

**CITY OF BLOOMINGTON
CITY COUNCIL WORK SESSION
109 E. OLIVE ST.
MONDAY, SEPTEMBER 23, 2013, 5:25 P.M.**

1. Bonds *(30 min)*
 - a. \$10 Million Road Resurfacing Bond – new money
 - b. \$8 Million 2003 Bond Refinancing
 - c. Public Building Commission Refinancing
2. Proposed Draft Downtown Streetscape Master Plan *(30 minutes)*
3. Adjourn at 6:25pm

City of Bloomington McLean County, Illinois

**General Obligation Refunding Bonds (Refund Series 2003 Bonds), Series 2013A (Bank Qualified)
General Obligation Bonds (New Money Road Improvement Bonds), Series 2013B (Bank Qualified)**

| September 2013 | | | | | | | October 2013 | | | | | | | November 2013 | | | | | | |
|----------------|----|----|----|----|----|----|--------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | | | 1 | 2 | 3 | 4 | 5 | | | | | | 1 | 2 |
| 7 | 9 | 10 | 11 | 12 | 13 | 14 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 14 | 16 | 17 | 18 | 19 | 20 | 21 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 21 | 23 | 24 | 25 | 26 | 27 | 28 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 28 | 30 | | | | | | 27 | 28 | 29 | 30 | 31 | | | 24 | 25 | 26 | 27 | 28 | 29 | 30 |

Scheduled City Council meetings are highlighted in blue.

Scheduled Administration & Finance Committee meetings are highlighted in orange.

| Date | Event | Party |
|----------------------------|---|--------------------|
| Week of September 16 | Circulate first draft of Official Statement | All Parties |
| Week of September 23 or 30 | Finalize Rating Presentation and hold conference calls with rating agencies (Coordinate calls with McLean County PBC Refunding) | Issuer, FA, PC |
| September 23 | City Council Work Session | Issuer, FA, PC |
| October 2 or 3 | Hold Official Statement due diligence call | DC, FA, Issuer, PC |
| October 4 | Bond ratings published by rating agencies | Issuer |
| October 7 | Finalize Official Statement (Publish Notice of Sale for 2013A and 2013B Bonds in Bond Buyer) | Issuer, DC, FA, PC |
| October 14 | City Council adopts bond parameters ordinance | Issuer, BC, PC |
| October 15* | Hold competitive Bid Bond Sale for Series 2013A Refunding Bonds via MuniAuction | All Parties |
| Week of October 21 | Closing documents for 2013A Bonds signed by City officials and returned to Bond Counsel | Issuer |
| October 22 | Publish the 2013A Final Official Statement | DC, FA, PC |
| October 29 | Closing for 2013A Bonds | All Parties |
| October 30* | Hold Competitive Bid Bond Sale for Series 2013B New Money Bonds via MuniAuction | All Parties |
| Week of November 4 | Closing documents for 2013B Bonds signed by City officials and returned to Bond Counsel | Issuer |
| November 5 | Publish the 2013B Final Official Statement | DC, FA, PC |
| November 12 | Closing for 2013B Bonds | All Parties |

Legend

| | | | |
|---------------|-------------------------------------|-----------|---|
| Issuer | City of Bloomington, Illinois | FA | Financial Advisor – Mesirow Financial, Inc. |
| BC | Bond Counsel – Chapman & Cutler LLP | DC | Disclosure Counsel – Chapman and Cutler LLP |
| PC | Pricing Consultant – Ehlers | | |

Notes:

**Note that 2013A and 2013B bond sales must occur 15 days apart to preserve separate issue Bank Qualified status for each bond issue*

Timeline could be affected by market conditions

City of Bloomington
2013A \$10 Million BQ New Money GO Bonds
Projected Level Debt Service Structure

| Fiscal Year (April 30) | Total Existing Principal* | Total Existing Debt Service* | Payment Date | Principal | Coupon | Yield | Interest | Semi-Annual Debt Service | Annual Debt Service | 10-Yr Amortization: Level Debt Service | |
|------------------------|---------------------------|------------------------------|--------------|-------------------|--------|--------|------------------|--------------------------|---------------------|--|----------------------------------|
| | | | | | | | | | | Total Projected Annual Debt Service | Total Projected Annual Principal |
| 2014 | 6,405,000 | 9,556,611 | 12/1/2013 | | | | 28,680 | 28,680 | 28,680 | 28,680 | 6,405,000 |
| 2015 | 5,725,000 | 8,822,315 | 6/1/2014 | 870,000 | 3.000% | 0.580% | 161,325 | 1,031,325 | 1,179,600 | 10,001,915 | 6,595,000 |
| 2016 | 5,900,000 | 8,851,902 | 6/1/2015 | 895,000 | 3.000% | 0.830% | 148,275 | 1,043,275 | 1,178,125 | 10,030,027 | 6,795,000 |
| 2017 | 4,070,000 | 6,850,948 | 6/1/2016 | 920,000 | 3.000% | 1.150% | 134,850 | 1,054,850 | 1,175,900 | 8,026,848 | 4,990,000 |
| 2018 | 4,240,000 | 6,870,854 | 6/1/2017 | 950,000 | 3.000% | 1.500% | 121,050 | 1,071,050 | 1,177,850 | 8,048,704 | 5,190,000 |
| 2019 | 3,870,000 | 6,348,079 | 6/1/2018 | 980,000 | 3.000% | 1.940% | 106,800 | 1,086,800 | 1,178,900 | 7,526,979 | 4,850,000 |
| 2020 | 3,105,000 | 5,444,091 | 6/1/2019 | 1,010,000 | 3.000% | 2.260% | 92,100 | 1,102,100 | 1,179,050 | 6,623,141 | 4,115,000 |
| 2021 | 3,350,000 | 5,555,157 | 6/1/2020 | 1,040,000 | 3.000% | 2.540% | 76,950 | 1,116,950 | 1,178,300 | 6,733,457 | 4,390,000 |
| 2022 | 3,505,000 | 5,562,054 | 6/1/2021 | 1,070,000 | 3.000% | 2.830% | 61,350 | 1,131,350 | 1,176,650 | 6,738,704 | 4,575,000 |
| 2023 | 3,395,000 | 5,296,117 | 6/1/2022 | 1,110,000 | 4.000% | 3.060% | 45,300 | 1,155,300 | 1,178,400 | 6,474,517 | 4,505,000 |
| 2024 | 3,575,000 | 5,315,383 | 6/1/2023 | 1,155,000 | 4.000% | 3.230% | 23,100 | 1,178,100 | 1,178,100 | 6,493,483 | 4,730,000 |
| 2025 | 3,520,000 | 5,093,241 | 6/1/2024 | | | | | | | 5,093,241 | 3,520,000 |
| 2026 | 3,370,000 | 4,775,972 | 6/1/2025 | | | | | | | 4,775,972 | 3,370,000 |
| 2027 | 3,005,000 | 4,233,750 | 6/1/2026 | | | | | | | 4,233,750 | 3,005,000 |
| 2028 | 3,215,000 | 4,279,938 | 6/1/2027 | | | | | | | 4,279,938 | 3,215,000 |
| 2029 | 2,440,000 | 3,348,181 | 6/1/2028 | | | | | | | 3,348,181 | 2,440,000 |
| 2030 | 2,030,000 | 2,807,609 | 6/1/2029 | | | | | | | 2,807,609 | 2,030,000 |
| 2031 | 2,220,000 | 2,873,391 | 6/1/2030 | | | | | | | 2,873,391 | 2,220,000 |
| 2032 | 2,420,000 | 2,937,256 | 6/1/2031 | | | | | | | 2,937,256 | 2,420,000 |
| 2033 | 2,640,000 | 3,008,250 | 6/1/2032 | | | | | | | 3,008,250 | 2,640,000 |
| 2034 | 2,170,000 | 2,391,213 | 6/1/2033 | | | | | | | 2,391,213 | 2,170,000 |
| 2035 | 2,385,000 | 2,461,022 | 6/1/2034 | | | | | | | 2,461,022 | 2,385,000 |
| | 76,555,000 | 112,683,331 | | 10,000,000 | | | 1,809,555 | 11,809,555 | 11,809,555 | 124,492,886 | 86,555,000 |

Notes and Assumptions:

- *Total Existing Principal and Debt Service includes those payments due and made on 6/1/2013. Also includes the following: (i) remaining 2004 Taxable Coliseum debt; (ii) remaining 2012 ERI Liability refunding debt; and (iii) the projected results of the 2013B Refunding. It does NOT include any of the Public Building Commission debt or refunding of such debt.
- (1) Dated Date of 10/29/2013
- (2) Bank-Qualified Tax-Exempt interest rates used; assumes 40 bp spread to AAA MMD from September 13, 2013
- (3) All yields and debt service payments are estimated and subject to change based on market conditions and other factors
- (4) Expected City of Bloomington credit rating: Aa2 (Woody's) and Aa+ (Fitch)
- (5) Because the City cannot levy for any debt service payments up through and including 6/1/2014, those payments must be paid through capitalized interest or the City's Operating Funds

McLean County PBC

Refunding of 2004 PBC Revenue Bonds Savings Analysis and Summary

| Projected PBC Refunding Bonds Debt Service \$1.550 Million* BQ TAX-EXEMPT (Bond Structure as received from First Midstate) | | | | | | | | | | | |
|--|-------------------------------|--------------|------------------|--------|--------|----------------|--------------------------|---------------------|-------------------------------|--------------------------|--------------------------|
| Levy Year | Prior 2004 Bonds Debt Service | Payment Date | Principal | Coupon | Yield | Interest | Semi-Annual Debt Service | Annual Debt Service | Projected Semi-Annual Savings | Projected Annual Savings | Present Value of Savings |
| 2012 | 32,631 | 10/1/2013 | - | - | - | - | - | - | 32,631 | 32,631 | 32,042 |
| 2013 | 182,631 | 5/1/2014 | 165,000 | 3.150% | 3.150% | 52,894 | 217,894 | 239,708 | -35,263 | -27,333 | -26,542 |
| 2014 | 179,744 | 5/1/2015 | 165,000 | 3.150% | 3.150% | 21,814 | 186,814 | 206,029 | 7,930 | 459 | 321 |
| 2015 | 26,744 | 11/1/2015 | 165,000 | 3.150% | 3.150% | 19,215 | 184,215 | 200,831 | 7,529 | -419 | -479 |
| 2016 | 176,744 | 5/1/2016 | 165,000 | 3.150% | 3.150% | 16,616 | 181,616 | 195,634 | 7,053 | -1,371 | -1,297 |
| 2017 | 23,669 | 11/1/2017 | 165,000 | 3.150% | 3.150% | 14,018 | 204,018 | 215,043 | -7,948 | -2,530 | -2,237 |
| 2018 | 20,594 | 5/1/2018 | 190,000 | 3.150% | 3.150% | 11,025 | 201,025 | 209,058 | 6,576 | -3,939 | -3,324 |
| 2019 | 195,594 | 11/1/2018 | 190,000 | 3.150% | 3.150% | 8,033 | 218,033 | 222,758 | -8,424 | -758 | -658 |
| 2020 | 16,919 | 5/1/2019 | 210,000 | 3.150% | 3.150% | 4,725 | 214,725 | 216,143 | 5,894 | -2,943 | -2,323 |
| 2021 | 191,919 | 11/1/2019 | 210,000 | 3.150% | 3.150% | 1,418 | 214,725 | 216,143 | -9,106 | -2,943 | -2,323 |
| 2022 | 13,200 | 5/1/2020 | 90,000 | 3.150% | 3.150% | 1,418 | 91,418 | 91,418 | 5,168 | 112,983 | 85,107 |
| 2019 | 213,200 | 11/1/2020 | 210,000 | 3.150% | 3.150% | 8,033 | 218,033 | 222,758 | -4,833 | -758 | -658 |
| 2020 | 8,800 | 5/1/2021 | 210,000 | 3.150% | 3.150% | 4,725 | 214,725 | 216,143 | 4,075 | -2,943 | -2,323 |
| 2021 | 208,800 | 11/1/2021 | 210,000 | 3.150% | 3.150% | 1,418 | 214,725 | 216,143 | -5,925 | -2,943 | -2,323 |
| 2022 | 4,400 | 5/1/2022 | 90,000 | 3.150% | 3.150% | 1,418 | 91,418 | 91,418 | 2,983 | -2,943 | -2,323 |
| 2021 | 204,400 | 11/1/2022 | 90,000 | 3.150% | 3.150% | 1,418 | 91,418 | 91,418 | 112,983 | 112,983 | 85,107 |
| | 1,903,400 | | 1,550,000 | | | 246,619 | 1,796,619 | 1,796,619 | 106,781 | 106,781 | 80,609 |

Notes and Assumptions:

*Par amount is preliminary and subject to change

(1) Dated Date of 10/1/2013

(2) Assumes expected rating of Aa2 from Moody's; subject to rating committee outcome

(3) First Midstate has indicated that the PBC has chosen to realize all of its savings in the final year of the bonds, decreasing debt service in Levy Year 2021 by about \$110,000

(4) For all other notes and assumptions used, please contact First Midstate

| | |
|-------------------------------|---------------|
| Estimated PV Savings: | 80,609 |
| Par Refunded: | 1,550,000 |
| Savings as % of Refunded Par: | 5.201% |

City of Bloomington

Series 2013B BQ Refunding of 2003 GO Bonds Savings Analysis and Summary

| Projected Series 2013B Refunding Bonds Debt Service \$7.890 Million* BQ TAX-EXEMPT Uniform Savings Structure | | | | | | | | | | |
|--|--------------|-----------|--------|--------|-----------|--------------------------|---------------------|-------------------------------|--------------------------|--------------------------|
| Fiscal Year (April 30) | Payment Date | Principal | Coupon | Yield | Interest | Semi-Annual Debt Service | Annual Debt Service | Projected Semi-Annual Savings | Projected Annual Savings | Present Value of Savings |
| | 10/30/2013 | | | | | | | (125,737)** | | |
| 2014 | 12/1/2013 | | | | 12,857 | 12,857 | 12,857 | 125,737 | - | (148) |
| | 6/1/2014 | 1,005,000 | 3.000% | 0.580% | 121,800 | 1,126,800 | 1,233,525 | 11,794 | | |
| 2015 | 12/1/2014 | | | | 106,725 | 106,725 | 1,233,525 | 16,369 | 28,163 | 27,639 |
| | 6/1/2015 | 1,005,000 | 3.000% | 0.830% | 106,725 | 1,111,725 | | 11,369 | | |
| 2016 | 12/1/2015 | | | | 91,650 | 91,650 | 1,203,375 | 15,694 | 27,063 | 25,975 |
| | 6/1/2016 | 1,000,000 | 3.000% | 1.150% | 91,650 | 1,091,650 | | 15,694 | | |
| 2017 | 12/1/2016 | | | | 76,650 | 76,650 | 1,168,300 | 14,194 | 29,888 | 28,088 |
| | 6/1/2017 | 995,000 | 3.000% | 1.500% | 76,650 | 1,071,650 | | 19,194 | | |
| 2018 | 12/1/2017 | | | | 61,725 | 61,725 | 1,133,375 | 12,119 | 31,313 | 28,808 |
| | 6/1/2018 | 995,000 | 3.000% | 1.940% | 61,725 | 1,056,725 | | 17,119 | | |
| 2019 | 12/1/2018 | | | | 46,800 | 46,800 | 1,103,525 | 9,544 | 26,663 | 23,997 |
| | 6/1/2019 | 740,000 | 3.000% | 2.260% | 46,800 | 786,800 | | 19,544 | | |
| 2020 | 12/1/2019 | | | | 35,700 | 35,700 | 822,500 | 7,144 | 26,688 | 23,515 |
| | 6/1/2020 | 735,000 | 3.000% | 2.540% | 35,700 | 770,700 | | 22,144 | | |
| 2021 | 12/1/2020 | | | | 24,675 | 24,675 | 795,375 | 4,294 | 26,438 | 22,808 |
| | 6/1/2021 | 725,000 | 3.000% | 2.830% | 24,675 | 749,675 | | 29,294 | | |
| 2022 | 12/1/2021 | | | | 13,800 | 13,800 | 763,475 | 919 | 30,213 | 25,528 |
| | 6/1/2022 | 345,000 | 4.000% | 3.060% | 13,800 | 358,800 | | 30,919 | | |
| 2023 | 12/1/2022 | | | | 6,900 | 6,900 | 365,700 | 506 | 31,425 | 25,972 |
| | 6/1/2023 | 345,000 | 4.000% | 3.230% | 6,900 | 351,900 | | 30,506 | | |
| 2024 | 12/1/2023 | | | | 1,063,907 | 8,953,907 | 8,953,907 | 288,356 | 288,356 | 256,845 |

Notes and Assumptions:

* Par amount is preliminary and subject to change

** Analysis assumes the contribution from the City of \$125,737 - these are moneys that have already been levied for and collected by the City in regard to the 2003 Bonds due 12/1/2013 and 6/1/2014

(1) Dated Date of 11/12/2013

(2) Bank-Qualified Tax-Exempt interest rates used; assumes 40 bp spread to AAA MMD from September 13, 2013

(3) All yields and debt service payments are estimated and subject to change based on market conditions and other factors

(4) Expected City of Bloomington credit rating: Aaa (Moody's) and AA+ (Fitch)

| | |
|--------------------------------------|----------------|
| Estimated PV Savings: | 256,845 |
| Plus Refunding Funds on Hand: | 4,336 |
| Total NPV Savings: | 261,181 |
| Par Refunded: | 8,000,000 |
| Savings as % of Refunded Par: | 3.265% |

City of Bloomington
2013A \$10 Million BQ New Money GO Bonds
Projected Wrap-Around Debt Service Structure

| Fiscal Year (April 30) | Total Existing Principal* | Total Existing Debt Service* | Projected Series 2013A Bonds Debt Service | | | | | Total Projected Annual Debt Service | Total Projected Annual Principal | Cumulative Remaining Principal |
|------------------------|---------------------------|------------------------------|---|-------------------|--------|--------|------------------|-------------------------------------|----------------------------------|--------------------------------|
| | | | Payment Date | Principal | Coupon | Yield | Interest | | | |
| 2014 | 6,405,000 | 9,556,611 | 12/1/2013 | - | - | - | 29,973 | 29,973 | 6,405,000 | 86,555,000 |
| 2015 | 5,725,000 | 8,822,315 | 6/1/2014 | - | - | - | 168,600 | 168,600 | 5,725,000 | 80,150,000 |
| 2016 | 5,900,000 | 8,851,902 | 6/1/2015 | - | - | - | 168,600 | 168,600 | 5,900,000 | 74,425,000 |
| 2017 | 4,070,000 | 6,850,948 | 6/1/2016 | 200,000 | 3.000% | 1.150% | 168,600 | 168,600 | 4,270,000 | 68,525,000 |
| 2018 | 4,240,000 | 6,870,854 | 6/1/2017 | 200,000 | 3.000% | 1.500% | 165,600 | 365,600 | 4,440,000 | 64,255,000 |
| 2019 | 3,870,000 | 6,348,079 | 6/1/2018 | 200,000 | 3.000% | 1.940% | 162,600 | 362,600 | 4,400,000 | 59,815,000 |
| 2020 | 3,105,000 | 5,444,091 | 6/1/2019 | 1,910,000 | 3.000% | 2.260% | 159,600 | 2,069,600 | 4,070,000 | 55,745,000 |
| 2021 | 3,350,000 | 5,555,157 | 6/1/2020 | 1,895,000 | 3.000% | 2.540% | 130,950 | 2,025,950 | 5,015,000 | 50,730,000 |
| 2022 | 3,505,000 | 5,562,054 | 6/1/2021 | 1,875,000 | 3.000% | 2.830% | 102,525 | 1,977,525 | 5,245,000 | 45,485,000 |
| 2023 | 3,395,000 | 5,296,117 | 6/1/2022 | 1,860,000 | 4.000% | 3.060% | 74,400 | 1,934,400 | 4,010,000 | 40,105,000 |
| 2024 | 3,575,000 | 5,315,383 | 6/1/2023 | 1,860,000 | 4.000% | 3.230% | 37,200 | 1,897,200 | 3,485,000 | 34,850,000 |
| 2025 | 3,520,000 | 5,093,241 | 6/1/2024 | - | - | - | 37,200 | 1,897,200 | 5,435,000 | 29,415,000 |
| 2026 | 3,370,000 | 4,775,972 | 6/1/2025 | - | - | - | - | - | 3,520,000 | 25,895,000 |
| 2027 | 3,005,000 | 4,233,750 | 6/1/2026 | - | - | - | - | - | 3,370,000 | 22,525,000 |
| 2028 | 3,215,000 | 4,279,938 | 6/1/2027 | - | - | - | - | - | 3,005,000 | 19,520,000 |
| 2029 | 2,440,000 | 3,348,181 | 6/1/2028 | - | - | - | - | - | 3,215,000 | 16,305,000 |
| 2030 | 2,030,000 | 2,807,609 | 6/1/2029 | - | - | - | - | - | 2,440,000 | 13,865,000 |
| 2031 | 2,220,000 | 2,873,391 | 6/1/2030 | - | - | - | - | - | 2,030,000 | 11,835,000 |
| 2032 | 2,420,000 | 2,937,256 | 6/1/2031 | - | - | - | - | - | 2,220,000 | 9,615,000 |
| 2033 | 2,640,000 | 3,008,250 | 6/1/2032 | - | - | - | - | - | 2,420,000 | 7,195,000 |
| 2034 | 2,170,000 | 2,391,213 | 6/1/2033 | - | - | - | - | - | 2,640,000 | 4,555,000 |
| 2035 | 2,385,000 | 2,461,022 | 6/1/2034 | - | - | - | - | - | 2,170,000 | 2,385,000 |
| | 76,555,000 | 112,683,331 | | 10,000,000 | | | 2,538,723 | 12,538,723 | 86,555,000 | - |

Notes and Assumptions:

*Total Existing Principal and Debt Service includes those payments due and made on 6/1/2013. Also includes the following: (i) remaining 2004 Taxable Coliseum debt; (ii) remaining 2012 ERI Liability refunding debt; and (iii) the projected results of the 2013B Refunding. It does NOT include any of the Public Building Commission debt or refunding of such debt.

(1) Dated Date of 10/29/2013

(2) Bank-Qualified Tax-Exempt interest rates used; assumes 40 bp spread to AAA MMD from September 13, 2013

(3) All yields and debt service payments are estimated and subject to change based on market conditions and other factors

(4) Expected City of Bloomington credit rating: Aa2 (Woody's) and Aa+ (Fitch)

(5) Because the City cannot levy for any debt service payments up through and including 6/1/2014, those payments must be paid through capitalized interest or the City's Operating Funds

September 16, 2013

TO: Mayor and City Council
cc: David A. Hales, City Manager

FROM: Barbara J. Adkins, Deputy City Manager

SUBJECT: September 23, 2013 Work Session – “Five Year Capital Improvements Downtown Streetscape Report”

Background:

Over the last several years, Council has continued to look at ways to ensure that the downtown continued to be prosperous, by incorporating streetscape, while preserving the history and heritage of the Bloomington.

Staff was charged with developing a Five- year Downtown Streetscape Plan Report for Council discussion.

Staff worked internally with Administration, Engineering and Parks Maintenance staff to develop the draft report as well as recommendations that were set forth in the City’s Strategy Plan and the Downtown Entertainment Task Force Final Report, chaired by Councilwoman Karen Schmidt.

As part of developing the report, staff reviewed past work that had been completed in the downtown as well as locations for additional streetscape that would include;

- Decorative Lights
- Street Resurfacing
- Sidewalk Replacement
- Benches/Bike Racks, and Garbage Receptacles
- Cleanliness
- Underground Storage Vaults
- Cameras

Attached please find the 5-year Capital Improvements Downtown Streetscape Report that includes past background history, City Grant Programs, Parking, Streetscape and Staff Recommendations.

This plan does not include water fountains or mural’s, however it does include additional decorative street lights, sidewalk replacement, benches, bike racks, cameras, garbage/cigarette receptacles and vaults. The draft report also includes a map of existing as well as locations for additional streetscape.

Finally, staff is requesting that a “design” study be completed by using \$75,000 from the Fiscal Year 2013 budget that was approved by Council that would assist staff with the 5 year financial planning and transition of the streetscape plan.

Staff will also be presenting the draft plan to the Downtown Bloomington Association, Downtown Property Owners Groups and the Downtown Bar Association for their feedback.

City of Bloomington Downtown Streetscape Master Plan



5-Year Capital Improvements Report

September 2013

Prepared by: William C. Hanks

Graduate Management Intern

and

Stephen Arney

Public Works Miscellaneous Technician



Background: Heart of the city

The City of Bloomington is committed to a vibrant downtown that will become a regional destination, while preserving the City's history and heritage. It represents the heart of the city, presents fine architecture and offers amenities and events unique to the municipality.

Downtown, primarily, is bordered by Olive Street to the south, Locust Street to the north, East Street to the east, and Madison Street to the west. However, some of its finest niches are *outside the U.S. 51 arterial roads of Madison and East. To the west, a multi-purpose coliseum* provides a venue for sports, music and conventions, and a public ice skating center adjoins it. To the east, Front Street shines and a movie theater has been converted into a music venue. To the north, a cultural district serves a multitude of tastes in drama, music and fine art. In its core, downtown serves as government center, commercial center and residential living spot and is home to multiple art galleries, restaurants and taverns. A history museum in the former courthouse serves both as cultural and architectural anchor.

Despite its potential, downtown has struggled at times through the decades – as is common for central business districts in mid-sized American cities. During the past three decades, Bloomington government has played a leading role in rejuvenating the heart of the city. This document aims to guide the City Council, and was created at its request, as City leaders continue involvement in partnership with other Downtown stakeholders. The report first summarizes public improvements, then offers recommendations for future action.

Streetscape Projects

One element of the future vision of downtown Bloomington is streetscape beautification projects. The City of Bloomington needs to explore revenue sources and create a long-term plan to continue to see the progress. In 1986, Bloomington created a Downtown Tax Increment Financing (TIF) district to provide for comprehensive renewal of Downtown Bloomington. A TIF allocates future increases in property taxes from a designated area to pay for improvements only within that area. TIF did much to fund streetscape work and to provide incentives to the private sector. However, the Downtown TIF expired at the end of 2009. Without a Tax Increment Financing (TIF) district in downtown Bloomington, it is important to continue the commitment to a better downtown Bloomington through other sources and create a long-term capital improvement plan in collaboration with the downtown residents, businesses, the Downtown Bloomington Association and downtown property owners.

Since 2003, the City of Bloomington completed three major improvement projects in the downtown district: The Bloomington Downtown Courthouse Square Streetscape project, Downtown Bloomington Main Street Beautification project and the Main Streetscape Improvement project.



Figure 1: Bloomington Courthouse Square

The Downtown Bloomington Main Street Beautification project occurred in 2007. On the right, Figure 2 shows the 100 block of Main Street. The project was partly funded by a \$30,000 Illinois Transportation Enhancement Program (ITEP) grant and around \$165,000 from federal funds



Figure 2: 100 Block of Main Street

The City spent approximately \$72,000 for the Main Street Beautification project. The project area was the 100 block of Main Street from Washington to Front streets. The scope included installation of decorative lights, landscaping improvements, and sidewalk replacement.



Figure 3: Convergence of Purpose Statue



Figure 4: Main & Mulberry Street Intersection

The Main Streetscape Improvement project started in 2009 and included four blocks: Main Street from Jefferson to Mulberry streets and Monroe Street from Main to Center streets. The project cost approximately \$2 million and was funded by the remaining money in the expiring Downtown Tax Increment Financing (TIF) fund. The scope of the project included some private vault filling, sidewalk replacement, installation of combined trash and cigarette receptacles, decorative benches, trees, decorative lights, and a concrete base for the Convergence of Purpose statue in front of the

Bloomington Center for the Performing Arts. The Convergence of Purpose statue, which is shown in Figure 3 on the previous page, is a life-size statue of Abraham Lincoln, Jesse Fell, and David Davis.

On the left, Figure 4 shows the decorative lights along Main Street near the Monroe Street intersection.

The City also completed a smaller scale project, in the 600 block of Main Street in 2012. This project was budgeted for \$50,000. Below, Figure 5 shows the block. The scope of the work included installation of decorative lights and sidewalk replacement. The majority of the decorative light work was funded by the 2012 Traffic Signal Maintenance contract. While City electricians installed the decorative light poles, the City paid a contractor for foundation and underground electrical conduit work. Sidewalk replacement was paid through general revenue sidewalk money.

Harriett Fuller Rust Grant Program

In addition to the major streetscape projects, the City has committed itself to improved aesthetics through other avenues, while preserving the history of downtown. An example is the Harriett Fuller Rust Grant Program. The grant allows property owners or business owners to receive grants of up to 50 percent of the total cost of work on facade rehabilitation, repair or restoration, and/or structural work. In Fiscal Year 2012-13, the City spent about \$100,000 on the program and an additional \$25,000 in encumbrances. The Council has approved \$200,000 for Rust grants for the fiscal year 2013-2014. Over the years, the grants incentivized owners on scores of projects while protecting the historical integrity of buildings; the Historic Preservation Commission approves grant applications and ensures that facade changes are conducted in a historically sensitive manner.



Figure 5: 600 Block of Main Street

Parking adjustment

The City of Bloomington took a small but meaningful step in addressing parallel parking. In 2007, the City started experimenting with removal of the tick markings on the pavement at parallel parking spaces. A tick mark indicates the boundary of a designated parking space. Motorists can get parking tickets for failing to park within tick marks. Eliminating tick marks creates more space for parking.

Other Accomplishments:

With Bloomington's continued action agenda commitment to improve the downtown area, City Manager Hales assigned Deputy Manager Adkins to create and direct a 5-year improvement plan in 2012. In December 2012, the staff formed an internal team with the goals to increase security and enhance the streetscape in the downtown area while preserving the history and heritage of Bloomington. The internal team combines of City staff from various departments that have a direct interest in the issues being addressed. The team includes:

- Barb Adkins, Deputy City Manager
- Kevin Kothe, City Engineer
- Jeff Kohl, Engineering Technician
- Jeff Raines, Engineering Technician
- John Kennedy, Parks, Recreation, and Cultural Arts Department Director
- Troy Olson, Engineering Technician
- Jim Karch, Public Works Director
- Scott Sprouls, Director of Information Services
- Don Gilmore, Superintendent of Streets & Sewers
- Robert Meows, Superintendent of Parks & Recreation

The team conducted a walking tour of downtown and met multiple times to discuss concerns and needs for downtown.

Proactively, the following items were completed by each department:

The Public Works Department created a map of the downtown that identifies locations of existing and proposed items, such as benches, bike racks, cameras, trash cans, and decorative lights (See Attachment 1). The items on the map were added with input from the members of the project team.

The Public Works Department identified inlets and sidewalks that need to be replaced. Within the Fiscal Year 2012-2013 budget cycle, The Public Works Streets and Sewers Division workers have completed repair work in the downtown area:

- Inlet repair work at the northeast corner of the Market and Center intersection.
- Inlet repair work at the southeast corner of the Monroe and Center intersection.



Figure 6: Example of Completed Inlet Repair Work

- Inlet repair work at the southeast corner of the Jefferson and Main intersection.
- Replaced a no parking sign at the corner of Washington at Main Street.
- Alley approach repair work on the north side of Mulberry Street.

At left, Figure 6 shows completed inlet repair work. The sidewalks and ramps were replaced at those locations. Three additional ramps were contracted out and replaced at the intersection of Mulberry and Main streets in Fiscal Year 2012-2013. These ramps are now compliant with the new ADA (Americans with Disabilities Act) standards and with the new curb ramps

guidelines set by the Illinois Department of Transportation (IDOT).

The Parks, Recreation, and Cultural Arts Department removed two Hawthorne trees at 415 North Center Street because of a heavy insect infestation problem. In addition, the department removed a dead oak tree at the corner of Market and Center in front of the parking garage.

Security Cameras

The Information Services Department installed a wireless network infrastructure, a video management system (VMS), and four (4) cameras to enhance safety in the downtown district. Figure 7, shown at the right, is an example of a camera and a wireless access point in the downtown district. The camera on the corner of Main and Mulberry streets was moved from the concrete Ameren pole to the decorative pole.



Figure 7: Camera & Wireless Access Point Pole Example

In 2008, the City secured a grant from the State Farm Foundation for technology for \$169,500, with \$80,000 being earmarked for the downtown cameras. Money remains available, and the Police Department has prioritized locations for future cameras. The first priority would be a camera at the intersection of Washington and Main Street. The second priority would be a camera mid-block in the 500 block of Main Street. The camera would face towards the east to allow a better view of the heart of the bar district. The third priority would be Front Street, but the exact location is still to be determined. The Police Department plans to have cameras installed for the first two priority locations by late summer of 2014.

The City should plan for future camera locations along Center Street to increase safety. It would be wise to pick one corner at each intersection for a camera post. In the future, these camera posts may be used for a wireless network in the downtown district.



Figure 8: A 5-Globe Decorative Light Example

Decorative Lights

Decorative lights have been a key element in enhancing downtown and staff envisions expanded use of them. Figure 8, on the left, is an example of a 5-globe decorative light. Entering 2013, there were 91 existing decorative lights in the downtown district. Among those, there were 37 single-globe light stands, 1 two-globe, 5 three-globe, 1 four-globe, and 47 five-globe lights. Additional location information can be found by looking at the map on Attachment 1.

The team conducted a nighttime check of the

street lights to ensure all the lights worked properly. The nighttime check led to the decision to removed four (4) concrete Ameren light poles along Main Street.

Decorative lights come with challenges, and the team identified several concerns. First, decorative lights are fed off of a circuit, and there are questions that need to be analyzed, such as how many lights can be fed off of one circuit and the best way to construct a plan. Second, the installation of decorative lights requires trenching. That means digging up sidewalks. Third, the Police Department has noticed that ambient lighting from the decorative light globes has a negative impact on the quality of camera images if the camera is not situated high enough or the camera is not in the right position. The camera that experienced the most trouble was the one the intersection of Mulberry and Main streets. The City switched that camera from an Ameren light pole to a decorative light pole to improve image quality.

Design budget

The team proactively recommended that \$75,000 be allocated in the Fiscal Year 2013-2014 -- and the Council agreed -- for the design phase of the Downtown Streetscape Master Plan. The Master Plan includes designing and outlining locations for decorative lights, benches, and bike racks. The City Council also approved \$400,000, which would be distributed evenly in each of the next four budget's cycles following Fiscal Year 2013-14. The \$400,000 is earmarked for the construction of any downtown streetscape improvements. Attachment 2 is a copy of the budget sheet for the Downtown Streetscape Improvements project in the Capital Improvements Program.

Observations on vaults

Sidewalk vaults constitute a major obstacle in downtown improvement. Vaults are basement spaces extending underneath sidewalks. They belong to private property owners and were created in decades past for coal delivery and for storing goods. On the right, Figure 9 shows an example of a sidewalk vault. It is one of the few that is visible from the sidewalk.



Figure 9: Sidewalk Vault Example

Some of the vaults are now abandoned by the property owners while other property owners are unaware of their existence; the City and the owners do not know their locations.

Although private vaults are underneath City sidewalks in the public right-of-way, they are the responsibility of the property owners to maintain because they are part of the owner's property.

Vaults at best present a planning dilemma. Unused vaults should be filled, but at whose expense?



Figure 10: A Collapse Sidewalk Above a Vault

At worst, they are a safety hazard. There have been a few cases in which the sidewalk above a vault has collapsed. Figure 10, on the previous page, shows one such example of collapse. The City has tried pilot programs, such as coring and ground penetrating radar (GPR), to locate the sidewalk vaults, but the results are not what the staff expected. There is still a need to update records.



Figure 11: Tree Grate Example

Decorative tree grates

Another negative element in the downtown district is decorative tree grates. They are an example of good intentions with negative consequences. Tree grates are the steel structures that sit atop mulch, which surrounds the tree. (See Figure 11, on the left.) Tree grates make it difficult for City staff to perform maintenance to the tree, such as putting in new mulch. Worse, the grates, intended to improve aesthetics, accomplish the opposite: They become collectors for trash, general debris and cigarette butts. All grates should be removed.

Recommendations:

The City of Bloomington is committed to proactively seek ways to improve the streetscape and overall beauty of downtown while preserving the history and heritage of Bloomington. The formation of the internal team is another step towards the City Council's goal for the downtown, which is outlined in the City of Bloomington Strategic Plan as Goal 6: A Prosperous Downtown Bloomington. The City Strategic Plan was adopted by the City Council on January 25, 2010. (Please see Attachment 3 for more details about the Strategic Plan Goal 6.) The team has identified needs and outlined recommendations for the capital improvement plan:

- **Complete Infrastructure Rehabilitation, Block-by-Block Approach:** This refers to an emerging Public Works strategy in which a block gets comprehensive infrastructure work at one time rather than piecemeal work. The team feels that this approach to improve downtown will provide better guidance and a blueprint from which to work. The approach will include addressing underground utilities (sanitary/storm sewers), curb & gutters, sidewalks, sidewalk ramps, fire hydrants, signage and decorative lights at a given spot at one time. This will ensure proper planning for improvements in the downtown district and maintain consistency within the whole city block.
- **Implement a Decorative Light Plan:** The team recommends gradual addition of 321 decorative lamps (185 single-globe, 8-three globe, and 128 five-globe lights). With the \$75,000 approved by the Council for FY 2013-2014 budget, the staff recommends a design phase for the planning. The design phase is needed because of the unknown locations of vaults and electrical circuits, and to ensure proper planning and synchronizing with other downtown work. Questions need to be answered, such as how many lights can be fed off of one circuit and the best way to construct a lighting plan.

The staff also recommends a policy to conduct monthly street light checks in the downtown area. This will ensure that all the street lights are properly working.

- **Conducting a Vault Inventory:** This is one of the more pressing needs moving forward because the City has incomplete records vault locations. Staff feels it can be more efficient and effective with a vault inventory in hand. Cooperation will be needed from property owners to accomplish the goal.
- **City Policy for Private Vaults:** The City should create a policy on how to handle the private vaults in the downtown district because of the expense to fill the private vaults. It is estimated that it would cost approximately \$25,000 for a typical vault fill without any unseen circumstances, such as asbestos removal, utilities conflicts, and structure conflict associated with the adjacent building.
- **Pan/Tilt/Zoom (PTZ) Camera Preference:** The Public Works Department will continue to coordinate with the Police and Information Services departments on future camera locations, as citizens' safety is a primary goal for the City. The Police and Information Services departments prefer that the City purchase pan/tilt/zoom (PTZ) cameras over fixed cameras because the PTZ cameras cover a larger area, assisting police in investigating a situation from multiple angles. The cameras also can zoom into a particular spot. Also, a PZT camera angle can be adjusted easily in the event of a problem, such as obstruction of a view.
- **Remove and Plant New Trees:** In the future, the Parks, Recreation, and Cultural Arts Department wants to remove 14 trees at an estimated cost of \$3,500. Forty-six new trees would be planted, for \$3,700. The team also recommends removing all tree grates in the downtown district.
- **Adding Other Amenities:** The team recommends approval for the Parks, Recreation, and Cultural Arts Department wish to purchase three 4-inch benches, two waste receptacles, and two bike racks with an estimated cost of \$5,600.
- **Replacing Sidewalks:** The Public Works Department has estimated that it would cost \$30,000 to replace bad sidewalks in the downtown district. These sidewalks will not comply with the Americans with Disabilities Act (ADA) if not addressed in a timely manner. There also are brick squares within the City sidewalks on the 500 block of Center Street that should be torn out and replaced. Brick sidewalks are slippery when wet and become easily displaced, making it difficult and sometimes dangerous for pedestrians who are elderly and who have disabilities. However, staff feels it would be poor planning to replace any sidewalks without a decorative light plan. Installing decorative lights would require trenching and require sidewalks to be torn out and replaced. Infrastructure should be completely rehabilitated using the Block By Block method.
- **No Drinking Fountains:** Staff feels that drinking water fountains are not necessary in the downtown district and add an unnecessary expense. They also divert potential customers from merchants who sell water and other beverages.

Conclusion

In preparing the 5-year capital improvement report, staff sought realism in terms of financial ability and sought directness in terms of needs.

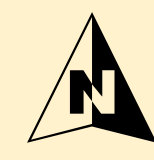
- In viewing past actions and recommendations for the future, it is evident that staff members and the Council are looking at downtown as a whole. Areas like the foot of Center Street, which cannot compete with the grandeur up the hill, need streetscape and infrastructure investment even more for that very reason. Downtown improvements need to be widespread.
- In preparing the 5-year capital improvement streetscape plan for the downtown, staff looked at previous improvements, financials and the need to continue/complete streetscape throughout the downtown.
- As part of the preparation of the plan, staff also felt that a design study should be completed to assist the staff with financial planning and transition throughout the five years of the plan.
- The City Council approved \$75,000 in the current fiscal year budget that would allow for a design study to be completed. Staff will be drafting a Qualification Based Selection (QBS) within the next two months. Staff's recommendation on the best qualified Vendor for the work will be submitted to the City Council for approval.
- Over the next month, staff will be presenting the draft plan to the Downtown Business Association, Downtown Property Owners and Downtown Bar Association for their input.

Staff would like to extend much appreciation to the past and present elected officials for their continued commitment to the betterment of the downtown, one of the City's many "Jewels of the Midwest"!

Respectfully submitted,

Barbara Adkins, Deputy City Manager

Downtown Capital Improvements



100 50 0 100 Feet

Legend

Trash Cans

- Proposed Trash_AshTray (red square)
- Trash (blue square)
- Trash_AshTray (blue square)

Camera Locations

- 2 Globe Camera Pole with No Camera (green triangle)
- 4 Globe Camera Pole With Camera (green triangle)
- No Globe Camera Pole With Camera (green triangle)
- Proposed Camera Location 1 (red triangle)
- Proposed Camera Location 2 ??? (red triangle)
- Proposed Camera Location 3 (red triangle)

Trees

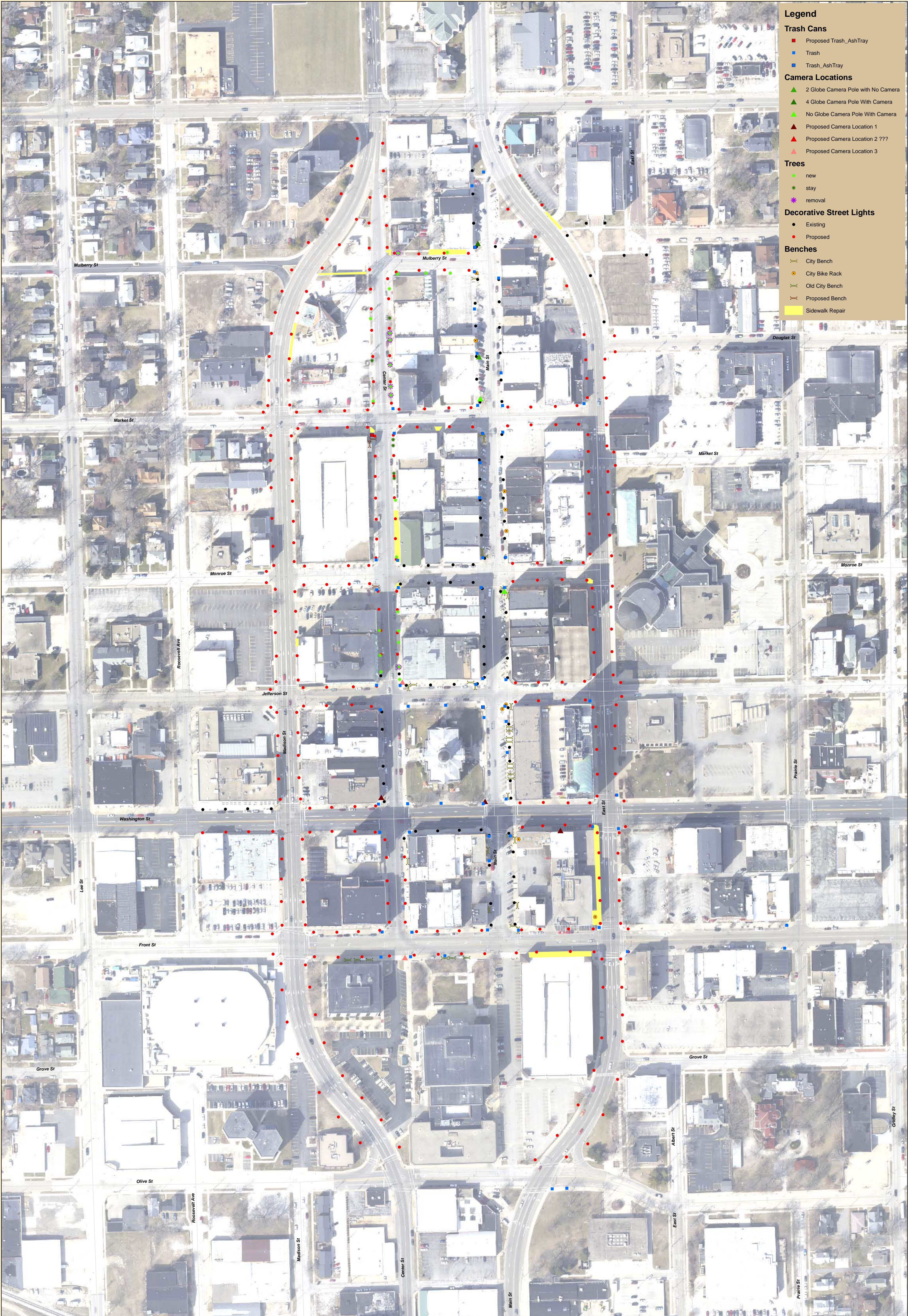
- new (green star)
- stay (black star)
- removal (purple star)

Decorative Street Lights

- Existing (black circle)
- Proposed (red circle)

Benches

- City Bench (yellow rectangle)
- City Bike Rack (orange circle)
- Old City Bench (yellow rectangle)
- Proposed Bench (yellow rectangle)
- Sidewalk Repair (yellow rectangle)



Strategic Plan

2010 → 2015 → 2025



City of Bloomington

“Jewel of Midwest Cities”

Adopted by the City Council on January 25, 2010

Goals for 2015

Goal 6: Prosperous Downtown Bloomington

What this means to you as a citizen:

- Traditional Downtown – the heart of the Bloomington Community
- Choices for dining and entertainment opportunities
- Reasons to go Downtown
- Preservation of the City's history and heritage
- Downtown – a regional destination for entertainment, financial center, seat of government

Objectives

- More beautiful, clean Downtown area
- Downtown Vision and Plan used to guide development, redevelopment and investments
- Downtown becoming a community and regional destination
- Healthy adjacent neighborhoods linked to Downtown
- Preservation of historic buildings

Challenges and Opportunities

- Future direction of Downtown
- Diversity of stakeholders
- Upgrading City facilities in Downtown
- Defining City's role in Downtown
- Residents thinking of Downtown as a destination
- Aging building and infrastructure in Downtown
- Main Street and couplet
- Attracting a hotel and restaurants