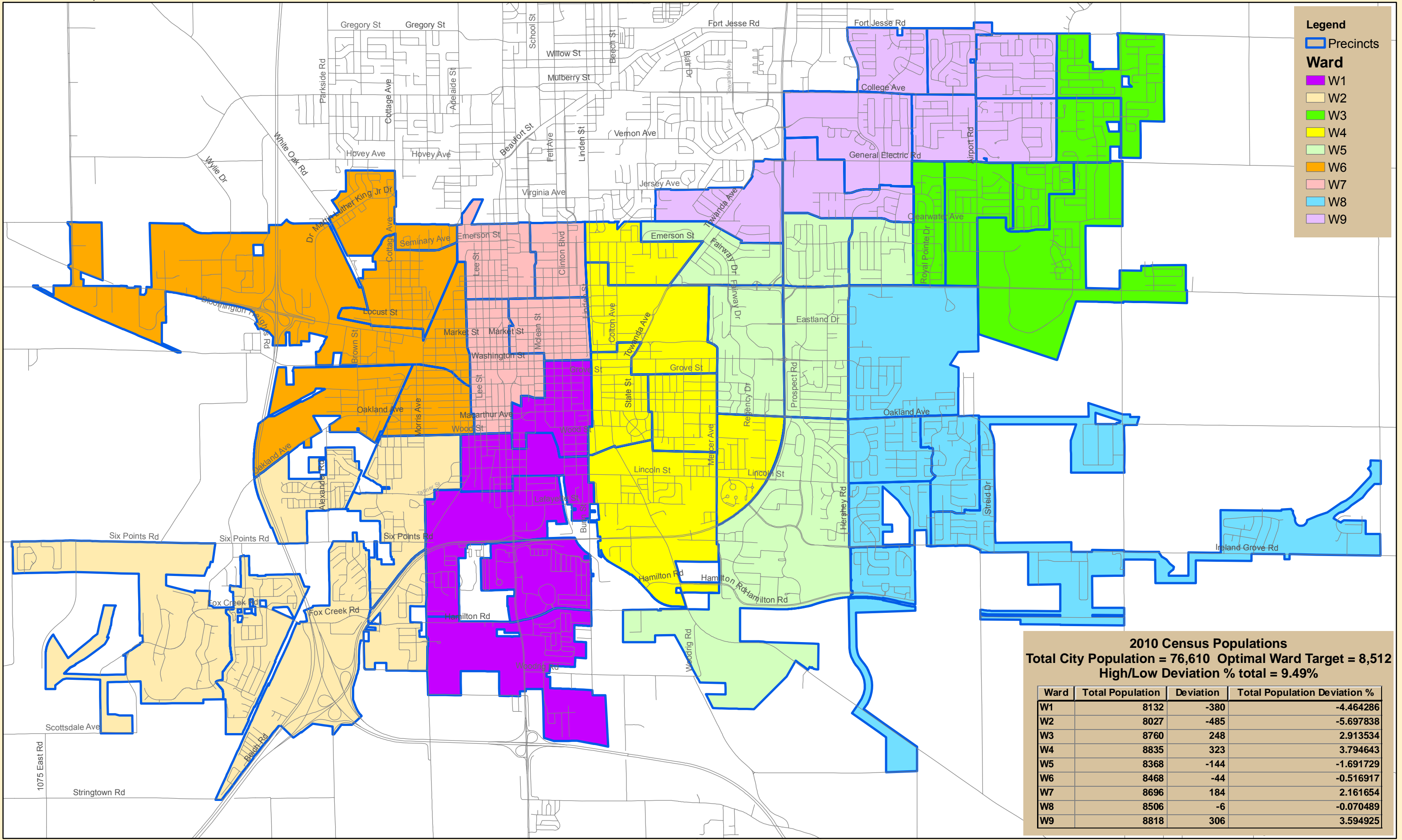
2010 Census Populations
Total City Population = 76,610 Optimal Ward Target = 8,512
High/Low Deviation % total = 9.14%

Ward	Total Population	Deviation	Total Population Deviation %
W1	9008	496	5.827068
W2	8301	-211	-2.478853
W3	8272	-240	-2.819549
W4	8836	324	3.806391
W5	8539	27	0.317199
W6	8459	-53	-0.62265
W7	8230	-282	-3.31297
W8	8497	-15	-0.176222
W9	8468	-44	-0.516917

Ward Map Alternative 14



0 2,450 4,900 9,800 Feet



Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9

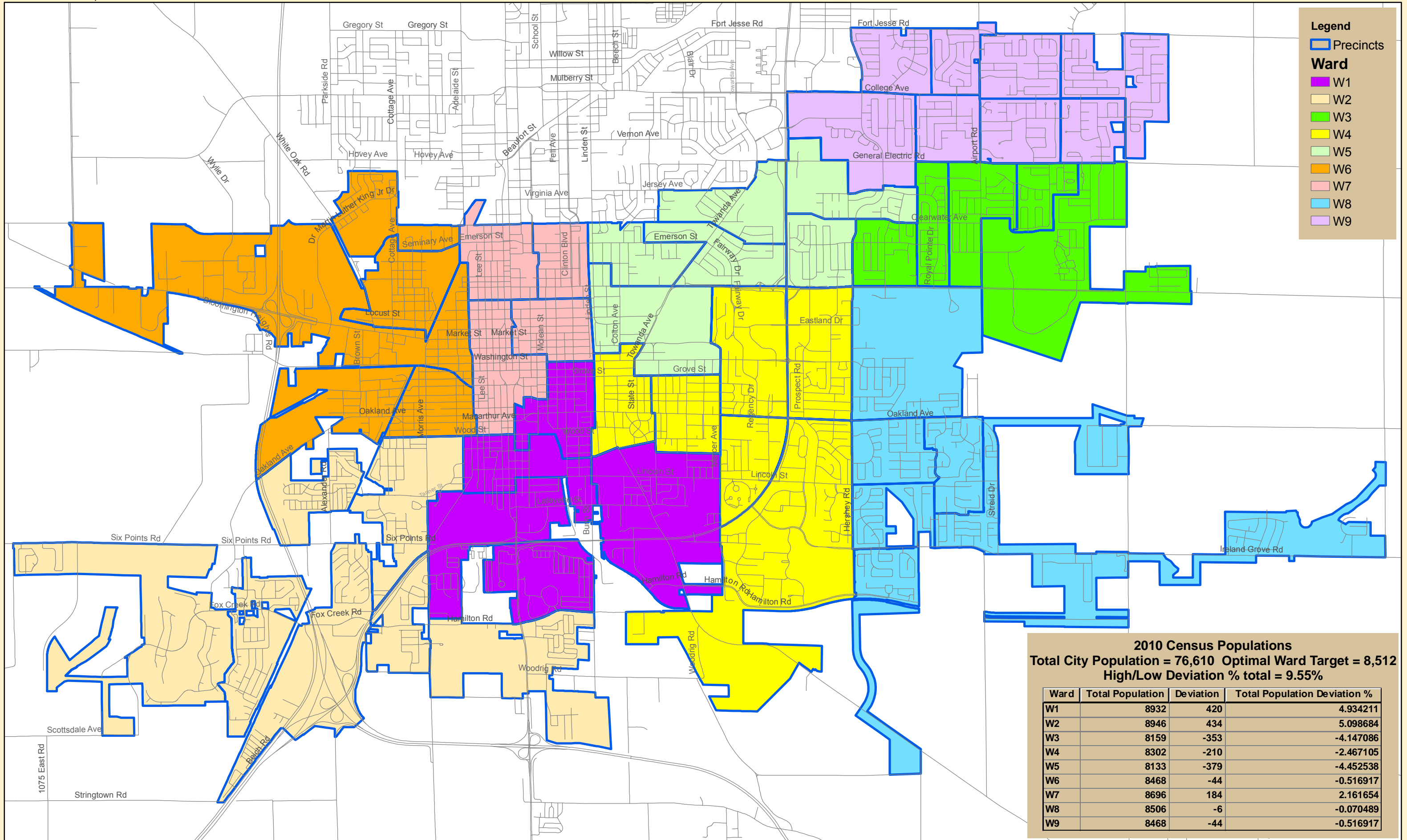
2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 9.49%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8132	-380	-4.464286
W2	8027	-485	-5.697838
W3	8760	248	2.913534
W4	8835	323	3.794643
W5	8368	-144	-1.691729
W6	8468	-44	-0.516917
W7	8696	184	2.161654
W8	8506	-6	-0.070489
W9	8818	306	3.594925

Ward Map Alternative 15



0 2,450 4,900 9,800 Feet



- Legend**
- Precincts
 - Ward**
 - W1
 - W2
 - W3
 - W4
 - W5
 - W6
 - W7
 - W8
 - W9

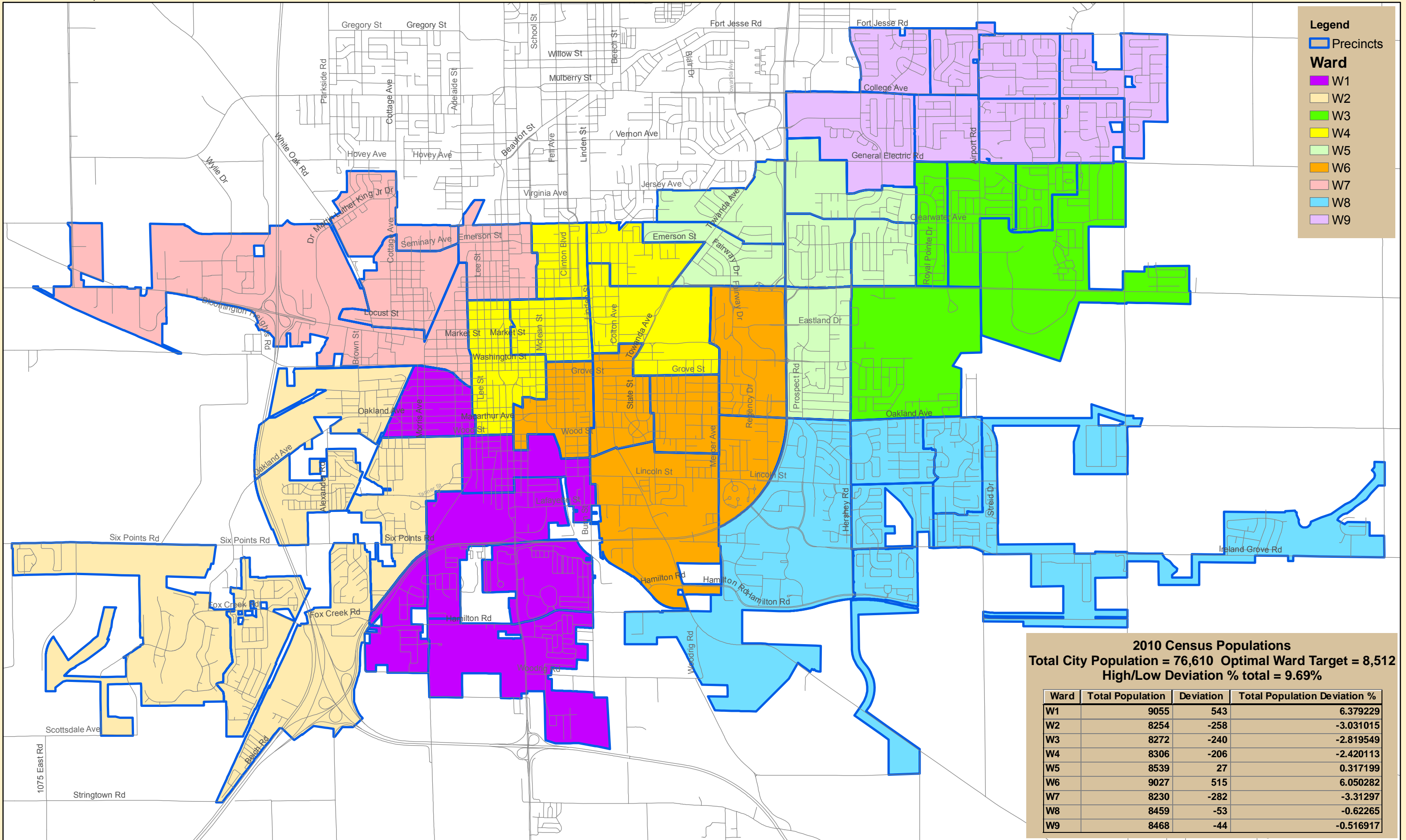
2010 Census Populations
Total City Population = 76,610 Optimal Ward Target = 8,512
High/Low Deviation % total = 9.55%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8932	420	4.934211
W2	8946	434	5.098684
W3	8159	-353	-4.147086
W4	8302	-210	-2.467105
W5	8133	-379	-4.452538
W6	8468	-44	-0.516917
W7	8696	184	2.161654
W8	8506	-6	-0.070489
W9	8468	-44	-0.516917

Ward Map Alternative 16



0 2,450 4,900 9,800 Feet



Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9

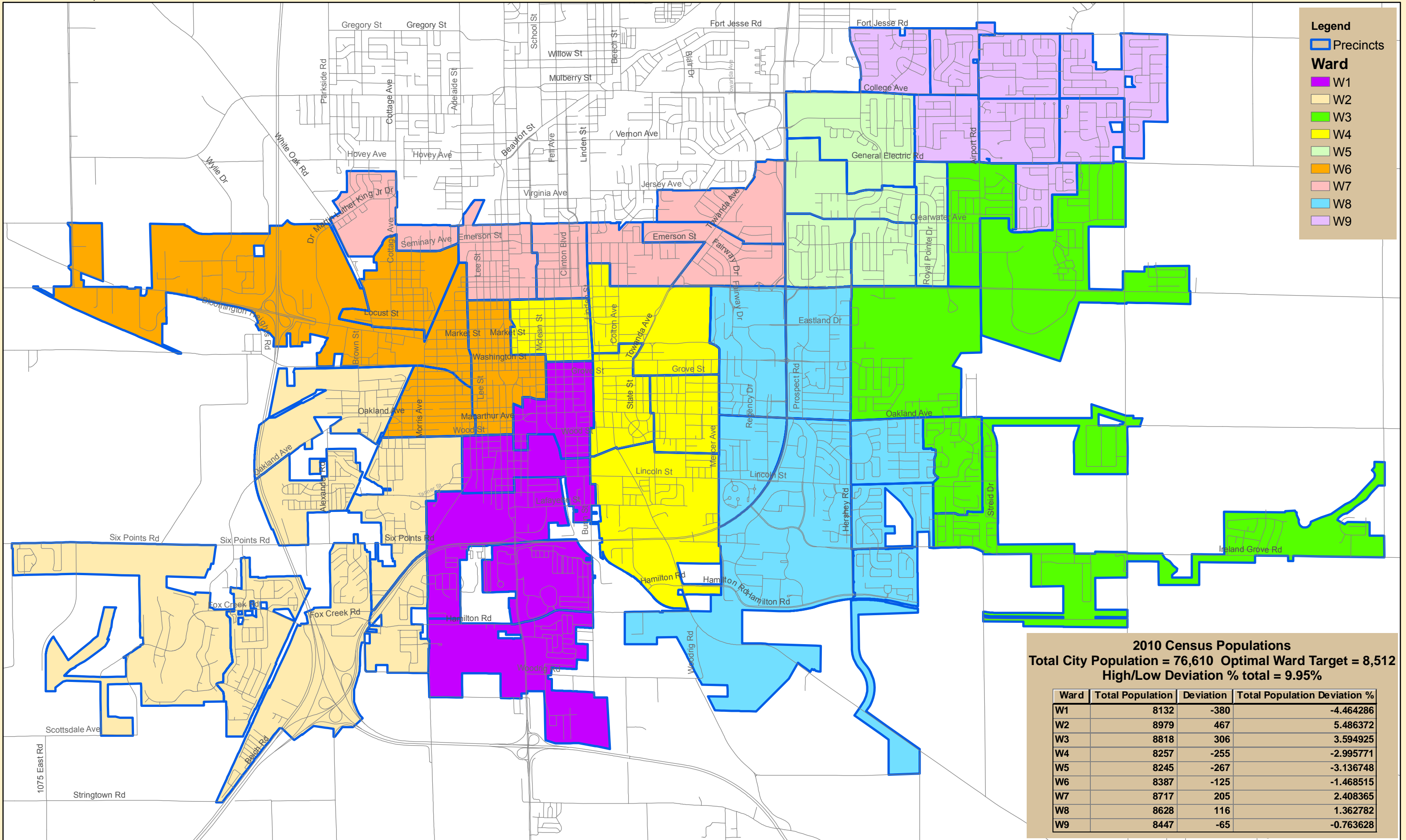
2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 9.69%

Ward	Total Population	Deviation	Total Population Deviation %
W1	9055	543	6.379229
W2	8254	-258	-3.031015
W3	8272	-240	-2.819549
W4	8306	-206	-2.420113
W5	8539	27	0.317199
W6	9027	515	6.050282
W7	8230	-282	-3.31297
W8	8459	-53	-0.62265
W9	8468	-44	-0.516917

Ward Map Alternative 17



0 2,450 4,900 9,800 Feet



Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9

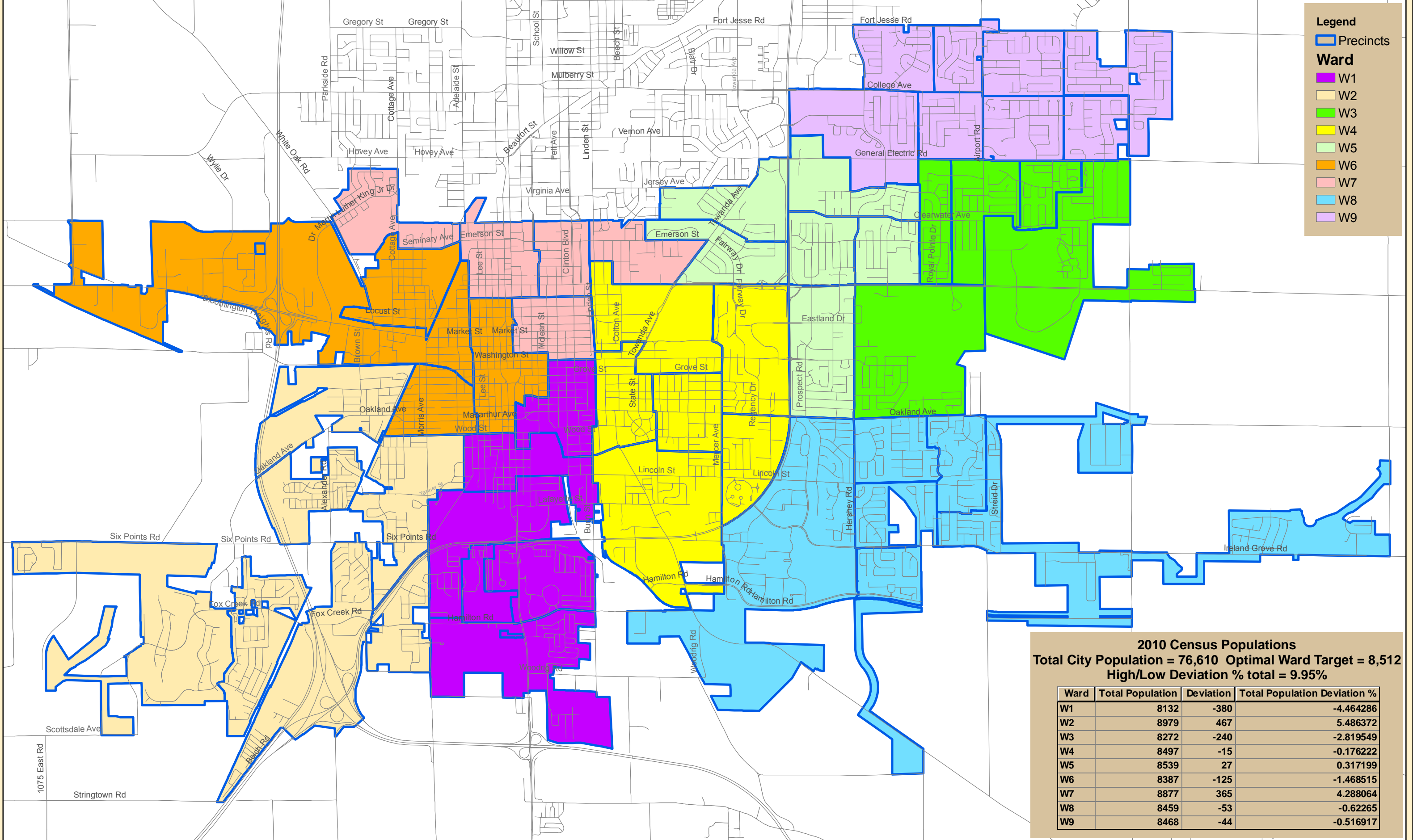
2010 Census Populations
Total City Population = 76,610 Optimal Ward Target = 8,512
High/Low Deviation % total = 9.95%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8132	-380	-4.464286
W2	8979	467	5.486372
W3	8818	306	3.594925
W4	8257	-255	-2.995771
W5	8245	-267	-3.136748
W6	8387	-125	-1.468515
W7	8717	205	2.408365
W8	8628	116	1.362782
W9	8447	-65	-0.763628

Ward Map Alternative 18



0 2,450 4,900 9,800 Feet



Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9

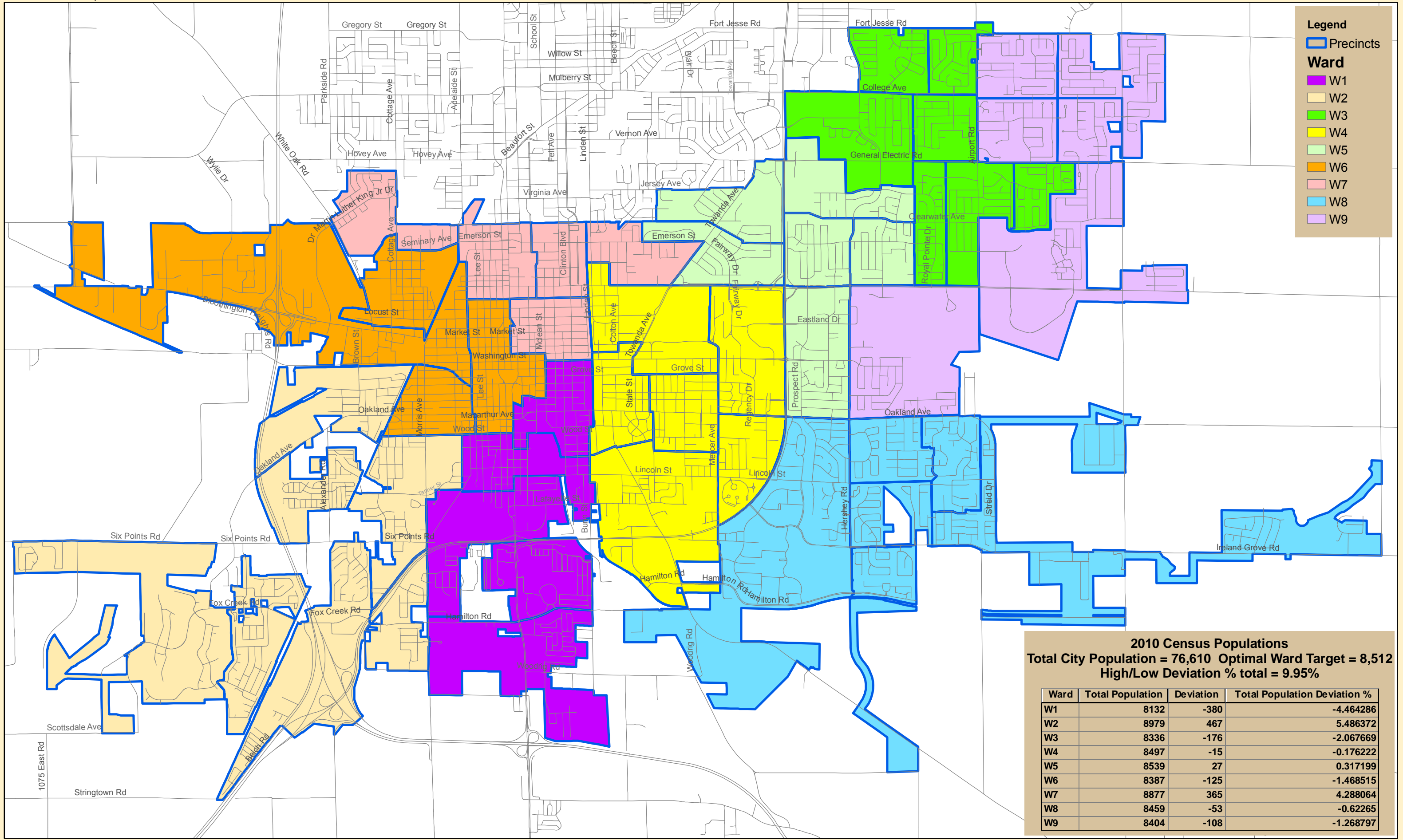
2010 Census Populations
Total City Population = 76,610 Optimal Ward Target = 8,512
High/Low Deviation % total = 9.95%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8132	-380	-4.464286
W2	8979	467	5.486372
W3	8272	-240	-2.819549
W4	8497	-15	-0.176222
W5	8539	27	0.317199
W6	8387	-125	-1.468515
W7	8877	365	4.288064
W8	8459	-53	-0.62265
W9	8468	-44	-0.516917

Ward Map Alternative 19



0 2,450 4,900 9,800 Feet



- Legend**
- Precincts
 - Ward**
 - W1
 - W2
 - W3
 - W4
 - W5
 - W6
 - W7
 - W8
 - W9

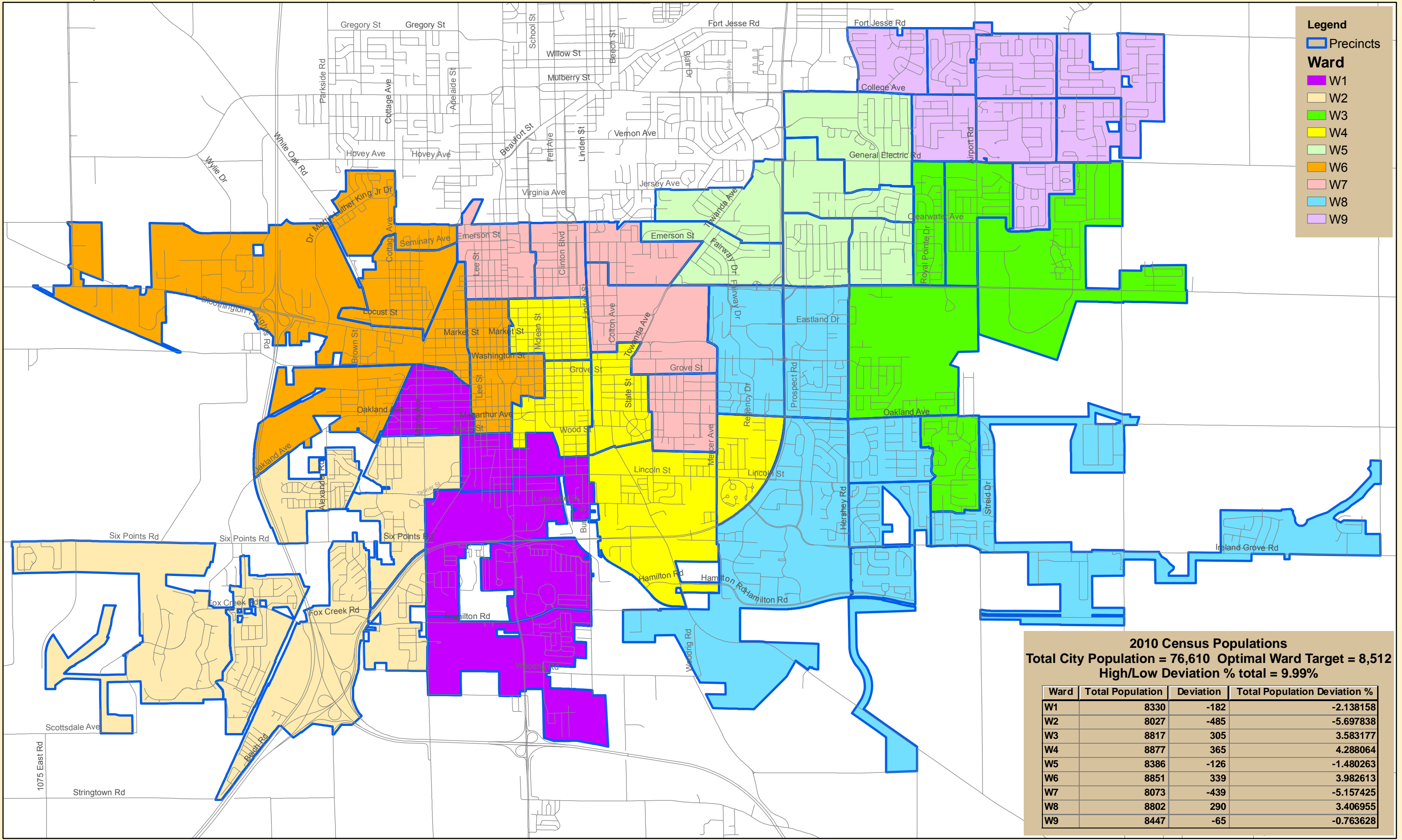
2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 9.95%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8132	-380	-4.464286
W2	8979	467	5.486372
W3	8336	-176	-2.067669
W4	8497	-15	-0.176222
W5	8539	27	0.317199
W6	8387	-125	-1.468515
W7	8877	365	4.288064
W8	8459	-53	-0.62265
W9	8404	-108	-1.268797

Ward Map Alternative 20



0 2,450 4,900 9,800 Feet



Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9

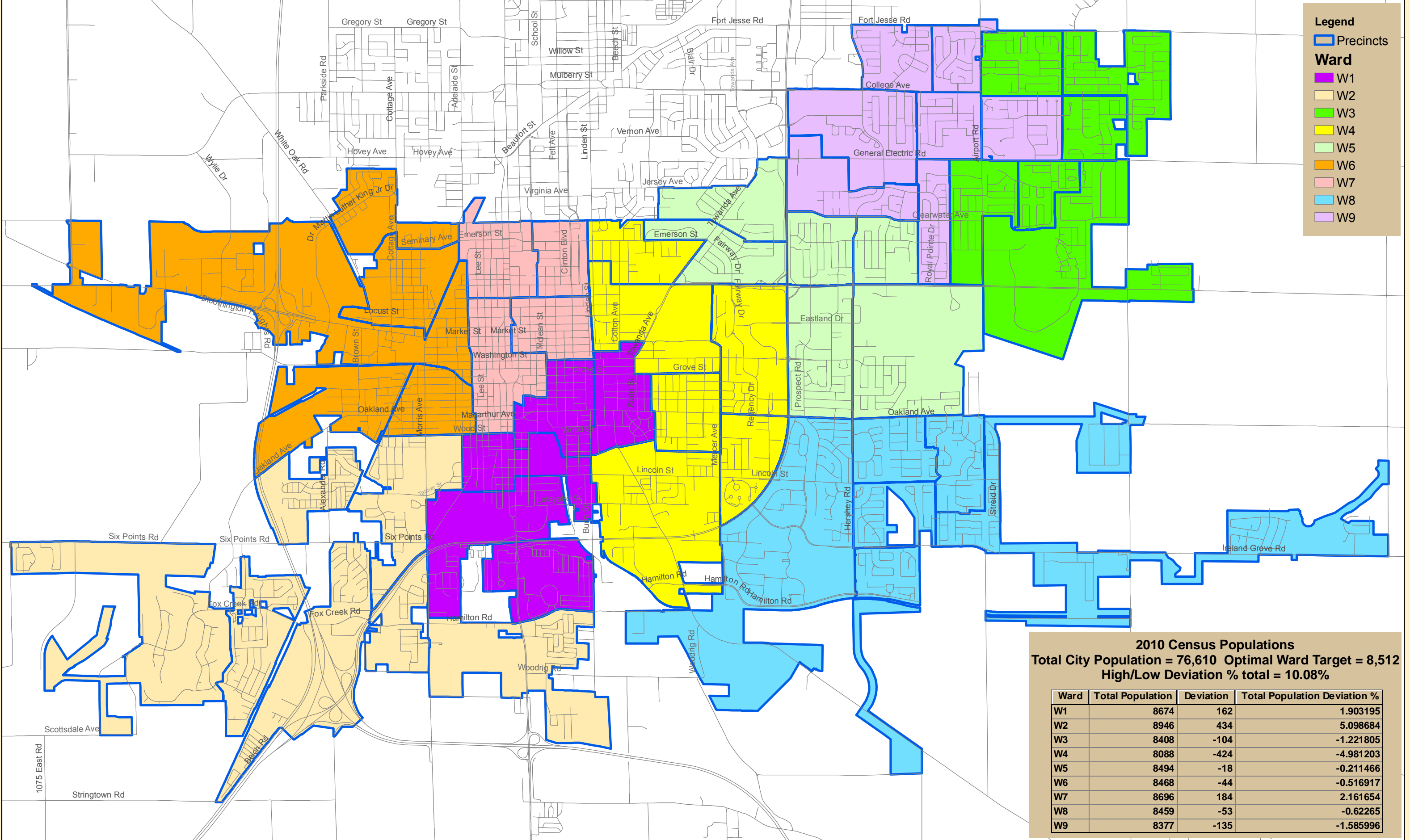
2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 9.99%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8330	-182	-2.138158
W2	8027	-485	-5.697838
W3	8817	305	3.583177
W4	8877	365	4.288064
W5	8386	-126	-1.480263
W6	8851	339	3.982613
W7	8073	-439	-5.157425
W8	8802	290	3.406955
W9	8447	-65	-0.763628

Ward Map Alternative 21



0 2,450 4,900 9,800 Feet



Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9

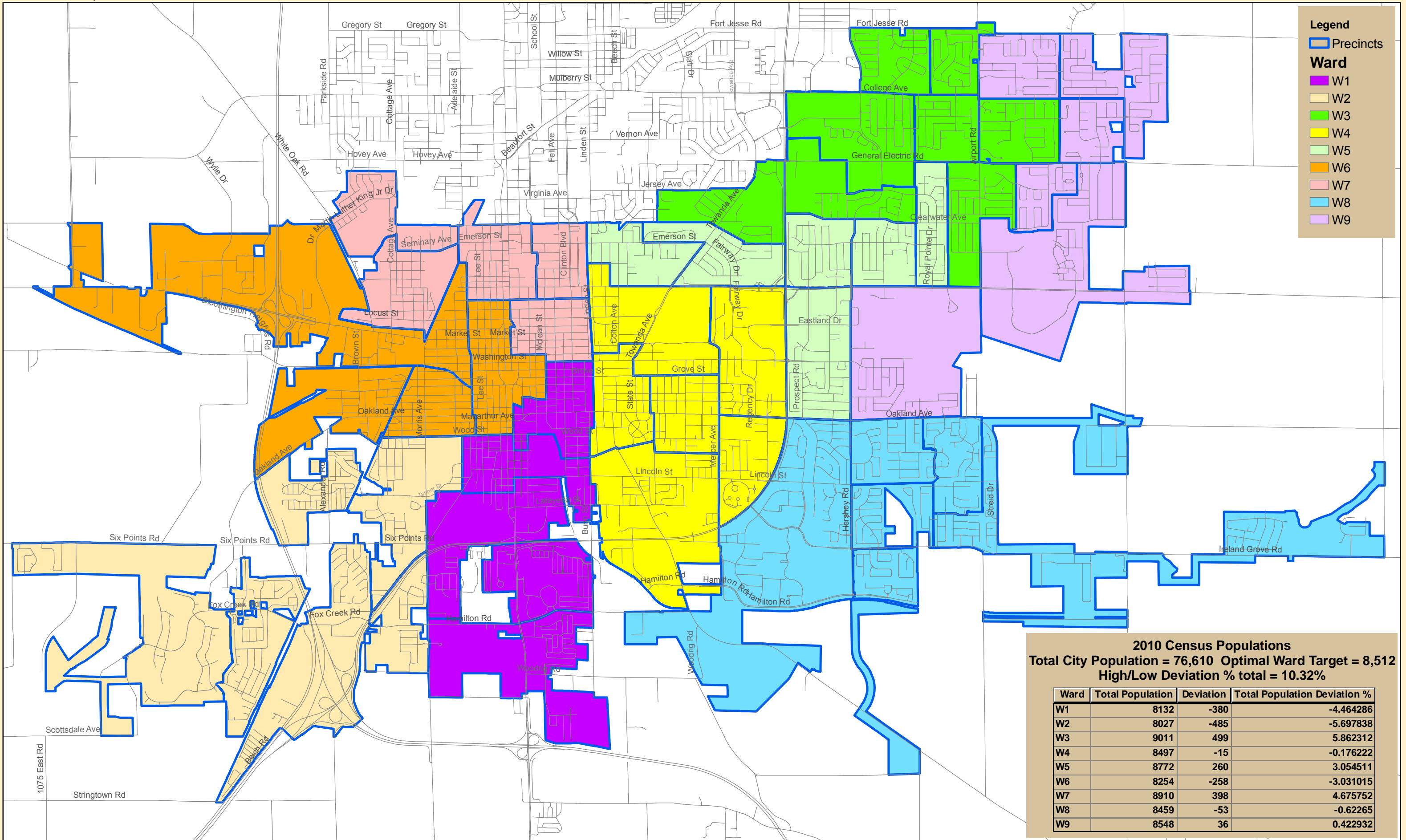
2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 10.08%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8674	162	1.903195
W2	8946	434	5.098684
W3	8408	-104	-1.221805
W4	8088	-424	-4.981203
W5	8494	-18	-0.211466
W6	8468	-44	-0.516917
W7	8696	184	2.161654
W8	8459	-53	-0.62265
W9	8377	-135	-1.585996

Ward Map Alternative 22



0 2,450 4,900 9,800 Feet



Legend

- Precincts
- Ward**
- W1
- W2
- W3
- W4
- W5
- W6
- W7
- W8
- W9

2010 Census Populations
 Total City Population = 76,610 Optimal Ward Target = 8,512
 High/Low Deviation % total = 10.32%

Ward	Total Population	Deviation	Total Population Deviation %
W1	8132	-380	-4.464286
W2	8027	-485	-5.697838
W3	9011	499	5.862312
W4	8497	-15	-0.176222
W5	8772	260	3.054511
W6	8254	-258	-3.031015
W7	8910	398	4.675752
W8	8459	-53	-0.62265
W9	8548	36	0.422932

City of Bloomington Public Works Department

Road Work Success in 2011 and a look to work in 2012

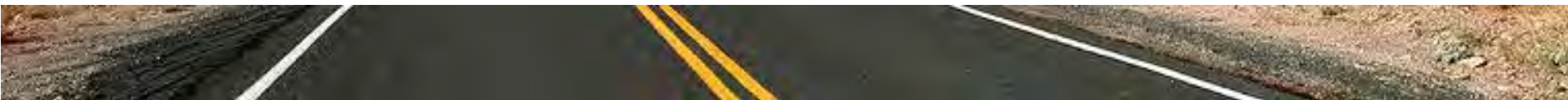


CITY OF BLOOMINGTON

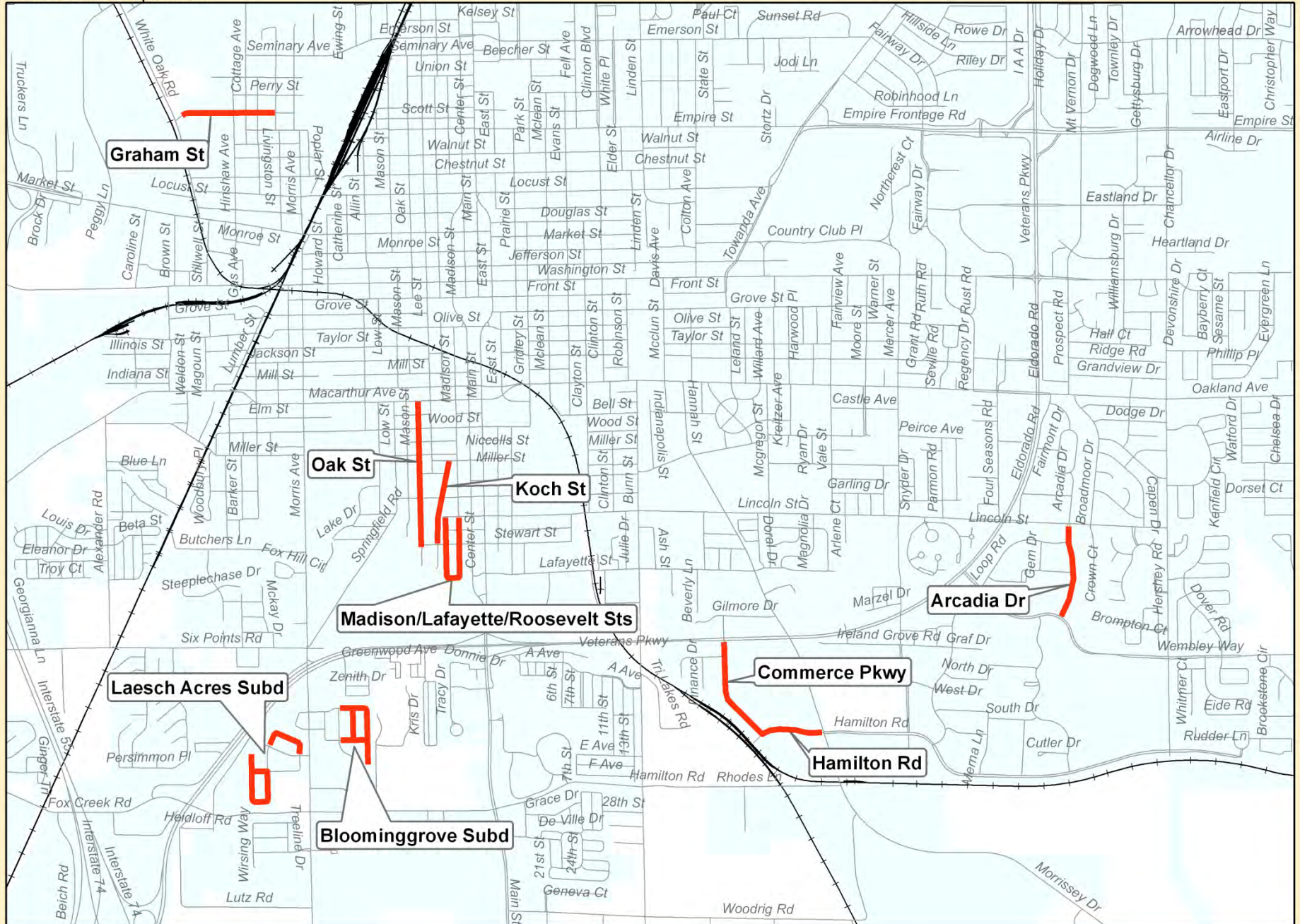
October 10, 2011 - Jim Karch, Public Works Director

2011 Construction Season Success

- The City Council approved expanding the pavement management program to include reclamite treatment.
 - 3.5 miles of street was completed for \$54,000
- Resurfacing work totaling \$2.5 million was completed earlier in the season because of early City Council approval.
 - Street & Alley Contract ≈ \$500,000
 - General Resurfacing ≈ \$1,950,000
 - Pavement Preservation ≈ \$50,000
 - Very successful improvement in the resurfacing schedule.
 - Majority of work completed by July.
 - The vendor list of contractors was expanded (Eppel)
- Permanent pothole patching program focused on primary roads this season. The program is still going strong until plants close.



2011 General Resurfacing



Graham St

Oak St

Koch St

Madison/Lafayette/Roosevelt Sts

Laesch Acres Subd

Bloominggrove Subd

Commerce Pkwy

Arcadia Dr

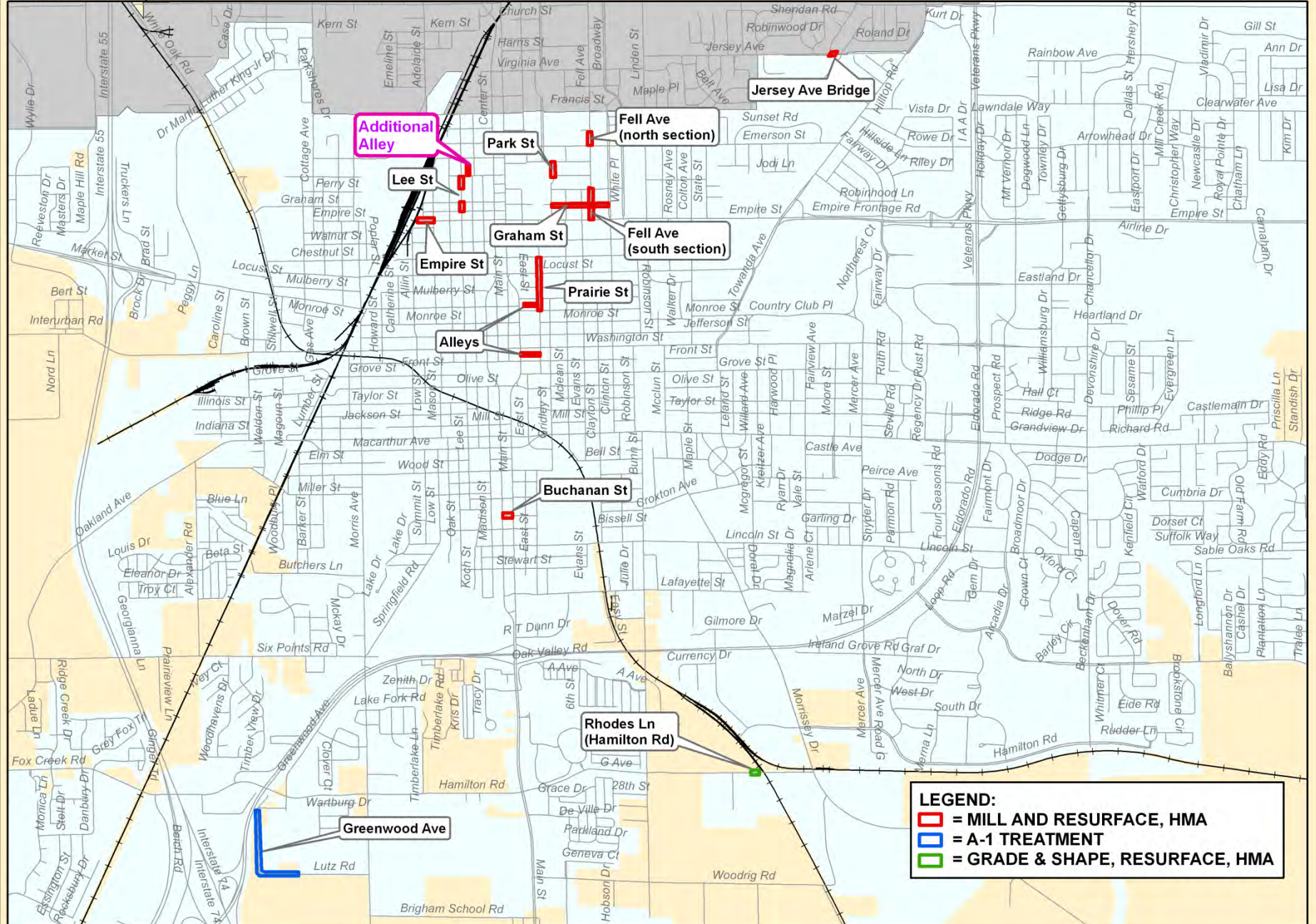
Hamilton Rd

2011 Street & Alley Repair

DATE 03/21/2011

Public Works Department

0 1,500 3,000 6,000 Feet



Additional Alley

Park St

Fell Ave (north section)

Jersey Ave Bridge

Lee St

Graham St

Fell Ave (south section)

Empire St

Prairie St

Alleys

Buchanan St

Rhodes Ln (Hamilton Rd)

Greenwood Ave

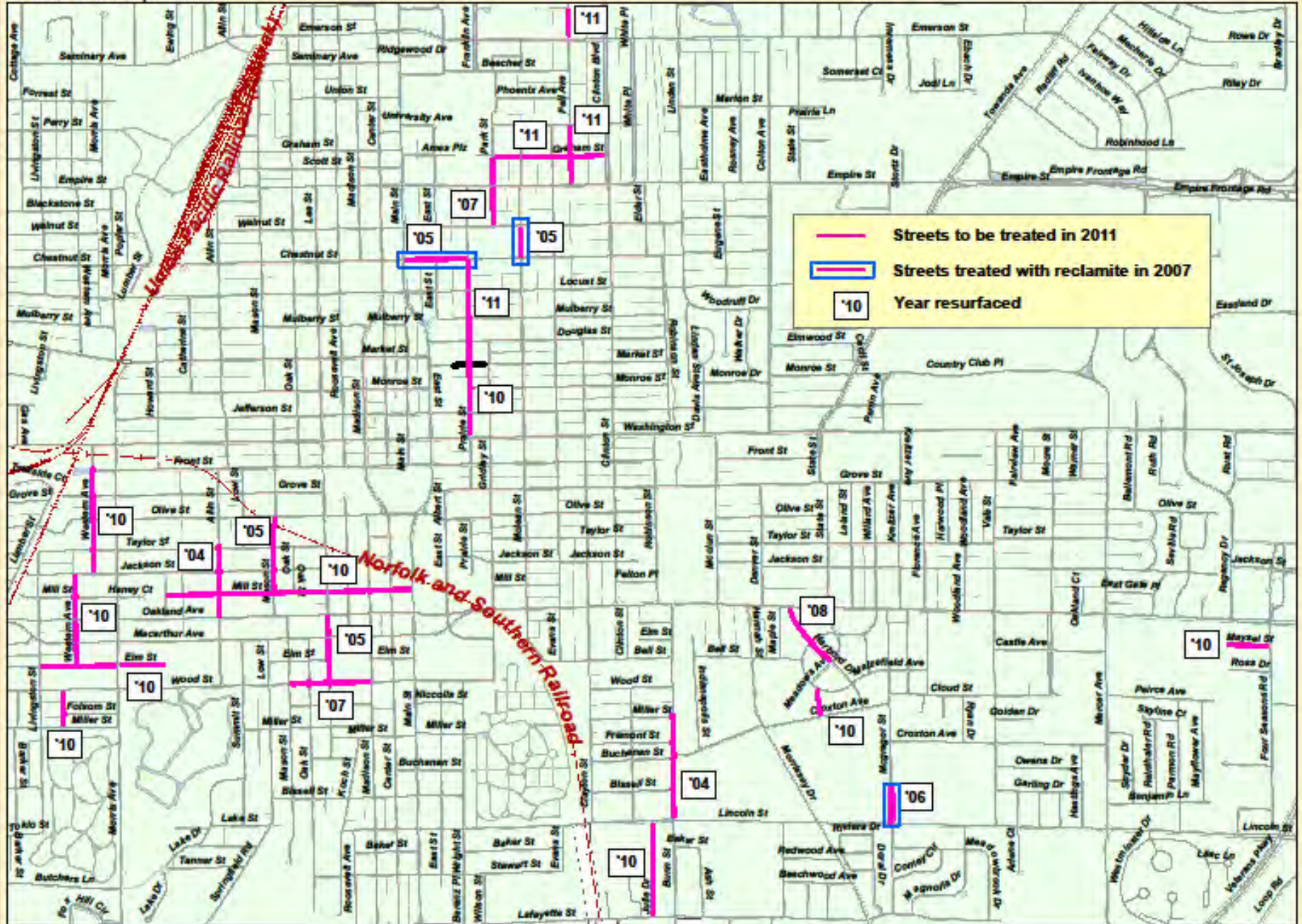
LEGEND:

- = MILL AND RESURFACE, HMA
- = A-1 TREATMENT
- = GRADE & SHAPE, RESURFACE, HMA

2011 Pavement Preservation Program



DATE 08/10/2011
Public Works Department



— Streets to be treated in 2011

▭ Streets treated with reclaimite in 2007

▭ Year resurfaced

TANNER STREET CONSTRUCTION



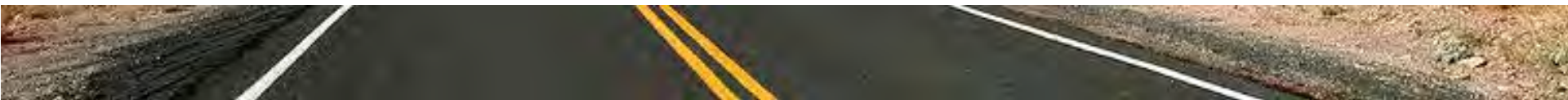
Tanner Street Construction Project

- \$1.1 million dollar improvement
- Improvement needed to keep emergency services to neighborhood.
- Includes City's first roundabout.
- Miller Park Lake is still filling up
 - Every inch of rain fills the lake about four inches.
 - Still down approximately 7 feet.
 - Need a total of 21 inches of rain still to fill lake.

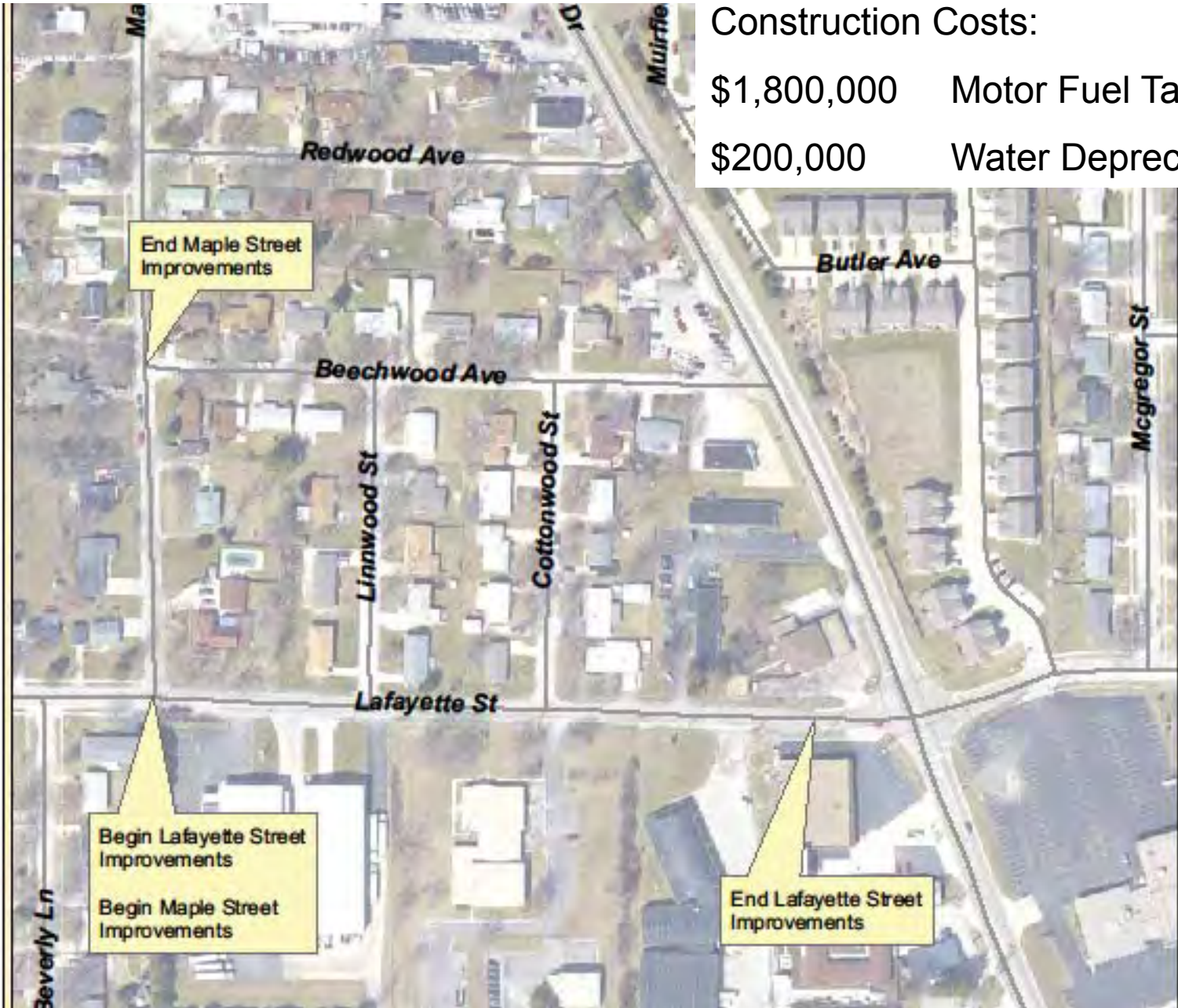


Proposed Pavement Management Schedule

- Present Preliminary List of Streets for Resurfacing Oct. 10, 2011
- Staff to come back to City Council for final funding level and street list
– (Any changes after this date will delay program) Jan. 9, 2012
- Award Contracts – City Council Meeting April 9, 2012
2012 Street & Alley Repair
2012 General Resurfacing
2012 Pavement Preservation
- Contract Completion Dates **End of construction season**



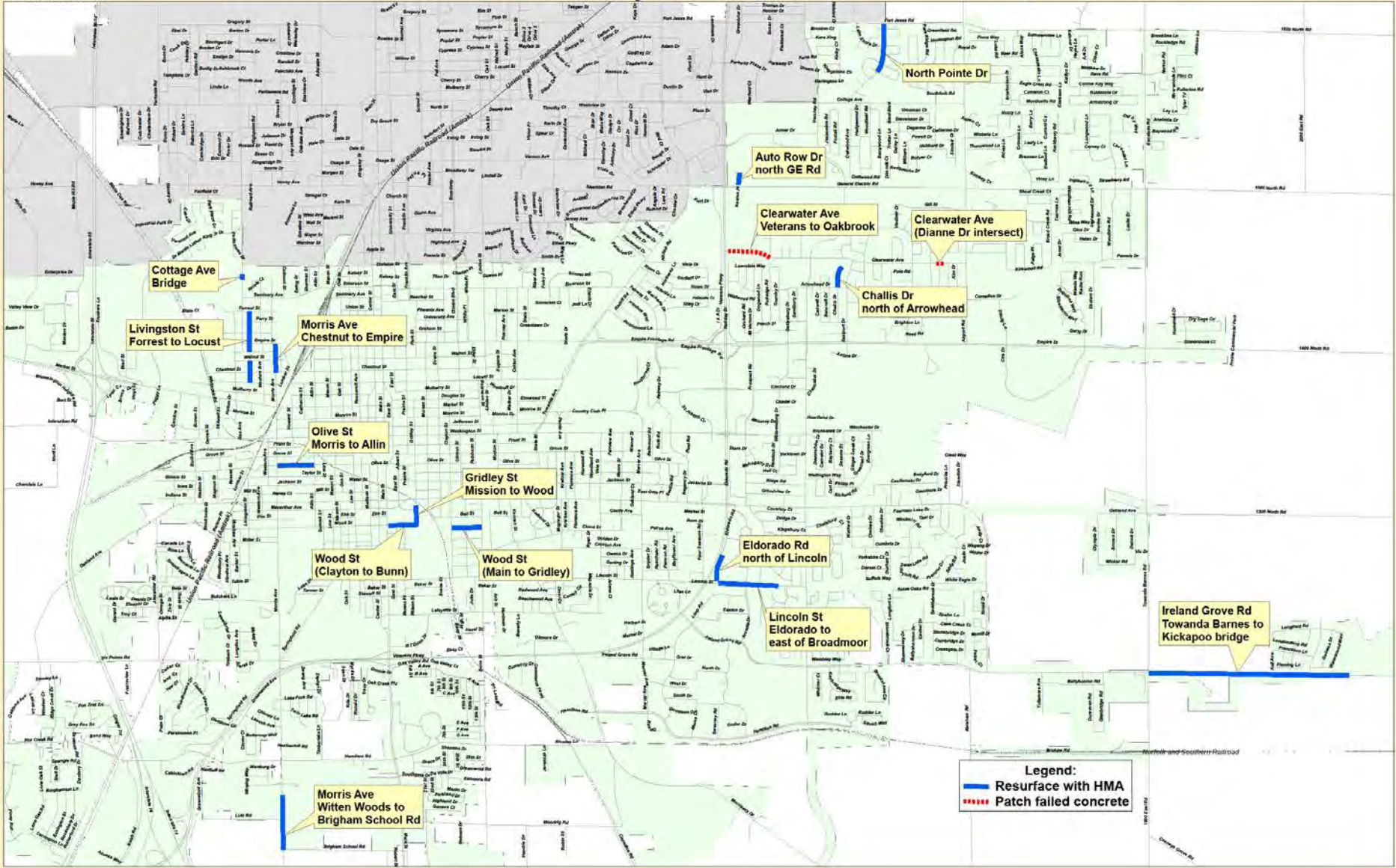
Lafayette Street: Maple to Morrissey



Construction Costs:

\$1,800,000	Motor Fuel Tax
\$200,000	Water Depreciation

Resurfacing - 2012 Preliminary Plan. Est \$2.5 Mil.



Legend:

- Resurface with HMA
- - - - Patch failed concrete

Cottage Ave Bridge

Livingston St Forrest to Locust

Morris Ave Chestnut to Empire

Olive St Morris to Allin

Gridley St Mission to Wood

Wood St Clayton to Bunn

Wood St Main to Gridley

Morris Ave Witten Woods to Brigham School Rd

Auto Row Dr north GE Rd

Clearwater Ave Veterans to Oakbrook

Clearwater Ave (Dianne Dr intersect)

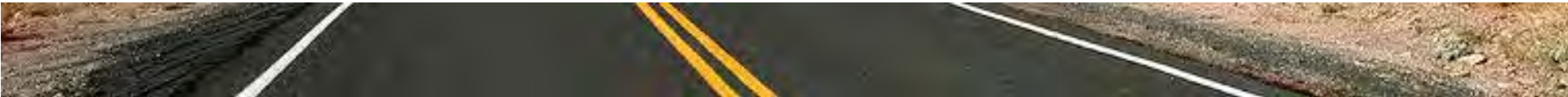
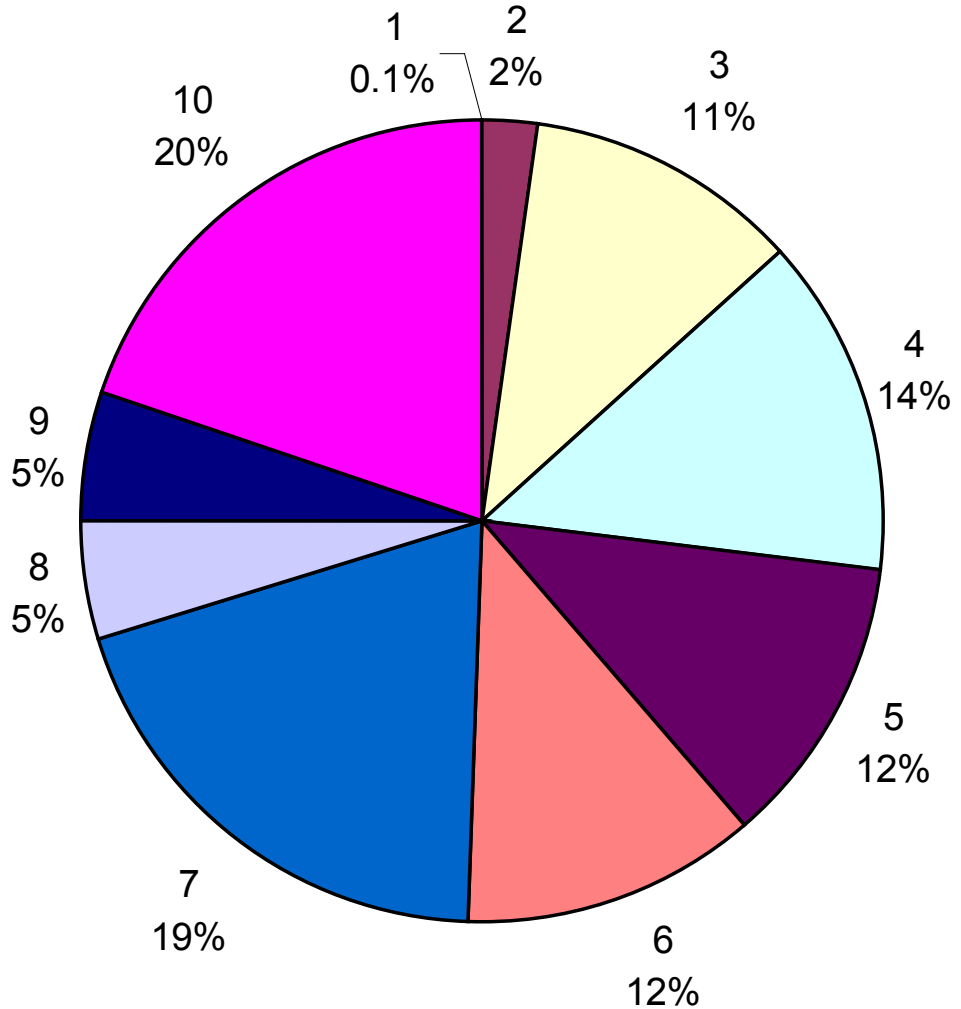
Challis Dr north of Arrowhead

Eldorado Rd north of Lincoln

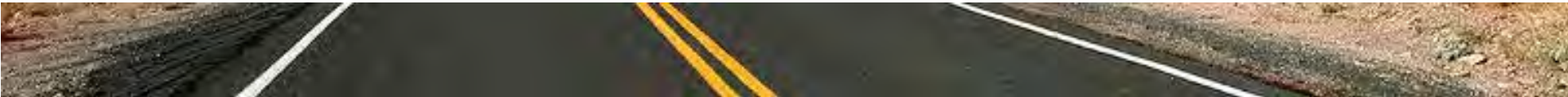
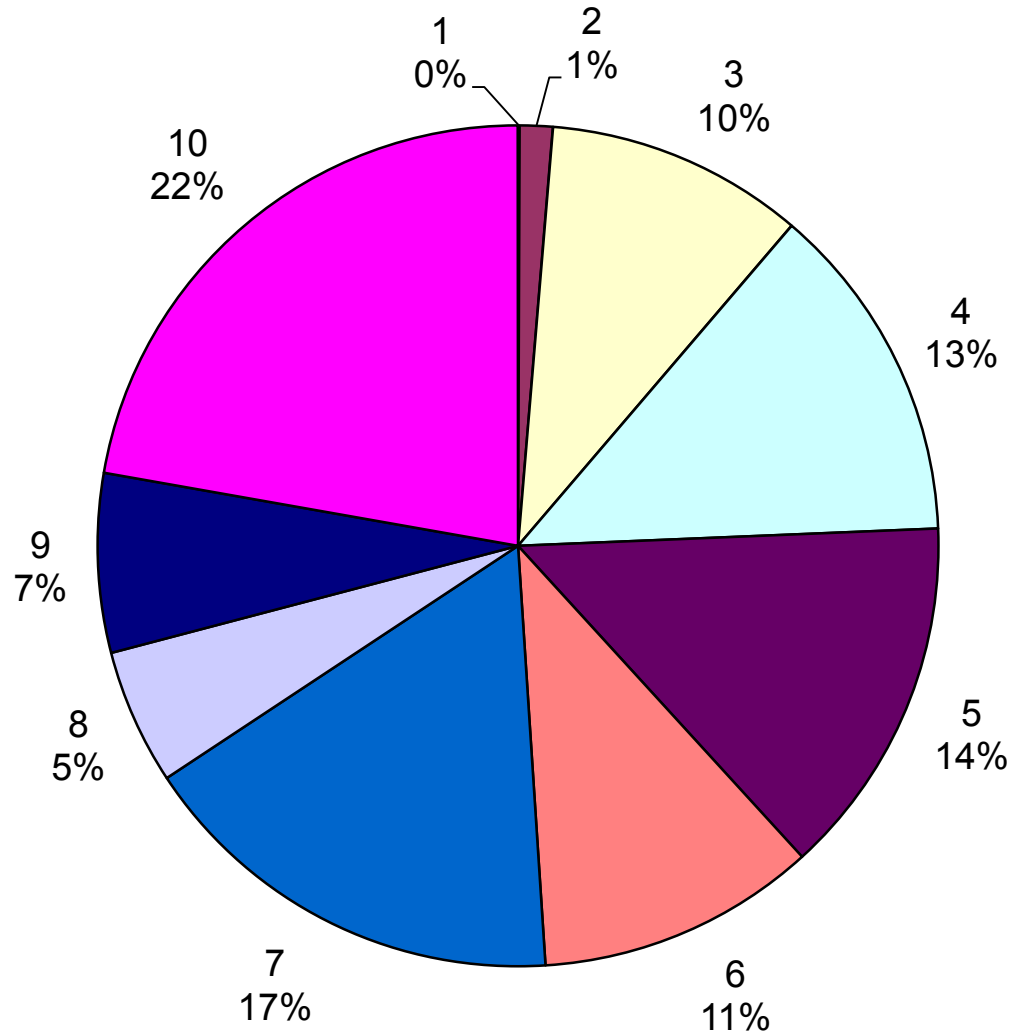
Lincoln St Eldorado to east of Broadmoor

Ireland Grove Rd Towanda Barnes to Kickapoo bridge

2008 Ratings by Amount of Surface Area

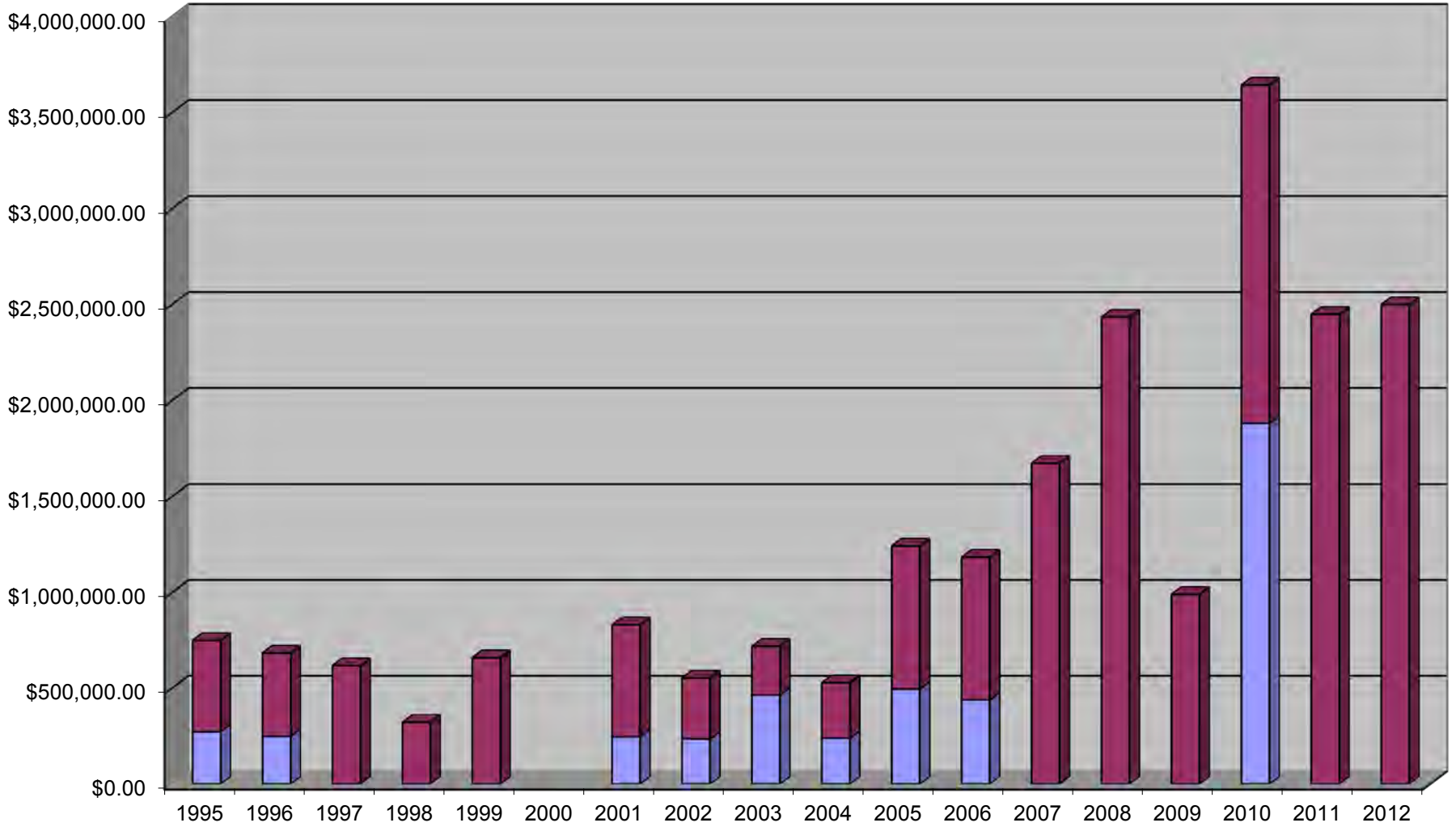


2011 Ratings by Amount of Surface Area



Asphalt Cost per Year per Ton Installed

Blue – MFT Funds Red – Local Funds



To maintain a
rating of
6 Good -
or better
\$7.8 M per year

Cost to Catch Up

2008 Pavement Condition Rating	Area SY	Projected Resurfacing Cost
1	5,067	\$101,338
2	111,923	\$2,238,458
3	603794.2	\$12,075,884
4	732968.8	\$14,659,376
5	627646.3	\$12,552,926
	<hr/>	<hr/>
	2,081,399	\$41,627,982

Annual Pavement Needs

Street Classification	City Total Area SY	Expected Life in Years	Area to be Resurfaced per Year	Projected Cost per year
Arterials	1,195,200	10	119,520	\$2,390,400
Collectors	353,500	12	29,458	\$589,167
Locals	3,554,900	15	236,993	\$4,739,867
Alleys	66,750	18	3,708	\$74,167
	<hr/>		<hr/>	<hr/>
	5,170,350			\$7,793,600

To maintain a
rating of
6 Good -
or better
\$12 M per year

Cost to Catch Up

2011 Pavement Condition Rating	Area SY	Projected Resurfacing Cost
1	3,401	\$95,228
2	72,096	\$2,018,688
3	563,089	\$15,766,492
4	743,786	\$20,826,008
5	787,621	\$22,053,388
	<hr/> 2,169,993	<hr/> \$60,759,804

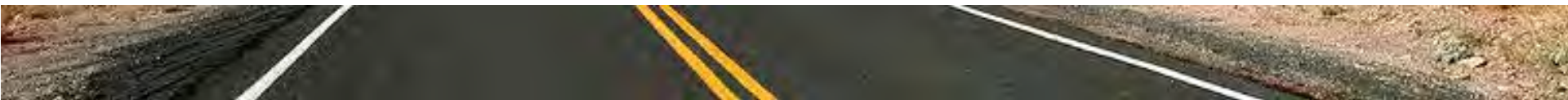
Annual Pavement Needs

Street Classification	City Total Area SY	Expected Life in Years	Area to be Resurfaced per Year	Projected Cost per year
Arterials	1,242,827	10	124,283	\$3,479,917
Collectors	590,596	12	49,216	\$1,378,058
Locals	3,803,104	15	253,540	\$7,099,127
Alleys	89,597	18	4,978	\$139,373
	<hr/> 5,726,124			<hr/> \$12,096,475



Questions?

Thoughts / Input on funding level and
timeline for next construction season



**Road and Trail Projects
FY 2012 – 2016
Transportation Improvement Program**

Project No.	Cross-ref	Jurisdiction	Project Location	Termini		Description	Phase	Total Project Cost	Funding Source			Funding Detail
				Beginning (or cross street)	End				Local	State	Federal	
2012												
B-10-02	50-01-11155-05-00	B	Mitsubishi Motorway	Six Points Rd	Sugar Creek	Construct urban section		\$304,000	\$304,000	\$0	\$0	304000 - BMFT
B-12-05	50-01-12129-02-00	B	Tanner Street	Morris Avenue	Lake Drive	Reconstruct as 2-Lane Urban Section with Roundabout	C	\$1,350,000	\$1,350,000	\$0	\$0	1,150,000-BCIF; 80,000-WDF; 120,000-SDF
B-06-04	50-01-42156-06-00	B	Lafayette Street	Morrissey Drive	Maple Street	Reconstruct as 3-Lane Urban Section	E, ROW, C	\$1,925,000	\$1,925,000	\$0	\$0	1,702,000-BMFT; 223,000 - WDF
B-05-01	50-01-11052-08-01	B	Morris Avenue	Fox Hill Apartments	Six Points Road	Reconstruct as 3-Lane Urban Section	ROW	\$60,000	\$60,000	\$0	\$0	60,000-BMFT
B-11-03	50-01-41170-10-00	B	Hershey Rd	Hamilton Rd	750 feet south	Construct as 2-lane Urban Section for future 4 lane	E	\$250,000	\$250,000	\$0	\$0	250,000 - BMFT
N-02-1570		N	Uptown Normal			Transit Oriented Development including facilities for public transit, AMTRAK, shuttles, taxis, park and ride, pedestrians and bikes. Project includes office space, parking garage, passenger rail platforms and adjacent street construction.	C	\$17,446,644	\$2,500,000	\$0	\$14,946,644	2,500,000 – NCIF; 14,946,644 TIGER
N-11-05		N	Uptown Normal			Street Lighting and Sidewalks on College Avenue and Mulberry Street from Fell Avenue to Linden Street	C	\$460,000	\$222,500		\$237,500	222,500 - NCIF; 237,500 ITEP
N-11-06		N	Uptown Normal			Streetscape plantings and planters	C	\$100,000	\$27,500		\$72,500	27,500 - NCIF, 12,500 ITEP; 60,000 ITEP - Green Streets
N-12-03		N	Uptown Normal			Gateway Plaza and Multimodal Center Streetscape	C	\$1,137,338	\$27,468		\$1,109,870	27,468 - NCIF; 69,500 ITEP; 40,370 ITEP Green Streets;1,000,000 TIGER
N-07-06		N	Various			Resurfacing of various city streets	C	\$920,000	\$920,000	\$0	\$0	400,000-NMFT; 200,000-NCIF; 320,000-CD
N-12-01		N	Broadway Bridge	Broadway Street	Sugar Creek	Bridge Replacement	C	\$2,080,000	\$800,000	\$1,280,000	\$0	1,280,000-Major BR; 800,000-Local
N-07-07		N	Irving Street	Fell Avenue	Hester alley	Reconstruct to 2-lane urban section	C	\$163,600	\$163,600	\$0	\$0	163,600 - NMFT
C-11-02	11-00001-02-BT	C	Historic Route 66 Bike Trail	Towanda Avenue and Shelbourne Drive intersection in Normal	County Highway 29 in Towanda	Construction of a Bike Trail along Historic Route 66	Phase II Eng.	\$148,500	\$29,700	\$0	\$118,800	29,700 - Route 66 Group 118,800 - ITEP
C-12-01	08-00073-10-WR	C	Pipeline Rd (C.H. 31)	C.H.12 (2200N)	C.H. 63 (2350N @1750E)	Widening and Resurfacing	C	\$950,000	\$190,000	\$0	\$760,000	190,000 - County 760,000 - STR

**Road and Trail Projects
FY 2012 – 2016
Transportation Improvement Program**

Project No.	Cross-ref	Jurisdiction	Project Location	Termini		Description	Phase	Total Project Cost	Funding Source			Funding Detail
				Beginning (or cross street)	End				Local	State	Federal	
2012												
C-12-02	09-18131-00-BR	T	Schlipf II Bridge (2950N)	Bridge 5280' East of 2080E		Bridge Replacement	C	\$300,000	\$60,000	\$0	\$240,000	30,000 - County 30,000 - Gridley RD 240,000 - HBP
C-12-03	10-07133-00-BR	T	Schuldt Bridge (1700N)	Bridge 400' East of 2850E		Bridge Replacement	C	\$390,000	\$78,000	\$0	\$312,000	39,000 -County 39,000 - Blue Mound RD 312,000 - HBP
A157		S	I-74	Downs	E of Leroy	Resurfacing (INT-2ND), Thin Concrete Overlay		\$10,450,000	\$0	\$1,045,000	\$9,405,000	Int. Maint. / State Match
H608		S	US 51 BUS / Main St. (Northbound)	Sugar Creek 0.8 mile N. of IL 9; Structure 057-0054		Land Acquisition		\$525,000	\$0	\$525,000	\$0	State Only
CM2012		S	I-39 / US 51	I-55	Woodford County line	Patching		\$350,000	\$0	\$350,000	\$0	State Only
A163		S	I-74	Carlock interchange	CH 39	Median Cable		\$2,900,000	\$0	\$290,000	\$2,610,000	HSIP Safety - State / State Match
Annual Total								\$42,210,082	\$8,907,768	\$3,490,000	\$29,812,314	
								21.1%	8.3%	70.6%		

**Road and Trail Projects
FY 2012 – 2016
Transportation Improvement Program**

Project No.	Cross-ref	Jurisdiction	Project Location	Termini		Description	Phase	Total Project Cost	Funding Source			Funding Detail
				Beginning (or cross street)	End				Local	State	Federal	
2013												
B-13-01	50-02-33072-12-00	B	Empire St (IL 9)	Hershey Rd & Fire Station 3 Signals		Upgrade traffic signal installation & extend westbound left turn lane	C	\$500,000	\$500,000	\$0	\$0	500,000 - BCIF
B-13-02	50-02-33044-97-00	B	Hershey Road	Arrowhead Drive		Traffic signal installation	C	\$250,000	\$250,000	\$0	\$0	250,000 - BCIF
B-13-03	50-02-33045-97-00	B	Hershey Road	Clearwater Drive		Traffic signal installation	C	\$250,000	\$250,000	\$0	\$0	250,000 - BCIF
B-09-04	50-01-12164-07-00	B	Lutz Road	Morris Avenue	Greenwood Avenue	Construct Urban Section	E, ROW	\$360,000	\$360,000	\$0	\$0	360,000-BMFT
B-11-03	50-01-41170-10-00	B	Hershey Rd	Hamilton Rd	750 feet south	Construct as 2-lane Urban Section for future 4 lane	C, ROW	\$2,775,000	\$2,775,000	\$0	\$0	2,775,000 - BMFT
B-03-09	50-01-42063-94-01	B	Hamilton Road	Bunn Street	Commerce Drive	Street Improvements	E, ROW, C	\$2,300,000	\$2,300,000	\$0	\$0	2,300,000-BMFT
B-12-02	50-01-12146-04-00	B	Fox Creek Rd	Danbury Drive	Union Pacific Railroad Bridge	Reconstruct as 4 lane Urban Section	E	\$50,000	\$50,000	\$0	\$0	50,000-BMFT
B-12-03	50-11-12533-06-00	B	Fox Creek Rd Bridge	over Union Pacific Railroad		Reconstruct bridge with 4 lanes	E	\$250,000	\$250,000	\$0	\$0	250,000-BMFT
B-09-07	50-01-42167-07-00	B	Woodrig Road	Main Street	Geneva Blvd	Construct Urban Section	E, ROW	\$200,000	\$200,000	\$0	\$0	200,000-BMFT
N-07-06		N	Various			Resurfacing of various city streets	C	\$703,380	\$703,380	\$0	\$0	400,000 - NMFT; 200,000-NCIF; 103,380-CD
N-07-05		N	Zeibarth Road	Pipeline Road	Thru Northbridge Sub.	Reconstruct to 3-lane urban section	E	\$100,000	\$100,000	\$0	\$0	100,000 – NMFT
N-10-01		N	Northtown Road	Linden Street	Towanda Avenue	Reconstruct to 2-lane rural section	E,ROW	\$224,600	\$224,600	\$0	\$0	224,600 - NMFT
N-11-03		N	Church Street	Franklin	University	Reconstruct to 2-lane urban section	E	\$22,110	\$22,110	\$0	\$0	22,110 - NCIF
C-12-01	11-00001-02-BT	C	Historic Route 66 Bike Trail	Towanda Avenue and Shelbourne Drive intersection in Normal	County Highway 29 in Towanda	Construction of a Bike Trail along Historic Route 66	Const. & Phase III Eng.	\$1,782,000	\$372,400		\$1,409,600	372,400 - Route 66 Group 1,409,600 - ITEP
H608			US 51 BUS / Main St. (Northbound)	Sugar Creek 0.8 mile N. of IL 9; Structure 057-0054		Bridge Replacement		\$1,200,000	\$0	\$240,000	\$960,000	NHS-STATE / State Match
Annual Total								\$10,967,090	\$8,357,490	\$240,000	\$2,369,600	
								76.2%	2.2%	21.6%		

**Road and Trail Projects
FY 2012 – 2016
Transportation Improvement Program**

Project No.	Cross-ref	Jurisdiction	Project Location	Termini		Description	Phase	Total Project Cost	Funding Source			Funding Detail
				Beginning (or cross street)	End				Local	State	Federal	
2014												
B-14-02	50-01-32121-04-02	B	Fort Jesse Road	Kaisner Drive	Towanda Barnes Rd	Reconstruct as 3-Lane Urban Section	C	\$1,500,000	\$1,500,000	\$0	\$0	1,500,000-BCIF
B-05-01	50-01-11052-08-01	B	Morris Avenue	Fox Hill Apartments	Six Points Road	Reconstruct as 3-Lane Urban Section	C	\$1,550,000	\$1,550,000	\$0	\$0	1,550,000-BMFT
B-03-09	50-01-42063-94-01	B	Hamilton Road	Bunn Street	Commerce Drive	Street Improvements	C	\$3,500,000	\$3,500,000	\$0	\$0	2,700,000-BMFT; 250,000-WDF; 250,000-SDF; 300,000-SWMF
B-09-04	50-01-12164-07-00	B	Lutz Road	Morris Avenue	Greenwood Avenue	Construct Urban Section	C	\$1,100,000	\$1,100,000	\$0	\$0	935,000-BMFT 165,000-BPRI PROP
B-09-07	50-01-42167-07-00	B	Woodrig Road	Main Street	Geneva Blvd	Construct Urban Section	C	\$976,000	\$876,000	\$100,000	\$0	765,000-BCIF 111,000 - PRIV PROP 100,000 - IDOT
N-07-06		N	Various			Resurfacing of various city streets	C	\$875,000	\$875,000	\$0	\$0	400,000 - NMFT; 200,000-NCIF; 275,000-CD
N-10-01		N	Northtown Road	Linden Street	Towanda Avenue	Reconstruct to 2-lane rural section	E, ROW, C	\$3,851,600	\$627,600	\$0	\$3,224,000	627,600 - NMFT; 3,224,000 - STU
N-07-05		N	Zeibarh Road	Pipeline Road	Thru Northbridge Sub.	Reconstruct to 3-lane urban section	C	\$860,000	\$860,000	\$0	\$0	860,000 – NMFT
N-13-02		N	University Street	Virginia Street	Division Street	Reconstruct to 2-lane urban section	E	\$46,125	\$46,125	\$0	\$0	46,125 - NMFT
N-13-01		N	University Street Bridge	University Street	Sugar Creek	Bridge Replacement	E	\$225,000	\$225,000	\$0	\$0	225,000-NMFT
N-06-01		N	Airport Road	Raab Road		Traffic signal improvements	E	\$38,500	\$38,500	\$0	\$0	38,500-NMFT
N-13-03		N	Airport Road	Shepard Road		Traffic signal installation	E	\$38,500	\$38,500	\$0	\$0	38,500-NMFT
C-14-01	10-11127-00-BR	T	Dale R.D. Bridge (750E)	Bridge 1000' North of 1200N		Bridge Replacement	C	\$800,000	\$160,000	\$0	\$640,000	80,000 -County 80,000 - Dale RD 640,000 - HBP
C-14-02	10-24119-00-BR	T	Mount Hope R.D. Bridge (100E)	Bridge 1300' North of 550N		Bridge Replacement	C	\$450,000	\$90,000	\$0	\$360,000	45,000 -County 45,000 - Mount Hope RD 360,000 - HBP
D082			I-55 BUS / Veterans Parkway	W of Fox Creek Rd	0.2 Mi W of Bunn St in Bloomington	Resurfacing (3R), Sign Maint., Lighting, New Shoulders, Curb & Gutter, Guardrail, Bridge Deck Repairs		\$2,700,000	\$0	\$540,000	\$2,160,000	NHS-STATE / State Match
H618			I-74 / US 51	I-55 Busn over I-74 SW of Bloomington; Structures 057-0059,-0060,-0061,-0062		Bridge Replacement		\$12,200,000	\$0	\$1,220,000	\$10,980,000	Int. Maint. / State Match
Annual Total								\$30,710,725	\$11,486,725	\$1,860,000	\$17,364,000	
								37.4%	6.1%	56.5%		

**Road and Trail Projects
FY 2012 – 2016
Transportation Improvement Program**

Project No.	Cross-ref	Jurisdiction	Project Location	Termini		Description	Phase	Total Project Cost	Funding Source			Funding Detail
				Beginning (or cross street)	End				Local	State	Federal	
2015												
B-09-02	50-01-12144-10-02	J	Six Points Road	Oakland Avenue	Longden	Construction 4 lane Urban Section	E, Ph I PDR	\$300,000	\$300,000	\$0	\$0	300,000-BMFT
B-12-02	50-01-12146-04-00	B	Fox Creek Rd	Danbury Drive	Union Pacific Railroad Bridge	Reconstruct as 4 lane Urban Section	C	\$1,500,000	\$1,500,000	\$0	\$0	1,500,000-BMFT
B-12-03	50-11-12533-06-00	B	Fox Creek Rd Bridge	over Union Pacific Railroad		Reconstruct bridge with 4 lanes	C	\$2,000,000	\$1,500,000	\$500,000	\$0	1,500,000-BMFT; 500,000-IDOT
B-15-01	50-02-33073-13-00	J	Hershey Road	Fort Jesse Road		Traffic signal installation	C	\$250,000	\$250,000	\$0	\$0	250,000 - BCIF
B-15-02	50-02-33074-13-00	B	Airport Road	Fort Jesse Road		Traffic signal installation	C	\$250,000	\$250,000	\$0	\$0	250,000 - BCIF
B-14-01	50-02-33064-05-00	B	GE Road	Keaton Pl / Auto Row		Traffic signal installation & NB left turn lane	C	\$300,000	\$300,000	\$0	\$0	300,000 - BCIF
B-12-04	50-01-13166-07-00	B	Washington	Euclid Street	Brown Street	Realignment	E	\$550,000	\$550,000	\$0	\$0	550,000 - BMFT
N-03-1828		N	Towanda Avenue	Raab Road		Traffic signal installation	E	\$49,565	\$49,565	\$0	\$0	49,565 – NMFT
N-07-06		N	Various			Resurfacing of various city streets	C	\$875,000	\$875,000	\$0	\$0	400,000 - NMFT; 200,000-NCIF; 275,000-CD
N-06-01		N	Airport Road	Raab Road		Traffic signal improvements	C	\$238,830	\$238,830	\$0	\$0	238,830-NMFT
N-10-01		N	Northtown Road	Linden Street	Towanda Avenue	Reconstruct to 2-lane rural section	C	\$403,000	\$403,000	\$0	\$0	403,000 - NMFT
N-13-03		N	Airport Road	Shepard Road		Traffic signal installation	C	\$192,500	\$192,500	\$0	\$0	192,500 - NMFT
N-13-01		N	University Street Bridge	University Street	Sugar Creek	Bridge Replacement	C	\$765,000	\$765,000	\$0	\$0	765,000-NMFT
N-13-02		N	University Street	Virginia Street	Division Street	Reconstruct to 2-lane urban section	C	\$375,150	\$375,150	\$0	\$0	375,150 - NMFT
C-15-01	07-00113-04-FP	C	Towanda-Barnes Rd (C.H. 29)	Fort Jesse Rd (1600N)	Raab Rd (1700N)	Widen to 5-lanes with signal improvements @ Fort Jesse Rd and Raab Rd	C	\$5,700,000	\$2,700,000	\$0	\$3,000,000	2,700,000 - County 1,000,000 - STR 2,000,000 - STU
A161			I-39 / US 51	I-55	Woodford County line	Resurfacing (INT-1ST) / Patching		\$12,400,000	\$0	\$1,240,000	\$11,160,000	Int. Maint. / State Match
J042 EAST			IL 9	E of Towanda-Barnes Rd in Bloomington	IL 165	Resurfacing (SMART) / Cold Milling		\$1,050,000	\$0	\$210,000	\$840,000	STP-Rural-State / STP-URB 5-200K-S / State Match
Annual Total								\$27,199,045	\$10,249,045	\$1,950,000	\$15,000,000	
									37.7%	7.2%	55.1%	

**Road and Trail Projects
FY 2012 – 2016
Transportation Improvement Program**

Project No.	Cross-ref	Jurisdiction	Project Location	Termini		Description	Phase	Total Project Cost	Funding Source			Funding Detail
				Beginning (or cross street)	End				Local	State	Federal	
2016												
B-12-04	50-01-13166-07-00	B	Washington	Euclid Street	Brown Street	Realignment	ROW	\$600,000	\$600,000	\$0	\$0	600,000 - BMFT
B-16-01		B	Dr M L King Jr Dr	Market Street	Washington Street	Construct as 4 lane Urban Section	ROW, C	\$3,000,000	\$3,000,000	\$0	\$0	3,000,000 - BMFT
B-12-01	50-01-11162-82-00	B	Dr M L King Jr Dr	Washington Street	Oakland Avenue	Construct as 4 lane Urban Section	ROW, C	\$3,000,000	\$3,000,000	\$0	\$0	3,000,000 - BMFT
B-16-02	50-02-23042-97-00	B	Lee Street	Market Street		Traffic signal installation	C	\$250,000	\$250,000	\$0	\$0	250,000 - BCIF
B-16-03		B	Streid Drive	Ireland Grove Road		Traffic signal installation	C	\$250,000	\$250,000	\$0	\$0	250,000 - BCIF
N-03-1828		N	Towanda Avenue	Raab Road		Traffic signal installation	C	\$310,200	\$310,200	\$0	\$0	310,200 – NMFT
N-07-06		N	Various			Resurfacing of various city streets	C	\$875,000	\$875,000	\$0	\$0	400,000 - NMFT; 200,000 - NCIF; 275,000-CD
N-13-02		N	University Street	Virginia Street	Division Street	Reconstruct to 2-lane urban section	C	\$375,150	\$375,150	\$0	\$0	375,150-NMFT
N-02-1736		N	Virginia Avenue	University Street	Franklin Street	Reconstruct to 3-lane urban section	E	\$77,350	\$77,350	\$0	\$0	77,350 – NMFT
N-13-01		N	University Street Bridge	University Street	Sugar Creek	Bridge Replacement	C	\$765,000	\$765,000	\$0	\$0	765,000-NMFT
S183			US 51 / US 51 BUS	Woodrig Rd in Bloomington	Country Acres Rd	Resurfacing (3P)		\$2,490,000	\$0	\$498,000	\$1,992,000	NHS-State / State Match
J042 WEST			IL 9	Royal Pointe Drive	E of Towanda-Barnes Rd in Bloomington	Resurfacing (3P) / Cold Milling		\$1,900,000	\$0	\$380,000	\$1,520,000	STP-URB 5-200K-S / State Match
Annual Total								\$13,892,700	\$9,502,700	\$878,000	\$3,512,000	
									68.4%	6.3%	25.3%	

Wilder PROPERTY

Subject Site: Former Wildwood Parcel

Site Address: 1101 Bell

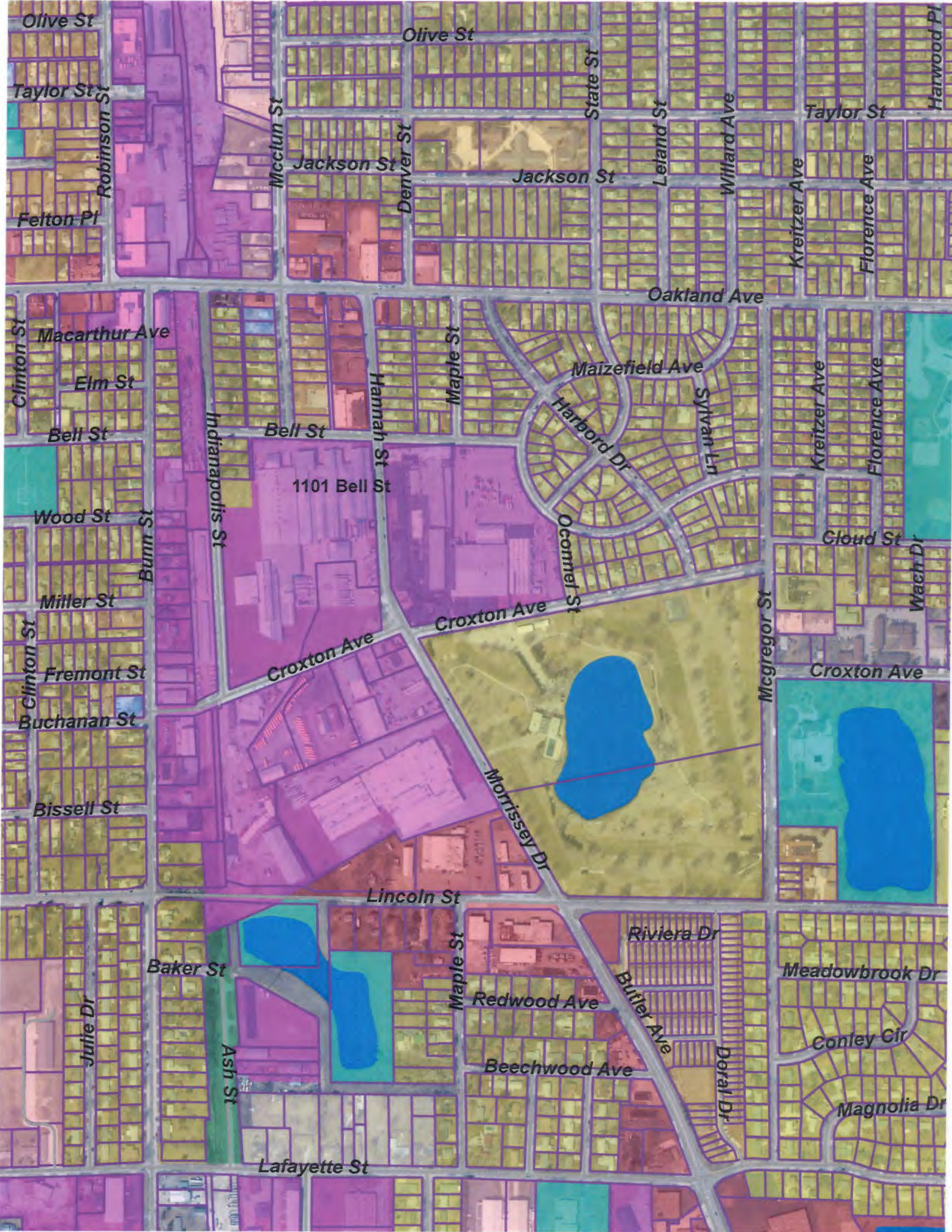
Owner: CITIZENS EQUITY FIRST CREDIT UNION CO
Harry Groe
PO Box 1715
PEORIA , IL , 61656-1715

Parcel Number: 21-10-105-007

Acres 11.9

Year Built 1920
Slab square feet 178,099

Zoning: M-1, Restricted Manufacturing



Olive St

Taylor St

Olive St

State St

Leland St

Taylor St

Harwood Pl

Felton Pl

Robinson St

Mcclun St

Jackson St

Denver St

Jackson St

Willard Ave

Kreitzer Ave

Florence Ave

Clinton St

Macarthur Ave

Elm St

Bell St

Indianapolis St

Bell St

1101 Bell St

Hannah St

Maple St

Maizefield Ave

Harbord Dr

Sivan Ln

Kreitzer Ave

Florence Ave

Wood St

Bunn St

Miller St

Oconnel St

Cloud St

Wach Dr

Fremont St

Buchanan St

Bissell St

Croxton Ave

Croxton Ave

McGregor St

Croxton Ave

Morrissey Dr

Lincoln St

Baker St

Ash St

Julie Dr

Maple St

Redwood Ave

Riviera Dr

Butler Ave

Meadowbrook Dr

Beechwood Ave

Conley Cir

Magnolia Dr

Lafayette St

Delal Dr



Apple St

Division St

Adelaide St

Kelsey St

Emerson St

Seminary Ave

Union St

Graham St

Scott St

Empire St

Walnut St

Chestnut St

Locust St

Mulberry St

Market St

Nicole Ct

Calhoun St

Ewing St

Sherman St

Allin St

Mason St

Oak St

Roosevelt Ave

Seminary Ave

Forrest St

Graham St

Empire St

Blackstone St

Walnut St

Chestnut St

Mulberry St

Howard St

Catherine St

Allin St

Mason St

Roosevelt Ave

Madison St

Morris Ave

Western Ave

Livingston St

Cottage Ave

Morris Ave

Western Ave

Poplar St

Lumber St

Poplar St

M-1

M-1

R-1C

R-1C

R-1C

R-2

R-1C

R-1C

R-1C

R-1C

RAILROAD PROPERTY

Owner: CJTR LLC
Owner's Address: %AMCI PROP REAL EST MGMT
390 S WOODS RD, STE B-1
ST LOUIS , MO , 63017

Parcel Number: 14-32-477-005

Site Address: 1000 PERRY

		<u>Acres</u>
Subject Site:	Railroad Property	46.9
Adjacent Site	Roundhouse (Parcel # 21-05-227-004) *	3.3
	* Owned by: CJTR LLC & AMCI	
	JERRY LEIGH	
	390 S WOODSMILE, STE B1	
	CHESTERFIELD , MO , 63017	

Zoned M-1, Restricted Manufacturing



ECONOMIC DEVELOPMENT COUNCIL
OF THE BLOOMINGTON-NORMAL AREA
Investing in McLean County

To: David Hales, Bloomington City Manager
Mark Peterson, Normal City Manager
Bill Wasson, McLean County Administrator
John Mohr, Mayor of Lexington

From: Marty Vanags, CEO
Economic Development Council

Date: June 23, 2011

RE: Vacant Building and Property Restoration Program

Below please find the outline of a program that will address the issue of “problem” properties in Bloomington-Normal and McLean County. The EDC will lead this program and will work with each unit of government to proactively put together a plan for properties that need more attention. Please note that while this program can achieve great results, the EDC is limited in the amount of resources it can put towards this effort. It is likely that one property per jurisdiction every six months could be absorbed into this program, so we need to choose wisely.

Please contact me should you have any questions.

What is the Vacant Building and Property Restoration Program?

The vacant building and property Restoration Program (VBPRP) is designed to provide communities in Bloomington Normal an opportunity to identify potential “problem” properties in the community and manage their development and or reuse using all the private and public resources available.

There are buildings and vacant properties in the community that are underutilized, obsolete or fallen into disrepair. These buildings or vacant properties cannot be fully developed to their highest or best use due to various conditions. This program will identify these properties, assess their potential, identify their obstacles to development or sale and identify a proactive solution to placing them into service.

This program will benefit the private property owner, the community through increased tax revenue, and the neighborhood through increased property value. In addition there will be opportunities for contractors and service organizations if we the program can achieve the results it expects to achieve.

Eligible Properties:

The following properties will be eligible under the program:

- Warehouse and Logistics Properties
- Industrial and Manufacturing facilities
- Retail Properties over 20,000 square feet (in aggregate in the case of a shopping center)
- Vacant properties with “brownfield” characteristics
- Strategic vacant “Infill” properties
- Vacant properties zoned for office, manufacturing or warehouse use.

The properties must have some combination of the following characteristics in order to be considered:

- Vacant for a long period of time (perhaps 10 years or more).
- Obsolete in terms of its original function (example: first generation manufacturing).
- Unresponsive property owner or repeated code violations
- Change in neighborhood land use causing subject property to become non-conforming or objectionable.
- Visibility in the community or neighborhood.
- Broker/Market issues—obstacles to the successful selling and use of the property.

Any property identified in the EDC’s territory will be considered eligible for the program. This includes property in Bloomington, Normal, the County or any municipality in the County.

VBPRP Process

PHASE I

Step 1: Inventory--Buildings in the communities wishing to participate will be identified for inclusion in the program. The properties considered will be generated by government staff, EDC staff and others including, but not limited to elected officials, real estate professionals, developers and property owners. A list of potential eligible buildings will be generated and ranked according to initial projected potential and likelihood of property owner cooperation.

Property owners and brokers will be contacted to ask for their cooperation and consideration into the program. Considering the fact this program will help market and provide incentives to develop the property, it is thought property owners and their representatives will be eager to participate.

Step 2 --Review Data and Preliminary Information – Based on the jurisdiction in which the property is located EDC staff will discuss and develop a finalized list with the staff and leaders of the jurisdiction.

Step 3 -- Recommend List to Jurisdiction for Prioritization -- Based upon the previous analysis the EDC will submit a list to the appropriate jurisdiction for final prioritization. It will include information on each building location and status, ownership cooperation, general condition, timing and potential phasing. The jurisdiction can then decide which properties they would like to implement under the program first.

PHASE II

Step 1 –Review – a detailed review process will be conducted to determine on each property selected by the jurisdiction. The detailed review process will be conducted by a team of local experts assembled for the purposes of the particular property. In most cases the review team will consist of the following:

1. Jurisdiction building official or inspector (other specific inspectors, i.e., electric, plumbing may be needed depending upon the property)
2. City Manager or Administrator or top elected official (likely for smaller communities)
3. Jurisdiction's Public Works official, or engineer
4. BNWRD Representative
5. General Contractor
6. Commercial Real Estate Broker (picked randomly if property is not listed, otherwise listing broker)

7. Real Estate Banker
8. Labor official
9. Architect
10. Mechanical Engineer
11. Architect with LEED Certification or local expert on sustainable issues
12. Neighborhood Resident 1
13. Neighborhood Resident 2
14. Non-Profit Representative
15. EDC representative

The review team is a cross section of individuals that are willing to provide information, critique and analysis of the building in a way others can't. It is our "home-team" of consultative experts assembled to provide the community with a benefit that would otherwise cost many more dollars. Neighborhood residents are included so as to avoid controversy later as the building use is discussed, managed and developed. It gives the neighborhood around the site or building (assuming there is one) some say in the process. Bringing neighborhood representatives into the process early may avoid conflict later on.

Step 2 -- Building Inspection – A visual detailed observation of the building will be conducted to provide the basis for further action. The building inspection will be conducted by the entire team and will consist of a visual inspection of the following:

- Physical Condition
- Mechanical Equipment
- Electrical Components
- Overall Building Condition
- Heating
- Ventilation
- Air Conditioning
- Electric Service
- Lighting
- Access ability
- Ingress & Egress

In addition review will be conducted on-site as well as off of the following elements of the grounds and property:

- Building coverage
- Street Access

- Utilities
- Sewer
- Water
- Electric
- Gas
- Property
- Parking availability
- Adjacent Parking -- off-street and on-street

Step 3: --Develop Report

A report on each building reviewed and inspected will be conducted by the team and led by the EDC. The report will provide detailed data regarding the building condition. It will also address the following concerns:

- Marketability to buyers or developers
- Physical condition of the property
- Cost to Rehabilitate
- Likelihood of Re-purposing
- Potential Users
- Cost of Improvements vs. Cost of building New Greenfield site
- Current and future Occupation Costs
- Cost of Demolition
- Recommendations for Incentives

A final recommendation regarding the best plan for the property will be developed and submitted to the jurisdiction. The recommendations will include the best use of the property, the estimated costs for the recommended use as well as timeline. It will also recommend the best

PHASE III

Step 1-- Marketing & Communication

During the project review phase the EDC will set up a shared site for all the team participants to use to communicate and provide input on the review process. In addition the project review phase the EDC will provide weekly updates to all participants. A newsletter will be generated from this website that will provide participants and others information on the progress of the project(s)

Eventually a website will be developed that will be accessible from the EDC website as well as links form municipal websites that would highlight the effort made by the community to market and promote these special properties. Tools for developers and Brokers will also be on this website along with detailed description of the properties and any incentives that are being offered.

Step 2 – Marketing

The EDC will be responsible for marketing the properties within the program. This will be within the community as well as outside the community. This marketing will be done using the best practices and the tools available. Some methods to be used will include:

- Email blasts to the broker and developer community in the Chicago area and other metro areas as required.
- Development of “virtual” brochure and website
- Campaigns promoted via existing social media platforms
- “Familiarization Tours” in person and using online methods such as webinars.

In-person contacts in Chicago and other areas by EDC staff as well as in –town tours and meetings.

PHASE IV

Step 1 –Follow-up and Reporting

The EDC will take all calls regarding the properties. The EDC will coordinate showings and calls with local brokers who have the property listed and encourage them to include the EDC in calls or tours they provide. The EDC will also make appointments for prospects with other officials, government leaders or service providers to enhance the development of the property.

The EDC has the capacity to provide specialized data for prospects above and beyond the material produced by the project. This includes demographic data, specialized data, economic impact analysis, arrange financing, including bonds, RLF, or private equity. The EDC will also work with the jurisdictions to coordinate benefits and incentives by local government, state government, or the federal government.

The EDC will issue a quarterly report that will be accessible on the shared site. The quarterly report will include detailed information on marketing efforts, meetings with prospects, as well as inquiries, showings, and tours.

Summary

The EDC believes this proactive approach to “special” properties in the community will help their marketability and likely redevelopment. Property sitting by themselves with a mere “For Sale” sign may not be enough. Any potential buyer will want to know what the issues for the property are, along with what incentives might be available.

The development of specific incentives for each of the properties will be essential for the success of this program. In some cases they might not need to be substantial, but in some cases they will.

The EDC would like to be a “partner” with Bloomington, Normal, the County and other towns and villages in the county to proactively deal with these properties.

**CITY OF BLOOMINGTON
COUNCIL MEETING AGENDA
109 E. OLIVE
MONDAY, OCTOBER 10, 2011, 7:30 P.M.**

- 1. Call to order**
- 2. Pledge of Allegiance to the Flag**
- 3. Remain Standing for a Moment of Silent Prayer**
- 4. Roll Call**
- 5. Public Comment**
- 6. Recognition**
- 7. “Consent Agenda”**

(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda, which is Item #8.)

The City’s Boards and Commissions hold Public Hearings prior to some Council items appearing on the Council’s Meeting Agenda. Persons who wish to address the Council should provide new information which is pertinent to the issue before them.

The Council may vote to suspend the rules to allow citizen input on Regular Agenda items. If this occurs, public input will be limited to three (3) persons in support of and three (3) persons in opposition to said item. Input will be limited to five (5) minutes per person. Said person must provide their name and address for the record.)

- A. **Council Proceedings of September 26, 2011, Special Meeting Minutes of September 19, 2011, Citizen Voice Meeting Minutes of February 7, 2011 and Executive Session Minutes of July 11, 2011. (Recommend that the reading of the minutes of the previous Council Meeting of September 26, 2011, Special Meeting Minutes of September 19, 2011, Citizen Voice Meeting Minutes of February 7, 2011 and Executive Session Minutes of July 11, 2011 be dispensed with and the minutes approved as printed.)**
 - B. **Bills and Payroll. (Recommend that the Bills and Payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.)**
 - C. **Extension of Fuel Agreement for Fleet Vehicles and Equipment. (Recommend that the Fuel Purchasing Agreement with Evergreen FS be extended for one (1) year and the Mayor and City Clerk be authorized to execute the necessary documents.)**
 - D. **Amendment to the Community Gardens Land Lease. (Recommend that the amended Community Gardens Land Lease for the period from November 1, 2011 to October 31, 2013 be approved and the Mayor and City Clerk be authorized to execute the necessary documents.)**
 - E. **Petition submitted by Illinois Wesleyan University (IWU) requesting a Special Use Permit for a Parking Lot for property located at 112 Beecher St. (Recommend that the Special Use be approved with the stipulation that the fence be set back no more than three feet (3') from the property line and the Ordinance passed.)**
 - F. **Petition submitted by Ryan Scritchlow requesting the Rezoning from R - 1C, Single Family Residence District, to B - 2, General Business District for property commonly located at 1906 S. Morris Ave. (Recommend that the Rezoning be approved and the Ordinance passed.)**
- 8. "Public Hearings "**
- 9. "Regular Agenda**
- A. **Enterprise Resource Planning (ERP) Presentation – Scott Sprouls, Director of Information Services.**
 - B. **Residential Fire Sprinkler Systems – Mark Huber, Director of PACE and Mike Kimmerling, Fire Chief.**
- 10. Mayor's Discussion**
- 11. City Manager's Discussion**

- 12. City Aldermen's Discussion**
- 13. Executive Session - cite section**
- 14. Adjournment**
- 15. Notes**