

CITY OF BLOOMINGTON

2016-09

**An Ordinance of the City of Bloomington, McLean County, Illinois, Designating the
Proposed Empire Street Corridor Redevelopment Project Area, A Redevelopment Project
Area Pursuant to the Tax Increment Allocation Redevelopment Act**

**Adopted by the City Council
Of the City of Bloomington
on February 22, 2016**

Published in pamphlet form by authority of the City Council of the
City of Bloomington, McLean County, Illinois, on February 25, 2016.

STATE OF ILLINOIS)
) ss.
COUNTY OF MCLEAN)

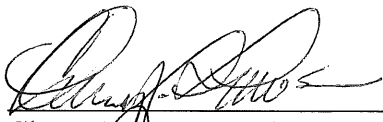
CERTIFICATE

I, Cherry L. Lawson, certify that I am the duly appointed and qualified municipal clerk of the City of Bloomington, County of McLean, Illinois.

I further certify that on the Corporate Authorities of the above municipality passed and approved Ordinance No. 2016-09 entitled, An Ordinance of the City of Bloomington, McLean, County, Illinois, Designating the Proposed Empire Street Corridor Redevelopment Project Area, Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of this Ordinance, including the Ordinance and cover sheet thereof, was prepared, and a copy of the Ordinance was posted in the municipal building, commencing on February 25, 2016 and continuing for at least ten days thereafter. Copies of the Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Bloomington, Illinois, on 02/25/2016



Cherry L. Lawson, C.M.C.
City Clerk

State of Illinois)
) SS
COUNTY OF MCLEAN)

FILING CERTIFICATE

I, the undersigned do hereby certify that I am the duly qualified and acting County Clerk of The City of Bloomington, Illinois, and as such official, I do further certify that on the 25th day of February, 2016, there was filed in my office a duly certified copy of an Ordinance No. 2016 - 09 and entitled:

An Ordinance of the City of Bloomington, McLean County, Illinois, Designating the Proposed Empire Street Corridor Redevelopment Project Area, A Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act

(the "Ordinance") duly adopted by the City Council of the City of Bloomington, McLean County, Illinois (the "City"), of the 22nd day of February 2016, and the same has been deposited in the official files and records of my office.

I do further certify that the Legal Description of the Redevelopment Project Area as provided in Exhibit A, Exhibit B Map of the Redevelopment Project Area, and Exhibit C, List of the Parcel Tax Identification Numbers for Each Parcel of Property Included in the area are on file as provided in the Ordinance.

IN WITNESS WHEREOF I hereto affix my official signature and the seal of said County, this 25 day of February 2016.

Kathy Michael
County Clerk Date

[Seal]

Ordinance No. 2016-09

AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, DESIGNATING THE PROPOSED EMPIRE STREET CORRIDOR REDEVELOPMENT PROJECT AREA, A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

WHEREAS, it is desirable and in the best interests of the citizens of the City of Bloomington, McLean County, Illinois (the “*Municipality*”), for the Municipality to implement tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”), for a development and redevelopment plan as set forth in the *Tax Increment Financing Redevelopment Plan, Empire Street Corridor Redevelopment Project Area* (the “*Plan*”) within the municipal boundaries of the Municipality and within a proposed redevelopment project area (the “*Area*”), described in *Section 1* of this Ordinance; and,

WHEREAS, the Mayor and City Council of the Municipality (collectively, the “*Corporate Authorities*”) have heretofore by ordinance adopted and approved the Plan, which Plan was identified in such ordinance and was the subject, along with the Area designation hereinafter made, of a public hearing held on the 8th day of February, 2016, at the Bloomington City Hall, 109 East Olive Street, Bloomington, Illinois, and it is now necessary and desirable to designate the Area as a “redevelopment project area” pursuant to the TIF Act.

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

Section 1: Area Designated. The Area, as legally described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act. The map of the Area

showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

Section 2: Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified. It is hereby expressly found and determined that the year the County Clerk of the County of McLean, Illinois (the “*County Clerk*”), shall use for determining the total initial equalized assessed valuation of the Area is tax year 2015 (pay 2016). It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Area, listed in *Exhibit C*, attached hereto and incorporated herein, is a true, correct, and complete list of said numbers for said parcels of property.

Section 3: Transmittal to County Clerk. The City Clerk is hereby expressly directed to transmit to the County Clerk a certified copy of this Ordinance, which includes a legal description of the Area, a map of the Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Area, and a list of the parcel tax identification numbers for each parcel of property included in the Area.

Section 4: Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 5: Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict *Section* with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

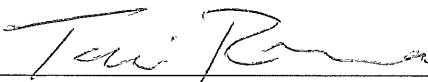
Passed this 22nd day of February, 2016.

AYES: 8

NAYS: 0


ABSENT: 1 (Alderman Scott Black)

Approved this 23rd day of February 2016.



Tari Renner, Mayor

Attest:



Cherry L. Lawson, City Clerk

Published in pamphlet form:

February 25, 2016

Exhibit A

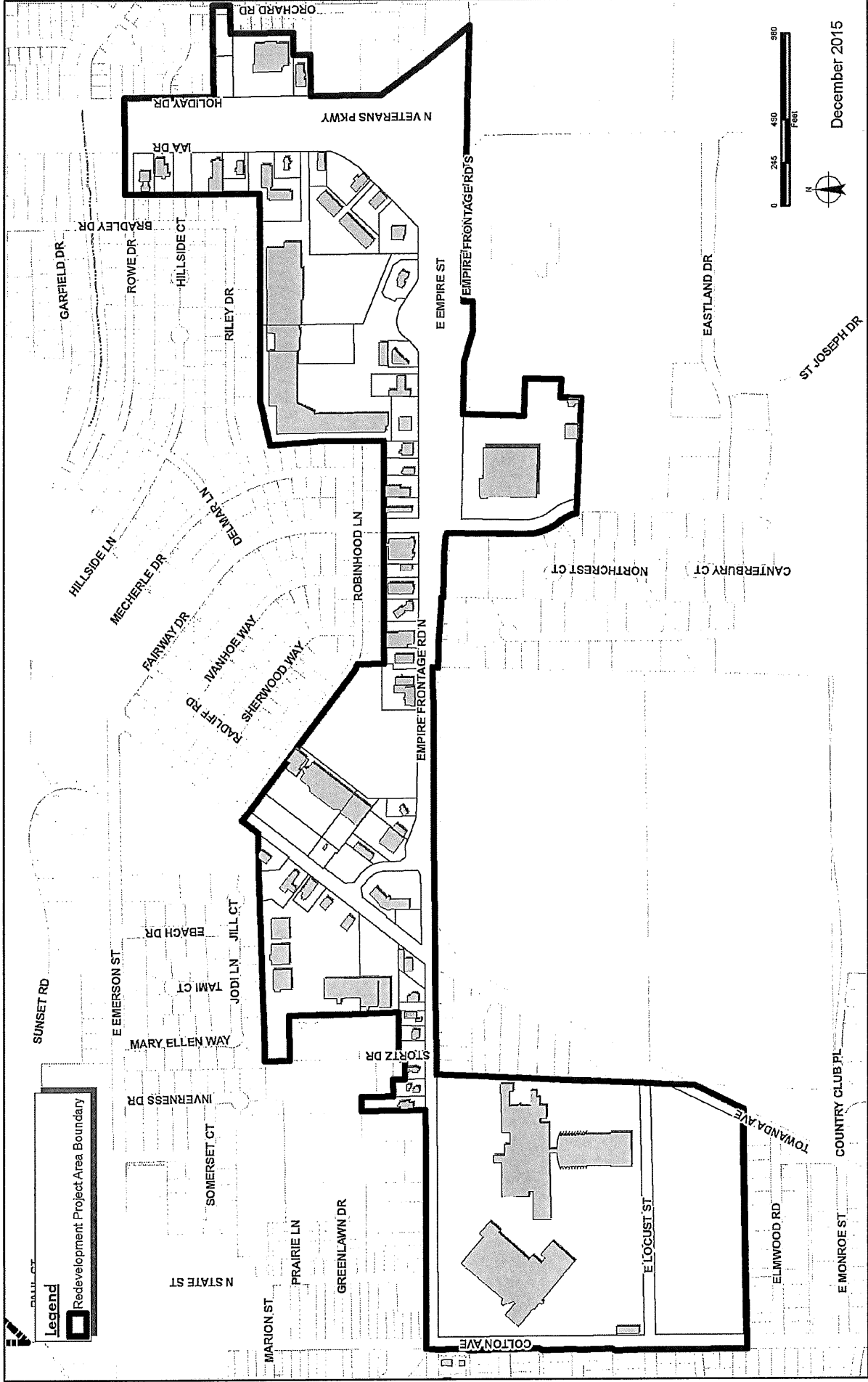
Legal Description of Redevelopment Project Area

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 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 2nd 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 2nd Addition and Lots 500, 501, 502 and 503 in Fairway Knolls 9th Addition to the southeast corner of Fairway Knolls 6th Addition; thence Northerly on the east line of said Fairway Knolls 6th Addition to the point of intersection with the south line of Fairway Knolls 7th Addition; thence Easterly on said south line of Fairway Knolls 7th Addition and Fairway Knolls 10th Addition to the southeast corner of said Fairway Knolls 10th Addition; thence Northerly on the east line of said Fairway Knolls 10th Addition and the east line of Lots 245 and 246 in Fairway Knolls 5th 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 4th 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.

Exhibit B

Map of Redevelopment Project Area



Base Data Source: McLean County Regional Planning Commission

Redevelopment Project Area Boundary

Empire Street Redevelopment Project Area



Exhibit C

List of the Parcel Tax Identification Numbers for Each Parcel of Property Included in the Area

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
TOTAL			\$ 13,911,107