

Tax Increment Financing Redevelopment Plan

.....
Downtown East Washington Street
Redevelopment Project Area
.....

Prepared for

City of Bloomington, Illinois

Prepared by

PGAV  **PLANNERS**

February 1, 2018

CITY OF BLOOMINGTON, ILLINOIS

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SECTION I

INTRODUCTION

On June 12, 2017, the Bloomington City Council passed **Ordinance No. 2017-48** providing for a feasibility study and report with respect to the designation of a certain area of the City as a “redevelopment project area” pursuant to the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, the “TIF 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 “redevelopment project area” under the TIF Act includes three and one-half city blocks bounded by an alley between E. Monroe Street and E. Jefferson Street on the north, N. Gridley Street on the east, E. Front Street on the south and N. Evans Street on the west. The proposed redevelopment project area is referred to herein as the Downtown East Washington Street Redevelopment Project Area (the “Project Area”). The Project Area includes the former Bloomington High School, several other buildings, parking lots and two vacant lots. It should be noted that the parcel containing the Lafayette Apartment Building (410 E. Washington Street) was in the original TIF study area, as depicted in Ordinance 2017-48. After completing inspections of all of the buildings in the study area, including the Lafayette Apartment Building, it was determined that this property was in relatively good condition and lacked any significant blighting factors. Therefore, it was decided to exclude the Lafayette Apartment Building property from the redevelopment project area.

The former High School is slated for renovation into a mixed-use facility to contain affordable age-restricted housing units, commercial/office space and a swimming pool. Preservation/renovation of the other existing buildings will take place, if it is determined that it would be physically and economically viable. In addition, the Redevelopment Plan proposes the redevelopment of the vacant parcels, perhaps in conjunction with adjoining parcels. It is possible that a parking structure will need to be integrated into the redevelopment scheme of one or more projects depending on the density of the projects. The boundaries of the Project Area are as shown on **Exhibits A-1 and A-2 Redevelopment Project Area Boundary** (A-1 being in 3D view showing existing building masses, and A-2 being in traditional plan view). In addition, a **Boundary Description** is contained in the **Appendix** as **Attachment B**.

The Project Area contains approximately 13 acres, including street and alley rights-of-way (7.4 acres net of rights-of-way). There are a total of 13 parcels of real property, all but two of which have improvements thereon (e.g., buildings and/or parking lots). Much of the built environment in the Project Area, including improvements in the public rights-of-way, suffers from advanced age, physical deterioration and obsolescence.

The City may consider the use of tax increment financing (“TIF”), as well as other economic development resources as available, to facilitate private investment within the Project Area. It is the intent of the City to induce the investment of significant private capital in the Project Area, which will serve to renovate and/or redevelop obsolete buildings within the Project Area and ultimately enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the TIF Act, a housing impact study need not be performed since the City has expressly stated in this Plan that it is not reasonably expected that the proposed redevelopment plan will result in the displacement of ten (10) or more inhabited housing units. Certification of this claim is provided in Section IV of this report.

The TIF Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Project Area, as well as other findings, evidence, and documentation required by the TIF Act.



Exhibit A-1 - Redevelopment Project Area Boundary

Downtown East Washington Street Redevelopment Project Area

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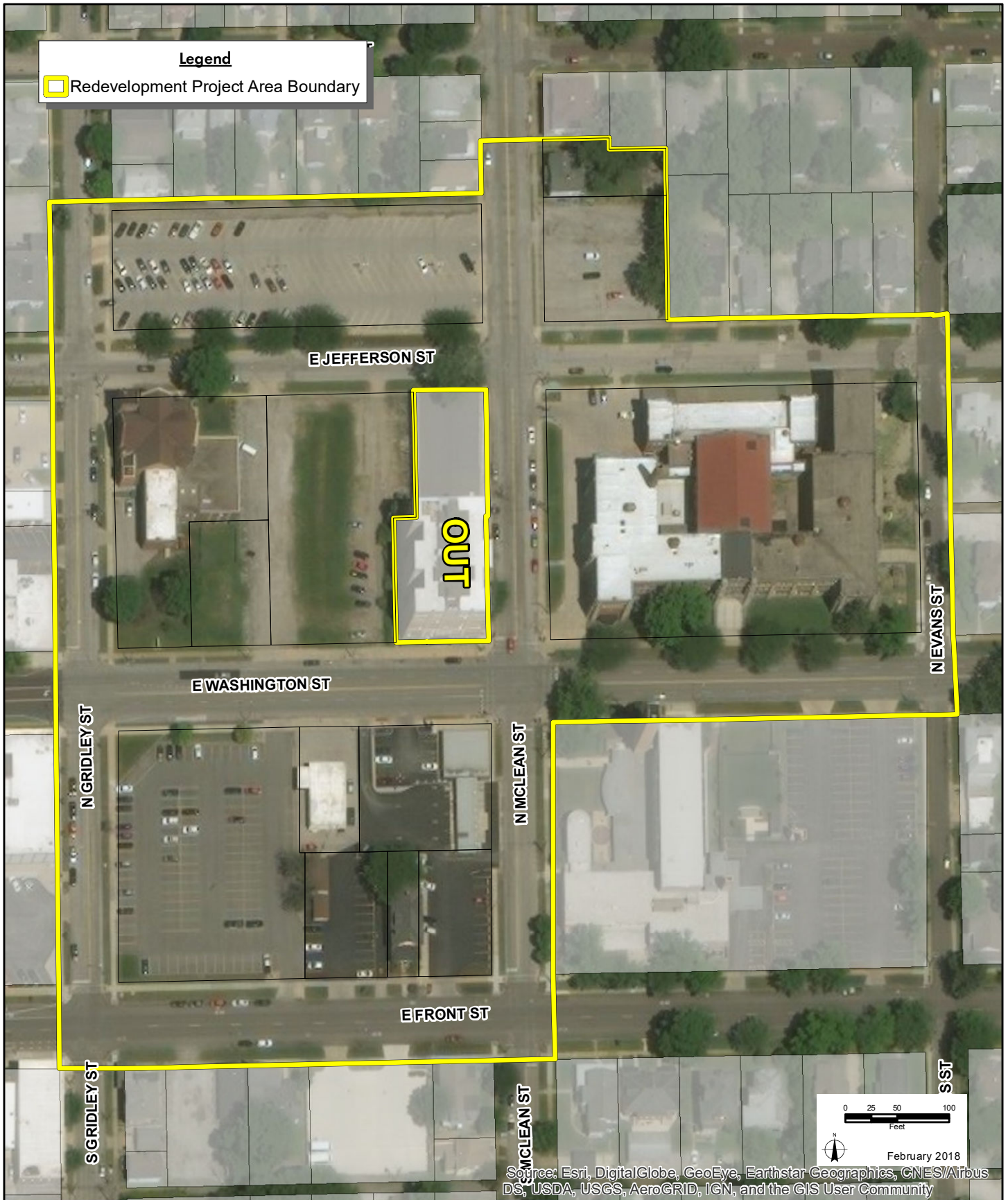


Exhibit A-2 - Redevelopment Project Area Boundary

Downtown East Washington Street Redevelopment Project Area

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SECTION II

STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

A. Introduction

The TIF Act defines the term **Redevelopment Project** to be “...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 an “industrial park conservation area,” 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 TIF Act.

The Illinois General Assembly made various findings in adopting the TIF 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 premise 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 is proper and in the public interest, the TIF 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 TIF Act. With the definitions set forth in the TIF 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 Project Area as a whole meets the statutory requirements as a **blighted area**. Furthermore, the factors necessary to make these findings exist to a meaningful extent and are distributed throughout the Project Area.
2. The Project Area exceeds the statutory minimum size of 1-1/2 acres.
3. The Project 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 Project Area would benefit substantially from being included in the Project 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 PROJECT AREA AND FINDINGS

A. Introduction

A Redevelopment Project Area, according to the TIF 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 TIF Act.

This Section presents the eligibility criteria of the TIF Act and how the Project Area meets such eligibility criteria.

B. Statutory Qualifications

The TIF Act defines the factors that must be present in order for an area to qualify as a Redevelopment Project Area. The statutory definitions of the qualifying factors relating to a blighted area and a conservation area are as follows:

1. Eligibility of a Blighted Area

The TIF 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:"¹

- 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."

¹ 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 under-utilized 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 TIF 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 TIF Act.]*

C. Investigation and Analysis of Blighting Factors

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

- Contacts with City of Bloomington officials who are knowledgeable of the Project Area conditions and history.
- On-site field examination of conditions within the Project Area by experienced staff of PGAV in conjunction with a City-retained licensed architect and registered professional engineer.
- Use of definitions contained in the TIF 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 City of Bloomington Township (COBT) and McLean County real property tax assessment records.

To ensure that the exercise of these powers is proper and in the public interest, the TIF Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Project Area qualifies. An analysis of the physical conditions and presence of blighting factors relating to the Project Area was commissioned by the City. The result and documentation of this effort are summarized below.

D. Analysis of Conditions in the Project Area and Findings

PGAV staff conducted a parcel by parcel survey to document existing conditions in the Project Area on June 22 and 23, 2017. This field work was supplemented with inspection of buildings in the Project Area by an architect and engineer from the Farnsworth Group, Inc. In addition, PGAV analyzed property assessment data from the COBT Assessor and McLean County. One of the outcomes of the field work was an inventory of existing land uses in the Project Area, which are illustrated on **Exhibit B - Existing Land Use**. **Exhibit C - Summary of Blighting and Conservation Area Factors** provides a quantitative breakdown of the various factors. **Exhibit D - Existing Conditions Map** provides a graphic depiction of certain blighting and conservation area factors that were determined to exist within the Project Area. A blighting factor that relates to property valuation trends is presented later in this Section.

1. Findings on Improved Area

The following presents the findings on the blighted area factors that are present to a meaningful extent and reasonably distributed throughout 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 TIF 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. All of the six principal buildings were determined to be over 35 years old. Building ages were obtained from the COBT Assessor's website, except for the former residence that is now used as a beauty salon.^{2, 3}
- b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 8 of the 11 (73%) improved parcels within the Project Area. The field survey of building conditions in the Project Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, masonry, other fascia materials, interior finishes, interior walls and ceilings, etc. A considerable amount of the deterioration found in the interior of buildings was caused by water damage. This was particularly evident in the former High School building. Deteriorated sidewalks and/or curb and gutters were present within the vast majority of street rights-of-way in the Area. The pavement of E. Jefferson, between N. McLean Street and N. Evans Street is rated "poor" by the Public Works Department, as is the pavement in the intersection of E. Jefferson and N. Gridley Streets. **Attachment C** in the **Appendix** provides

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

³ Current owner of the beauty salon states that the building was constructed in 1908.

photographic evidence of the conditions found on these properties and within the public rights-of-way.

- c. Summary of Findings on Obsolescence: Five of the six buildings (83%) clearly suffer from obsolescence. When taken in context of building square feet, nearly 143,000 square feet of building space (97%) is contained in these obsolete buildings (the former High School, the vacant former Chase Bank, the City of Refuge Church, and the residence converted to a beauty salon. Except for the church, none of the buildings is being used for their original intended use.

The former High School building (510 E Washington St) was built in 1914-1915 with additions made in 1936 and 1976. In 1959, the High School grades moved to the current High School facilities (1202 E Locust St) and the Washington St school building was repurposed as a Junior High School. In 1987, a consultant hired by Bloomington School District 87 (District 87) declared the school building at 510 E. Washington to be “an old facility that is not conducive to an effective program. It is totally inappropriate for middle-level education.”⁴ In the Fall of 1990, the Junior High School relocated to its current facilities at 901 N Colton St. During the winter of 1990, the District 87 School Board voted to sell the now vacant Washington St. school building by issuing a request for bids with the minimum bid set at \$200,000. No bids were submitted, however at the bid opening, local business person Rick Feeney proposed to the School Board his plan to acquire the former school building and invest \$2 million to convert the building into a 43-unit apartment complex. This proposal, which was contingent on the City providing TIF incentives, never materialized (the school properties were not within the boundaries of the then existing Downtown TIF district). Present day City staff have been unable to determine if Mr. Feeney actually had the capacity or experience necessary to carry out the redevelopment plan he proposed back in 1991. All of the property associated with the former school was ultimately sold to a group of three local private developers in 1992 for only \$80,000 after the District 87 School Board re-advertised the property for sale with no minimum bid requirement. Later that year, the new owners of the building (Washington Square East Limited) leased classroom spaces in the former school building to multiple tenants including the YWCA, Twin City School of Dance, the Blooming Grove Academy, and Rob Knight’s Swim America. The playground property located one block to the east was sold off to an unrelated third party.

⁴ Ann Grooms, President of Educational Service Institute Inc., Cincinnati.

In 2005, the former school building and the small parking lot on the northeast corner of E. Jefferson Street and McLean Street were acquired by the Mount Moriah Christian Church of Bloomington. By that time, several other tenants occupied spaces in the building which had been renamed “The Attractive Alternative” including the Urban League, the Kumon Math & Reading Center and several artist studios. The Mount Moriah church used the former school auditorium for worship services and had plans to add a toddler care center, and a Christian education academy. Ultimately, Mount Moriah’s vision for the building was not financially sustainable. Multiple tenants vacated the property, the building’s mechanical systems were in need of constant repairs, and utility costs outpaced rent revenue from the remaining tenants and the weekly collection of offerings from the church’s dwindling congregation. Busey Bank, the holder of Mount Moriah’s mortgage, foreclosed on the former school property in 2015 and the bank was the successful bidder in the bank’s auction of the property in the fall of 2015. In the fall of 2016, the mostly vacant and severely deteriorated former school building was sold by Busey Bank / Pillar Properties XIII to Iceberg Development Group, LLC (Iceberg). Iceberg has announced plans to renovate and retrofit the former school building into a 58-unit affordable age-restricted apartment building with spaces for lease to commercial and non-profit users on the first floor. The City is supporting Iceberg’s project at 510 E. Washington Street via a TIF Redevelopment Agreement (Ordinance No. 2017-47, adopted June 12, 2017).

In addition to the buildings being ill-suited to the original uses, most of the buildings in the Project Area lack adequate off-street parking. The beauty salon has no off-street parking on its property as the original residential lot size has been narrowed due to the sale to and paving over by the adjacent bank of portions of the former home’s yard and driveway. The City of Refuge Church (401 E Jefferson St) has little off-street parking and must rely on the availability of on-street parking and the State Farm-owned parking lot on the north side of E. Jefferson Street. The core sanctuary of the City of Refuge Church building was built in 1888 to house the First Baptist Church, long before the advent of the automobile. The former high school parking lot had insufficient parking spaces for when it was occupied as a school and still lacks parking for its proposed reuse as an apartment building. This lack of off-street parking has led Iceberg to acquire the 4-unit apartment building located at 309 N McLean St for potential demolition to expand the adjacent parking lot which provides the majority of the former school building’s off-street parking.

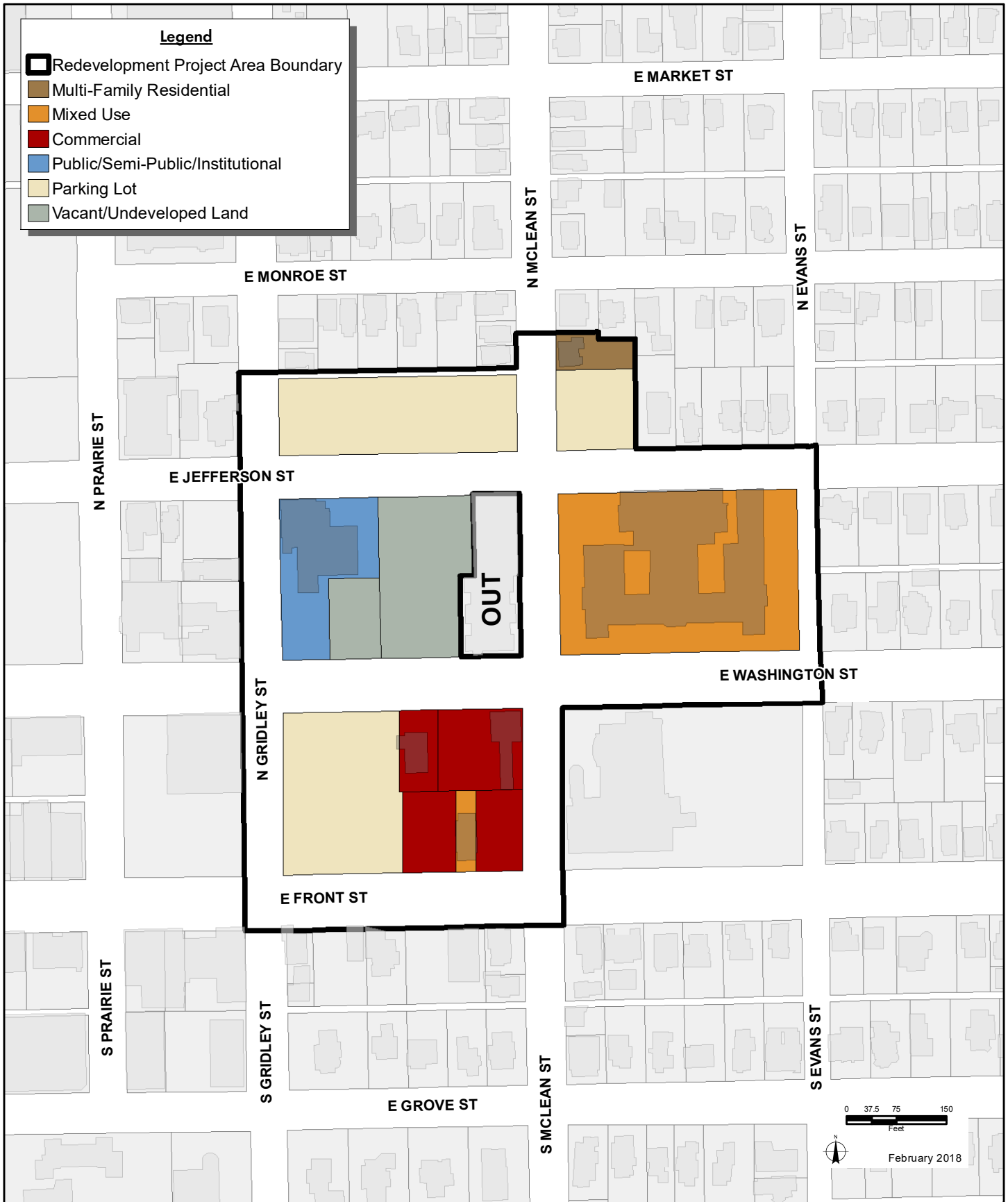


Exhibit B - Existing Land Use

Downtown East Washington Street Redevelopment Project Area

Exhibit C
SUMMARY OF BLIGHTING AND
CONSERVATION AREA FACTORS

Downtown East Washington St. Redevelopment Project Area
City of Bloomington, Illinois

	Total	%
No. of improved parcels	11	85%
No. of vacant parcels	2	15%
Total parcels	13	100%
No. of buildings	6	100%
No. of buildings 35 years or older	6	100%
No. housing units	6	
No. housing units occupied	4	
Sub-Area Count	1	100%
IMPROVED LAND FACTORS:		
No. of improved parcels with building and/or site improvements that are deteriorated	8	73%
Deteriorated street and/or sidewalk pavement (by Sub-Area)	1	100%
No. of dilapidated buildings	0	0%
No. of obsolete buildings	5	83%
No. of structures below minimum code	6	100%
No. of buildings lacking ventilation, light or sanitation facilities	0	0%
No. of building with illegal uses	nd ¹	
Approximate total building square footage	147,090	
Approximate vacant building square footage	111,372	76%
No. of improved parcels with excessive land coverage or overcrowding of structures	11	100%
Inadequate utilities (by Sub-Area)	1	100%
Deleterious land use or layout (by Sub-Area)	0	0%
Lack of community planning	0	0%
Declining and/or Sub-par EAV Growth	YES	
VACANT LAND FACTORS (2 or More):		
Obsolete platting	1	50%
Diversity of ownership	nd ¹	
Tax delinquencies	nd ¹	
Deterioration of struct. or site improvements in neighboring areas	2	100%
Environmental clean-up	nd ¹	
Declining or sub-par EAV growth	YES	

¹ Not determined.

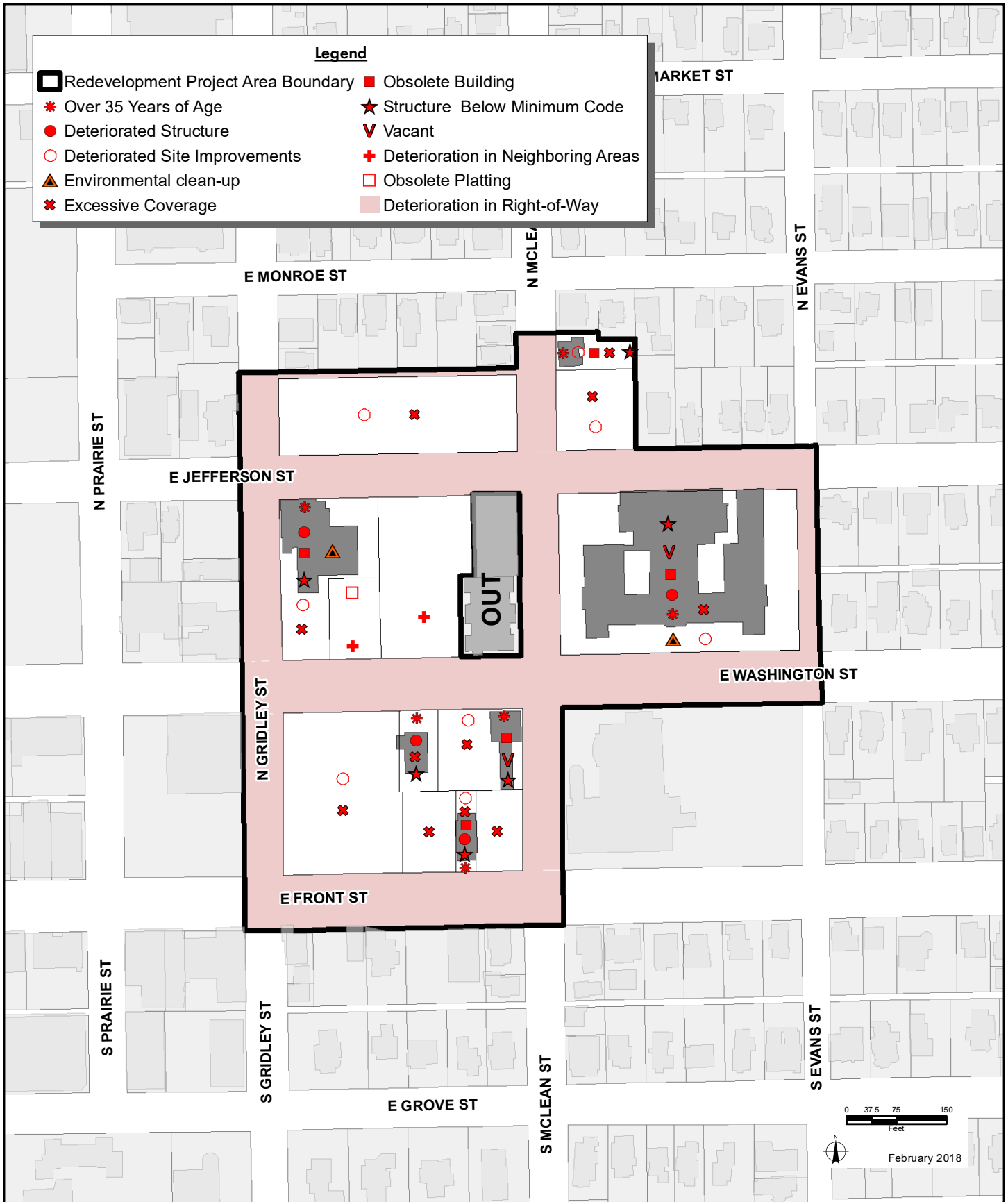


Exhibit D - Existing Conditions Map

Downtown East Washington Street Redevelopment Project Area

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The former Chase drive-in branch bank (413 E Washington St) fell victim to a recent industry-wide reduction and consolidation of branch banks due to reduced drive-in usage and increased Internet banking. This bank was originally constructed in 1968 by American State Bank and was marketed as the “Jewel Box Bank” due to its small size and walls of glass. This particular bank building was deemed very small, did not function well for person-to-person customer service, and was closed in October 2016 by JP Morgan Chase (the ultimate successor to American State Bank). The bank was not able to offer public restrooms as the only restrooms are located in the basement of the building and were only accessible from behind a security door in the teller work area. The building lacks an elevator to the basement. Wesley United Methodist Church (502 E. Front St) recently acquired the vacant bank building and associated parking lots from JP Morgan Chase with the intent to use the property for church parking and occasional youth outreach services.

- d. Summary of Findings Regarding Structures below Minimum Code Standards: The City’s retained architect and engineer accompanied PGAV staff during the field survey on June 22 and 23, 2017 and inspected all but the interior of 412 E. Front Street (the “Girl Friday” beauty salon) and 309 N. McLean Street (a 4-unit apartment building). The interior of the beauty salon building was later inspected on July 21, 2017. The interior of 309 N. McLean Street was not inspected.

The inspections revealed multiple items not in compliance with the City’s adopted codes and other State and Federal regulations with respect to each building and parking lot in the Area. While certain violations may be “grandfathered”, all violations will require correction if there is to be a change of occupancy, change of ownership or change of use. A summary of the inspection findings by the Farnsworth Group, Inc. is contained in the **Appendix as Attachment D.**

- e. Summary of Findings Regarding Excessive Vacancies: Of the approximate 147,090 square feet of building space within the Area (excluding the former High School basement), approximately 111,372 square feet (76%) are vacant. This is an excessive level of vacant building space. Two of the six buildings in the Area have excessive vacancies as follows:

- Former High School building (% of GLA*) 77% vacant
- Former Chase Bank: 100% vacant

*GLA: Gross Leasable Area

- f. Summary of Findings Regarding Excessive Land Coverage: All of the improved properties have excessive land coverage. Excessive land coverage is characterized by a large percentage of building and paving coverage on each parcel. Little or no landscaping is provided, and there is an obvious lack of adequate off-street parking and loading areas.

- g. Summary of Inadequate Utilities: The City's Department of Public Works has determined that there are deficiencies in the combined sewers that serve downtown and the surrounding area, including the Project Area. The sewers in the Area are some of the oldest in the City, dating back to the late 19th century. The City has been systematically repairing and lining these sewers on a prioritized basis, including the repair and lining of the 15-inch combined sewer that runs under E. Jefferson Street between Gridley and Evans Street in 2017. However, the existing 12-inch combined sewer under E. Washington Street between Gridley and McLean Street needs to be lined. It's possible that the same 12-inch combined sewer between McLean and Evans Street needs to be lined, but has yet to be evaluated by the Public Works Department

In addition to the inadequate combined sewer system, the existing 4-inch water main under E. Jefferson Street is substandard by today's water utility standards. Depending on the actual redevelopment projects, particularly redevelopment of the State Farm parking lot between N. Gridley and N. McLean Street, it may or may not be practical to tap into the existing 12-inch water main under N. McLean Street. A recent example of these 4-inch mains being inadequate was the need for State Farm to construct a private pump station and water line near the intersection of Front and Jefferson Streets in order to boost the pressure of the water service to the its original headquarters office building (112 E Washington St) for an upgrade of the fire suppression system in that building. Absent other connection options, certain redevelopment projects may require that the 4-inch main under E. Jefferson Street will need to be upsized. Therefore, it would be prudent to plan for the replacement of the 4-inch main with a larger water main (size to be determined).

- h. 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 Project Area has declined for three (3) out of the last five (5) years and has not kept pace with the balance of the City for three (3) out of the last five (5) years. A comparison of EAV for the Project Area and the City is shown in **Exhibit E, Comparison of EAV Growth Rates (2011-2016)**.

To confirm that the Project Area's total EAV trends were distributed throughout the Project Area, the valuation trend was computed for each taxable parcel. **Exhibit F, Annual**

EAV Change by Parcel (2011-2016), illustrates the trend in value for each taxable parcel of real estate in the Project Area. This map shows that all of the taxable parcels declined at least three (3) out of the last five (5) years. Clearly, this factor is distributed throughout the Project Area.

Exhibit E
Comparison of EAV Growth Rates (2011-2016)
 Downtown East Washington Street Redevelopment Project Area
 City of Bloomington, Illinois

Tax Year	EAV of Redevelopment Project Area	Balance of City ¹	Area Growth Rate Less Than Balance of City?
2011	\$ 643,400	\$ 1,799,490,882	
2012	\$ 630,825	\$ 1,761,074,540	
Annual Percent Change	-2.0%	-2.1%	NO
2013	\$ 611,528	\$ 1,760,960,275	
Annual Percent Change	-3.1%	-0.01%	YES
2014	\$ 606,582	\$ 1,794,868,871	
Annual Percent Change	-0.8%	1.9%	YES
2015	\$ 615,923	\$ 1,811,002,435	
Annual Percent Change	1.5%	0.9%	NO
2016	\$ 640,815	\$ 1,997,571,011	
Annual Percent Change	4.0%	10.3%	YES

¹ Total City EAV minus EAV of Redevelopment Project Area.

While the EAV trend analysis indicates an unhealthy trend in the tax base of the Project Area, the nominal property values are particularly low as well. Using the 2016 assessed values for all of the taxable properties within the Project Area, the aggregate fair market (appraised) value of taxable real estate computes to be about \$1.9 million or an average of \$15.07 per square foot of building space. By comparison, the Illinois House building at 201-213 W Jefferson had a 2016 fair market value of \$26.50 per square foot (built in 1902). On the high end of the value spectrum, the PNC Bank building at 202 E Washington had a 2016 fair market value of \$126.16 per square foot (built in 1992). When isolating this analysis to the largest building in the Area (the former High School), the fair market value tumbles to \$3.35 per square foot of building space. This building, which constitutes 81% of the building space in the Project Area, generated only \$6,834 in real property taxes for District 87 (2016 tax year/pay 2017). That's equivalent to \$0.06 per

square foot of building space in annual property tax revenue for the School District. The aforementioned Illinois House building generated \$0.45 per square foot of building space in annual property tax revenue for the School District, or 2.8 times that generated by the former High School building. The aforementioned PNC Bank building generated \$2.16 per square foot building space in annual property tax revenue for the School District, or 36 times that generated by the former High School building. In conclusion, real estate in the downtown area has the potential to generate significant tax revenue for the various taxing bodies, but clearly, the real estate in the Project Area is not doing so.

2. Findings on Vacant Land

There are two vacant parcels that constitute .93 acres of the 7.4 acres of land within the Area, net of street and alley rights-of-way. Qualifying factors relevant to these vacant parcels include the deterioration of structures or site improvements in neighboring areas and the total EAV of the proposed Area has declined for three (3) out the last five (5) years.

E. Summary of Eligibility Factors for the Project Area

This study finds that the Project Area contains conditions that qualify it as a **blighted area** as the definition of such in the TIF Act applies to both improved and vacant land. There are at least five blighting factors clearly present and reasonably distributed among the properties within the Project Area, as documented in Subsection D above and the photographs contained in Attachment C in the Appendix. Also, by virtue of all of the buildings in the Project Area being older than 35 years old, along with at least three blighting factors being present throughout the Project Area, it qualifies as a *conservation area*. The following summarizes the existence of the predominant blighting factors existing within the Project Area:

- **Age** – All but one of the six buildings located in the Project Area are greater than 35 years old, which exceeds the statutory threshold of 50% (prerequisite for a “conservation area”).
- **Deterioration** – Deteriorated buildings and/or site improvements are predominant in all three Sub Areas (8 of the 11 parcels within the entire Project Area).
- **Obsolescence** – Five of the six buildings in the Project Area are obsolete constituting nearly 143,000 square feet or 97% of the total building space in the Project Area.
- **Excessive vacancies** – 76% of the approximate 147,000 square feet of building space in the Project Area is vacant. Most of the vacant building space is associated with the former High School building and the former Chase bank.

- **Structures below minimum code standards** – All of the six buildings within the Project Area were determined by the City’s retained architect and engineer to have code deficiencies.
- **Excessive land coverage** – All of the improved parcels in the Project Area have excessive land coverage.
- **Inadequate Utilities** – The 12-inch combined sewer under E. Washington Street is over 100 years old and the portion between N. Gridley Street and N. McLean Street needs to be repaired and lined. The 4-inch water main under E. Jefferson Street is of inadequate size and should to be replaced with a larger diameter main (size to be determined based on needs of the redevelopment project(s)).
- **Sub-par EAV trends** – The Project Area’s EAV has declined for three (3) out of the last (5) years; has not kept pace with the balance of the City for five (5) out of the last five (5) years; and has failed to keep pace with inflation for five (5) out of the last five (5) years.

This study finds that the Redevelopment Project Area contains conditions that qualify the entire Area as a “blighted area”, as this term is defined in the TIF Act, and that these parcels will likely continue to exhibit blighted conditions or such conditions may lead to further blight without a program of intervention to induce private and public investment in the Project Area. The qualifying conditions that exist are detrimental to the Project 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 ultimately lead to a stronger tax base for all overlapping taxing districts.

Therefore, it is concluded that public intervention is necessary because of the conditions documented herein and the lack of private investment in the Project 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 the Redevelopment Plan and establishment of the Redevelopment Project Area.

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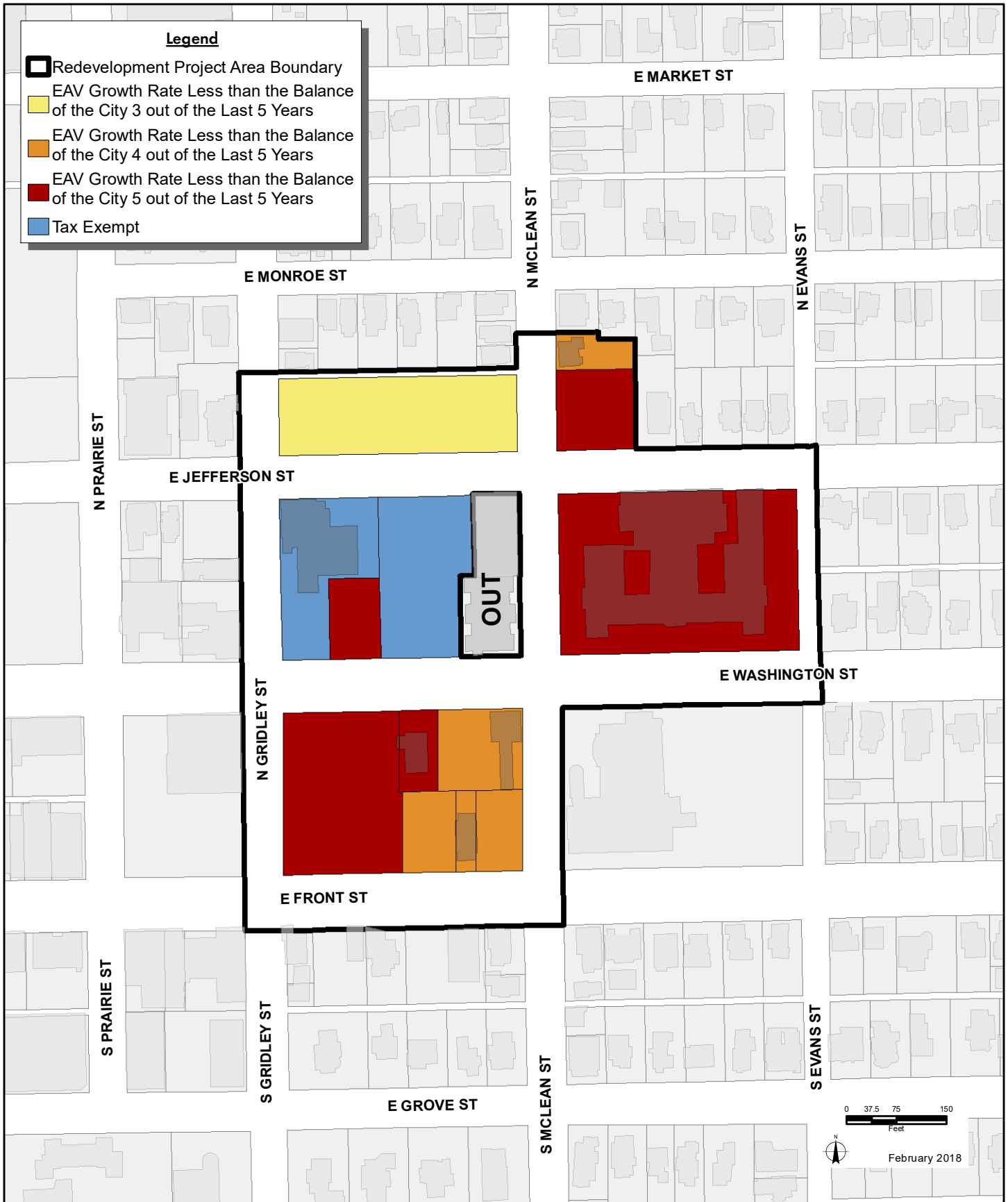


Exhibit F - Annual EAV Change by Parcel (2011-2016)

Downtown East Washington Street Redevelopment Project Area

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SECTION IV

REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan and Project for the Downtown East Washington Street Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as a conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a Redevelopment Plan must be prepared. A **Redevelopment Plan** is defined in the TIF 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 or 'industrial park conservation area', 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 Project Area include mixed-use development involving commercial and residential uses. The anticipated land uses include:

- Residential
- Commercial (office, restaurant, retail)
- Public facilities (including transit and/or parking facilities)

C. Objectives

The objectives of the Redevelopment Plan are to:

1. Reduce or eliminate those conditions that qualify the Project Area as eligible for tax increment financing by carrying out the Redevelopment Plan.
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 Project Area through the provision of financial assistance as permitted by the TIF Act.
5. Provide for safe and efficient traffic circulation within the Project 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 determined that it is appropriate to provide limited financial incentives for private investment within the Project Area. It was determined, through redevelopment strategies previously utilized by the City and communications between prospective land buyers/developers and the City, that tax increment financing constitutes a key component of leveraging private investment within the Project 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 buildings.* The initial TIF supported private project anticipated by this Plan is the retrofit, renovation and repair of the former High School building into a 58-unit affordable age-restricted apartment building with spaces for lease to commercial and non-profit tenants on the first floor (see Redevelopment Agreement adopted by Ordinance No. 2017-47 adopted Jun 12, 2017). Renovation and conversion of the City of Refuge Church is another possible project, perhaps in conjunction with an adjoining redevelopment project.
- b. *Demolition of existing buildings.* Demolition of existing buildings, particularly obsolete buildings, is anticipated to advance private mixed-use redevelopment projects and/or parking facilities. As part of the reuse of the former High School building (510 E Washington St), the developer (Iceberg) has acquired the 4-unit apartment building at 309 N. McLean Street and plans to demolish it to allow for expansion of the adjoining parking lot.
- c. *Construction of private buildings.* Construction of new buildings is anticipated as part of private redevelopment projects. One such project, currently in the early planning stages, is a multi-story apartment building that would be sited on the City-owned former

Coachman Motel property (408 E Washington St) and the adjoining vacant lot (404 E Washington St).

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment in the Project 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 site preparation, including 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, repair and lining of sewers, installation of streetscape amenities such as landscaping, way finding signage, and other public space enhancements.
- c. *Additional public parking.* Construction of a parking structure(s) to meet future parking demand in the Project Area.
- d. *Marketing of properties and promoting development opportunities.* The City will help to promote the opportunities available for investment in the Project Area.
- e. *Other programs of financial assistance as may be provided by the City.* The TIF 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 TIF Act, as needed.

3. Land Assembly, Displacement Certificate, and Relocation Assistance:

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 Project Area may be acquired by the City or private parties, as necessary, to implement a specific public or private redevelopment project. Such property assembly may include the displacement of inhabited housing units located in the Project Area (see below).

Displacement Certificate:

There were four inhabited residential units located within the Project Area as of the date of fieldwork (June 23, 2017). Pursuant to Sections 11-74.4-3 (n) (5) and 11-

74.4-4.1 (b) of the TIF 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 G**, 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 G, subject to the definition of “redevelopment project costs” as contained in the TIF 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 TIF Act [**bold typeface added for emphasis**]. Note that some of the following narrative has been paraphrased (see full definitions in the TIF 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.

Exhibit G

ESTIMATED REDEVELOPMENT PROJECT COSTS
 Downtown East Washington Street Redevelopment Project Area
 City of Bloomington, Illinois

Description	Estimated Cost
A. Public Works or Improvements <i>(Improvement of streets, curb and gutters, utilities and other public improvements)</i>	\$200,000
B. Property Assembly <i>(Acquisition of land, building demolition and site preparation)</i>	\$2,400,000
C. Building Rehabilitation	\$1,900,000
D. Relocation	\$100,000
E. Taxing District Capital Costs	\$100,000
F. Job Training	\$100,000
G. School District Increased Costs <i>(Pursuant to paragraph (7.5) of subsection (q) of Section 11-74.4-3 of the TIF Act)</i>	\$300,000
H. Interest Costs Incurred by Developers	\$875,000
I. Low-income Housing Construction Costs <i>(Pursuant to paragraph (11)(F) of subsection (q) of Section 11-74.4-3 of the TIF Act)</i>	\$500,000
J. Planning, Legal and Professional Services	\$250,000
K. General Administration	\$200,000
L. Financing Costs	see Note 3
M. Contingency	\$700,000
Total Estimated Costs	\$7,625,000

Notes:

1. All costs shown are in 2018 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.

- 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.
 - 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 TIF 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 TIF 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.
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 TIF Act (re: Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).
9. **Payments in lieu of taxes** (not common; see definition in TIF 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 TIF 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 the TIF 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 the TIF Act;
12. Unless explicitly stated in the TIF 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

Development projects proposed to be undertaken in implementing this Redevelopment Plan conform to the City of Bloomington's "Comprehensive Plan 2035", adopted August 24, 2015. The Future Land Use Plan, as shown on Figure II-3 of this Comprehensive Plan designates the vast majority of the Area as "Mixed -Use". The Plan recommends the City "identify opportunities for mixed-use development and encourage such development to enhance the livability of neighborhoods" (N.1-1d). As per the Comprehensive Plan, the proposed TIF area is highly underutilized and Figure 3-4 *Net Taxable Fiscal Impact Per Acre* shows a clear deficit and negative fiscal impact stemming from low revenues and high expenses. Redevelopment of the area, particularly the vacant City-owned lot at 408 E. Washington Street, will reduce City expenditures and improve property values. Figure 4-1, *Neighborhood Classification Boundaries* designates the proposed TIF redevelopment area as "Preservation Neighborhood," and the Plan encourages "preservation and adaptive reuse of significant historic buildings and structures" (N-1.3c). The planned mixed-use reuse of the former High School property would be consistent with the Comprehensive Plan. In addition, this TIF Plan is consistent with several of the stated objectives contained in the Downtown section of the Comprehensive Plan, including:

- D-1.1g – Prioritize mixed use development/redevelopment projects for the Downtown area.
- D-1.1h – Continue to develop, promote and provide incentives for property owners or developers to reinvest in Downtown.
- D-1.4a – Encourage inclusion of residential units in mixed use development.
- D-6.1 Encourage development on sites that will link Downtown with surrounding neighborhoods.

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

There has been no obvious investment that would constitute as growth and development within the Project Area. The lack of Area-wide investment in growth and development is indicative, in part, by the fact that the tax base of the Project Area has been stagnant since 2011 (see **Exhibit H, EAV Trends (2011-2016)**). The aggregate value of the Area declined by approximately \$2,600 during this period. Furthermore, the excessive building vacancies within the Project Area, as quantified in Section III of this Plan, reflects a lack of growth and investment. The evidence presented herein clearly shows that the Project Area, as a whole, lacks private investment. Significant private investment will be needed to achieve a level of revitalization that eliminates the blighting factors that are present and which substantially depress property values.

Exhibit H
EAV Trends (2011-2016)
 Downtown East Washington Street Redevelopment Project Area
 City of Bloomington, Illinois

	2011	2016	Change	Percent	Annual Percent Rate
Redevelopment Project Area ¹	\$ 643,400	\$ 640,815	\$ (2,585)	-0.40%	-0.08%
Balance of City ²	\$1,799,490,882	\$1,997,571,011	\$ 198,080,129	11.01%	2.11%
CPI - All Urban Consumers ³	224.94	240.01	15.07	6.70%	1.31%

¹Equalized Assessed Valuation (EAV) of the Redevelopment Project Area ("RPA").

²Citywide EAV minus the EAV of the Redevelopment Project Area.

³Consumer 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 Project 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 Project Area as provided in the TIF 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 investment, 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 due to the depressed conditions of the properties in and immediately surrounding the Project Area which have come about due to the deterioration of and disinvestment in the former High School building and other buildings in the Project Area. It has been difficult for the City to attract developer interest to the Project Area due to the uncertain fate of the block size former High School building and the other deteriorated buildings in the Project Area. 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 and building vacancies remain. The need for public financial assistance, including TIF, has been borne out several times over the past several decades where the City has received redevelopment proposals from various entities wishing to convert the former High School building into a new use. Multiple redevelopment options have been presented to the City, all of which, including the most recent by Iceberg, have included requests for public financial assistance to make the projects financially feasible. In addition to TIF assistance, Iceberg's proposal includes the need for Historic Tax credits as well as Low Income Housing Tax Credits (LIHTCs) as necessary components of the capital stack. Subsequent to the City Council's action to initiate the creation of the Project Area, the City has been approached by an unrelated but qualified and experienced development firm with interest in redeveloping the City-owned former Coachman Motel property and several adjoining parcels into an apartment complex. Preliminary financial analysis by PGAV of

this new project has led the City to conclude that public financial assistance will also be necessary to bring the project to fruition.

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 districts. 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 31st of the year in which the payment to the City Treasurer, as provided in subsection (b) of Section 11-74.4-8 of the TIF 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 Project Area is adopted (December 31, 2042).

F. Most Recent Equalized Assessed Valuation

The most recent total EAV for the Project Area has been determined by the City to be \$640,815, based on McLean County's 2016 tax year (payable 2017) property assessment data. A table with **Parcel Identification Numbers and 2016 EAV** is located in the **Appendix** as **Attachment E**. This is accompanied by a map 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 Project 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 Project 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 Project Area will increase the EAV of the Project Area by \$3.4 to \$3.6 million (2018 dollars) upon completion of the redevelopment projects.

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 Project 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 TIF 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 Project Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made as 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 the Special Tax Allocation Fund of monies received from the taxes on the increased EAV (above the initial EAV) of real property in the Project 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 TIF Act for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received that are not identified as being required, pledged, earmarked, or otherwise designated for payment of or securing of obligations or anticipated redevelopment projects costs shall be designated as surplus as set forth in Section 11-74.4-7 the TIF Act. 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 insure 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 TIF Act. Also, the City shall adhere to all reporting requirements and other statutory provisions.

APPENDIX

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ATTACHMENT A

**Bloomington City Council Ordinance No. 2017-48
Providing for a Feasibility Study and Report with Respect to the
Designation of a Certain Area as a Tax Increment Financing
Redevelopment Project Area
(*Downtown East Washington Street*)**

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CITY OF BLOOMINGTON

2017 - 48

**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**

(Downtown East Washington Street)

**Adopted by the City Council
Of the City of Bloomington
On June 12, 2017**

Published in pamphlet form by authority of the City Council of the
City of Bloomington, McLean County, Illinois, on June 12, 2017.

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. 2017-48 entitled, 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 (*Downtown East Washington Street*), 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 June 14, 2017 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 06/14/2017.



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

Ordinance No. 2017 - 48

**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
(Downtown East Washington Street)**

WHEREAS, the City of Bloomington, McLean County, Illinois (the “*City*”), is a duly organized and validly existing home-rule municipality created in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970 and the laws of this State; 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 or as a “conservation” area as defined in 11-74.4-3(b) 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 described on *Exhibit A* (the “*Area*”) as shown on the map attached hereto and made a part hereof by reference as *Exhibit B*; 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 City Manager 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 City Manager 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 or other financing methods as permitted by the TIF Act, 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:

Austin Grammer
Economic Development Coordinator
City of Bloomington
115 East Washington Street, Suite 201
Bloomington, IL 61702-3157
Office: 309-434-2611

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

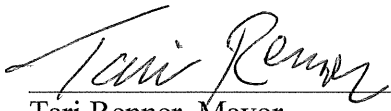
ADOPTED this 12th day of June 2017, pursuant to a roll call vote as follows:

AYES: 8

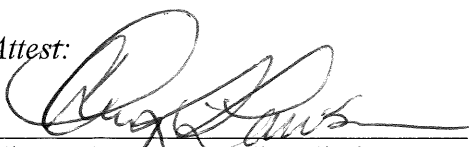
NAYS: 0

ABSENT: 1 (Alderman Jamie Mathy)

APPROVED by me this 13th day of June, 2017.



Tari Renner, Mayor

Attest:


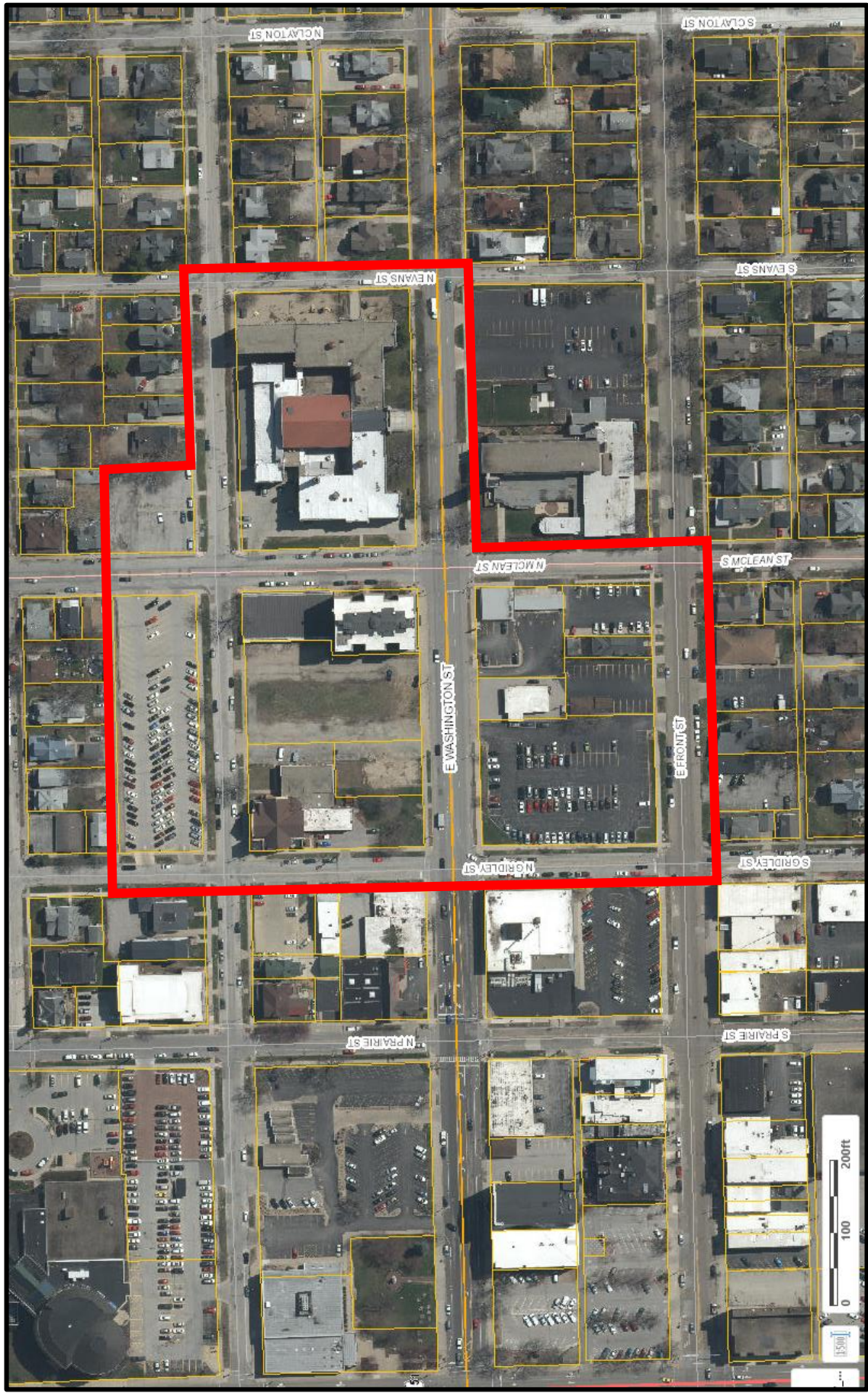
Cherry L. Lawson, City Clerk

EXHIBIT A

General description of the proposed Downtown East Washington Street Tax Increment Financing Project Area:

The properties that are generally within an area along East Washington Street, and bounded on the east by North Evans Street, on the west by North Gridley Street, on the south by East Front Street, and on the north by the alley that runs parallel to and is north of East Jefferson Street.

Exhibit B: Downtown East Washington Street Study Area



ATTACHMENT B

**Boundary Description
Downtown East Washington Street Redevelopment Project Area**

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Legal Description
Downtown East Washington Street
Redevelopment Area

A part of the SE¼ 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 west right of way line of Gridley Street with the south right of way line of East Front Street; thence Northerly on the west right of way line of said Gridley Street to the point of intersection with the westerly extension of the north right of way line of the alley in Block 2 Evan's Addition; thence Easterly on the westerly extension of the north right of way line of said alley and the north right of way line of said alley to the west right of way line of North McLean Street; thence Northerly on the west right of way line of said North McLean Street to the point of intersection with the westerly extension of the north line of the South 56 feet of Lot 6 in Block 1 said Evan's Addition; thence Easterly on the westerly extension of and the north line of the south 56 feet of Lot 6 in Block 1 said Evan's Addition to the west line of Lot 5 in Block 1 said Evan's Addition; thence Southerly to the northwest corner of the South 45 feet of Lot 5 in Block 1 said Evan's Addition; thence Easterly to the northeast corner of the South 45 feet of Lot 5 in Block 1 said Evan's Addition; thence Southerly on the east line of said Lot 5 and the east line of Lot 8 in Block 1 said Evan's Addition to the north right of way line of East Jefferson Street; thence Easterly on the north right of way line of said East Jefferson Street to the point of intersection with the east right of way line of Evans Street; thence Southerly on the east right of way line of said Evans Street to the point of intersection with the south right of way line of East Washington Street; thence Westerly on the south right of way line of said East Washington Street to the point of intersection with the east right of way line of McLean Street; thence Southerly on the east right of way line of said McLean Street to the point of intersection with the south right of way line of said East Front Street; thence Westerly to the Point of Beginning, EXCEPT Lot 1 and the East 8 feet of Lot 2 in Block 3 said Evan's Addition, ALSO EXCEPT Lot 12 and the East 30 feet of Lot 11 in Block 3 said Evan's Addition described in Warranty Deed recorded as Document No. 2014-17877, PIN (44) 21-04-407-006.

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ATTACHMENT C

Existing Conditions Photos

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PHOTOGRAPHS OF EXISTING CONDITIONS

Bloomington, Illinois

Downtown East Washington Street Redevelopment Project Area

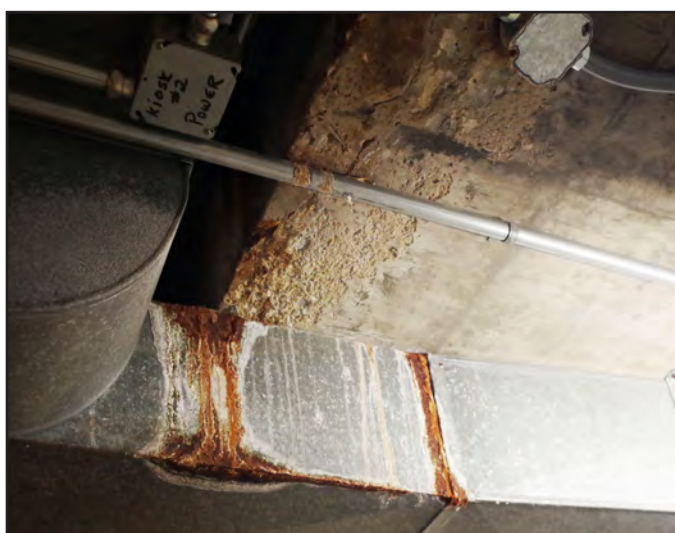
On June 22nd-23rd, 2017 PGAV PLANNERS staff conducted a field review of the properties and improvements located inside the Downtown East Washington Street Redevelopment Project Area (the "Area"). The following pages contain a series of photographs taken on these dates, which PGAV PLANNERS believes to be representative of the conditions of the Area.

413 East Washington Street (Former Chase Bank Building)

The following pages contain pictures of interior and exterior conditions found at 413 East Washington Street.



The former bank building is currently unoccupied.



The HVAC duct work and concrete reinforcing in the basement of the former bank have rusted due to moisture infiltrating the concrete.



The metal shelving in the basement has rusted as a result of the moisture infiltration.

PHOTOGRAPHS OF EXISTING CONDITIONS

Downtown East Washington Street Redevelopment Project Area

Bloomington, Illinois

413 East Washington Street (Former Chase Bank Building) (cont'd)



Left: The columns supporting the drive through canopy are rusted at the base.



Right: The entire parcel, containing the bank building, has been paved.



Left: Due to improper grading, water is running into the storage garage for the vacant bank.



Right: The exterior door, on the garage for the vacant bank, has rusted.

PHOTOGRAPHS OF EXISTING CONDITIONS

Downtown East Washington Street Redevelopment Project Area

Bloomington, Illinois

412 East Front Street ("Girl Friday" Beauty Salon)



Left & Right:
The mixed use
building is in need
of tuck-pointing.



Left: Flexible
exhaust venting
ran to the window
of the salon
presents a carbon
monoxide
hazard.



Right: A junction
box in the salon
that has not been
capped.



Left: The steps,
leading to the
entrance, are
deteriorated.



Right: Portions
of the enclosed soffit
and fascia are
rotted out.

PHOTOGRAPHS OF EXISTING CONDITIONS

Bloomington, Illinois

Downtown East Washington Street Redevelopment Project Area

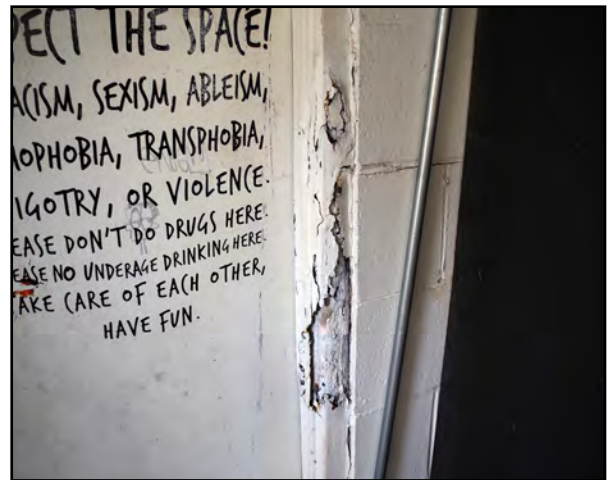
409 East Washington Street (Meltdown Creative Works)



Left & Right: The old rusted roof has been covered by a new roof, which the tenants indicate leaks during strong rain, indicating improper installation.



Left & Right: The rear door and door frame have corroded.



Left & Right: Step-cracking in the exterior brick walls.

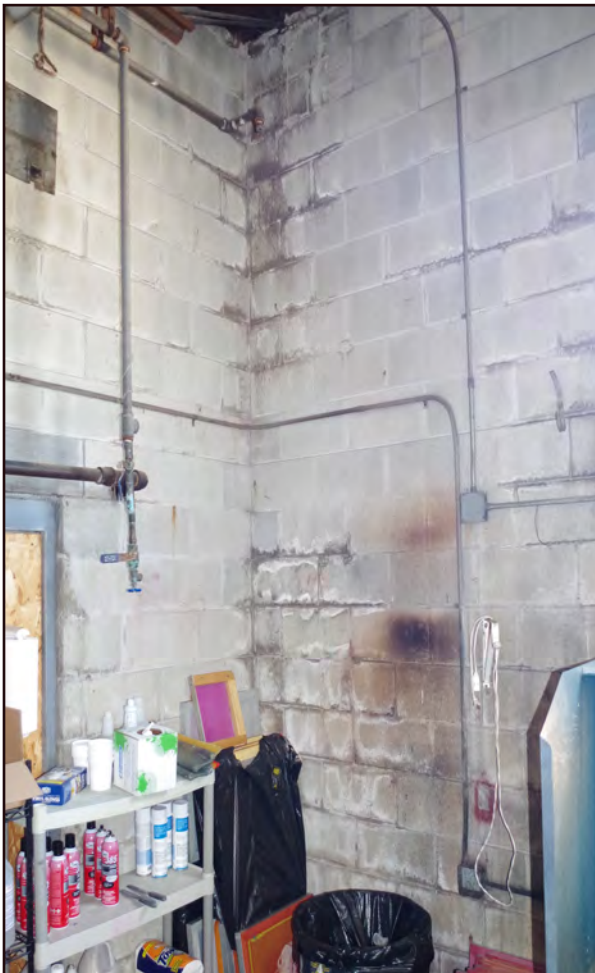


PHOTOGRAPHS OF EXISTING CONDITIONS

Downtown East Washington Street Redevelopment Project Area

Bloomington, Illinois

409 East Washington Street (Meltdown Creative Works)



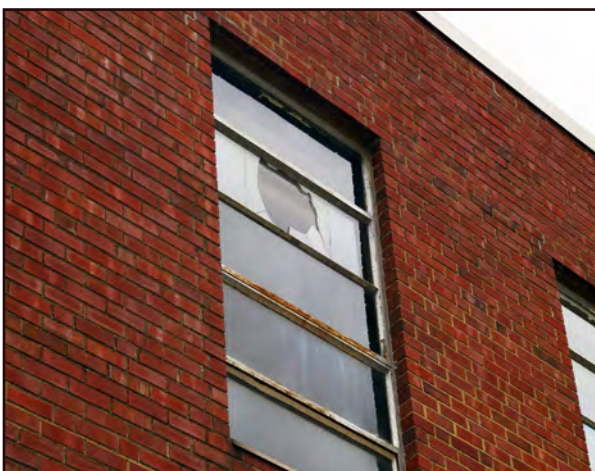
Left: Moisture penetrating through the CMU wall into the interior of the building.



Right: Step cracking in the interior CMU walls.

401 East Jefferson Street (City of Refuge Church)

The following pages contain pictures of interior and exterior conditions found at the City of Refuge Church.



Left: A broken exterior window at the church. Note rusted window muntin.



Right: A rusted door frame located at a church entrance.

401 East Jefferson Street (City of Refuge Church) (cont'd)



Left: Disintegrating exterior brick wall of the church.



Right: A basement light improperly wired into an extension cord.



Right: A vent fan in the bell tower adjacent to the balcony lacks a safety screen.



Left: A missing window in the church tower allows the weather and wildlife to enter into the structure.



Right: Water damage to the ceiling in the church's basement kitchen.

401 East Jefferson Street (City of Refuge Church) (cont'd)

This page contains pictures of water damage found throughout the church.



PHOTOGRAPHS OF EXISTING CONDITIONS

Downtown East Washington Street Redevelopment Project Area

Bloomington, Illinois

401 East Jefferson Street (City of Refuge Church) (cont'd)

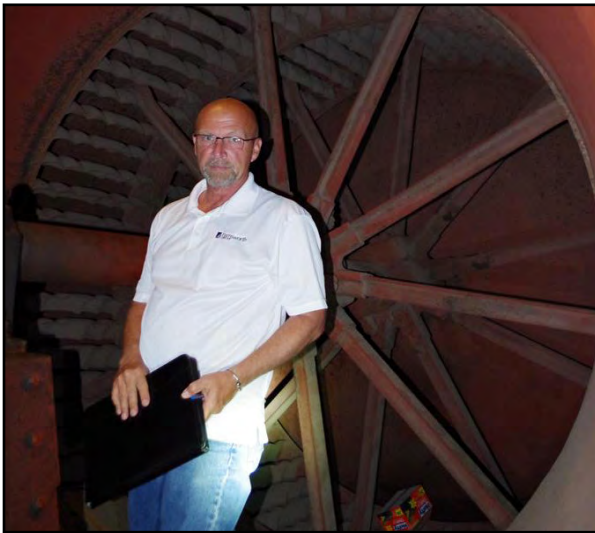


Left: The boiler system in the church is inoperable.

Right: An obsolete fuse panel is evidence of obsolescence with the church's electrical system.



510 East Washington Street (Former School)



Left: An inoperable fan that controlled the air circulation throughout the school.

Right: An obsolete and inoperable boiler system in the basement of the school.



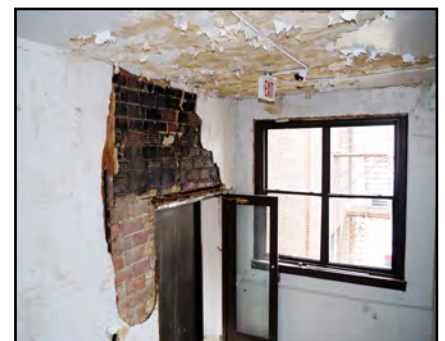
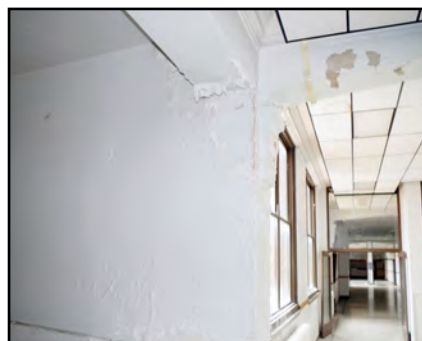
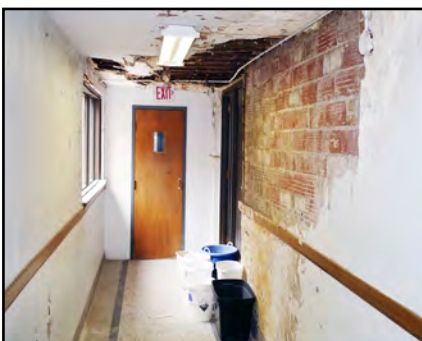
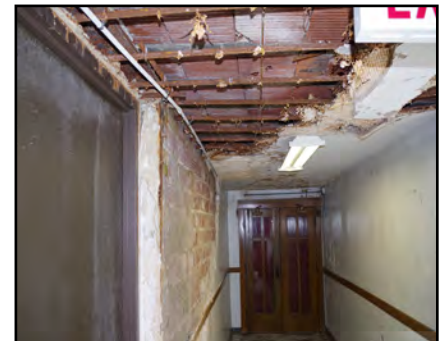
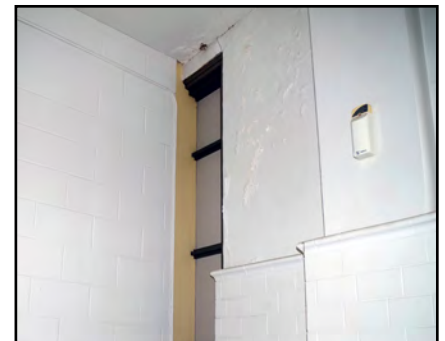
Left: The school building still uses the original pneumatic system for the dampers.

Right: The elevator system in the school is obsolete and inoperable.



510 East Washington Street (Former School) (cont'd)

This page contains pictures of water damage located throughout the former school.



510 East Washington Street (Former School) (cont'd)

This page contains pictures of water damage located throughout the former school.



PHOTOGRAPHS OF EXISTING CONDITIONS

Downtown East Washington Street Redevelopment Project Area

Bloomington, Illinois

510 East Washington Street (Former School) (cont'd)



Left & Right: The former school building is contaminated with both friable and non-friable asbestos.



Left: The front entry steps to the former school are deteriorated and not level.



Right: The exhaust hood on the top of the former school is leaning.



Left: Broken glass in one of the rooms on the third floor of the school building.



Right: The window seals on several of the windows have failed.

PHOTOGRAPHS OF EXISTING CONDITIONS

Downtown East Washington Street Redevelopment Project Area

Bloomington, Illinois

510 East Washington Street (Former School) (cont'd)



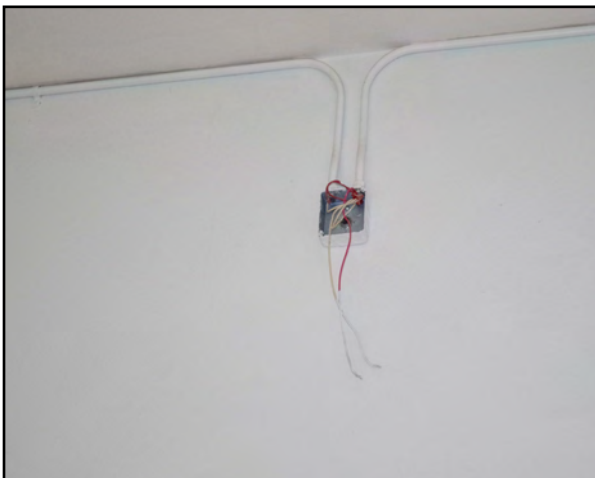
Left: Rotted rail-road ties along the school fence.



Right: Standing water on the roof of the school building.

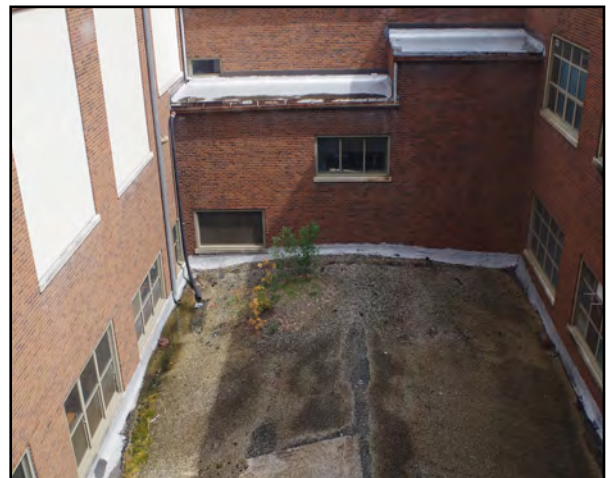


Left & Right: Open electrical junction boxes with exposed wires located throughout the school.



Left: Open electrical junction boxes with exposed wires located throughout the school.

Right: Standing water on the roof has enabled vegetation to grow on the rooftops.



510 East Washington Street (Former School) (cont'd)



Left: A rear fire escape that has rusted and become deteriorated.



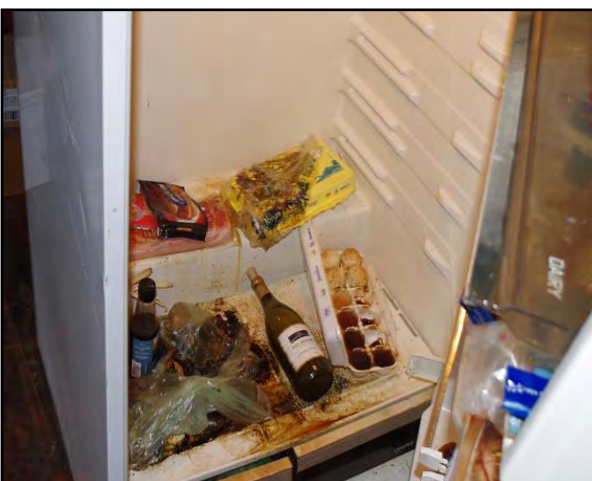
Right: The basement of the former school contains hundreds of dead cockroaches.



Left: A dry toilet allowing sewer gasses into the building.



Right: Damage to the balcony ceiling, in the auditorium, of the former school.



Left: Abandoned refrigerator with spoiled food.

PHOTOGRAPHS OF EXISTING CONDITIONS

Bloomington, Illinois

Downtown East Washington Street Redevelopment Project Area

Parking Lots



Left & Right: The edge of the pavement at 402 East Jefferson Street is crumbling and deteriorated.



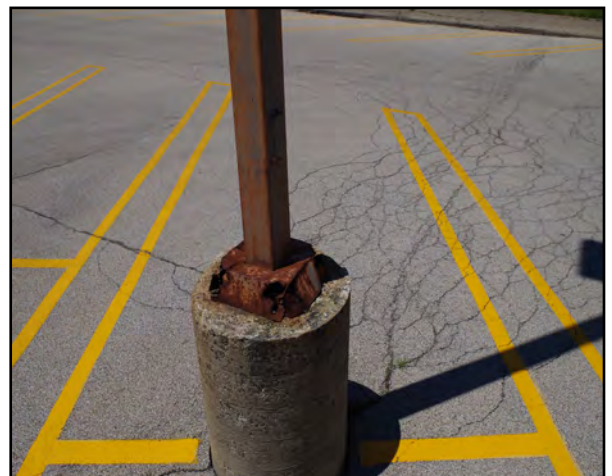
Left: The parking lot at 500 East Jefferson is deteriorated and contains large potholes.



Right: The parking stops at 500 East Jefferson are crumbling and deteriorated.



Left: The retaining wall on the north side of 500 East Jefferson is leaning.



Right: Several of the light standards at 402 East Jefferson are deteriorated.

PHOTOGRAPHS OF EXISTING CONDITIONS

Bloomington, Illinois

Downtown East Washington Street Redevelopment Project Area

Conditions Within Street Rights-of-Way

This page contains pictures of parking lots and rights-of-way found throughout the area.



Above: The pavement along North McLean Street is deteriorated.



Above: The curbs along North McLean Street are deteriorated.



Above: The curbs along East Front Street are deteriorated.

Below: The pavement along North Gridley Street is deteriorated.



Below: The pavement and curbs are deteriorated at the intersection of Gridley and Jefferson.



Below: Deteriorated pavement along North McLean Street.



Left: Deteriorated curbs along North McLean Street.

Right: Deteriorated street pavement along East Jefferson Street.



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ATTACHMENT D

Building Code Compliance Report

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August 21, 2017

Mr. Austin Grammer, MBA
Economic Development Coordinator
City of Bloomington
109 East Olive Street
Bloomington, IL 61701

**Re: Downtown - East Washington Street TIF District
Survey of properties for non-compliance with adopted codes.**

Dear Mr. Grammer:

On June 22 & 23, 2017, representatives from Farnsworth Group toured the following properties located within the proposed Downtown - East Washington Street TIF Study Area. Each property is listed below with a record of items identified to not comply with current adopted codes. Currently the City of Bloomington is regulated by the following standards:

- Bloomington City Code
- 2012 International Building Code (IBC)
- 2012 International Residential Code (IRC)
- 1997 Illinois Accessibility Code (IAC)
- 2009 ICC/ANSI A117.1
- 2012 International Fuel Gas Code (IF&GC)
- 2012 International Mechanical Code (IMC)
- 2014 Illinois State Plumbing Code
- 2014 National Electric Code (NEC)
- 2012 International Fire Code (IFC)
- 2012 NFPA 101 Life Safety Code (LSC)
- 2010 ADA Standards for Accessible Design
- IPDH Part 820 Swimming Facility Code

Note: Herein the term “accessible” and “accessibility” refer to the standards required by the Americans with Disabilities Act of 1990 (ADA) including the 2010 ADA Standards for Accessible Design, the 1997 Illinois Accessibility Code, and the 2012 International Building Code/2009 ICC/ANSI A117.1.

PROPERTIES:

A. 510 E Washington St (Various Uses, Former Public School / Church)

Exterior:

1. On-site parking lot is too steep, incorrectly striped, and does not provide accessible parking.
2. Drive approach is deteriorated.
3. Exterior shows many signs of deterioration, including:
 - a. Failing shingles on “greenhouse” bay at southwest corner.
 - b. Failing joints in stone water table around entire perimeter.
 - c. Steps are in disrepair and do not have accessible handrails / guards.
 - d. Water damage visible above south entrance door at second floor.
 - e. Railroad tie shoring at northwest corner of playground is failing.
 - f. Downspouts of north addition are disconnected.
 - g. Large gap between sidewalk and north wall allowing potential water infiltration into building.
 - h. Broken glass in southwest entrance doors.
4. Playground does not meet requirements for accessible route to and within play area, accessible play structures, or accessible play components.
5. Many window panes replaced with non-weather-barrier wood panels.
6. Open holes present at windows, spandrel panels, and window A/C units.
7. Exterior fire escape from northwest corner of Third Floor does not appear structurally sound.

Interior – General:

8. Evidence of roof leaks observed at many locations, including:
 - a. Small gym on east side of Basement
 - b. Third Floor ceilings and walls.
 - c. Auditorium ceiling.
9. Required number of accessible entrances is not provided. Only southwest entrance is close to meeting accessibility requirements. All other exterior doors do not meet requirements for accessible entrances or exits.
10. Several exit doors barred shut. Likely they do not operate correctly. Towels were observed at some thresholds, presumably to block water infiltration.
11. Peeling paint throughout on ceilings, radiators, etc.
12. Elevator is not operational and does not connect to floors within the north addition. No elevator lobbies (or equivalent) are provided.
13. Stairs are typically non-accessible, have no or non-compliant handrails, have no areas of refuge, use wire glass in doors (if present), and are not in fire-rated enclosures.
14. Corridors have double egress doors with wire glass. Fire-rating is unclear but there are unrated penetrations above doors.
15. No code-required signage is present throughout the building. Inadequate illuminated exit signage.
16. Drinking fountains throughout the facility are either missing or inoperable.
17. Bathrooms do not meet accessibility requirements.
18. Toilet room ventilation is poor in all locations.
19. The building contains a great deal of galvanized domestic water piping and likely requires replacement based on the building’s age.
20. No GFCI receptacles were observed within the facility.
21. Rooms are not separated from corridors with fire-rated construction as required for non-sprinklered occupancies.

Interior – Basement:

22. Stairs to Basement mechanical room are not separated enough to meet egress requirements. Stairs guards/railings also do not meet code requirements.

23. Per an Asbestos Management Plan from 1988, asbestos content likely remains throughout the building including the following: Crawl space floor, tank insulation, fittings insulation, fan room doors, floors, boiler gasket material, fire brick, and interior of fire doors. Posted signs in the Basement confirm the continued presence of asbestos. Several rooms have been isolated/abandoned and can only be accessed by trained personal.
24. Basement storage rooms' openings and penetrations do not provide required 1-hour fire rating.
25. West storage room and southeast fan room of Basement show signs of water infiltration.
26. Steel mesh/cementitious coating that provides individual fire rating for steel columns is damaged and incomplete on many basement columns.
27. Styrofoam insulation used to block HVAC ducts.
28. Water damage / mold present in southeast room of east Basement.
29. Steam is the building's heating medium and 2 of the 3 original steam boilers are inoperable.
30. Domestic water heating equipment is inadequate to serve the entire facility.
31. The HVAC system employs pneumatic controls many of which are inoperable.
32. Automatic sprinkler system is not present.
33. The ventilation system serving the building is inoperable.
34. The HVAC system does not incorporate a centralized cooling component. Spot cooling is accomplished via window air conditioners.
35. Asbestos insulation exists throughout the primary mechanical equipment room.
36. The incoming 3" water service is not equipped with a backflow prevention device.
37. Electrical switchgear located in the primary mechanical room is obsolete.

Interior - Basement Swimming Pool Area:

38. No accessible route to pool area. Stairs and other barriers to accessible route within pool area. No accessible entrance into pool.
39. Stairs within pool area do not meet requirements for accessible means of egress.
40. Required clear walkway of 42" is not provided between pool edge and structural columns.
41. Deck covering does not meet code requirements for drainage and not retaining moisture.
42. Crumbling insulation on pipes. Likely insulation contains asbestos.
43. Bathrooms are not accessible and do not meet requirements for privacy partitions.
44. Locker room benches do not meet accessibility requirements.
45. Showers do not meet accessibility requirements.
46. Toilet partitions, lockers, water pipes, and radiator pipes heavily corroded.
47. Signs of water infiltration on walls within bathrooms.
48. Signs of water damage and cracked/crumbling concrete walls beside pool.
49. Acoustic ceiling tiles show water damage from above.
50. Peeling paint on all ceilings.
51. No drinking fountain is provided at the pool deck.
52. Pool ventilation system does not provide adequate outdoor air.

Interior – First through Fourth Floors:

1. First Floor gymnasium mezzanine and stairs do not meet code requirements for guards, railings, clear width, and seating/aisle arrangements.
2. Auditorium missing seating.
3. Auditorium mezzanine does not have handrails and its guard is too low.
4. Auditorium stage is non-accessible.
5. Group B, Business occupancies on upper floors of north addition are not separated per code with fire-rated construction from primary occupancies of building (Group E and A).

B. 500 E Jefferson (Parking Lot for 510 E Washington St)

1. Parking lot does not comply with required parking lot landscaping setbacks, points, or screening.

2. Stalls are not striped. The parking pattern dictated by parking blocks does not comply with minimum stall and aisle dimensions for 90-degree parking.
3. Entire parking lot, driveway entrance, and concrete parking blocks are in poor condition.

C. 402 E Jefferson (Parking Lot for “State Farm”)

1. Parking lot does not comply with required parking lot landscaping setbacks, points, or screening.
2. North edge of parking lot is in poor condition.

D. 401 E Jefferson (“City of Refuge” Church)

Exterior:

1. Insufficient off-street parking on site.
2. Exterior shows many signs of deterioration, including:
 - a. Downspout in southeast window area wells is blocked and broken.
 - b. Several windows are broken, are missing glass, and/or have been replaced with non-weather-barrier wood panels.
 - c. Failing glazing and sealant at many metal windows.
 - d. Peeling paint and failing sealant at many wood windows.
 - e. Damaged brick at northeast corner.
 - f. Clay receivers for downspouts are broken.
 - g. Boarded openings into basement have uncovered openings.
 - h. Bird nest at top of main exterior electrical connection.
 - i. Deteriorated concrete steps.
 - j. Water-damaged wood jambs/trim at doors.
 - k. Intermittent failing mortar in brick.
 - l. Western door has rusted jamb bottoms.
3. Trash dumpster is not enclosed / screened.
4. Guard railings at windows area wells next to walks do not meet code requirements.
5. Dryer vent is uncapped.
6. Required number of accessible entrances is not provided. Only western ramped entrance is close to meeting accessibility requirements. All other exterior doors do not meet requirements for accessible entrances or exits. One exit was chained shut.
7. Western ramped entrance does not comply with code requirements, including:
 - a. Insufficient handrails / guards.
 - b. Handrail / guard that is present is not structurally sound, does not have required extensions, and allows a 4” sphere to pass through.
 - c. Insufficient landing dimensions.
 - d. Building offsets project into ramp width mid-run.
 - e. No edge protection provided.
 - f. Insufficient clear floor space for entrance door.

Interior – General:

8. Almost all interior door hardware is not accessible.
9. No code-required signage is present throughout the building.
10. Evidence of roof leaks and water infiltration through walls observed at many locations, including:
 - a. Open ceiling by window in the Commercial Kitchen
 - b. First and Second Floor ceilings and walls.
 - c. Sanctuary ceiling and walls.
 - d. Large Gathering Room in Basement
11. None of the bathrooms throughout the building meet accessibility requirements.

12. Floor tiles in several rooms likely contain asbestos.
13. Automatic sprinkler system is not present.
14. Original steam boiler has been abandoned in place and heating to the sanctuary and church offices is now provided by gas-fired furnaces and air-cooled condensing units.
15. Combustion air and flue piping from the furnaces is in poor condition where such pipes penetrate exterior walls.
16. HVAC equipment does not introduce fresh air to the building occupants.
17. The heating system serving the 2-story classroom wing is no longer active due to decommissioning of the original boiler.
18. There exists no "permanent" means of providing heating, cooling, and ventilation to the 2-story classroom wing.
19. Galvanized water piping exists in the facility and is likely in need of replacement based on the building's age.
20. Exit signage is inadequate.
21. Emergency lighting is not present.
22. There is no exhaust serving the toilet rooms.

Interior – Basement:

23. Stairs between the First Floor and the Basement are not enclosed with fire-rated construction and handrails / guards do not meet code requirements.
24. Commercial Kitchen does not have a floor drain.
25. Exposed pipes in Kitchen reduce headroom below code-required minimum height.
26. Commercial Kitchen includes a commercial range but a type I grease hood and associated makeup air system do not exist.
27. Basement Gathering Room: Ceiling is below code-required minimum height and further reduced by pipes and HVAC. Likely mold in HVAC closet.
28. Large Basement Gathering Room: Egress doors inoperable or open into stair with unrated door, do not have egress hardware, and are not located have insufficient separation distance from each other.
29. Basement Mech Room is larger than 100sf and contains gas-fired furnaces but is not separated with fire-rated construction.
30. Laundry equipment (residential style washer and dryer) and domestic water heater are located within the food preparation area.
31. Receptacles within the commercial kitchen are not GFCI type.

Interior – First Floor:

32. Corridors within the same fire compartment as the Day-Care occupancy need to be constructed as smoke partitions. Corridor walls and doors currently do not meet these requirements.
33. Stairs to Second Floor within Sanctuary not enclosed with fire-rated construction, riser height exceeds code prescribed maximum, and handrails / guards do not meet code requirements. Also, underside of stairs used for storage without fire-rated separation from rest of stair.
34. No railings at the stepped seating at the Sanctuary mezzanine. Also, guard is too low.
35. Damaged ceiling behind Altar.
36. Steps with chair lift and non-compliant handrails interrupt accessible route mid-corridor on First Floor.

Interior – Upper Floors:

37. Men's Activity Room has damaged walls, missing doors, and wall openings exposing the back of the exterior masonry veneer.

E. 404 E Washington (Smith Vacant Lot – Used for parking on day of inspection)

1. Parking lot does not comply with required parking lot landscaping setbacks, points, or screening.
2. Parking stalls are not striped.
3. Entire parking lot is in poor condition.

F. 408 E Washington (City of Bloomington “Coachman” Vacant Lot – Used for parking on day of inspection)

1. Parking lot does not comply with required parking lot landscaping setbacks, points, or screening.
2. Parking stalls are not striped.
3. Entire parking lot is in poor condition.
4. Concrete cap on metal sheet piling retaining wall to the east is in poor condition.

G. 401 E Washington (“PNC” Bank Parking Lot)

1. Parking lot does not comply with required parking lot landscaping setbacks, points, or screening.
2. North driveway entrance in poor condition.
3. West perimeter curb damaged.
4. Appears that single site drain on west side is inadequate for lot drainage and parking lot runoff occurs over west sidewalk.
5. No accessible stalls striped.

H. 409 E Washington (“Meltdown Creative Works” Screen Printing Business)

Exterior:

1. Less than required number of parking stalls.
2. Accessible parking stall not striped.
3. Drive aisle and parking stalls do not meet minimum required dimensions.
4. Drive-through canopy is not fire-rated as required by fire separation distance to the lot line.
5. Several penetrations in the exterior walls have been filled with exposed batt insulation and do not meet exterior envelope air and vapor barrier requirements.
6. Roof eave soffit has areas of rust and openings. Latter can allow infiltration of pests. Also, users report incidences of pest infiltration, most likely along the wall-to-roof perimeter.
7. Window glazing shows signs of cracking and failing.
8. Steel lintels at windows are rusted.

Interior:

9. Back door does not meet the requirements of an accessible entrance or exit and does not close properly.
10. Toilet room does not meet accessibility requirements.
11. Metal roof deck has rust and some patched holes visible from the inside that could affect structural performance.
12. Ventilation of the screen printing room is not consistently operated during occupied hours.
13. The incoming water service is not protected by a backflow prevention device.

I. 412 E Front (“Girl Friday” Hair Salon)

Exterior:

1. Per American National ALTA Survey dated January 11, 2017, building lies 0.10 feet over the property line and brick wall lies 0.87 feet over the property line.
2. Property mortgage describes a ten feet easement along the east side of the property. This is the concrete drive which leads from the street to the back garage. This drive is currently

used as unstriped, 90-degree parking that encroaches onto the adjacent lot for parking stall area and drive access. No accessible parking is provided on site.

3. Front and back doors do not meet requirements for accessible entrances or exits.
4. Eaves and soffits have holes and rotted wood.
5. Water damage around eave where downspout is missing.
6. Brick / clay tile retaining wall damaged and missing tiles.
7. Front porch roof is missing roof edge flashing.
8. Upper roof is missing areas of asphalt shingles, exposing clay tile underneath.
9. Back porch has peeling paint with exposed wood showing water damage.
10. 6'-0" height of garage overhead door is less than minimum required.
11. No accessible entrance or exit provided for detached garage building.
12. 3-Story building exceeds allowable number of stories for a wood framed, non-sprinklered, residential occupancy building with unrated floor/roof and wall assemblies.

Interior – General:

13. Elevator not provided to access basement level of Hair Salon or residential units above.
14. No accessible or egress hardware present throughout building.
15. No code-required signage present throughout building.
16. Both interior stairs do not meet code requirements for accessibility or safe egress, including:
 - a. Stairways not enclosed with fire rated construction.
 - b. Minimum requirements for landings, guards, handrails, tread depths at winders, stair width (north stair), and headroom (north stair) not met.
 - c. No barrier to prevent downward travel to Basement during an emergency at north stair.
 - d. Storage room under north stair not fire-separated from stair and accessed from within stair area.
 - e. Storage located under north stair.
 - f. No separated Areas for Rescue Assistance as required for each floor other than the level of exit discharge.
 - g. Unoccupied rooms accessed directly from exit stairways.
 - h. Exit stairways do not meet requirements for minimum separation distance from each other.
 - i. South stair does not have exit discharge directly to the exterior or meeting the requirements for code exceptions.
17. Business occupancy on First Floor not separated with 2-hour fire rated construction from Residential apartment on Second Floor.

Interior – Basement:

18. Inadequate clear headroom in parts of Basement.
19. Basement ceiling is in various states of deterioration.
20. Opening to Basement Massage Room is too narrow, not meeting the minimum required egress width.
21. Boiler room is not enclosed with fire-rated construction. Acoustical ceiling tiles applied to the interior face of studs of boiler room as a wall finish do not provide an approved fire rating.
22. Combustion air provided to both the domestic water heater and heating boiler appears inadequate.

Interior – First Floor:

23. Point of sale counter does not have section with accessible height.
24. First floor toilet does not meet accessibility requirements for fixtures and is too small to meet clear floor areas for fixtures, turnaround clearance, or clear maneuvering space for the door.
25. Nail station does not have exhaust system.
26. Refrigerator and sink in Break Room / Storage are not accessible.

Interior – Second and Third Floor:

27. Second Floor dwelling unit windows typically less than 36" above the floor and not equipped with devices to limit the opening per code. If devices were installed, open area of windows would not provide required amount of natural ventilation.
28. Third Floor bedroom windows show signs of water damage and may be inoperable.
29. It is unlikely that wall assemblies that separate dwelling unit from other spaces are constructed to provide the minimum STC rating of 50.
30. It is unlikely that floor/ceiling assemblies that separate a dwelling unit from other spaces are constructed to provide the minimum STC rating of 50 and IIC rating of 50.

J. 413 E Washington (Vacant Building, Former "Chase Bank")

Exterior:

1. Per American National ALTA Survey dated January 11, 2017, the east fence enclosure for mechanical equipment lies 0.49 feet over the property line.
2. Accessible parking stall not correctly striped, has no signage, and the accessible path to the building entrance requires traveling to the public sidewalk.
3. Typical parking stall depths less than minimum required.
4. Bottom of drive-thru canopy columns are rusting.
5. Paint on underside of drive-thru canopy is peeling.

Interior – Basement:

6. Evidence of past leaking at the concrete slab under the drive-through including corrosion at the Communications Panel.
7. Light fixtures and exit signs in basement project down into minimum ceiling height requirements.
8. Employee kitchen configuration and appliances are not accessible.
9. Doors do not have accessible hardware.
10. Bathroom doors do not meet accessibility requirements for hardware or clear floor area.
11. Bathroom sinks are not accessible and located within clear floor space of toilets.
12. Gas-fired furnaces are not provided with an appropriate source of combustion air.
13. Return air for the entire building is via a grille at the base of the staircase resulting in the egress path acting as a plenum.
14. Electric water heater is not equipped with a temperature limiting device such as a thermostatic mixing valve.
15. Receptacles at kitchenette are not GFCI type.

Interior – First Floor:

16. Interior space in a state of demolition. Flooring finish is incomplete.
17. South (employee) entrance door does not meet requirements for accessible entrance or exit.
18. Stair to basement is not enclosed with 1-hour rated construction. Guards, railings, landings, and clear headroom do not comply with code requirements.
19. Glass in floor-to-ceiling windows and sliding entrance doors is not marked as safety glass.
20. Door closers on front entrance swinging doors exceed maximum allowed opening force.
21. Automatic sprinkler system is not present.
22. Exit signage is inadequate.

K. 410 E Front (Former "Chase Bank" Parking Lot & Storage Building)

1. Parking lot does not comply with required parking lot landscaping setbacks, points, or screening.
2. No accessible parking stalls striped.
3. Parking blocks needed at head of parking stalls.

4. West sections of buildings are not fire-rated as required by fire separation distance to the lot line.
5. Water damage visible at base of wood frame for overhead door.
6. Gaps around overhead doors are allowing water infiltration from rain.
7. North garage door opener missing a side cover.
8. Accessible entrances and egress not provided from buildings.
9. Receptacles within the storage building are not GFCI type.

L. 416 E Front (Former “Chase Bank” Parking Lot)

1. Parking lot does not comply with required parking lot landscaping setbacks, points, or screening.
2. No accessible parking stalls striped.

M. 309 N McLean (Multifamily Housing)

(Property is a single-family home that has been converted into a multifamily apartment building (probably four units) and consequently does not meet most of the code requirements for multifamily housing.)

(Survey conducted without access to interior)

Exterior:

1. Off-street parking is deficient (8 spaces are required, 2 per unit) and does not meet fencing/screening requirements.
2. Property area of 6,720 sf does not meet the minimum lot area requirements of 7,000 sf for multi-family in the R-2 zoning district.
3. The building does not meet front yard setback requirements of 25 ft, and does not appear to meet side yard setbacks of 6 ft.
4. Masonry foundation needs tuck-pointing.

Interior – General:

5. At least one story containing dwelling units shall be provided with an accessible entrance from the exterior of the building and all units on that story shall be Type B accessible units per ICC/ANSI A117.1. This building does not provide an accessible entrance to any units and very likely all units do not meet most of the requirements for a Type B unit.
6. Exterior stairs outside each exterior door do not comply with means of egress requirements, including requirements for handrails, guards, hardware, landing areas, exterior areas for rescue assistance, or an accessible means of egress to a public way.
7. Mailboxes likely do not provide accessible boxes or any of the required parcel lockers.
8. It is unlikely that wall assemblies that separate dwelling units are constructed to provide the minimum STC rating of 50.
9. It is unlikely that floor/ceiling assemblies that separate dwelling units are constructed to provide the minimum STC rating of 50 and IIC rating of 50.
10. Code-required interior or exterior signage not present.
11. Interior common stairs likely do not meet requirements for accessibility or means of egress including enclosure with fire-rated construction.
12. Required automatic sprinkler system is not present.

Sincerely,

Farnsworth Group, Inc.

A handwritten signature in blue ink that reads "Michael Buragas". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Buragas, AIA
Project Architect

A handwritten signature in blue ink that reads "Timothy M. Gilles". The signature is cursive and somewhat stylized, with a large initial 'T'.

Timothy M. Gilles
Mechanical Department Manager

ATTACHMENT E

**Parcel Identification Numbers,
Property Owners & 2016 EAV**

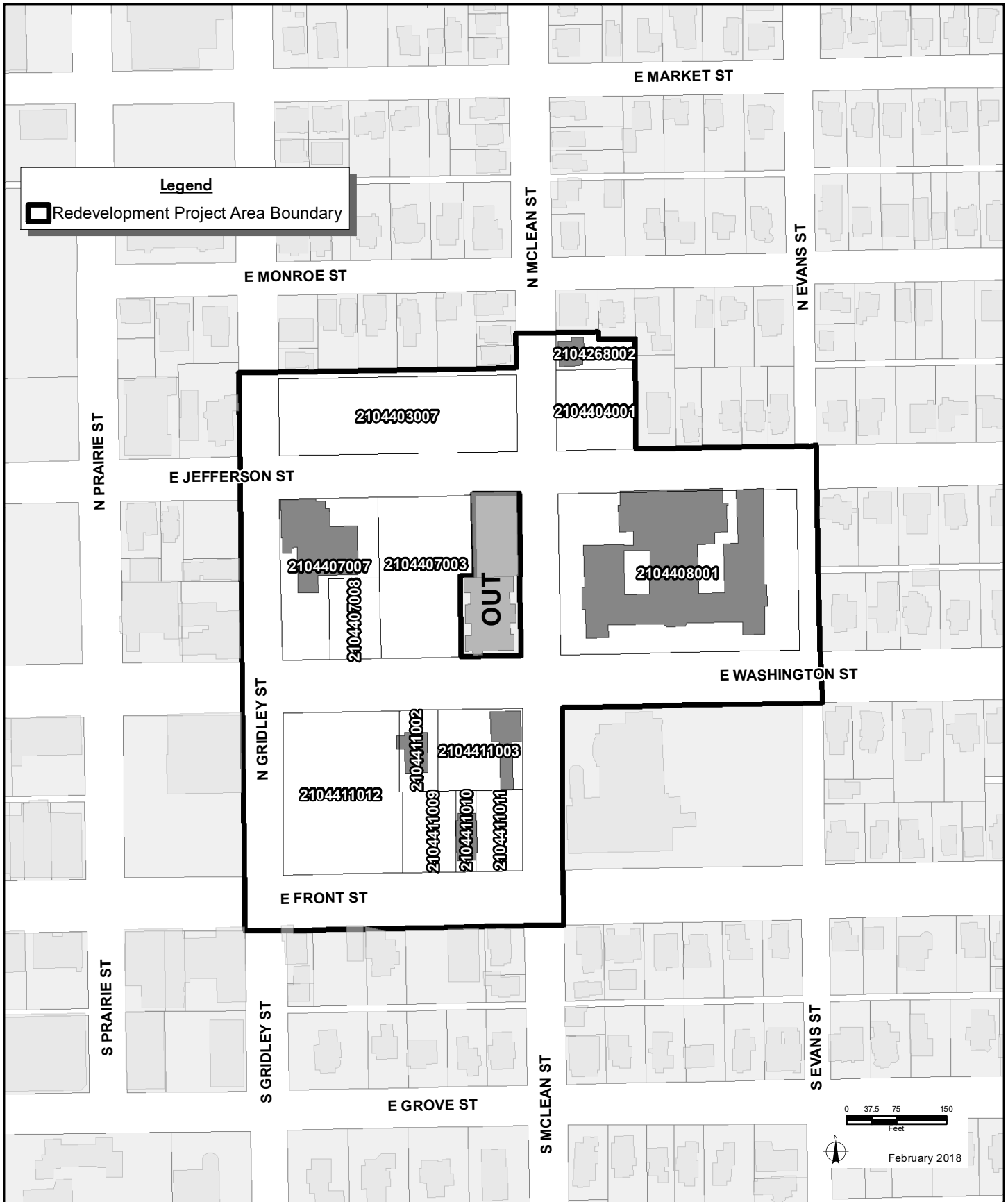
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Property Identification Number (PIN) List & EAV History

Downtown East Washington St. Redevelopment Project Area

City of Bloomington, Illinois

Parcel ID No. (PIN)	Property Owner	Mailing Address	City, State, Zip	2016 EAV
21-04-408-001	ICEBERG DEVELOPMENT GROUP LLC	20 SANDSTONE CT	LE CLAIRE, IA 52753	\$ 132,954
21-04-404-001	ICEBERG DEVELOPMENT GROUP LLC	20 SANDSTONE CT	LE CLAIRE, IA 52753	\$ 4,674
21-04-403-007	STATE FARM MUTUAL	1 STATE FARM PLAZA	BLOOMINGTON, IL 61701	\$ 117,454
21-04-407-007	CITY OF REFUGE, COGIC	PO BOX 866	BLOOMINGTON, IL 61702	\$ -
21-04-407-008	SMITH FAMILY PARTNERSHIP LP	1308 CROSS CREEK RD	MAHOMET, IL 61853	\$ 16,649
21-04-407-003	CITY OF BLOOMINGTON	109 E Olive St	BLOOMINGTON, IL 61701	\$ -
21-04-411-012	PNC REALTY SERVICES c/o MARVIN F POER & CO	PO Box 52427	Atlanta, GA	\$ 107,987
21-04-411-002	BEGLEY COMPANY	PO Box 55910	Lexington, KY 40555	\$ 39,894
21-04-411-010	MCALPIN, JULIE F	1009 N MONROE ST	MARION, IL	\$ 67,097
21-04-411-003	WESLEY UNITED METHODIST CHURCH, ATTN GREG YOUNT	502 E FRONT	BLOOMINGTON, IL 61701	\$ 75,582
21-04-411-009	WESLEY UNITED METHODIST CHURCH, ATTN GREG YOUNT	503 E FRONT	BLOOMINGTON, IL 61702	\$ 26,752
21-04-411-011	WESLEY UNITED METHODIST CHURCH, ATTN GREG YOUNT	504 E FRONT	BLOOMINGTON, IL 61703	\$ 18,506
21-04-268-002	HART PROPERTIES BLOOMINGTON LLC	PO Box 6296	BLOOMINGTON, IL 61702	\$ 33,266
TOTAL				\$ 640,815



Parcel Locator

Downtown East Washington Street Redevelopment Project Area

