

**CITY OF BLOOMINGTON**

**2016-114**

**AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY,  
ILLINOIS, APPROVING THE TAX INCREMENT FINANCING  
REDEVELOPMENT PLAN FOR THE DOWNTOWN-SOUTHWEST  
REDEVELOPMENT PROJECT AREA**

**Adopted by the City Council  
Of the City of Bloomington  
on October 24, 2016**

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

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF MCLEAN        )

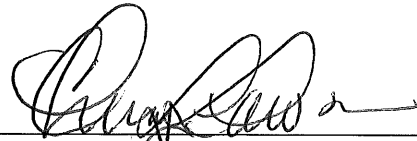
CERTIFICATE

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. 2016-114 An Ordinance Of The City Of Bloomington, McLean County, Illinois, Approving The Tax Increment Financing Redevelopment Plan For The Downtown-Southwest Redevelopment Project Area, 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 October 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 10/25/2016.



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

*Ordinance No. 2016-114*

**AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY,  
ILLINOIS, APPROVING THE TAX INCREMENT FINANCING  
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REDEVELOPMENT PROJECT AREA**

**WHEREAS**, the Mayor and City Council (collectively, the “*Corporate Authorities*”) of the City of Bloomington, McLean County, Illinois (the “*Municipality*”), have determined that the stable economic and physical development of the Municipality is endangered by the presence of blighting factors as often manifested by obsolete structures, by progressive and advanced deterioration of structures and site improvements, structures below minimum code standards, excessive vacancies, inadequate utilities, and by a decline in the equalized assessed value, all of which impair the value of private investments, threaten the sound growth and the tax base of the Municipality and the taxing districts having the power to tax real property in the Municipality (the “*Taxing Districts*”), and threaten the health, safety, morals, and welfare of the public; and,

**WHEREAS**, the Corporate Authorities have determined that in order to promote and protect the health, safety, morals, and welfare of the public, the blighting factors and conditions in certain parts of the Municipality need to be eradicated and redevelopment of the Municipality be undertaken in order to remove and alleviate adverse conditions, encourage private investment, and restore and enhance the tax base of the Municipality and the Taxing Districts; and,

**WHEREAS**, the Municipality has authorized an eligibility study to determine whether the proposed Downtown-Southwest Redevelopment Project Area (the “*Proposed Area*”) qualifies as a “redevelopment project area” pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the “*TIF Act*”) 65 ILCS 5/11-74.4-1, *et seq.*; and,

**WHEREAS**, the Municipality has heretofore evaluated various lawfully available programs to provide assistance in order to encourage private investment and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the Municipality for the Proposed Area; and,

**WHEREAS**, the Municipality has been advised by PGAV PLANNERS, in August of 2016, that the Proposed Area qualifies as a “redevelopment project area” as a combination “conservation area” and a “blighted area” under Section 11-74.4-3 of the TIF Act; and,

**WHEREAS**, it is therefore concluded by the Corporate Authorities that the Proposed Area remains qualified as a “conservation area” and as a “blighted “area” under Section 11-74.4-3 of the TIF Act as of the date hereof; and,

**WHEREAS**, the Municipality has further caused the preparation of and made available for public inspection the Downtown-Southwest Tax Increment Financing Redevelopment Plan which includes a proposed redevelopment plan for the Proposed Area (the “*Plan*”); and,

**WHEREAS**, the Plan sets forth in writing the program to be undertaken to accomplish the objectives of the Municipality and includes estimated redevelopment project costs for the Proposed Area, evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Proposed Area on and the minimal demand, if any, for services from any taxing district affected by the Plan, the sources of funds to pay costs, the nature and term of any obligations to be issued, the most recent equalized assessed valuation of the Proposed Area, an estimate as to the equalized assessed valuation after redevelopment, the general land uses to apply in the Proposed Area, and a commitment to fair employment practices and an affirmative action plan, and the Plan accordingly complies in all respects with the requirements of the TIF Act; and,

**WHEREAS**, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by an Ordinance 2016-86 adopted on August 22, 2016, called a public hearing (the "*Hearing*") relative to the Plan and the designation of the Proposed Area as a redevelopment project area under the TIF Act, and fixed the time and place for such Hearing for the 10th day of October 2016, at 7:00 p.m., at the Bloomington City Hall, 109 East Olive Street, Bloomington, Illinois; and,

**WHEREAS**, due notice in respect to such Hearing was given pursuant to Sections 11-74.4-5 and 11-74.4-6 of the TIF Act, said notice, together with a copy of the Plan, was sent to the Taxing Districts and to the Illinois Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on August 23, 2016, was published on September 19, 2016 and September 26, 2016, and sent by certified mail to taxpayers within the Proposed Area on September 23, 2016; and,

**WHEREAS**, the Municipality has established and published an "interested parties registry" for the Proposed Area in compliance with the requirements of the TIF Act; and,

**WHEREAS**, the Municipality gave such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the TIF Act; and,

**WHEREAS**, the Municipality gave due notice of the availability of the Plan to all residents within 750 feet of the boundaries of the Proposed Area, in compliance with the requirements of the TIF Act; and,

**WHEREAS**, the Municipality convened a Joint Review Board, as required by and in all respects in compliance with the provisions of the TIF Act; and,

**WHEREAS**, the Joint Review Board met at the time and as required by the TIF Act, and reviewed the public record, planning documents, and a form of a proposed ordinance approving the Plan; and,

**WHEREAS**, the Joint Review Board adopted by a majority vote an advisory, non-binding recommendation that the Municipality proceed to implement the Plan and designate the Proposed Area as a redevelopment project area under the TIF Act; and,

**WHEREAS**, the Joint Review Board based its decision on the basis of the Proposed Area satisfying the eligibility criteria defined in Section 11-74.4-3 of the TIF Act, and all as provided in Section 11-74.4-5(b) of the TIF Act; and,

**WHEREAS**, the Municipality held the Hearing on October 10, 2016 at the Bloomington City Hall, 109 East Olive Street, Bloomington, Illinois at 7:00 p.m.; and,

**WHEREAS**, at the Hearing, any interested party or affected Taxing District was permitted to file with the Municipal Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the Municipality heard and determined all protests and objections at the Hearing; and

**WHEREAS**, the Hearing was adjourned on the 10th day of October, 2016; and,

**WHEREAS**, the Plan, which contains the basis for eligibility set forth the factors which cause the parcels in the Proposed Area to be a conservation area and a blighted area by the Corporate Authorities having reviewed the information concerning such factors presented at the Hearing and are generally informed of the conditions in the Proposed Area which could cause the Proposed Area to be a “conservation area” and a “blighted area” as defined in the TIF Act; and,

**WHEREAS**, the Corporate Authorities have reviewed evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, and have reviewed the conditions pertaining to lack of private investment in the Proposed Area to determine whether private development would take place in the Proposed Area as a whole without the adoption of the proposed Plan and assistance as authorized by the TIF Act; and,

**WHEREAS**, the Corporate Authorities have reviewed the conditions pertaining to real property in the Proposed Area to determine whether contiguous parcels of real property and improvements thereon in the Proposed Area would be substantially benefited by the proposed Project improvements; and,

**WHEREAS**, the Corporate Authorities have made an assessment of any financial impact of the Proposed Area on or the minimal demand, if any, for services from any Taxing District affected by the Plan and found that the redevelopment projects proposed by Plan will not cause any significant financial impact or increased demand for facilities or services by any local taxing body; and,

**WHEREAS**, the Corporate Authorities have reviewed the proposed Plan and the existing comprehensive plan of the Municipality for development as a whole and finds that the proposed Plan conforms to the comprehensive plan of the Municipality.

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

**Section 1: Findings.** The Corporate Authorities hereby make the following findings:

- (a) The Proposed Area is legally described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference. The map of the Proposed Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.
- (b) There exist conditions which cause the Proposed Area to be subject to designation as a redevelopment project area under the TIF Act and for the parcels included therein to be classified as a conservation area and a blighted area, as defined in Section 11-74.4-3 of the TIF Act.
- (c) The Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.
- (d) The Plan conforms to the comprehensive plan for the development of the Municipality as a whole.
- (e) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Project is December 31, 2040, and the estimated date of the retirement of any obligation incurred to finance redevelopment project costs as defined in the Plan is December 31, 2040.
- (f) The parcels of real property in the Proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed Project improvements are included in the Proposed Area.

**Section 2: Exhibits Incorporated by Reference.** The Plan entitled, *Tax Increment Financing Redevelopment Plan Downtown-Southwest Redevelopment Project Area*, dated August 8, 2016, which was the subject matter of the public hearing held on the 10th day of October, 2016, is hereby adopted and approved. A copy of the Plan, which incorporates the eligibility findings is attached as *Exhibit C*, attached hereto and incorporated herein.

**Section 3: 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 4: Superseder and Effective Date.** All ordinances, resolutions, motions, or orders in conflict 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 24<sup>th</sup> day of October, 2016.

AYES: 8

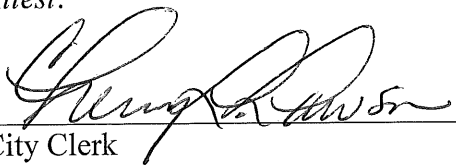
NAYS: 1 (Alderman Lower)

ABSENT: 0

Approved this 24<sup>th</sup> day of October, 2016.

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

Published in pamphlet form:

October 25, 2016



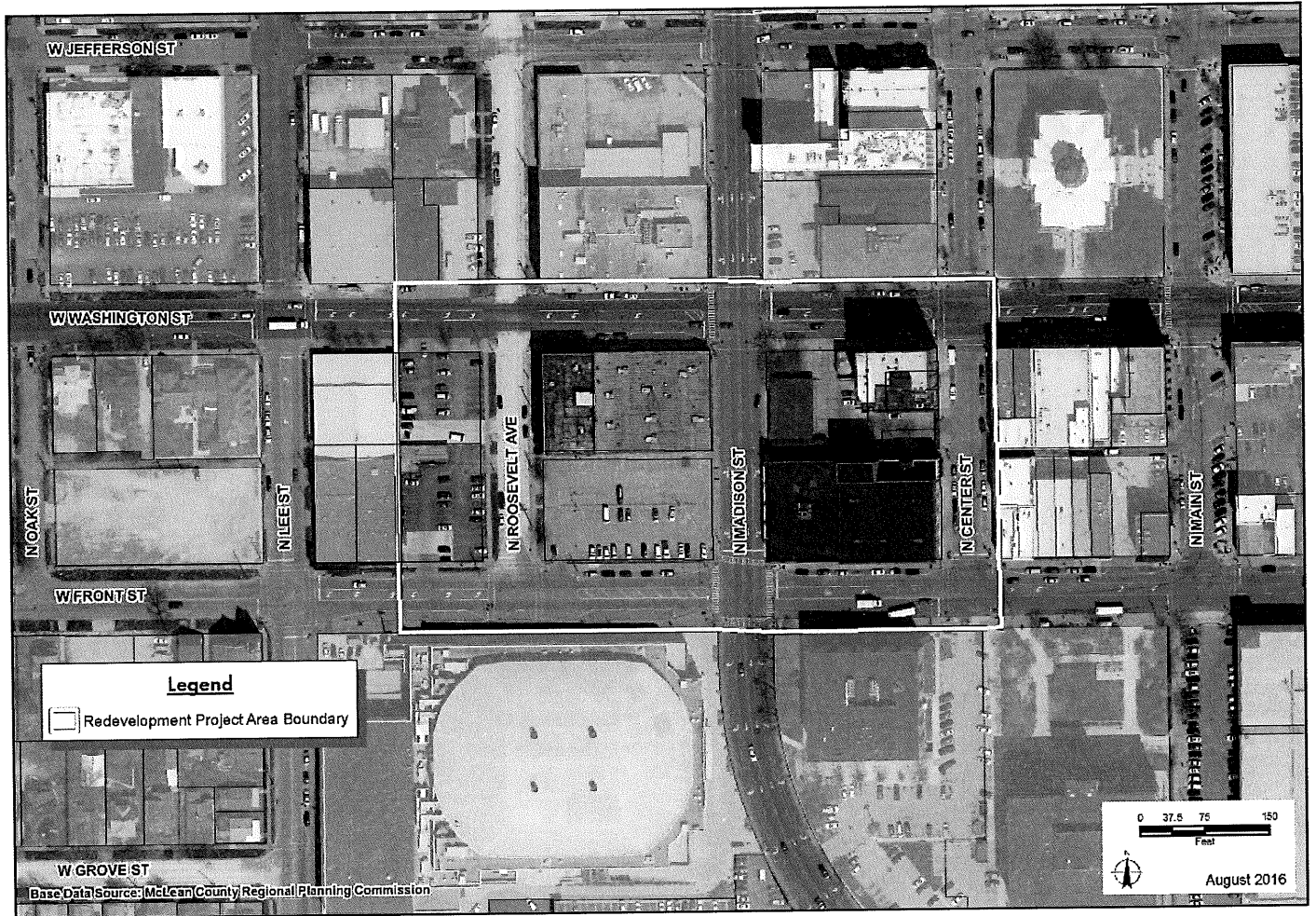
*Exhibit A*

**Legal Description  
Downtown-Southwest Redevelopment Project Area**

A part of the SW<sup>1</sup>/<sub>4</sub> of Section 4, 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 north right of way line of West Washington Street and the east right of way line of North Center Street, being the southwest corner of Lot 40 in the Original Town of Bloomington; thence South on the east right of way line of said North Center Street and the southerly extension thereof to the south right of way line of West Front Street; thence West on the south right of way line of said West Front Street to the point of intersection with the southerly extension of the west line of Parcel 3 as described in a Trustee's Deed recorded as Document No. 2015-15491 in the McLean County Recorder of Deeds Office; thence North on said southerly extension, the west line of said Parcel 3 and the northerly extension thereof to the north right of way line of said West Washington Street; thence East on said north right of way line to the Point of Beginning.

*Exhibit B*

**Downtown-Southwest Redevelopment Project Area Boundary Map**



*Exhibit C*

**Tax Increment Financing Redevelopment Plan  
Downtown-Southwest Redevelopment Project Area**