

# **Tax Increment Financing Redevelopment Plan**

.....  
Empire Street Corridor  
Redevelopment Project Area  
.....

Prepared for

**City of Bloomington, Illinois**

Prepared by

**PGAV PLANNERS**

November 20, 2015



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- Attachment A – Ordinance No. 57
- Attachment B – Boundary Description
- Attachment C – Existing Conditions Photos
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- Attachment E – Parcel Identification Numbers, Property Owners and 2014 EAV

## SECTION I

### INTRODUCTION

On August 24, 2015, the Bloomington City Council passed **Ordinance No. 57** providing for a feasibility study and report with respect to the designation of a portion of the City as a tax increment finance (“TIF”) redevelopment project area pursuant to the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, the “Act”). A copy of this Ordinance is contained in this report as **Attachment A** in the **Appendix**. The area being considered for designation as a TIF area generally includes mostly commercial properties located on north side of East Empire between North Veterans Parkway and Stortz Drive. The area also includes the now vacant Circle Lanes bowling alley on the east side of North Veterans Parkway and the Bloomington High School, Junior High School and the U.S. Postal Service Facility on the south side of East Empire Street. The area is referred to herein as the Empire Street Corridor Redevelopment Project Area (the “Area”). The boundaries of the Area are as shown on **Exhibit A - Redevelopment Project Area Boundary**. Refer also to the **Boundary Description** contained in the **Appendix** as **Attachment B**.

The Area contains approximately 201 acres, including street and alley rights-of-way (net of rights-of-way, 148 acres). There are a total of 65 parcels of real property, of which 64 (98%) have improvements thereon (e.g., buildings, parking areas, etc). Much of the built environment in this Area, including improvements in public right-of-way, suffers from age and physical deterioration. There are also significant amounts of vacant commercial building space in the Area. Not all properties have conditions that would cause them to qualify individually under the definitions contained in the Act. However, the area “on the whole” meets the eligibility requirements of the Act.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private and public investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will serve to renovate or redevelop underperforming and obsolete parcels along the Empire Street Corridor commercial corridor and ultimately enhance the tax base of the community. In addition, considerable public investment will be needed to address the inadequate storm water drainage system in the Area to alleviate flooding within the Area. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed because it’s not anticipated that any redevelopment plan to be prepared for the Area will result in the displacement of ten (10) or more inhabited housing units (there are only three residential units in the Area).

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area. A prerequisite to establishing such is that the Area meets the eligibility requirements of the Act.

The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence, and documentation required by the Act



**INSERT EXHIBIT A**  
**Redevelopment Project Area Boundary**  
**(Page 3-4)**





Base Data Source: McLain County Regional Planning Commission

**Legend**  
 Redevelopment Project Area Boundary

0 250 500 1,000  
 Feet  
 N  
 November 2015

## Exhibit A - Redevelopment Project Area Boundary

Empire Street Redevelopment Project Area





## SECTION II

### STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

#### A. Introduction

Tax increment financing (TIF) is a local funding mechanism created by the "Tax Increment Allocation Redevelopment Act" (the "Act"). The Act is found at 65 ILCS 5/11-74.4-1 *et seq.*

As used, herein, the term **Redevelopment Project** means any public and private development project in furtherance of the objectives of a Redevelopment Plan. The term **Redevelopment Project Area** means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions that cause the area to be classified as an industrial park conservation area, a blighted area or a conservation area, or a combination of both blighted areas and conservation areas. **Redevelopment Plan** means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the Redevelopment Project Area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.

The concept behind the tax increment law is straightforward and allows a municipality to carry out redevelopment activities on a local basis. Redevelopment that occurs in a designated Redevelopment Project Area results in an increase in the equalized assessed valuation ("EAV") of the property and, thus, generates increased real property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, and other redevelopment project costs as permitted by the Act.

The Illinois General Assembly made various findings in adopting the Act; among them were:

1. That there exists in many municipalities within the State blighted, conservation and industrial park conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers are proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a Redevelopment Plan. One of these requirements is that the municipality must demonstrate that a Redevelopment Project Area qualifies under the provisions of the Act. With the definitions set forth in the Act, a Redevelopment Project Area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

## **B. Summary of Findings**

The following findings and evidentiary documentation are made with respect to the proposed Redevelopment Project Area:

1. The Area, as a whole, meets the statutory requirements as a **conservation area**. The Area, it is not yet blighted, *but* because of a combination of three or more factors specified in the definition of “conservation area” is detrimental to the public safety, health, morals or welfare and such Area *may* become a blighted area.
2. The Area exceeds the statutory minimum size of 1-1/2 acres.
3. The Area contains contiguous parcels of real property.
4. If this Plan is adopted and implemented by the City, it is reasonable to say that all properties included in the Area would benefit substantially from being included in the Area.
5. The Redevelopment Project Area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to occur without public assistance. Further evidence of this is presented in Section V and throughout this document.

## SECTION III

### BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

#### A. Introduction

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

This Section documents the relevant statutory requirements and how the subject area meets the eligibility criteria.

#### B. Statutory Qualifications

The Act defines the factors that must be present in order for an area to qualify for TIF. The following provides the statutory definitions of the qualifying factors relating to a blighted area and a conservation area:

##### 1. **Eligibility of a Blighted Area**

The Act states that a “...**blighted area**” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:”<sup>1</sup>

- a. **“If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area.”

- (1) “Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.”

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<sup>1</sup> Emphasis added with bold or underlined text.

- (2) “Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- (3) “Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.”
- (4) “Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.”
- (5) “Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.”
- (6) “Excessive vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.”
- (7) “Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.”
- (8) “Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area,



(ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.”

- (9) “Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.”
- (10) “Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.”
- (11) “Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.”
- (12) “Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.”

- (13) “The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.”
  
- b. **“If vacant**, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:”
  - (1) “Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities.”
  - (2) “Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.”
  - (3) “Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.”
  - (4) “Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.”
  - (5) “The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.”

- (6) “The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.”

## 2. Eligibility of a Conservation Area

The Act further states that a “... “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which **50% or more of the structures in the area have an age of 35 years or more**. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the [13 factors applicable to the improved area] is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area.” *[Bracketed text replaces “following factors” from the Act.]*

### C. Investigation and Analysis of Blighting Factors

In determining whether or not the Area meets the eligibility requirements of the Act, research and field surveys were conducted by way of:

- Contacts with City of Bloomington staff who are knowledgeable of Area conditions and history.
- On-site field examination of conditions within the Area by experienced staff of PGAV.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective January 10, 1977.
- Examination of McLean County real property tax assessment records.

The result and documentation of this effort are summarized below.

## **D. Analysis of Conditions in the Area**

PGAV staff conducted a parcel by parcel survey to document existing conditions in the Area on September 2, 3 and 4, 2015. One of the outcomes of this survey was an inventory of existing land uses in the Area, which are illustrated on **Exhibit B - Existing Land Use Map**. This field work was supplemented with information provided by City staff and an analysis of property assessment data from the City of Bloomington Township Assessor's office. In addition, building occupancy was re-checked on November 19 and 20, 2015. Therefore, the vacancy data reported herein is up to date as of November 20, 2015.

**Exhibit C – Summary of Blighting and Conservation Area Factors** provides a quantitative breakdown of the various factors. **Exhibit D-1 – Existing Conditions Map** provides a graphic depiction of certain blighting factors that were determined to exist within the Area.

### **1. Findings on Improved Area**

The following presents the findings on the conservation area factors that are present to a meaningful extent within the Area.

- a. Summary of Findings on Age of Structures: Age is a prerequisite factor in determining if all or a portion of a redevelopment project area qualifies as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures in the redevelopment project area must have an age of 35 years or greater in order to meet this criteria. Of the 68 buildings in the Area, 54, or 79%, in the Area are over 35 years old. Building ages for most of the buildings in the Area were obtained from the City of Bloomington Township Assessor's website.<sup>2</sup> Those that did not have dates in the Assessor's database were determined to be at least 35 years old via examination of historic aerial photos and/or were researched by City staff.
  
- b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 36 (53%) of the 68 buildings in the Area. The field survey of exterior building conditions in the Area found structures with various defects such as secondary structural components, including windows, doors, gutters, downspouts, masonry and other fascia materials, etc. These deteriorated buildings are scattered throughout the Area. More common and dispersed throughout the Area were deteriorated site improvements, such as parking lots and driveways.

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<sup>2</sup> <http://www.wevaluebloomington.org/>

**INSERT EXHIBIT B**  
**Existing Land Use Map**  
**(Page 13-14)**





**Exhibit B - Existing Land Use**  
 Empire Street Redevelopment Project Area





**Exhibit C**  
**SUMMARY OF BLIGHTING AND**  
**CONSERVATION AREA FACTORS**

Empire Street Redevelopment Project Area  
 City of Bloomington, Illinois

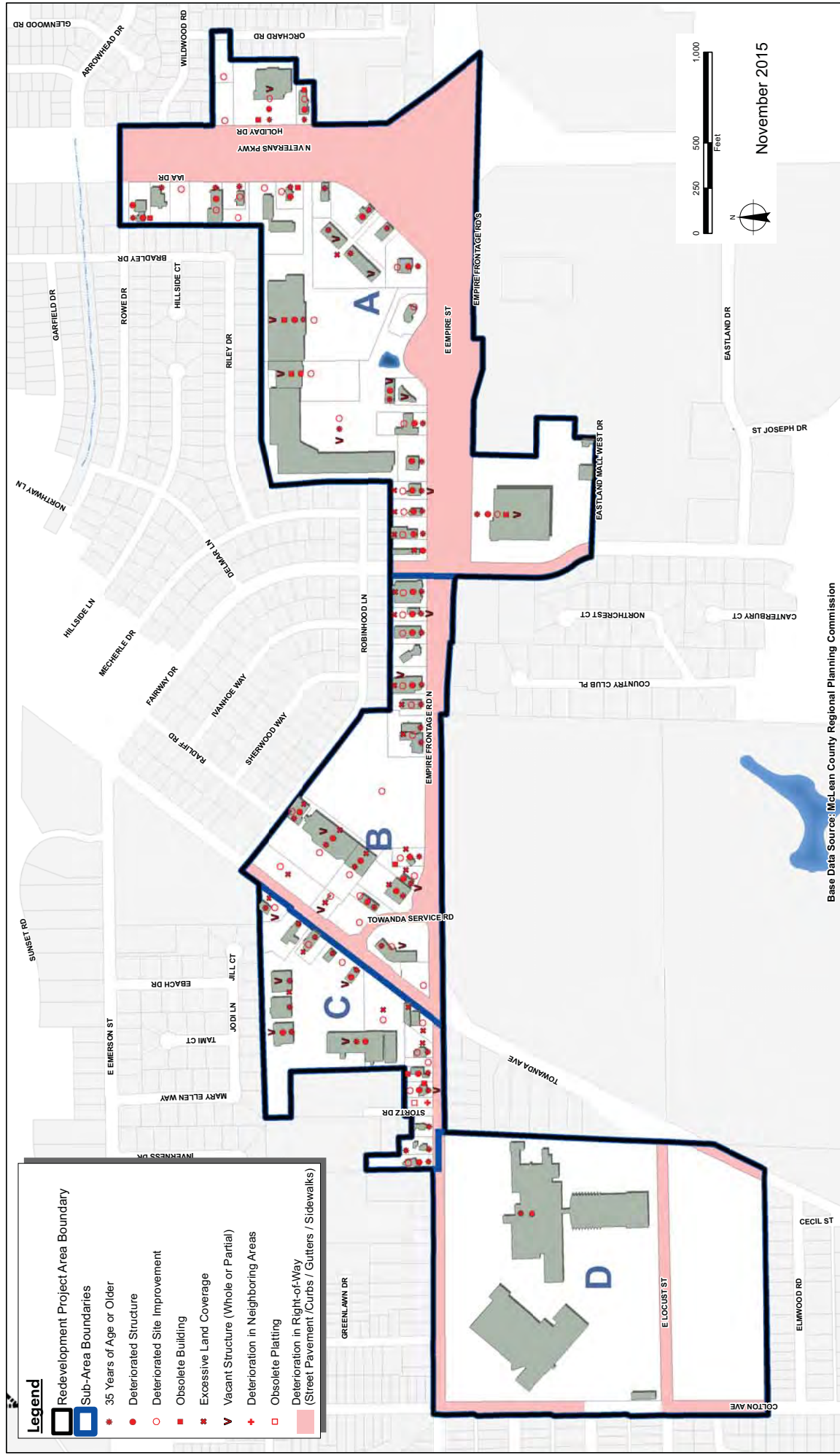
	<b>Total</b>	<b>%</b>
No. of improved parcels	64	98%
No. of vacant parcels	1	2%
Total parcels	65	100%
No. of buildings	68	100%
No. of buildings 35 years or older	54	<b>79%</b>
No. housing units	3	
No. housing units occupied	3	
Sub-Area Count	4	100%
<b>IMPROVED LAND FACTORS:</b>		
No. of deteriorated buildings	36	<b>53%</b>
No. of parcels with site improvements that are deteriorated	47	<b>73%</b>
Deteriorated street and/or sidewalk pavement (by Sub-Area)	4	<b>100%</b>
No. of dilapidated buildings	0	0%
No. of obsolete buildings	7	10%
No. of structures below minimum code	nd <sup>1</sup>	
No. of buildings lacking ventilation, light or sanitation facilities	nd <sup>1</sup>	
No. of building with illegal uses	nd <sup>1</sup>	
Approximate total building square footage	1,233,719	
Approximate vacant building square footage	311,107	<b>25%</b>
Approximate taxable building square footage	670,033	
Approximate vacant taxable building square footage	273,552	<b>41%</b>
No. of parcels with excessive land coverage or overcrowding of structures	25	39%
Inadequate utilities (by Sub-Area)	3	<b>75%</b>
Deleterious land use or layout (by Sub-Area)	0	0%
Lack of community planning	0	0%
Declining or Sub-par EAV Growth	<b>YES</b>	
<b>VACANT LAND FACTORS:</b>		
Obsolete platting	1	<b>100%</b>
Diversity of ownership	nd <sup>1</sup>	
Tax delinquencies	nd <sup>1</sup>	
Deterioration of struct. or site improvements in neighboring areas	1	<b>100%</b>
Environmental clean-up	nd <sup>1</sup>	
Declining or sub-par EAV growth	<b>YES</b>	

<sup>1</sup> Not determined.

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**INSERT EXHIBIT D-1  
Existing Conditions Map  
(Page 17-18)**





Base Data Source: McLean County Regional Planning Commission

### Exhibit D1 - Existing Conditions

Empire Street Redevelopment Project Area





Of the 64 improved parcels, 47 (73%) had deteriorated site improvements. Deteriorated conditions were also found within street rights-of-way. This included deteriorated street pavement, sidewalks and curb and gutters. These conditions within street rights-of-way were found in all of the sub-areas within the Area. **Attachment B** in the **Appendix** provides **photographic evidence** of the conditions found on the properties and within the street rights-of-way located within the Area.

- c. Summary of Findings Regarding Excessive Vacancies: There are about 1.2 million square feet of total building space in the Area. Of that amount, about 670,000 square feet are associated with taxable properties, with the balance being associated with tax exempt parcels (most of it being the High School and Junior High School buildings). The vacancy rate for total building space is significantly high at 25%. However, when isolating the analysis to the taxable buildings, the vacancy rate is an excessively high 41%. In Sub-area A, the rate sores to over 58%. These are very high vacancy rates where the industry norm for healthy commercial properties is a vacancy rate of not more than 5% to 10%.
  
- d. Summary of Findings Regarding Inadequate Utilities: Much of the Area's buildings are served by 6 inch diameter water mains. In areas with larger buildings (e.g., shopping centers), water mains of 8 inches in diameter or greater are necessary for adequate fire fighting flows. **Exhibit D-2, Existing Water Distribution System**, shows the location of the various sized water mains in the Area and identifies those buildings that are currently known to be served by 6 inch mains. There are multiple instances where there are larger water mains available and existing building services connected to the 6 inch mains should be moved to the larger mains and the 6 inch mains abandoned (see Exhibit D-2). There are other instances where 6" mains should be replaced with 8" mains to resolve currently known poor performance or to assure adequate fire fighting flows. Of the approximately 1.2 million square feet of total building space in the Area, about 364,000 square feet (30%) are served by 6 inch mains. When removing the High School and Junior High School buildings from the total, the amount of building space known to be served by 6 inch mains increases to approximately 46%.

In addition to the inadequately sized water mains, 13 of the 62 fire hydrants (21%) are over 50 years old. The City's Water Department recommends that these hydrants and valves be replaced with new ones.

- e. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: This factor is applicable to vacant areas as well as improved areas. The total equalized assessed valuation (EAV) for the Area has declined for five (5) out of

the last five (5) years for a total decline of -15% during this time period. This valuation trend has been below the relatively stagnant trend of the balance of the City (up by 1.5%) and significantly below the Consumer Price Index (“CPI”) during this same time period (up by 10.3%). **Exhibit E, Comparison of EAV Growth Rates (2009-2014)** shows the declining EAV of the Area and how this trend compares to the balance of the City and the CPI. To confirm whether or not the Area’s total EAV was skewed by a relatively few properties, the valuation trend was computed for each taxable parcel. **Exhibit F, Annual EAV Change (2009-2014)**, illustrates the trend in value for each taxable parcel of real estate in the Area. This map shows that all of the taxable parcels declined at least four (4) out of the last five (5) years. Clearly, this factor is distributed throughout the Area.

**2. Findings on Vacant Land**

There is one vacant parcel that constitutes only 0.2 acres of the 148 net acres of land within the Area and, therefore, is inconsequential to the eligibility findings. Nonetheless, the qualifying factors relevant to this vacant parcel include deterioration of structures or site improvements in neighboring areas and the total EAV of the proposed Area has declined for five (5) out the last five (5) years.

**Exhibit E**  
**Comparison of EAV Growth Rates (2009-2014)**  
 Empire Street Redevelopment Project Area  
 City of Bloomington, Illinois

Tax Year	EAV of Redevelopment Project Area	Balance of City <sup>1</sup>	Area Growth Rate Less Than Balance of City?	CPI <sup>2</sup>	Area Growth Rate Less Than CPI?
2009	\$ 16,335,626	\$ 1,755,991,193		214.537	
2010	\$ 15,367,257	\$ 1,783,797,302		218.056	
Annual Percent Change	-5.9%	1.6%	YES	1.6%	YES
2011	\$ 15,234,984	\$ 1,784,899,298		224.939	
Annual Percent Change	-0.9%	0.1%	YES	3.2%	YES
2012	\$ 14,141,099	\$ 1,747,564,266		229.594	
Annual Percent Change	-7.2%	-2.1%	YES	2.1%	YES
2013	\$ 13,998,915	\$ 1,747,572,888		232.957	
Annual Percent Change	-1.0%	0.0%	YES	1.5%	YES
2014	\$ 13,911,107	\$ 1,781,564,346		236.736	
Annual Percent Change	-0.6%	1.9%	YES	1.6%	YES

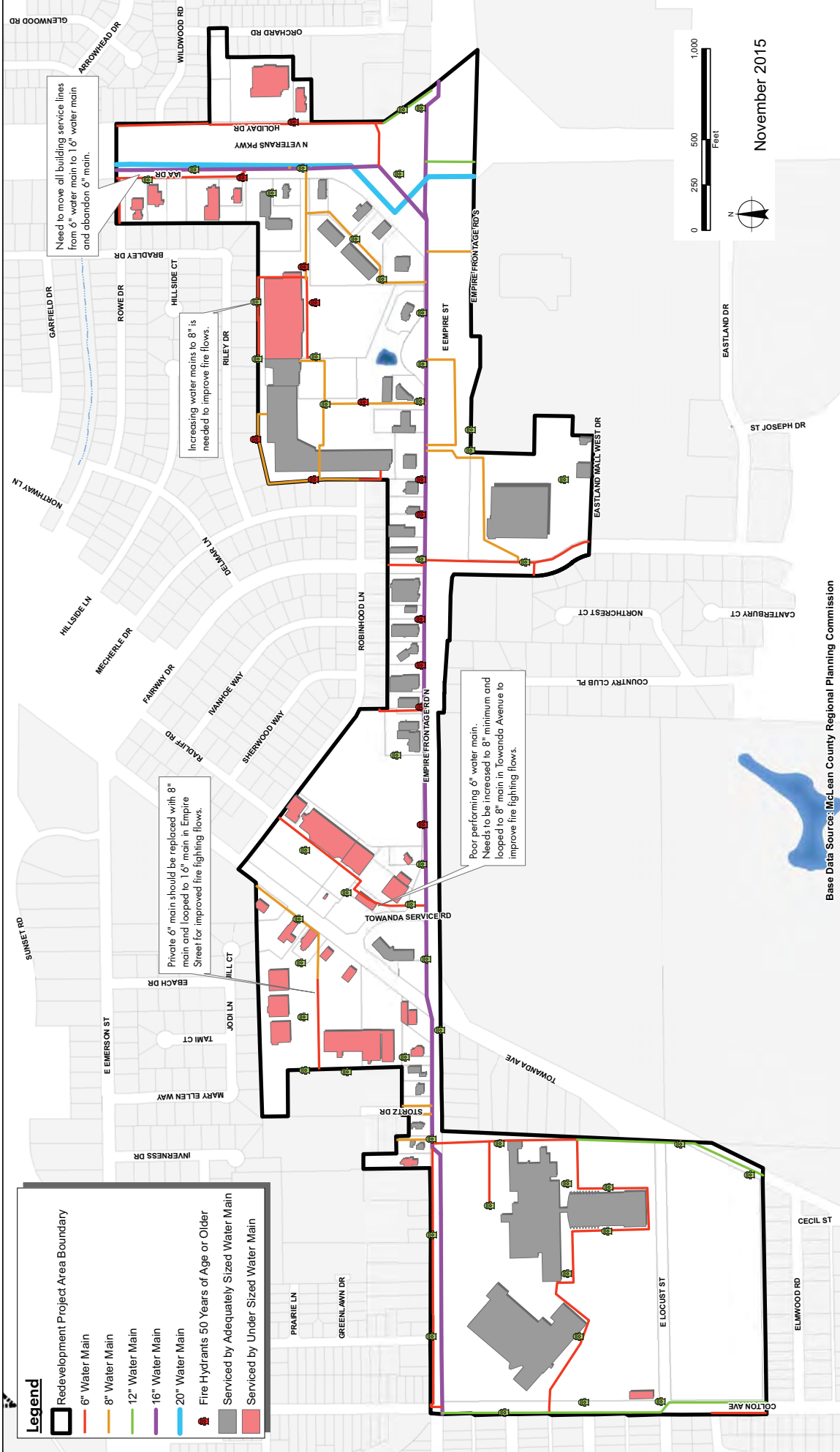
<sup>1</sup> Total City EAV minus EAV of Redevelopment Project Area.

<sup>2</sup> Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics



**INSERT EXHIBIT D-2**  
**Existing Water Distribution System**  
**(Page 21-22)**





## Exhibit D2 - Existing Water Distribution System

Empire Street Redevelopment Project Area



**INSERT EXHIBIT F**  
**Annual EAV Change (2009-2014)**  
**(Page 23-24)**





**Legend**

- Redevelopment Project Area Boundary
- EAV Growth Rate Less than the Balance of the City 4 out of Last 5 Years
- EAV Growth Rate Less than the Balance of the City 5 out of Last 5 Years
- Tax Exempt

0 250 500 1,000  
Feet

North Arrow

November 2015

Base Data Source: McLean County Regional Planning Commission

**Exhibit F - Annual EAV Change by Parcel (2009-2014)**

Empire Street Redevelopment Project Area







## **E. Summary of Eligibility Factors for the Area**

The study found that the Area contains conditions that qualify it as a **conservation area**. The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area:

- **Age** – Of the 68 buildings located in the Area 54 (79%) are greater than 35 years old, which exceeds the statutory threshold of 50% (prerequisite for a “conservation area”).
- **Deterioration** – 53% of the buildings and 73% of parcel site improvements exhibit signs of deterioration as defined in the Act. Deteriorated conditions were also found within public right-of-way (including street pavement, sidewalks, curb and gutters).
- **Excessive Vacancies** – 25% of the total building space in the Area were found to be vacant during the field survey, which is a significantly high vacancy rate. However, when isolating building vacancy to taxable properties, the vacancy rate increases to an excessively high 41%.
- **Inadequate utilities** – Approximately 63% of the total building space in the Area are served by 6 inch diameter water mains. The existing 6 inch water mains within the three shopping centers on the north side of Empire Street should be upgraded to 8” and looped back to other existing 8” or larger mains, where appropriate, to improve fire fighting flows. Also, existing building service connections to 6 inch mains should be relocated to available 8 inch or larger mains located in the Area.
- **Sub-par EAV trends** – The growth in the Area’s EAV has declined (5) out of the last five (5) years.

This study finds that the Area contains conditions that qualify it as a **conservation area**, as this term is defined in the Act, and that these conditions that may lead to blight without a program of intervention to induce private and public investment in the Area. The qualifying conditions that exist in the Area are detrimental to the Area, as a whole, and the long-term interests of the taxing districts. The various projects contemplated in this tax increment program will serve to reduce or eliminate these deficiencies and enhance the tax base of all overlapping taxing authorities.

Therefore, it is concluded that public intervention is necessary because of the conditions documented herein and the lack of private investment, on the whole, within in the Area. The City Council should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of a Redevelopment Plan and

establishment of the Redevelopment Project Area, pursuant to the Act. Once in place, the goal will be to use TIF to incent private investment that will ultimately improve property values over the long term.

## SECTION IV

### REDEVELOPMENT PLAN

#### A. Introduction

This section presents the Redevelopment Plan and Project for the Empire Street Corridor Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as a conservation area, blighted area, or a combination of conservation and blighted area, a redevelopment plan must be prepared. A **Redevelopment Plan** is defined in the Act as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a 'blighted area' or 'conservation area' or combination thereof and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

#### B. General Land Uses to Apply

The proposed general land uses to apply to the Area is presented on **Exhibit G**, entitled **General Land Use Plan**. The land use designations reflect, for the most part, existing land uses and the Land Use Plan contained in the "Comprehensive Plan 2035", as adopted by the City Council on August 24, 2015. These general land uses would also be permitted uses in the applicable zoning district classifications of the properties in the Area. An alternate land use proposed is the "Institutional/Commercial Alternate", which envisions the continuation of existing U.S. Postal facility indefinitely, but if redeveloped, the alternate use is recommended. The commercial alternate proposal makes sense as a logical expansion of the Eastland Mall development.

#### C. Objectives

The objectives of the Redevelopment Plan are:

1. Reduce or eliminate those conditions that qualify the Area as eligible for tax increment financing by carrying out the Redevelopment Plan to renovate existing buildings, reduce building vacancies, selective redevelopment of properties, upgrade the water distribution system and other public works improvements.
2. Prevent the recurrence of blighting conditions.
3. Enhance the real estate tax base for the City and all overlapping taxing districts through the implementation and completion of the activities identified herein.

4. Encourage and assist private investment in the redevelopment of the Area through the provision of financial assistance as permitted by the Act.
5. Provide for safe and efficient traffic circulation within the Area.
6. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

#### **D. Program Policies to Accomplish Objectives**

The City has determined that it is appropriate to provide limited financial incentives for private investment within the Area. It has been determined, through redevelopment strategies previously utilized by the City and communications between property owners and prospective developers and the City, that tax increment financing constitutes a key component of leveraging private investment within the Area. The City will incorporate appropriate provisions in any redevelopment agreement between the City and private investors to assure that redevelopment projects achieve the objectives stated herein and accomplish the various redevelopment projects described below.

#### **E. Redevelopment Projects**

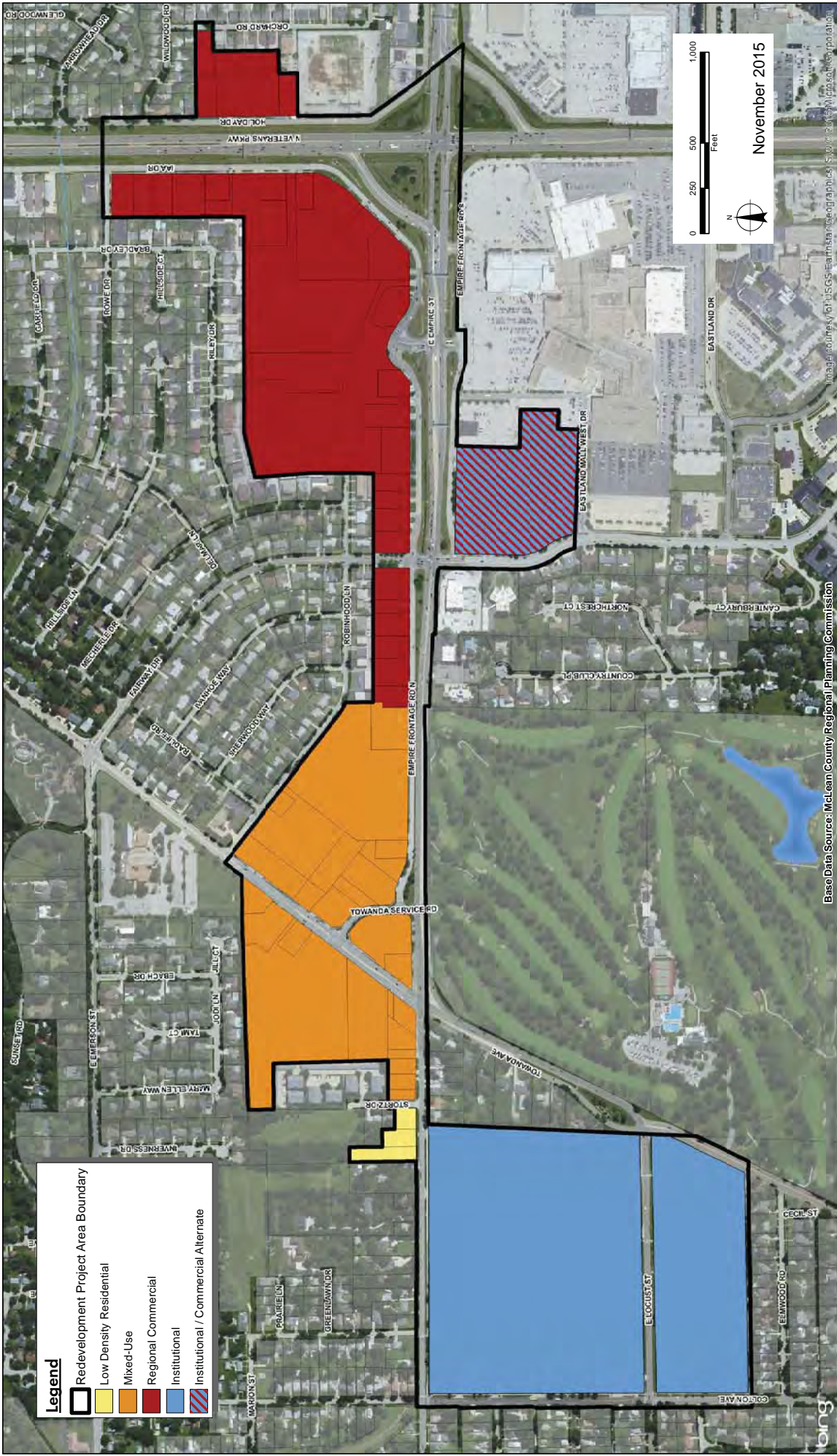
To achieve the Plan objectives and the overall project proposed in the Plan, a number of public and private activities will need to be undertaken, including a combination of private developments and public investment in infrastructure improvements. Improvements and activities necessary to implement the Plan may include the following:

##### **1. Private Redevelopment Activities:**

- a. *Building repairs, renovation and retrofitting existing private buildings:* Improvements to existing private buildings is encouraged. The first such project that is expected to occur as a result of this TIF program is the renovation and retrofitting of approximately 50,000 square feet of the now vacant Kmart store.
- b. *Demolition of existing buildings:* Demolition of existing buildings is anticipated to advance private redevelopment projects as well, particularly as part of efforts to reposition retail and mixed use development to meet market demands. For example, the vacant former Circle Lanes is not likely to be reused as a bowling alley based on interest expressed by prospective developers of this property.

**INSERT EXHIBIT G**  
**General Land Use Plan**  
**(Page 29-30)**





**Exhibit G - General Land Use Plan**  
 Empire Street Redevelopment Project Area





- a. *Construction of private buildings:* Construction of new commercial and/or mixed use buildings is anticipated as part of private redevelopment projects. The most notable property immediately available for new development is the site of the former GTE/Verizon office building, which has been demolished and the property is currently listed for sale.

## **2. Public Redevelopment Activities:**

Public improvements and support activities will be used to induce and complement private investment in the Area. These may include, but are not limited to, the following activities:

- a. *Land assembly and site preparation:* In order to facilitate redevelopment, it may be necessary for TIF to help finance land acquisition or to assist in the relocation of existing businesses, site preparation, building demolition, environmental remediation, and other steps to prepare sites for development.
- b. *Public works improvements:* Improvements to streets and sidewalks, upsizing of water mains and replacement of old fire hydrants, installation of streetscape amenities such as landscaping, way finding signage, and other public space enhancements.
- c. *Marketing of properties and promoting development opportunities:* The City will help to promote the opportunities available for investment in the Area.
- d. *Other programs of financial assistance as may be provided by the City:* The Act defines eligible redevelopment project costs that are summarized in Section F below. The City's involvement with redevelopment activities may include all those authorized by the Act, as needed.

## **3. Land Assembly & Displacement Certificate:**

To achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary to attract private development interest. Therefore, property located within the Area may be acquired by the City or private parties, as necessary, to implement a specific public or private redevelopment project. It is not anticipated that such property assembly would include the displacement of inhabited housing units located in the Area. There are three residential properties located within the Area, across from the High School.

***Displacement Certificate:***

Pursuant to Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Act, by adoption of this Redevelopment Plan by the City, the City hereby certifies that this Redevelopment Plan will not result in the displacement of more than nine (9) inhabited residential units.

**F. Estimated Redevelopment Project Costs**

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit H**, on the following page, entitled **Estimated Redevelopment Project Costs**. This estimate includes reasonable or necessary costs incurred, or estimated to be incurred, in the implementation of this Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include public financing costs or interest payments that may be incurred in conjunction with redevelopment projects.

In addition to the proposed TIF funding, the City may seek the assistance of various State of Illinois Departments (Department of Transportation, Department of Commerce and Economic Opportunity, etc.), or appropriate agencies of the Federal Government to assist in funding site preparation, infrastructure, or other required projects or improvements. To the extent additional funds can be secured from the State of Illinois, or any Federal program or other public or private sources, the City may use such funding sources in furtherance of the Redevelopment Plan and Project.

**G. Description of Redevelopment Project Costs**

Costs that may be incurred by the City in implementing the Redevelopment Plan may include project costs and expenses as itemized in Exhibit H, subject to the definition of “redevelopment project costs” as contained in the Act, and any other costs that are eligible under said definition included in the “Contingency” line item. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the Act. Note that some of the following narrative has been paraphrased (see full definitions in the Act).

1. **Costs of studies, surveys, development of plans and specifications, wetland mitigation plans, implementation and administration of the Redevelopment Plan**, including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, financial, planning or other services, subject to certain limitations:

- a. There are limitations on contracts for certain professional services with respect to term, services, etc.
- b. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan.

**Exhibit H**

**ESTIMATED REDEVELOPMENT PROJECT COSTS**

Empire Street Corridor Redevelopment Project Area  
 City of Bloomington, Illinois

<b>Description</b>	<b>Estimated Cost</b>
<b>A. Public Works or Improvements</b> <i>(Construction of streets, curb and gutters, utilities, and other public improvements)</i>	\$2,100,000
<b>B. Property Assembly</b> <i>(Acquisition of land and site preparation)</i>	\$6,500,000
<b>C. Building Rehabilitation/Retrofit</b>	\$9,700,000
<b>D. Relocation costs</b>	\$200,000
<b>E. Taxing District Capital Costs</b>	\$100,000
<b>F. Job Training</b>	\$100,000
<b>G. Interest Costs Incurred by Developers</b> <i>(30% of interest costs)</i>	\$100,000
<b>H. Planning, Legal &amp; Professional Services</b>	\$500,000
<b>I. General Administration</b>	\$200,000
<b>J. Financing Costs</b>	See Note 3
<b>K. Contingency</b>	\$2,000,000
<b>Total Estimated Costs</b>	<b>\$21,500,000</b>

**Notes:**

1. All costs shown are in 2015 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Municipal financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total redevelopment project cost if and when such financing costs are incurred.
4. Private redevelopment costs and investment are in addition to the above.
5. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.

- c. Marketing costs are allowable if related to marketing sites within the Redevelopment Project Area to prospective businesses, developers and investors.
2. **Property assembly costs**, including but not limited to **acquisition of land** and other property, real or personal or interest therein, **demolition of buildings, site preparation**, site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
3. **Costs of rehabilitation**, reconstruction or repair or remodeling of **existing public or private buildings, fixtures and leasehold improvements**; and the cost of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification.
4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 of the Act unless either
  - a. the construction of the new municipal building implements a redevelopment project that was included in a Redevelopment Plan that was adopted by the municipality prior to November 1, 1999; or
  - b. the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
5. **Cost of job training and retraining projects**, including the cost of “welfare to work” programs implemented by businesses located within the Redevelopment Project Area.

6. **Financing costs**, including but not limited to, all necessary and incidental expenses **related to the issuance of obligations** (see definition of “obligations” in the Act), and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and project**. The above stated clause is from the definition of “redevelopment project costs” in the Act. The Act also defines “**taxing districts’ capital costs**” in subsection 11-74.4-3 (u) thereof; to wit: “... means those costs of taxing districts for capital improvements that are found by the municipal corporate authorities **to be necessary and directly result from the redevelopment project.**”
8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or it is required to make payment of relocation costs by Federal or State law or in order to satisfy Subsection 11-74.4-3 (n) (7) of the Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).
9. **Payments in lieu of taxes** (not common; see definition in Act).
10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields **leading directly to employment, incurred by one or more taxing districts**, provided that such costs:
  - a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and
  - b. when incurred by a taxing district(s) other than the municipality, are set forth in a written agreement between the municipality and the taxing district or taxing districts, which agreement describes the programs to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community

College Act, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.

11. **Interest costs incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
  - b. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project, plus (ii) redevelopment project costs, excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
  
12. Unless explicitly stated in the Act, the cost of **construction of new privately owned buildings shall not be an eligible redevelopment project cost.**
  
13. **None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area, while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.** For purposes of this paragraph, termination means closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a Redevelopment Project Area; **but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.**
  
14. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the

effective date of Public Act 95-934), unless no prudent and feasible alternative exists.

"Historic resource" for the purpose of this item (14) means

- a. place or structure that is included or eligible for inclusion on the National Register of Historic Places or
- b. contributing structure in a district on the National Register of Historic Places.

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

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## SECTION V OTHER FINDINGS AND REQUIREMENTS

### **A. Conformance with Comprehensive Plan**

The General Land Use Plan in this Redevelopment Plan (see Exhibit G) conforms to the City of Bloomington’s “Comprehensive Plan 2035”, adopted August 24, 2015. The principal land uses include regional commercial, mixed use and institutional. However, the General Land Use Plan contained herein recognizes the possible redevelopment of the U.S. Postal facility, located on the south side of East Empire Street, into commercial use. This TIF Redevelopment Plan will also address one of areas identified as “Opportunities for Infill Development or Redevelopment” as shown on Figure 6-3 of the Comprehensive Plan 2035. Furthermore, TIF funding can help implement corridor enhancements, as shown on the aforementioned Figure 6-3, with respect to the portion of the Empire Street corridor located within the TIF Project Area.

### **B. Area, on the Whole, not Subject to Growth and Development**

The Area, on the whole, has not been subject to growth and development through investment of private enterprise. Upon examination of equalized assessed valuation (EAV) data for the Area, the lack of investment is evident by the decline in EAV (see **Exhibit I, EAV Trends (2009-2014)**). In aggregate, the Area declined in value by nearly 15% between 2009 and 2014, or an annualized rate of nearly -3%. Furthermore, the excessive building vacancies associated with taxable properties within the Area, as identified in Section III of this Plan, reflects a lack of growth and investment. The evidence presented herein clearly shows that the Area, as a whole, lacks private investment. Significant private investment will be needed to achieve a level of revitalization that elevates commercial property values that are commensurate with comparable healthy commercial properties in the region.

**Exhibit I  
 EAV Trends (2009-2014)**  
 Empire Street Redevelopment Project Area  
 City of Bloomington, Illinois

	2009	2014	Change	Percent	Annual Percent Rate
Redevelopment Project Area <sup>1</sup>	\$ 16,335,626	\$ 13,911,107	\$ (2,424,519)	-14.84%	-2.97%
Balance of City <sup>2</sup>	\$ 1,755,991,193	\$ 1,781,564,346	\$ 25,573,153	1.46%	0.29%
CPI - All Urban Consumers <sup>3</sup>	214.54	236.74	22.20	10.35%	2.07%

<sup>1</sup>Equalized Assessed Valuation (EAV) of the Redevelopment Project Area

<sup>2</sup>Citywide EAV minus the EAV of the Redevelopment Project Area

<sup>3</sup>Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics

### **C. Would Not be Developed “but for” Tax Increment Financing**

The City has found that the Area would not reasonably be developed without the use of tax increment revenues. The City further commits that such incremental revenues will be utilized for the development and revitalization of the Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the certainty that there will not be commitments for private development and revitalization without the City’s commitment to provide such municipal financial assistance. Even with public financial assistance, redevelopment projects will be a challenge. Furthermore, the eligibility factors documented in this Plan contribute to the “but for” argument. These conditions discourage private investment and will likely worsen as buildings continue to age further. This has been borne out in the City’s attempts to attract property owner/developer/tenant interest to renovate and reoccupy vacant commercial space in the various shopping centers located within TIF Area.

The need for public financial assistance was confirmed by passage of **Resolution No. 29** by the City Council on August 24, 2015 (see **Attachment D** in the **Appendix**). After months of negotiations between the City and BT Bloomington, LLC (the “Developer”), the Developer committed to renovating and retrofitting the vacant former Kmart space in Colonial Plaza for occupancy by a Dick’s Sporting Goods and other new tenants to be determined. In exchange for this commitment by the Developer, the City agreed to pursue the establishment of a TIF redevelopment project area to include Colonial Plaza. Resolution No. 29 further states the intention for the City and Developer to enter into a formal agreement that would include, among other things, a commitment to dedicate a portion of property tax increment generated by the project and a portion of future sales taxes to reimburse the Developer for a portion of the building renovation/retrofit cost. It is anticipated that these types of public/private partnerships will be necessary to induce private investment in other renovation and/or redevelopment projects throughout the Area.

### **D. Assessment of Financial Impact**

The City finds that the Plan and Redevelopment Projects proposed by this Plan will not place significant additional demands on facilities or services for any local taxing body. Currently, police and fire services and facilities appear to be adequate for the foreseeable future. In addition, the City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

### **E. Estimated Date for Completion of the Redevelopment Projects**

The estimated date for completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31<sup>st</sup> of the year in which the payment to the City Treasurer, as provided in subsection (b) of Section 11-74.4-8 of the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Area is adopted.

### **F. Most Recent Equalized Assessed Valuation**

The most recent total EAV for the Area has been determined by City to be \$13,911,107, based on McLean County's 2014 tax year (payable 2015) property assessment data. A table with **Parcel Identification Numbers and 2014 EAV** is located in the **Appendix** as **Attachment E**. This is accompanied by maps showing the location of the parcels within the Redevelopment Project Area. After adoption of the TIF Plan, establishing the boundaries of the Redevelopment Project Area and adopting tax increment financing for said Area by the City Council, the City will make a request to the County Clerk of McLean County to certify the base EAV for each parcel of real estate located within the Area.

### **G. Redevelopment Valuation**

Contingent on the adoption of this Plan and commitment by the City to the redevelopment program described herein, the City anticipates that the private redevelopment investment in the Area will increase the EAV of the Area by \$12 to \$13 million (2015 dollars) upon completion of renovation and redevelopment projects. Note however, that the renovation and redevelopment projects will likely occur over an extended time period. It may take the balance of the life of the TIF district to reach this estimated EAV increase.

### **H. Source of Funds**

The primary source of funds to pay for redevelopment project costs associated with implementing this Plan shall be funds collected pursuant to tax increment financing to be adopted by the City. Under such financing, tax increment revenue resulting from an increase in the EAV of property in the Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay redevelopment project costs and retire any obligations incurred to finance redevelopment project costs.

In order to expedite implementation of this Redevelopment Plan and construction of the public improvements, the City, pursuant to the authority granted to it under the Act, may issue bonds or

other obligations to pay for the eligible redevelopment project costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, applicable revenues from any adjoining tax increment financing areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

#### **I. Nature and Term of Obligations**

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into a Special Tax Allocation Fund to be established by action of the City's City Council for the purpose of depositing monies received from the taxes on the increased EAV (above the initial EAV) of real property in the Area. These monies may be used to reimburse private or public entities for the redevelopment project costs incurred or to amortize obligations issued pursuant to the Act for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on bonds or payment of other obligations and not needed for any other redevelopment project costs or early bond retirement shall be declared as surplus and become available for distribution to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the any projects. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

#### **J. Fair Employment Practices and Affirmative Action**

The City will ensure that all private and public redevelopment activities are constructed in accordance with fair employment practices and affirmative action by any and all recipients of TIF assistance.

#### **K. Reviewing and Amending the TIF Plan**

This Redevelopment Plan may be amended in accordance with the provisions of the Act. Also, the City shall adhere to all reporting requirements and other statutory provisions.

# APPENDIX

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**ATTACHMENT A**

**City of Bloomington Ordinance No. 57**

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**AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS  
PROVIDING FOR A FEASIBILITY STUDY AND REPORT WITH RESPECT TO THE  
DESIGNATION OF A CERTAIN AREA AS A TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AREA  
(*Empire Street*)**

**WHEREAS**, the City of Bloomington, McLean County, Illinois (the “*City*”), is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the Illinois Municipal Code, as from time to time supplemented and amended; and,

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 et seq., as from time to time amended (the “*TIF Act*”), the Mayor and City Council of the City (the “*Corporate Authorities*”) are empowered to undertake the development or redevelopment of a designated area within the municipal boundaries of the City in which existing conditions permit such area to be classified as a “blighted area” as defined in Section 11.74.4-3(a) of the TIF Act; and,

**WHEREAS**, the legislative purpose of the TIF Act is to encourage development through the use of incremental tax revenues derived from an increase in assessed values in the eligible areas by assisting with development or redevelopment project costs, thereby eliminating adverse and detrimental conditions that erode the tax base both within an eligible area and adjacent to such area; and,

**WHEREAS**, the Corporate Authorities desire to conduct a feasibility study of certain properties within the corporate boundaries of the City in order to determine the eligibility of said properties as a “redevelopment project area” pursuant to the provisions of the TIF Act, which properties are generally within an area along Empire Street, and bounded on the west by Elder

Street, on the east by Orchard Road, on the north by Rowe Drive, and on the south by Elmwood Road (the “Area”) as shown on the map attached hereto and made a part hereof by reference as *Exhibit A*; and,

**WHEREAS**, the Corporate Authorities have determined that Peckham Guyton Albers & Viets possess the necessary skills and experience to determine if the Area qualifies as a “redevelopment project area” under the TIF Act and to prepare a redevelopment plan and desires to authorize Peckham Guyton Albers & Viets to undertake a feasibility study and to prepare such reports as required with respect to the eligibility of the Area as a tax increment financing redevelopment project area.

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

*Section 1.* The foregoing recitals are incorporated and made a part of this Ordinance as if fully set forth in this Section,

*Section 2.* The Mayor is directed to authorize Peckham Guyton Albers & Viets to undertake a feasibility study to determine the eligibility of the Area as a “redevelopment project area” under the TIF Act; and, to prepare a report with respect to the eligibility of the Area under the Act; and, to present a plan for development and redevelopment incorporating all of the matters required by the TIF Act. The Mayor is further authorized to execute and deliver any and all documents to Peckham Guyton Albers & Viets in the possession of the City, as deemed necessary to accomplish said tasks.

*Section 3.* The purpose of the report and plan is to allow the City to consider adoption of the TIF Act in order to enhance its tax base as well as the tax base for any other taxing district that has jurisdiction, provide new job opportunities for its residents, attract sound and stable

commercial growth, and improve the general welfare and prosperity of the community. Pursuant to the TIF Act, once the City adopts tax increment financing, all real estate tax revenue attributable to any increase in the assessment of property included in the redevelopment project area is distributed to the City for reinvestment in the respective Area for certain purposes permitted by the TIF Act.

**Section 4.** The City hereby agrees to reimburse itself for the costs incurred in connection with all studies and reports for the Area in the event the TIF Act is adopted by the City and incremental real estate taxes are available for payment of such costs pursuant to the TIF Act.

**Section 5.** The Corporate Authorities may consider paying for certain redevelopment project costs, as defined by the TIF Act, from incremental real estate taxes in the Special Tax Allocation Fund, as defined by the TIF Act, established for the Area through the issuance of bonds, in the event the TIF Act is adopted. Such redevelopment project costs may include costs of studies, surveys, plans, architectural and engineering services, acquisition of land, rehabilitation of existing buildings, construction of public works, bond issuance costs, and such other items as permitted by the TIF Act.

**Section 6.** The City Clerk shall cause copies of this Ordinance to be mailed by certified mail or delivered by messenger to all taxing districts that would be affected by such designation in accordance with the provisions of Section 11-74.4-4.1 of the TIF Act, and that the municipal officer who can be contacted for any and all questions, comments, suggestions, or requests for information be directed to:

Tom Dabareiner  
Community Development Director  
City of Bloomington  
115 East Washington Street, Suite 201  
Bloomington, IL 61702-3157  
Office: 309-434-2226

**Section 7.** This Ordinance shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 24th day of August 2015, pursuant to a roll call vote as follows:

AYES: 8

NAYS: 1

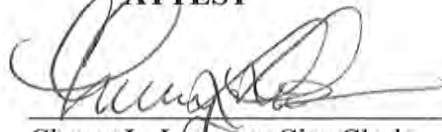
ABSENT: 0

**APPROVED** by me this 24<sup>th</sup> day of August, 2015.

**CITY OF BLOOMINGTON**

  
\_\_\_\_\_  
Tari Renner, Mayor

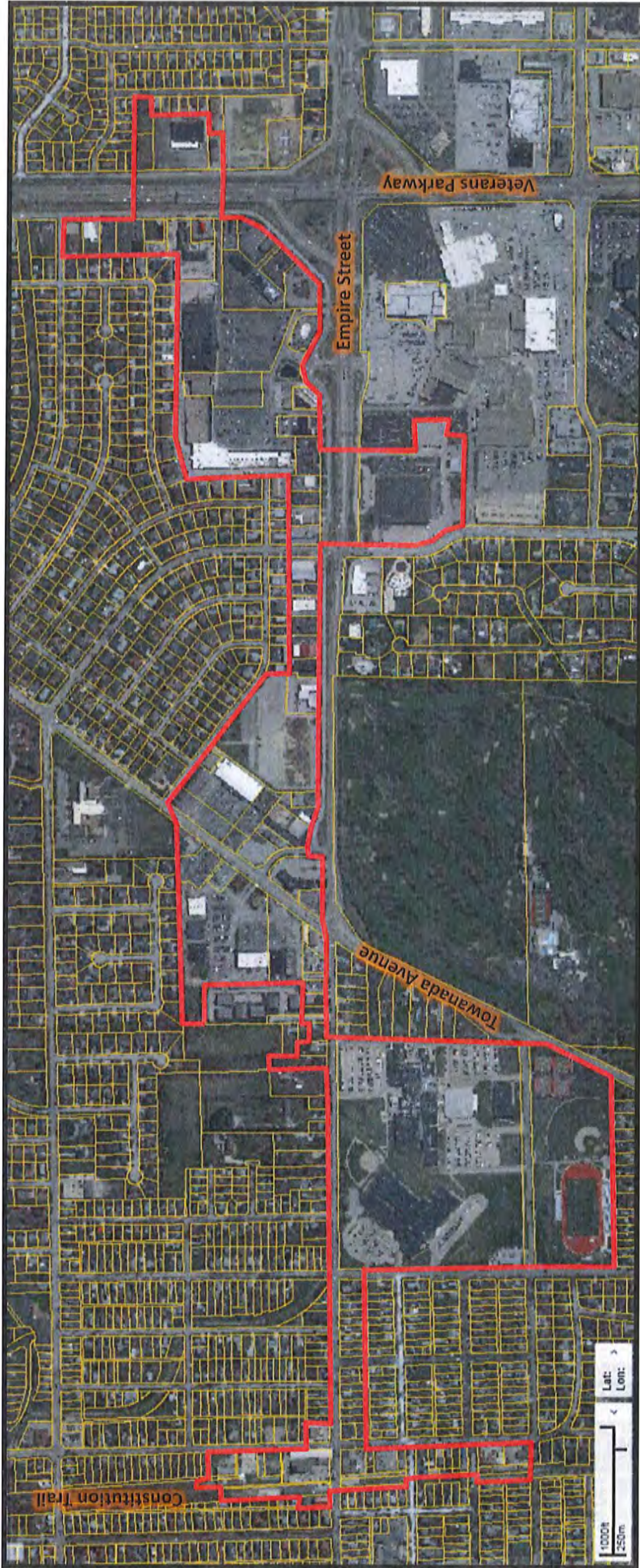
**ATTEST**

  
\_\_\_\_\_  
Cherry L. Lawson, City Clerk

**EXHIBIT A**

Map of proposed Empire Street Tax Increment Financing Project Area

**EXHIBIT A:**  
**Map of proposed Empire Street Tax Increment Financing Project Area**



**ATTACHMENT B**  
**Boundary Description**

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## **Empire Street Corridor Redevelopment Project Area**

### **Legal Description**

A part of Section 34 and 35 in Township 24 North, Range 2 East and a part of Section 2 and 3 in Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the point of intersection of the west right of way line of Colton Avenue and the north right of way line of Empire Street; thence Easterly on said north right of way line of Empire Street to the southwest corner of a tract of land described in Executor's Deed recorded as Document No. 2015-18668 in the McLean County Recorder of Deeds Office; thence Northerly to the northwest corner of said tract described in Document No. 2015-18668; thence Easterly to the northeast corner of said tract described in Document No. 2015-18668; thence Southerly on the east line of said tract described in Document No. 2015-18668 to the northwest corner of a tract described in a Quit Claim Deed recorded as Document No. 2013-25879 in said Recorder Office; thence Easterly to the northeast corner of said tract described in Document No. 2013-25879; thence Southerly on the east line of said tract described in Document No. 2013-25879 to the northwest corner of the West 115 feet of the East 145 feet of the South 115 feet of Lot 1 in County Clerk's Subdivision of the south end of the SW $\frac{1}{4}$  of Section 34, Township 24 North, Range 2 East of the Third Principal Meridian; thence Easterly on the north line of said West 115 feet of the East 145 feet of the South 115 feet of said Lot 1 to the west right of way line of Stortz Drive; thence Northerly on said west right of way line of Stortz Drive to the point of intersection with the westerly extension of the north line of Greenbriar Subdivision; thence Easterly 253.64 feet on said westerly extension and the north line of said Greenbriar Subdivision; thence Northerly 623.81 feet to a point lying 253.64 feet east of the west line of the SE $\frac{1}{4}$  of said Section 34; thence Westerly 253.64 feet to said west line of the SE $\frac{1}{4}$  of Section 34, said point lying 397.69 feet north of the north right of way line of said Stortz Drive; thence Northerly on said west line of the SE $\frac{1}{4}$  of Section 34 to the south line of Pinebach Subdivision; thence Easterly on said south line of Pinebach Subdivision and the easterly extension thereof to the northwesterly right of way line of Towanda Avenue; thence Northeasterly on said northwesterly right of way line of Towanda Avenue to the point of intersection with the southwest right of way line of Robinhood Lane; thence Southeasterly on said southwest right of way line of Robinhood Lane to the east line of Lot 1 Verizon Empire Street Subdivision; thence Southerly on said east line of said Lot 1 Verizon Empire Street Subdivision to the northwest corner of Lot 148 in Fairway Knolls 2<sup>nd</sup> Addition; thence Easterly on the north line of Lots 148, 149, 150, 151, 152, 135 and the easterly extension thereof and 134 in said Fairway Knolls 2<sup>nd</sup> Addition and Lots 500, 501, 502 and 503 in Fairway Knolls 9<sup>th</sup> Addition to the southeast corner of Fairway Knolls 6<sup>th</sup> Addition; thence Northerly on the east line of said Fairway Knolls 6<sup>th</sup> Addition to the point of intersection with the south line of Fairway Knolls 7<sup>th</sup> Addition; thence Easterly on said south line of Fairway Knolls 7<sup>th</sup> Addition and Fairway Knolls 10<sup>th</sup> Addition to the southeast corner of said Fairway Knolls 10<sup>th</sup> Addition; thence Northerly on the east line of said Fairway Knolls 10<sup>th</sup> Addition and the east line of Lots 245 and 246 in Fairway Knolls 5<sup>th</sup> Addition and the northerly extension thereof

to the north right of way line of Rowe Drive; thence Easterly on said north right of way line of Rowe Drive and the easterly extension thereof to the east right of way line of Veterans Parkway / Holiday Drive; thence Southerly on said east right of way line of Veterans Parkway / Holiday Drive to the northwest corner of Lot 9 in Resubdivision of Lot 2 Circle Lanes Subdivision; thence Easterly on the north line of said resubdivision to the northeast corner of Lot 10 in said Resubdivision of Lot 2 Circle Lanes Subdivision; thence Southerly to the southeast corner of said Lot 10; thence Westerly on the south line of said Lot 10 to the northerly extension of the east line of Lot 11 in said Resubdivision of Lot 2 Circle Lanes Subdivision; thence Southerly to the southeast corner of said Lot 11; thence Westerly on the south line of said Lot 11 to the northeast corner of Lot 1 in Makewi Subdivision; thence Southerly to the southwest corner of said Lot 1 Makewi Subdivision; thence Westerly on the south line of said Lot 1 Makewi Subdivision to said east right of way line of Veterans Parkway / Holiday Drive; thence Southerly on the easterly right of way line of Veterans Parkway / Holiday Drive to the south right of way line of Empire Street; thence Westerly on said south right of way line of Empire Street to the northwest corner of Lot 1 in Eastland Mall Subdivision; thence Southerly 345.00 feet on the westerly line of said Lot 1 Eastland Mall Subdivision; thence Easterly 204.87 feet on said westerly line of Lot 1; thence Southerly 228.58 feet on said westerly line; thence Westerly 105.00 feet on said westerly line; thence Southerly 112.00 feet on said westerly line to a line lying 525.04 feet north of and parallel with the south line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian; thence Westerly on said line lying 525.04 feet north of and parallel with the south line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2 and the westerly extension thereof to the westerly right of way line of Fairway Drive; thence Northerly on said westerly right of way line of Fairway Drive to the south right of way line of Empire Street; thence Westerly on said south right of way line of Empire Street to the northwest corner of Lot 7 in Country Club View Subdivision; thence Southerly on the west line of said County Club View Subdivision, Maxine Lartz Subdivision, Pershall Subdivision, part of Lot 2 Davis Subdivision, Shepard's Subdivision and the southerly extension thereof to the southeast right of way line of Towanda Avenue; thence Southwesterly on said southeast right of way line of Towanda Avenue to the easterly extension of the south right of way line of a public alley lying north of and adjoining Blocks 4, 5 and 6 in Davis 4<sup>th</sup> Addition to Bloomington; thence Westerly on said easterly extension and the south right of way line of said alley and the westerly extension thereof to the west right of way line of Colton Avenue; thence Northerly on said west right of way line of Colton Avenue to the Point of Beginning.

**ATTACHMENT C**

**Existing Conditions Photos**

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# PHOTOGRAPHS OF EXISTING CONDITIONS

Bloomington, Illinois

Empire Street Redevelopment Project Area

On September 2nd-4th, 2015 PGAV PLANNERS staff conducted a field review of the properties and improvements located inside the Empire Street Redevelopment Project Area (the "Area"). The following pages contain a series of photographs taken on these dates, which PGAV PLANNERS believes to be representative of the conditions of the Area.

## Deterioration (Structures)

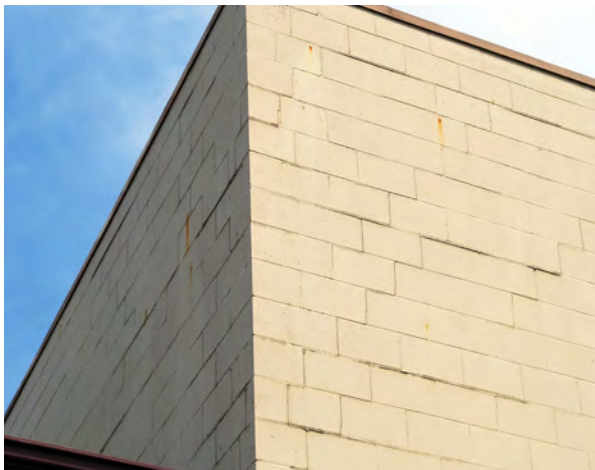
The following pages contain pictures of structures exhibiting deterioration.



The photos on this page illustrate interior water damage inside of the vacant AMF Circle Lanes, bowling alley. (1225 Holiday Drive)



## Deterioration (Structures) (cont'd)



Left & Right: Step cracking in the exterior concrete block walls. (1215 Holiday Drive)



Left & Right: Deteriorated wood shingles on the roof of Kep's Country Kitchen. (506 IAA Drive)



Left & Right: Cracking in the concrete block walls of the former K--Mart. (1608 East Empire Street)



## Deterioration (Structures) (cont'd)



Left: A crack in the concrete block wall allowing light to pass through K-Mart. (1608 East Empire Street)



Right: Water damage to the interior ceiling tiles. (1500 East Empire Street)



Left: Step cracking in the rear of the former K-Mart. (1608 East Empire Street)



Right: The shingles on the roof of the Moose Lodge are deteriorated. (614 IAA Drive)



Left: The chimney cap on the Moose Lodge has rusted and stained the entire chimney. (614 IAA Drive)



Right: Cracking in the exterior brick wall of the Moose Lodge. (614 IAA Drive)

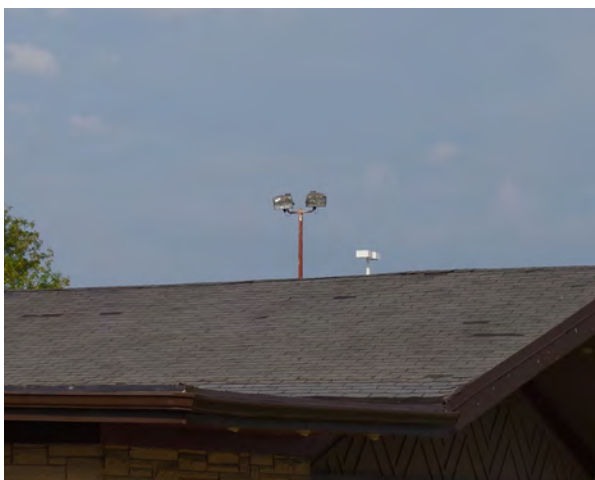
## Deterioration (Structures) (cont'd)



Left: The siding on Bandana's BBQ is deteriorated. (502 IAA Drive)



Right: Water damage to the interior ceiling tiles of the former Circuit City. (1500 East Empire Street, Suite 1A)



Left: The roof of Garden of Paradise is missing shingles. (1412 East Empire Street)



Right: Cracking in the brick chimney of GCE Solutions. (1408 East Empire Street)



Left & Right: The windows sills at Bloomington High School are rusted and deteriorated. (1200 East Locust Street)





Deterioration (Structures) (cont'd)



Left: Water damage on the interior of Bloomington High School. (1200 East Locust Street)



Right: The windows sills at Bloomington High School are rusted and deteriorated. (1200 East Locust Street)



Left: Water seeping through the foundation wall of the boiler room at Bloomington High School. (1200 East Locust Street)



Right: The door on Horine's Piano is deteriorated. (1336 East Empire Street)



Right: Cracking in the exterior brick wall of this multi-tenant building. (1328 East Empire Street)

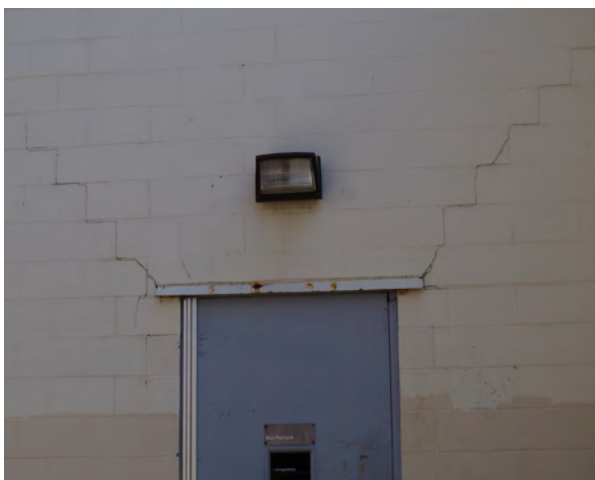
## Deterioration (Structures) (cont'd)



Left: The metal building, at the rear of this multi-tenant commercial building, is dented and the gutters and siding are rusted. (1328 East Empire Street)



Right: The wood veneer on the Dollar General is rotted and peeling off. (1209 Towanda Avenue)



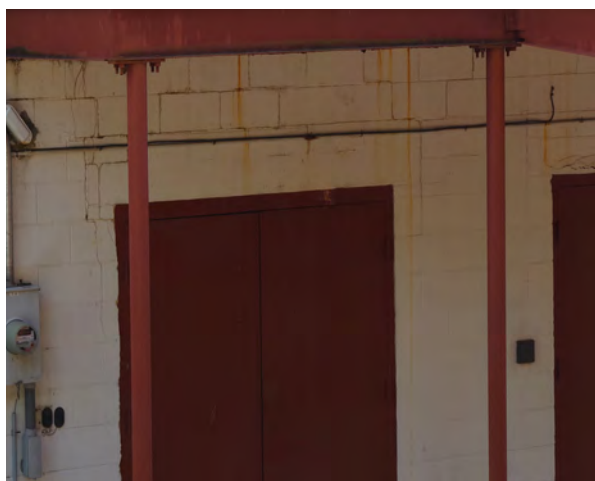
Left: Step cracking in the concrete block walls of the post office. (1211 Towanda Avenue)



Right: Rust from the roof of the Community Players Theatre is staining the gutters. (201 Robinhood Lane)



Left: The shingles on this vacant home, that has been converted into an office, are deteriorated. (1234 Empire Street)



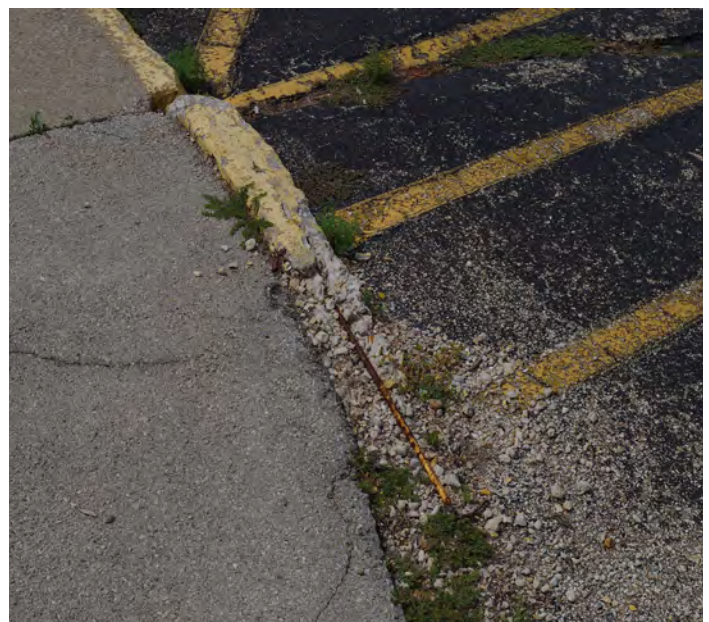
Right: The concrete block wall in the rear of this Towanda Plaza building is deteriorated. (1228 Towanda Avenue)

**Deterioration (Site Improvements)**

The following pages contain pictures of deteriorated site improvements.



Above: The parking lot at the former bowling alley is deteriorated. (1225 Holiday Drive)



Above: Deteriorated curbing on the lot of the former bowling alley. (1225 Holiday Drive)

## Deterioration (Site Improvements) (cont'd)



Above: The parking lot and retaining wall in the rear of the vacant K-Mart are deteriorated. (1608 East Empire Street)

Below: The retaining wall on the west side of the vacant K-Mart property. (1608 East Empire Street)

Below: The gate at the rear entrance of 1608 East Empire Street is severely deteriorated.

Below: The parking lot for Cash Loans on Car Titles is deteriorated. (604 IAA Drive)



Left: The pavement around this storm drain at the Baymont Inn is broken and inlet cover is sinking. (604 IAA Drive)

Right: This landscape retaining wall is leaning and deteriorated. (1412 East Empire Street)



## Deterioration (Site Improvements) (cont'd)



Left & Right: Deteriorated pavement in the parking area for 1205 Towanda Avenue.



Left: The fence surrounding the post office distribution center is deteriorated. (1511 East Empire Street)



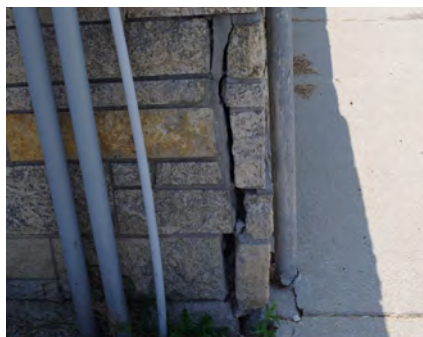
Right: The concrete of this stairwell at Bloomington High School is disintegrating.



Left & Right: The parking lot for Rooms Direct is deteriorated. (1344 East Empire Street)

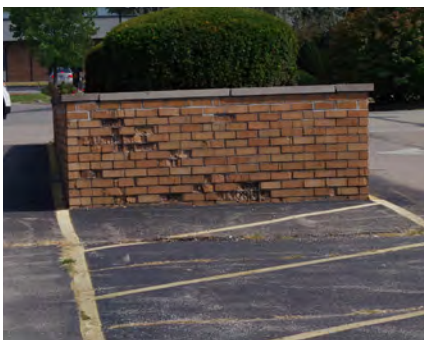


**Deterioration (Site Improvements) (cont'd)**



Above: A deteriorated retaining wall located on the west side of the Delta Communities property. (1316 East Empire Street)

Below: A deteriorated landscape retaining wall at Towanda Plaza. (1212 Towanda Avenue)



Below: The rear parking area at the post office is deteriorated. (1212 Towanda Avenue)



Below: The Arby's parking lot is deteriorated. (1240 East Empire Street)



Left & Right: The pavement at this vacant residential conversion is severely deteriorated. (1234 East Empire Street)



# PHOTOGRAPHS OF EXISTING CONDITIONS

Empire Street Redevelopment Project Area

## Deterioration (Right-of-Way)

The following pages contain pictures of deterioration in public right-of-way (Sidewalk, street pavement and/or curb and gutters).



Left & Right: The street pavement along north and south bound IAA Drive is deteriorated.



Left: The street pavement along Empire in front of Bloomington High School is deteriorated.



Right: The curbing for the median along Fairway Drive is severely deteriorated.



Left: The pavement along Fairway Drive is deteriorated.



Right: Deteriorated pavement at the intersection of Empire and Towanda.

## Deterioration (Right-of-Way) (cont'd)



Left: A deteriorated sidewalk along IAA Drive.

Right: The pavement along Empire Frontage Road South is deteriorated.



Left: The edge of pavement and the apron entering Colonial Plaza from the south are deteriorated.

Right: The apron leading from IAA Drive to the eastern entrance Colonial Plaza is severely deteriorated.





**Deterioration (Right-of-Way) (cont'd)**



Left: The curve transitioning IAA Drive from north-south bound orientation to east-west is deteriorated.

Right: pavement along Empire Frontage Road South, in front of the mall, is deteriorated.



**Excessive Vacancies**

The following pages contain pictures of several of the unoccupied structures throughout the Area.



Left: The vacant former AMF Bowling Alley. (1225 Holiday Drive)

Right: The vacant former K-Mart. (1608 East Empire)



## Excessive Vacancies (cont'd)



Left: The vacant former Circuit City. (1500 East Empire Street, Suite 1A)



Right: A vacant former filling station. (1504 East Empire Street)



Left: A partially vacant office building. (1408 East Empire Street)



Right: The post office distribution center is mostly vacant. (1511 East Empire Street)



Left: A vacant former filling station. (1220 Towanda Avenue)



Right: Vacancy in one of the office buildings in Towanda Plaza. (1228 Towanda Avenue)

Excessive Coverage

The following pages contain pictures of parcels of inadequate size or shape for their current uses. This has created complete paving of parcels to accommodate parking needs, complete absence of landscaping and setbacks; pavement abutting sidewalks; etc.



Left: Due to inadequate size of the lot of 508 IAA Drive, the entire parcel was paved to provide sufficient parking and drive lanes.



Right: The shipping and receiving area behind Colonial Plaza is of inadequate size for delivery trucks to easily maneuver.



Left: Due to inadequate size of the lots for the Moose Lodge and Minerva, the entire parcels were paved to provide sufficient parking and drive lanes.



Right: Due to inadequate size of the lots for the GCE Solutions and Kabobs, the entire parcels were paved to provide sufficient parking and drive lanes.



Left: The Arby's parking lot and drive through goes all the way to the edge of Towanda Plaza. (Ie. to the curb for the road)



Right: Due to inadequate size of the lots for Tattoo the Future and the vacant residential conversion, the entire parcels were paved to provide sufficient parking and drive lanes.

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**ATTACHMENT D**

**City of Bloomington Resolution No. 29**

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***Resolution No. 29***

**A RESOLUTION OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS  
TO INDUCE THE REDEVELOPMENT OF CERTAIN PROPERTY  
WITHIN A PROPOSED TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AREA  
(Colonial Plaza)**

**WHEREAS**, the Mayor and City Council (the “Corporate Authorities”) of the City of Bloomington, McLean County, Illinois (the “City”), on August 24, 2011, authorized Peckham Guyton Albers & Viets to proceed to prepare a Redevelopment Plan and eligibility report for a proposed redevelopment project area (the “*Project Area*”) generally located along Empire Street in order to implement tax increment financing for the payment and financing of redevelopment project costs incurred within the proposed Project Area, as authorized by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., (the “*TIF Act*”); and,

**WHEREAS**, the City has been informed by BT Bloomington, LLC (the “*Developer*”), that the Developer owns and intends to redevelop certain commercial property included within the proposed Project Area (the “*Subject Property*”), commonly known as the Colonial Plaza Shopping Center, 1500 East Empire Street, Bloomington, Illinois, and identified by permanent index numbers 14-35-355-017; 14-35-355-018; 14-35-355-019 and 14-35-378-010 and intends to renovate the Subject Property for current commercial uses which require loading docks, improved signage and substantial tenant “build-outs” at a cost of approximately \$10,000,000 (the “*Project*”); and,

**WHEREAS**, the Developer has also informed the City that the ability to undertake the Project on the Subject Property shall require financial assistance from the City for certain costs that would be incurred in connection with the acquisition and development, which costs would constitute “Redevelopment Project Costs” as such term is defined in the TIF Act; and,

**WHEREAS**, the Developer would like to incur certain costs in connection with the renovation and redevelopment of the Subject Property prior to the adoption of the TIF ordinances, as applicable to the Subject Property and the approval of an ordinance authorizing the execution of a redevelopment agreement with the City, wherein reimbursement for such costs may be considered as redevelopment project costs subject to certain terms and conditions; and,

**WHEREAS**, the Developer is prepared to make certain commitments to the City regarding the renovation and redevelopment of the Subject Property and the re-tenanting thereof with retailers not currently doing business in the City as hereinafter set forth; and;

**WHEREAS**, the City is prepared to make certain commitments to the Developer, upon satisfaction of the commitments of the Developer, to reimburse the Developer for certain costs incurred in connection with the Project from revenues available to the City as a result of the adoption of the TIF ordinances, as applicable to the Subject Property as well as a portion of incremental sales taxes to be generated by retailers not currently operating in the City, all as hereinafter set forth; and,

**WHEREAS**, the Developer desires to proceed with the Project and also desires that certain costs related to the Project to be reimbursed with revenues available to the City as a result of its adoption of the TIF ordinances, as applicable to the Subject Property to be able to qualify for consideration as redevelopment project costs that can be reimbursed to the extent such costs constitute "Redevelopment Project Costs" as such term is defined in the TIF Act; and,

**WHEREAS**, this Resolution is intended to allow the Developer to incur certain costs relating to the redevelopment and renovation of the Subject Property that may be considered "Redevelopment Project Costs" as such term is defined in the TIF Act, prior to the adoption of



the TIF ordinances, as applicable to the Subject Property and the approval of an ordinance authorizing the execution of a redevelopment agreement pertaining to the Subject Property, subject to the conditions as hereinafter set forth in this Resolution.

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

*Section 1.* That the above recitals are incorporated herein and made a part hereof.

*Section 2.* The Developer is prepared to make the following commitments to the City regarding the redevelopment and renovation of the Subject Property:

- (a) On or before September 30, 2015, the Developer shall have entered into a lease with Dick's Sporting Goods for approximately 50,000 square feet ("*DSG*") of the Subject Property;
- (b) All improvements required to permit DSG to operate shall commence and be completed in accordance with all applicable City Codes and laws of the State of Illinois;
- (c) In addition to DSG, the Developer shall enter into leases with retailers to operate at the Subject Property who are not currently operating within the City's corporate borders (the "*Tenants New to the City*");
- (d) The combined annual sales of DSG and the Tenants New to the City shall be no less than \$20,000,000; provided, that in any calendar year combined annual sales of said retailers fall below \$20,000,000, the Developer shall be entitled to a one-year "cure period" (but only one "cure period" during the term of the agreement to be executed by the City and the Developer) and if the sales for any other year fall below

\$20,000,000 all payments of interest in the reimbursements due from the City as evidenced by a "Note" as hereinafter defined, shall be suspended until a showing of a year in which the sales are no less than \$20,000,000 per year.

- (e) The Subject Property shall be maintained in accordance with all applicable City Codes and laws of the State of Illinois.

*Section 3.* Upon satisfaction of all of the commitments of the Developer as hereinabove set forth, the City hereby makes the following commitments to the Developer:

- (a) The City shall reimburse the Developer an amount equal to the lesser of 36.52% of the total cost of renovation of the Subject Property or \$4,000,000 (the "Project Costs") from the following sources:
  - (i) An amount equal to the lesser of 20% of the Project Costs or \$2,190,008 ("*Pledged Amount Sales Tax Rebate*") from 33 1/3% of the 1% Retailers' Occupation Tax and the 2.5% Home Rules Sales Tax (together the "*City's Sales Taxes*") shall be rebated to the Developer for a period of ten (10) years, commencing with the year 2017 from the sales for the prior year 2016 by DSG and the Tenants New to the City.
  - (ii) The Developer shall also receive 75% of the incremental real estate taxes as a result of adopting the TIF ordinances as applicable to the Subject Property, for a term of twenty (20) years to pay the difference of the total amount of City's Sales Taxes rebated to the Developer and the total of the Project Costs.
- (b) The City shall also issue a Note to the Developer for a 20-year term in the amount of the Project Costs, which Note shall bear interest of 3.5% and be issued upon completion of the Project and occupancy by DSG and Tenants New to the City. All payments on the Note shall be subject to and conditioned upon compliance with the terms of a redevelopment agreement. In the event annual sales fall below \$20,000,000 for any year during the term of the Note (other than the one year cure period), interest on the Note shall be suspended until such sales return to \$20,000,000.
- (c) The terms hereinabove set forth shall be incorporated into a Redevelopment Agreement by and between the City and the Developer within 45 days of the approval of this Resolution by the City Council.

(d) If for any reason the City fails to designate the Subject Property as a Redevelopment Project Area under the TIF Act, the entire Project Costs shall be paid by rebating 100% of the City's Sales Taxes generated by DSG and the Tenants New to the City for a period of ten (10) years pursuant to a Sales Tax Agreement.

*Section 4.* That portion of any financial assistance to be rendered to the Developer by the City from revenues available as a result of the adoption of the TIF Act as applicable to the Subject Property, shall be contingent upon the authority, restrictions, terms and conditions imposed by the TIF Act.

*Section 5.* That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

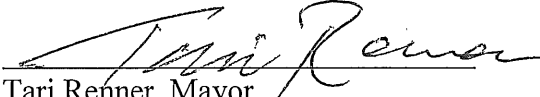
*Passed* by the City Council of the City of Bloomington, Illinois, this 24th day of August, 2015.

AYES: 9

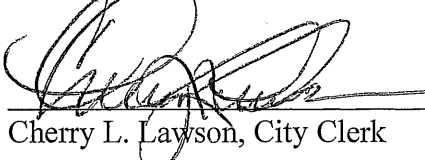
NAYS: None

ABSENT: None

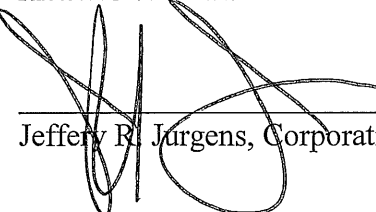
**CITY OF BLOOMINGTON**

  
Tari Renner, Mayor

**ATTEST**

  
Cherry L. Lawson, City Clerk

**APPROVED AS TO FORM**

  
Jeffery R. Jurgens, Corporation Counsel

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**ATTACHMENT E**

**Parcel Identification Numbers, Property Owners and 2014 EAV**

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## Property Identification Number (PIN) List, Owner and 2014 EAV

Empire Street Redevelopment Project Area

City of Bloomington, Illinois

Map Locator No.	Parcel ID No. (PIN)	Property Owner	2014
1	21-03-126-001	BOARD OF EDUCATION	\$ -
2	14-34-379-037	ASBURY ESTATE, MAURINE A	\$ 68,970
3	14-34-379-016	COX, MARGARET M	\$ 40,091
4	14-34-379-014	MULLIKEN, DORENE E	\$ 49,022
5	14-34-452-001	MCLT FSB-1200	\$ 8,216
6	14-34-452-002	MCLT FSB-1200	\$ 44,574
7	14-34-452-003	REGIONS BANK TRUST DEPARTMENT	\$ 40,344
8	14-34-452-004	MC LT FSB-1200	\$ 12,098
9	14-34-452-005	O'ROURKE, THOMAS J %REDBIRD PROPERTY MGT INC	\$ 105,262
10	14-34-452-007	TOWANDA PLAZA REDBIRD PROPERTY MANAGEMENT INC	\$ 117,802
11	14-34-452-006	TOWANDA PLAZA REDBIRD PROPERTY MANAGEMENT INC	\$ 43,727
12	14-34-451-010	STORTZ, G BARRY-TRUSTEE	\$ 293,843
13	14-34-451-046	TOWANDA PLAZA REDBIRD PROPERTY MANAGEMENT INC	\$ 1,342,677
14	14-34-451-013	TOWANDA PLAZA REDBIRD PROPERTY MANAGEMENT INC	\$ 109,084
15	14-34-451-043	FIRST FINANCIAL BANK	\$ 212,394
16	14-34-451-009	ILLINI BANK	\$ 81,724
17	14-34-453-002	E EMPIRE LLC	\$ 9,672
18	14-34-453-005	E EMPIRE LLC	\$ 106,995
19	14-34-480-001	ABELES, RICHARD A	\$ 97,087
20	14-34-480-029	ABELES, RICHARD A	\$ 668,354
21	14-34-480-028	COMMUNITY PLAYERS	\$ -
22	14-34-480-004	ABELES, RICHARD A	\$ 48,398
23	14-34-480-005	ABELES, RICHARD A	\$ 278,370
24	14-34-480-006	MARATHON PETROLEUM COMPANY LP	\$ 82,550
25	14-34-480-022	KEEGAN, ROBERT F & STACIA R	\$ 127,406
26	14-34-480-026	GUTTCHOW, TODD & KIM	\$ 200,307
27	14-34-480-025	PRITTS, LAWRENCE	\$ 84,921
28	14-34-480-008	SEEMAN, CHAD	\$ 82,708
29	14-34-480-030	GROUP OF 5 INVESTMENTS II LC	\$ 373,309
30	14-34-480-031	DELTA COMMUNITY COMPANIES LLC	\$ 224,529
31	14-34-480-018	OREAR, PAMELA D	\$ 124,497
32	14-34-480-019	AMT PROPERTIES	\$ 204,711
33	14-34-480-020	PALMER, ROBERT	\$ 56,667
34	14-34-480-021	CLOTHIER, KENNETH J	\$ 161,870
35	14-35-352-004	NAMOFF, MEGAN A	\$ 62,683
36	14-35-352-005	NAMOFF, MEGAN A	\$ 364,015
37	21-02-103-006	UNITED STATES POST OFFICE	\$ -
38	14-35-354-012	SEEMAN ENTERPRISES LLC	\$ 105,330
39	14-35-354-008	MONSTER PROPERTIES LLC	\$ 185,180
40	14-35-354-009	CUSHMAN, CHRISTOPH	\$ 96,430
41	14-35-354-010	MARS GROUP INC	\$ 123,205
42	14-35-354-011	NOTTOLI TRUST, JOHN G	\$ 203,577
43	14-35-355-017	GMAC	\$ 145,083
44	14-35-355-018	GMAC	\$ 70,093
45	14-35-355-019	GMAC	\$ 2,113,047
46	14-35-378-012	RJ RUST INC	\$ 279,112
47	14-35-378-013	CC PROPERTIES LLC, %FARM BUREAU LIFE INS CO	\$ 296,394
48	14-35-378-010	GMAC	\$ 1,143,142
49	14-35-378-009	LUIS TRABB-PARDO & SHARMAN J HILFINGER TRUST	\$ 175,711
50	14-35-378-008	MAROTT PARTNERSHIP	\$ 139,694
51	14-35-378-005	SADIKU, NAIM & NAJDA	\$ 427,143
52	14-35-378-007	PARDO-TRABB, LUIS & SHARMAN JANE HILFINGER	\$ 239,604
53	14-35-378-006	TRABB-PARDO TRUST, LUIS & SHARMON HILFINGER	\$ 131,417
54	14-35-377-022	HARMON, GERALD	\$ 111,485
55	14-35-377-025	PATEL, BHARAT	\$ 687,500
56	14-35-377-018	AMEREN IP	\$ 38,223
57	14-35-377-019	AMEREN IP	\$ 78,865
58	14-35-377-017	LOYAL ORDER OF MOOSE	\$ 220,230
59	14-35-377-016	LOYAL ORDER OF MOOSE	\$ 80,998
60	14-35-377-015	AMT PROPERTIES	\$ 117,868
61	14-35-377-014	BLOOMINGTON FAIRWAY KNOLLS CHURCH NAZARENE	\$ -
62	14-35-451-019	AMF BOWLING CENTER ATTN REAL ESTATE DEPARTMENT	\$ 45,689
63	14-35-451-020	AMF BOWLING CENTER ATTN REAL ESTATE DEPARTMENT	\$ 28,827
64	14-35-451-021	AMF BOWLING CENTER ATTN REAL ESTATE DEPARTMENT	\$ 524,461
65	14-35-452-014	ALLEN, OTIS	\$ 173,922
<b>TOTAL</b>			<b>\$ 13,911,107</b>