



CITY OF
BLOOMINGTON
COUNCIL MEETING
MARCH 26, 2018



City Logo Design Rationale

The symbol for the City of Bloomington is multifaceted in its visual and conceptual approach. Visually the symbol and the City's identity represent a modern progressive style which is consistent with the City's government. The symbol is based on three different concepts which combine to represent the City in a contemporary and appropriate way.

First and foremost is the chevron. The City government is a respected agency dedicated to serving the public. In this way, the chevron represents service, rank and authority.

The symbol may also be seen as a three dimensional building. This represents growth and diversity in our community.

Finally, the flower or plant derived from the original name "Blooming Grove," represents a community that is friendly and safe. Progress and growth are also associated with plant life as well as regeneration and renewal.

The symbol's positive upward movement is representative of the City's commitment to excellence!

Brief Summary of Five Council Priorities

Five Priorities

At the September retreat, Council informally selected its top five priorities, and since that time staff has seen that these five areas are the dominant focus of the Council's policy deliberations. The selected priorities are:

1. Economic Development
2. Infrastructure
3. Financial Planning
4. Reduced Emergency Response Times
5. Downtown Implementation Plan

The value in naming priorities is to establish policy direction, make that direction known to stakeholders and guide policy, budget and operational decisions. As we work to develop the City's FY17 budget, staff would find value in formalizing the five priorities for the next fiscal year.

Prior to formalization, we have prepared this brief summary to begin the dialogue about what each priority means, where it stands and what it will take to advance each going forward.

1. Economic Development

- A. Economic development was overwhelmingly recognized by the Council as **essential to the financial sustainability** of the community. It is our prime means to diversify our tax base and expand our revenue streams.
- B. City of Bloomington economic development is undertaken in parallel with **regional collaboration** and economic development initiatives of the EDC, B/N Advantage and others.
- C. The time is right to review our **economic development strategic plan and incentive policy**. Tools such as TIF are invaluable for the redevelopment of areas such as Colonial Plaza, and will be key to our success.
- D. Economic development cannot stand alone and depends on sound infrastructure and quality of life to successfully ensure a financially-sound future for our community.

2. Infrastructure

- A. The City is decades behind in funding much-needed **infrastructure maintenance**, estimated to total \$400M or more. Reliable infrastructure with the capacity to handle growth is essential to economic development, quality of life and the City's financial long-term stability.
- B. Our City's recently completed **infrastructure Master Plans**, encompassing streets, sanitary sewers, storm water, facilities, sidewalks and more provide detailed inventory, condition rating and make it possible for us to assess and prioritize critical needs.
- C. The next essential step is to develop a **five year Capital Improvement Plan** to address the most urgent/timely needs, AND a funding strategy.
- D. Some projects included in the City's Master Plans are prime candidates for borrowing. Financing options are many, and Council will determine a preferred strategy, ranging from conservative to aggressive.

3. Financial Planning

- A. Since the Great Recession, we are all adapting to a new economy that requires us to have a **long-term, continuously evolving plan for financial sustainability**, including a plan for appropriate reserves. We must have a balanced budget to avoid the pitfalls and reputational damage that many other governments continue to experience.
- B. A deficit in the City's General Fund was averted in the near term through Budget Task Force recommendations and the Council's recent adoption of a 1% sales tax increase. However, the City's expenses, especially those tied to Police and Fire pensions and labor costs, will continue to increase over the years. The **potential for a General Fund structural deficit** will continue to threaten future budgets.
- C. It will take all of us, including our citizens, to develop solutions for achievement of financial sustainability. We must focus on refining our financial projections, re-forecasting when appropriate, identifying programs and services, establishing appropriate levels of service performance measures, and prioritization.
- D. A **Capital Improvement Plan and funding** is critical to the City's financial strategy now and going forward.

4. Reduced Emergency Response Times

- A. Despite the excellent efforts of our first responders, the Fire Master Plan identified that **service to the City's northeast portion is inadequate and response times are below our standards**. Long-term, the Master Plan recommends a new Fire Station facility to serve the northeast area of the City. In the short-term, we must identify creative and innovative methods to reduce EMS and fire suppression response times.
- B. Quality public safety services are essential to a community's Economic Development and, with so many financial resources devoted to public safety, **finding efficient solutions to public safety issues** contributes to the long-term financial health of the community.

5. Downtown Implementation Plan

- A. The Downtown Master Plan was adopted by the City Council in 2013 without an Implementation Plan. Increased interest in Downtown economic development, notably in the proposed addition of hotel and/or convention center space, indicates this is the time to **design the City's role** in success of the Downtown.
 - a. It will take inside and outside **resources to vet potential Downtown projects**.
 - b. We must determine the amount and type of **public engagement** that is appropriate for Downtown development proposals.
 - c. Traditionally, municipalities play a role in Downtown **streetscape improvements** and meeting its **parking needs**.
- B. We can **build upon the qualities that make our Downtown special**, such as our ties to President Lincoln and Route 66, both expertly displayed in the new Visitors Center at the McLean County Museum of History. Smart economic development in Downtown will expand on existing assets and attractions like the Museum, the BCPA and the Coliseum.



RESOLUTION NO. 2016 -29

A RESOLUTION ADOPTING A MISSION, VISION AND VALUES STATEMENT FOR THE CITY OF BLOOMINGTON

WHEREAS, the City of Bloomington ("City") is an Illinois home-rule municipality; and

WHEREAS, the City is known as the "Jewel of the Midwest;" and

WHEREAS, the City is a great place to live, work and play; and

WHEREAS, the City Council desires to adopt a statement expressing the Organizational Mission, Vision and Values of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Bloomington, McLean County, Illinois, as follows:

Section 1. The above stated recitals are incorporated herein by reference.

Section 2. The City Council of the City of Bloomington hereby formally adopt the following as the City's Organizational Mission, Vision and Values:

Mission: To lead, serve and uplift the City of Bloomington

Vision: A Jewel of Midwest Cities

Values: Service-centered, results-driven, inclusive.

Section 3. All resolutions in conflict with this Resolution, as well as any previous statements adopted on the mission, vision and values of the City are hereby repealed.

Section 4. This Resolution shall be in full force and effect immediately after its passage and approval.

APPROVED by the City Council of the City of Bloomington, McLean County, Bloomington, Illinois, July 25, 2016, by a vote of 7 to 1. (Nay: Alderman Kevin Lower) (Absent: Alderman David Sage)

CITY OF BLOOMINGTON

Tari Renner, Mayor

ATTEST

Cherry L. Lawson, City Clerk

AGENDA



**CITY COUNCIL MEETING AGENDA
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET, BLOOMINGTON, IL 61701
MONDAY, MARCH 26, 2018; 7:00 P.M.**

- 1. Call to order**
- 2. Pledge of Allegiance to the Flag**
- 3. Remain Standing for a Moment of Silent Prayer**
- 4. Roll Call**
- 5. Recognition/Appointments**
 - A. Recognition of Achievement to Nikita Richards, Employment Coordinator, for being selected as the recipient of the Outstanding Woman in Communications award from the Association for Women in Communication of Bloomington-Normal.
 - B. Appointment of Julia Cozad-Callighan to the Cultural District Commission.
- 6. Public Comment**
- 7. “Consent Agenda”**

(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member, City Manager or Corporation Counsel so requests, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda, which is Item #8.

The City’s Boards and Commissions hold Public Hearings prior to some Council items appearing on the Council’s Meeting Agenda. Persons who wish to address the Council should provide new information which is pertinent to the issue before them.)

 - A. Consideration of approving the Minutes of the March 12, 2018 Regular City Council Meeting and the February 19, 2018 Special Session Meeting. *(Recommend the reading of minutes be dispensed and approved as printed.)*
 - B. Consideration of approving Bills, Payroll, Procurement Card Purchases, and Electronic Transfers in the amount of \$5,039,670.52. *(Recommend the Bills, Payroll, Procurement Card Purchases, and Electronic Transfers be allowed in the amount of \$5,039,670.52, and orders drawn on the Treasurer for the various amounts as funds are available.)*

NOTE: Action may be taken by the City Council on the agenda’s action items (those items listed on the Consent Agenda and Regular Agenda) beyond the motions listed and/or staff recommendations. Ordinances and resolutions listed on the agenda may further be amended and/or revised prior to adoption by the City Council. No action will be taken if the agenda item is listed as only informational.

- C. Consideration of approving an appointment to the Cultural District Commission. (*Recommend Julia Cozad-Callighan be appointed to the Cultural District Commission.*)
- D. Consideration of purchasing replacement Panasonic Toughbook computers from Nomar Enterprises LLC dba Rugged Depot at a price of \$153,272.00, through Bid #2018-36, as requested by the Information Services Department. (*Recommend the purchase of twenty-eight (28) replacement Panasonic CF-33 Toughbook laptop computers from Nomar Enterprises LLC dba Rugged Depot, through Bid #2018-36, in the amount of \$153,272.00 be approved and the Purchasing Agent be authorized to issue a purchase order for same.*)
- E. Consideration of approving the revised 2017-2022 Historic Preservation Programmatic Agreement between the City of Bloomington and the Illinois Department of Natural Resources as requested by the Community Development Department. (*Recommend the revised 2017-2022 Historic Preservation Programmatic Agreement between the City of Bloomington and the Illinois Department of Natural Resources for submission to the Illinois Department of Natural Resources/State Historic Preservation Office be approved, and authorize the Mayor and City Clerk to execute the necessary documents.*)
- F. Consideration of a Resolution Waiving the Formal Bid Process and approving a Purchase Order with MILO Range, FAAC, Inc. for the purchase of a MILO Range Theater 180 Multi-Screen Training Simulator in the amount of \$102,040, as requested by the Police Department. (*Recommend a Resolution Waiving the Formal Bid Process and approving a Purchase Order in the amount of \$102,040 with MILO Range, FAAC, Inc. for the purchase of a MILO Range Theater 180 Multi-Screen Training Simulator and authorize the Mayor and City Clerk to execute the Resolution and the Procurement Manager to issue the Purchase Order.*)
- G. Consideration of a Resolution Waiving the Formal Bid Process and approving a Purchase Order with Collision Forensic Solutions, LLC for the purchase of a Leica ScanStation PS30 Package with Accessories and IMS Point Cloud Software Certified Point Cloud Training and Certified Scan Station Training in the amount of \$113,401.20 as requested by the Police Department. (*Recommend a Resolution Waiving the Formal Bid Process and approving a Purchase Order with Collision Forensic Solutions, LLC for the purchase of a Leica ScanStation PS30 Package with Accessories, Certified IMS Point Cloud Software and Scan Station Training, and authorize the Mayor and City Clerk to execute the Resolution and the Procurement Manager to issue the Purchase Order.*)
- H. Consideration of an Ordinance approving a Special Use Permit to allow offices in the R-3B, High Density Multifamily Residential District, for the property located at 616 IAA Drive, as requested by the Community Development Department. (*Recommend an Ordinance for a Special Use Permit to allow offices in the R-3B, High Density Multifamily Residential District, for the property located at 616 IAA Drive be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.*)
- I. Consideration of an Ordinance approving the First Amendment to the Redevelopment

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Agreement between the City of Bloomington and Magnus Hotels LLC to extend the date required for completion of the Project (the acquisition and redevelopment of the former Baymont Inn & Suites at 604 ½ IAA Drive in the Empire Street TIF District) from March 31, 2018 to July 31, 2018 as Requested by the City’s Office of Economic Development. *(Recommend an Ordinance approving the First Amendment to the October 24, 2016 Redevelopment Agreement between the City of Bloomington and Magnus Hotels LLC be approved, and authorize the Mayor and City Clerk to execute the necessary documents.)*

- J. Consideration of the application of PATH, Inc., located at 201 E. Grove St., Suite 200, for a Limited Alcoholic Liquor License (Class LA) which would allow the selling and serving of all types of alcohol by the glass for consumption on the premises for a fund raiser to be held on April 12, 2018 from 4:00 p.m. to 12:00 a.m. at the Bloomington Center for the Performing Arts, 600 N. East St. *(Recommend a Class LA liquor license be created, which would allow the selling and serving of all types of alcohol by the glass for consumption on the premises for a fund raiser to be held on April 12, 2018 from 4:00 p.m. to 12:00 a.m. at the Bloomington Center for the Performing Arts, 600 N. East St., contingent upon compliance with all health and safety codes.)*

8. “Public Hearing”

- A. Public hearing for the Program Year (PY) 44/Fiscal Year (FY) 19 CDBG Action Plan and consideration of authorizing submittal of the PY44/FY19 CDBG Action Plan to the US Department of Housing and Urban Development as requested by the Community Development Department. *(Recommend the public hearing is open to receive comments on the PY44/FY19 CDBG Action Plan to the US Department of Housing and Urban Development.)*

9. “Regular Agenda”

- A. Consideration of a Resolution approving the submittal of the PY44/FY19 CDBG Action Plan to the US Department of Housing and Urban Development as requested by the Community Development Department. *(Recommend a Resolution approving the submittal of the PY44/FY19 CDBG Action Plan to the US Department of Housing and Urban Development be approved, and authorize the Mayor and City Clerk to execute the necessary documents.) (Presentation by Jennifer Toney, Grants Coordinator, 5 minutes, City Council Discussion, 10 Minutes.)*
- B. Consideration of an Ordinance approving an Economic Incentive Agreement to rebate \$135,000 in sales taxes to Habitat for Humanity of McLean County, which would support the purchase and installation of a new solar panel array at the expanded Habitat for Humanity ReStore at 1402-1406 W. Washington Street as recommended by the City’s Office of Economic Development. *(Recommend an Ordinance approving an Economic Incentive Agreement between the City of Bloomington and Habitat for Humanity of McLean County be approved, and authorize the Mayor and City Clerk to execute the necessary documents.) (Presentation by Austin Grammer, Economic Development Coordinator, 5 Minutes, City Council discussion, 10 minutes.)*

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- C. Consideration of a Resolution affirming the Bloomington City Council's support of the Bloomington Public Library Board's vote to expand the Library in the current location as requested via Aldermanic Request Form submitted by Alderman Schmidt. *(Recommend a Resolution affirming the Bloomington City Council's support to expand the Library in the current location be voted on and authorize the Mayor and City Clerk to execute the necessary documents.) (Presentation by Jeanne Hamilton, Executive Director of the Bloomington Public Library , 5 minutes, City Council discussion, 5 minutes.)*
- D. Discussion and action on various proposed motions to provide specific direction on closing the \$525,000 budget gap within the FY2019 Proposed Budget, including the following topics: Cost Recovery Fees; Parking-Special Events; Business Registration; and Cost Reductions.

a. Cost Recovery Fees

(Recommend one of the following sample motions related to Cost Recovery Fee Increases:

Sample Motion 1: City staff draft and bring back an Ordinance for consideration to enact amendments to the City fee schedules allowing a one-time amendment effective May 1, 2018, and a 5% biennial increase thereafter, effective May 1, 2021, related to Community Development (building safety, code enforcement, etc.), Police (false alarms), Fire (false alarms), Public Works (special event street closures) and others that may apply; so the fees more closely align with the City costs to administer the related functions. City estimated cost recovery for FY2019 of \$225,000.

Sample Motion 2: City staff draft and bring back an Ordinance for consideration to enact a one-time amendment to the City fee schedules, effective May 1, 2018, related to Community Development (building safety, code enforcement, etc.), Police (false alarms), Fire (false alarms), Public Works (special event street closures) and others that may apply; so that the fees more closely align with the City costs to administer the related functions. City estimated cost recovery for FY2019 of \$225,000.

Sample Motion 3: City staff draft and bring back an Ordinance for consideration to enact amendments to the City fee schedules allowing a biennial 5% increase, effective May 1, 2020, related to Community Development (building safety, code enforcement, etc.), Police (false alarms), Fire (false alarms), Public Works (special event street closures) and others that may apply; so the fees more closely align with the City costs to administer the related functions. City estimated cost recovery for FY2019 of \$0.00.

b. Parking Fees

(Recommend the following sample motions related to Parking Fees – Special Events:

Sample Motion: The Special Event Parking Resolution include provisions that staff continue aggressive collection of parking violations and that staff be authorized to initiate a program to collect parking fees associated with special events, whether it be via

increased event ticket fees and/or on-site parking fees. City estimated cost recovery and additional revenues for FY2019 of \$100,000.

c. Business Registration

(Recommend one of the following sample motions related to Business Registration:

Sample Motion 1: The business registration Ordinance include a fee of \$50 to cover the costs of administration of the program. City estimated cost recovery for FY2019 and beyond of \$200,000 per year.

Sample Motion 2: The business registration Ordinance include only a one-time fee of \$50 to cover the costs of administration of the program. City estimated cost recovery for FY2019 of \$200,000.

Sample Motion 3: The business registration Ordinance not include any fees. City estimated cost recovery for FY2019 of \$0.00.

- 10. City Manager's Discussion**
- 11. Mayor's Discussion**
- 12. City Aldermen's Discussion**
- 13. Executive Session – Cite Section**
- 14. Adjournment**
- 15. Notes**

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RECOGNITIONS



Council Date: March 26, 2018

COUNCIL AGENDA ITEM NO. 5

Recognition/Appointments

- A. Recognition of Achievement to Nikita Richards, Employment Coordinator, for being selected as the recipient of the Outstanding Woman in Communications award from the Association for Women in Communication of Bloomington-Normal.
- B. Appointment of Julia Cozad-Callighan to the Cultural District Commission.

CONSENT AGENDA



CONSENT AGENDA ITEM NO: 7A

FOR COUNCIL: March 26, 2018

SUBJECT: Consideration of approving the Minutes of the March 12, 2018 Regular City Council Meeting and the February 19, 2018 Special Session Meeting.

RECOMMENDATION/MOTION: The reading of minutes be dispensed and approved as printed.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1d. City services delivered in the most cost-effective, efficient manner.

BACKGROUND: The minutes of the meetings provided have been reviewed and certified as correct and complete by the City Clerk.

In compliance with the Open Meetings Act, Council Proceedings must be approved within thirty (30) days after the meeting or at the Council's second subsequent regular meeting whichever is later.

In accordance with the Open Meetings Act, Council Proceedings are made available for public inspection and posted to the City's web site within ten (10) days after Council approval.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for Council consideration.

Prepared by: Cherry L. Lawson, C.M.C., City Clerk

Recommended by:

A handwritten signature in black ink that reads "Steve Rasmussen".

Steve Rasmussen
Interim City Manager

Attachments:

- March 12, 2018 Regular City Council Meeting Minutes
- February 19, 2018 Regular City Council Meeting Minutes

**SUMMARY MEETING MINUTES
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL
OF BLOOMINGTON, ILLINOIS MONDAY, MARCH 12, 2018; 7:00 P.M.**

The Council convened in Regular Session in the Council Chambers, City Hall Building, at 7:00 p.m., Monday, March 12, 2018.

Mayor Renner directed the City Clerk to call the roll and the following members of Council answered present:

Aldermen: Jamie Mathy (by phone), David Sage, Mboka Mwilambwe, Amelia Buragas, Scott Black, Joni Painter, Diana Hauman, Kim Bray, Karen Schmidt, and Mayor Tari Renner.

Motion by Alderman Schmidt, seconded by Alderman Bray to allow Alderman Mathy to participate in the Council Meeting electronically as he is away on business.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Bray, Schmidt, Black, Buragas, Hauman, Sage, Mwilambwe, and Painter.

Recuse: Alderman Mathy

Nays: None

Motion carried.

Staff Present: Steve Rasmussen, Interim City Manager, Jeffrey Jurgens; Corporation Counsel, Cherry Lawson, City Clerk; Scott Rathbun, Budget Manager; Greg Scott, Assistant Chief of Police; Brian Mohr, Fire Chief, Scott Sprouls, IS Director; Nicole Albertson, Human Resource Director; Jim Karch, Public Works Director; Bob Yehl, Water Director; and other City staff were also present.

Recognition/Appointments

- A. Appointment of William Gudeman and Adriane Powell to the Bloomington Citizens' Beautification Committee.
- B. Appointment of Megan McCann to the Planning Commission.
- C. Reappointment of Bernie Anderson to the Mid Central Community Action Board.

Public Comment

| | | | |
|-------------|---------------|--------------|------------------|
| Donna Bolen | Phil Reynolds | Gary Lambert | Scott Stimerling |
| Glen Ludwig | Leon Kaeb | Angela Scott | |

“Consent Agenda”

*Items listed on the Consent Agenda are approved with one motion, and is provided in **BOLD**, and items*

that Council pull from the Consent Agenda for discussion are listed with a notation ***Pulled from the Consent Agenda.***

Motion by Alderman Schmidt and seconded by Alderman Painter that the Consent Agenda and Addendum be approved with the exception of Items: 7E, 7F, 7R, 7G and 7H.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Bray, Schmidt, Black, Buragas, Mathy, Hauman, Sage, Mwilambwe, and Painter.

Nays: None

Motion carried.

The following was presented:

Item 7A. Consideration of approving the Minutes of the February 26, 2018 Regular City Council Meeting. *(Recommend the reading of minutes be dispensed and approved as printed.)*

The following was presented:

Item 7B. Consideration of approving Bills, Payroll, and Electronic Transfers in the amount of \$6,114,434.39. *(Recommend The Bills, Payroll, and Electronic Transfers be allowed in the amount of \$6,114,434.39, and orders drawn on the Treasurer for the various amounts as funds are available.)*

The following was presented:

Item 7C. Consideration of Approving Appointments to Various Boards and Commissions. *(Recommend William Gudeman and Adriane Powell be appointed to the Bloomington Citizens' Beautification Committee, Megan McCann be appointed to the Planning Commission, and Bernie Anderson be reappointed to the Mid Central Community Action Board.)*

The following was presented:

Item 7D. Consideration of purchasing a Single Line Stopping System from Hydra-Stop, LLC, as the only bidder at a price of \$31,424.00, through Re-Bid #2018-18, as requested by the Water Department. *(Recommend a Contract with Hydra-Stop, LLC be approved for the purchase of a Single Line Stopping System, in the amount of \$31,424, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.)*

The following was presented:

Item 7E. Consideration of a Memorandum of Understanding with the Friends of the Bloomington Center for Performing Arts to establish, define, and coordinate a mutually beneficial relationship as requested by the Parks, Recreation, and Cultural Arts Department. *(Recommend a five year automatic*

renewing Memorandum of Understanding with the Friends of the Bloomington Center for Performing Arts be approved, and authorize the Mayor and City Clerk to execute the related documents.) Pulled from the Consent Agenda for discussion.)

Alderman Hauman stated that she would not be voting in the affirmative on this item although it was just discussed during the Special Session Meeting.

Motion by Alderman Hauman seconded Alderman Buragas by to consider the memorandum of understanding the Friends of Bloomington Center for Performing Arts to establish, define, and coordinate a mutually beneficial relationship.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Buragas, Bray, Mathy, Mwilambwe, Black, Painter, Schmidt

Nays: Aldermen Hauman and Sage.

Motion carried.

Motion by Alderman Bray offered two amendments to the motion as proposed by Alderman Hauman, seconded by Alderman Painter: (1) addresses the scope of the overall relationship between the Friends and the Board and defines what the facilities are, the third paragraph, third line, FRIENDS and BOARD promotion and support includes the BCPA, CC and Lincoln Park (LP) (collectively the “BCPA FACILITIES”) as well as all activities, projects, supplies and materials related thereto; and add a sentence that may state: After April 2024, FRIENDS contributions will be \$100,000 or the total salary and benefits; whichever is higher.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Buragas, Bray, Mathy, Mwilambwe, Black, Painter, Schmidt

Nays: Aldermen Hauman and Sage.

Motion carried.

The following was presented:

Item 7F. Ratification of Contract with Sergeants and Lieutenants as requested by the Police and Human Resources Departments. *(Recommend the Contract be ratified.)*

Alderman Hauman stated she will vote for this contract because for all intents and purposes we agreed to it. We keep talking about looking at employment costs. If we continue to raise employee salaries 2.5% a year, we need to be looking at increasing our property taxes to fund those. As of now, the City is absorbing those salary and benefit increases by taking away from other areas from our operating budget.

Motion by Alderman Hauman seconded by Alderman Painter that the Contract with Sergeants and Lieutenants be ratified.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Buragas, Bray, Mathy, Mwilambwe, Black, Painter, Schmidt, Hauman, and Sage

Nays: None

Motion carried.

The following was presented:

Item 7G. Consideration of a Professional Services Agreement with Farnsworth Group, Inc. for Professional Engineering Services related to Pipeline Rd – Division E – Pressure Valve Control Stations – Planning, (RFQ 2016-04, Resolution 16-10), as requested by the Water Department. *(Recommend an Agreement with Farnsworth Group, Inc. for Professional Engineering Services related to Pipeline Rd – Division E – Pressure Valve Control Stations – Planning in the amount of \$95,536.65 be approved and authorize the Mayor and City Clerk to execute the necessary documents.) (Item pulled from the Consent Agenda for discussion)*

Motion by Alderman Schmidt and seconded by Alderman Bray to approve the Agreement with Farnsworth Group, Inc. for Professional Engineering Services related to Pipeline Rd – Division E – Pressure Valve Control Stations – Planning in the amount of \$95,536.65 be approved and authorize the Mayor and City Clerk to execute the necessary documents.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Bray, Mathy, Mwilambwe, Black, Painter, Schmidt, Hauman, and Sage

Recuse: Alderman Buragas

Nays: None

Motion carried.

The following was presented:

Item 7H. Consideration of a Professional Services Agreement with Farnsworth Group, Inc. for Construction Observation related to the Water Main Replacement on Szarek Drive (RFQ 2016-04, Resolution 16-10), not to exceed the amount of \$25,216.48, as requested by the Water Department. *(Recommend a Professional Services Agreement with the Farnsworth Group, Inc. for Professional Engineering Services related to the Construction Observation for the Water Main Replacement on Szarek Drive, not to exceed the amount of \$25,216.48, be approved, and authorize the Interim City Manager and City Clerk to execute the necessary documents.) (Item pulled from the Consent Agenda for discussion)*

Motion by Alderman Schmidt and seconded by Alderman Bray to approve the Agreement with

Farnsworth Group, Inc. for Professional Engineering Services related to the Construction Observation for the Water Main Replacement on Szarek Drive, not to exceed the amount of \$25,216.48, be approved, and authorize the Interim City Manager and City Clerk to execute the necessary documents.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Bray, Mathy, Mwilambwe, Black, Painter, Schmidt, Hauman, and Sage

Recuse: Alderman Buragas

Nays: None

Motion carried.

The following was presented:

Item 7I. Consideration of a Contract in the amount of \$176,409.00 for the Water Main Replacement on Szarek Drive, City Bid No. 2018-26, as requested by the Water Department. *(Recommend a Contract with George Gildner, Inc. be approved as the low bid for the Water Main Replacement on Szarek Drive in the amount of \$176,409.00, and authorize the Interim City Manager and City Clerk to execute the necessary documents.)*

The following was presented:

Item 7J. Consideration of Renewing a Commercial Card Agreement with Commerce Bank as requested by the Finance Department. *(Recommend Authorizing the Renewal Agreement with Commerce Bank and authorize the Interim City Manager and City Clerk to execute agreement and necessary documents.)*

The following was presented:

Item 7K. Consideration of a Resolution approving a Change Order to Purchase Order #200180051 with Ferguson Enterprises in the amount of \$70,000.00 for the FY2018 Water Meter Installation Program as requested by the Water Department. *(Recommend a Resolution authorizing a Change Order in the amount of \$70,000.00 to Purchase Order #20180051-00 with Ferguson Enterprises and the purchase of Neptune Water Meters be approved, and authorize the Mayor and City Clerk to execute the Resolution.)*

RESOLUTION NO. 2018 – 11

A RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF \$70,000.00 TO PURCHASE ORDER #20180051-00 WITH FERGUSON ENTERPRISES AND THE PURCHASE OF NEPTUNE WATER METERS

The following was presented:

Item 7L. Consideration of a Resolution authorizing a Change Order in the amount of \$24,500 to the Contract between the City of Bloomington and Houseal Lavigne & Associates (RFP 2017-06, PO #20170270 for \$125,000) for the purpose of a comprehensive evaluation and amendment to the City of

Bloomington Sign Ordinance as requested by the Community Development – Planning Division Department. *(Recommend a Resolution authorizing a Change Order in the amount of \$24,500 to the Contract between the City of Bloomington and Houseal Lavigne & Associates be approved, and the Mayor and City Clerk authorized to execute the Resolution.)*

RESOLUTION NO. 2018 - 12

A RESOLUTION AUTHORIZING A CHANGE ORDER FOR \$24,500 TO THE CONTRACT BETWEEN THE CITY OF BLOOMINGTON AND HOUSEAL LAVIGNE & ASSOCIATES (RFP 2017-06) FOR THE PURPOSES OF A COMPREHENSIVE EVALUATION AND AMENDMENT TO THE CITY OF BLOOMINGTON SIGN ORDINANCE.

The following was presented:

Item 7M. Consideration of a Resolution authorizing the City of Bloomington to submit a re-zoning application for the Lake Bloomington Fill-Site to the McLean County Building and Zoning Department as requested by the Water Department. *(Recommend a Resolution be adopted by the City of Bloomington to submit a Zoning Application to the McLean County Building and Zoning Department to re-zone land west of the spillway at Lake Bloomington from R-1 Single Family Residence District to Agriculture District, and authorize the Mayor and City Clerk be authorized to execute the necessary documents.)*

RESOLUTION NO. 2018 - 13

A RESOLUTION AUTHORIZING THE CITY OF BLOOMINGTON TO SUBMIT A ZONING PERMIT APPLICATION TO THE MCLEAN COUNTY BUILDING AND ZONING DEPARTMENT TO RE-ZONE THE LAKE BLOOMINGTON FILL-SITE AREA FROM R-1 SINGLE FAMILY RESIDENCE DISTRICT TO AGRICULTURE DISTRICT.

The following was presented:

Item 7N. Consideration of a Resolution authorizing a Change Order in the amount of \$100,000.00 for the FY 2018 Utility Maintenance Contract with George Gildner, Inc., Bid No. 2018-02, for the purpose of funding additional utility maintenance projects at various locations as requested by the Public Works Department. *(Recommend a Resolution authorizing a Change Order in the amount of \$100,000.00 for the FY 2018 Utility Maintenance Contract with George Gildner, Inc. be approved, and the Mayor and City Clerk be authorized to execute the Resolution.)*

RESOLUTION NO. 2018 - 14

A RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF \$100,000.00 TO THE FY 2018 UTILITY MAINTENANCE CONTRACT BETWEEN THE CITY OF BLOOMINGTON AND GEORGE GILDNER, INC.

The following was presented:

Item 7O. Consideration of a Resolution authorizing a Change Order in the amount of \$200,000.00 for the FY 2018 Sewer Rehabilitation Contract with Hoerr Construction, Inc., Bid No. 2018-20, for the purpose of funding additional sewer rehabilitation of failing sewers at various locations, as requested by the

Public Works Department. *(Recommend a Resolution authorizing a Change Order in the amount of \$200,000.00 for the FY 2018 Sewer Rehabilitation Contract with Hoerr Construction, Inc. be approved, and the Mayor and City Clerk be authorized to execute the Resolution.)*

RESOLUTION NO. 2018 - 15

A RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF \$200,000.00 TO THE FY 2018 SEWER REHABILITATION CONTRACT BETWEEN THE CITY OF BLOOMINGTON AND HOERR CONTSTRUCTION, INC.

The following was presented:

Item 7P. Consideration of a Resolution adopting the Official 2017 Zoning Map for the City of Bloomington, incorporating all map amendments from January 1, 2017 through December 31, 2017, as requested by the Community Development Department – Planning Division. *(Recommend a Resolution adopting the Official 2017 Zoning Map for the City of Bloomington, incorporating all map amendments from January 1, 2017 through December 31, 2017 be approved, and authorize the Mayor and City Clerk to execute the necessary documents.)*

RESOLUTION NO. 2018 - 16

A RESOLUTION ADOPTING THE OFFICIAL 2017 ZONING MAP FOR THE CITY OF BLOOMINGTON

The following was presented:

Item 7Q. Consideration of an Ordinance approving petitions from Parkway Partners – One Inc. and JSM Management, Inc. for the approval of a 15’ water main easement dedication plat for Parkway Village PUD Lots 402 and 403 (located south of Veterans Parkway, east of Mercer Avenue and north of Ireland Grove Road), as requested by Public Works and Water Departments. *(Recommend an Ordinance approving petitions from Parkway Partners – One Inc. and JSM Management, Inc. for the approval of a 15’ water main easement dedication plat for Parkway Village PUD Lots 402 and 403 (located south of Veterans Parkway, east of Mercer Ave. and north of Ireland Grove Rd.) be approved, and authorize the Mayor and City Clerk to execute the necessary documents.)*

ORDINANCE NO. 2018 - 14

AN ORDINANCE APPROVING A WATER MAIN EASEMENT LOCATED IN LOTS 402 AND 403 OF PARKWAY VILLAGE SUBDIVISION, BLOOMINGTON ILLINOIS

The following was presented:

Item 7R. Consideration of an Ordinance providing for the Authority to Solicit Tax Exempt Financing for the Frontier Parking Lot Land Acquisition, in the amount not to exceed \$1,000,000, as requested by the Finance Department. *(Recommend an Ordinance providing for the authority to obtain financing for the purchase of Frontier parking lots in the amount not to exceed \$1,000,000 and authorize the Mayor and City Clerk to execute the necessary documents.)*

Alderman Hauman asked for clarification on the purchase of the Frontier lot asking how the City will pay for it. She expressed over having to carry a bond for financing the purchase of up to one million dollars.

Mayor Renner stated that the statement was made by the previous City Manager, Mr. Hales, but asked Mr. Rasmussen to clarify. Mr. Rasmussen stated, it is not a change in the amount of funds—it's more procedural.

Mr. Rathbun, Budget Manager stated the City have the cash reserves to pay for it; however, Finance Director Patti-Lynn Silva thought it would be best to finance this, and instead maintain those cash reserves. We've got the debt service built in the economic development budget for next year for this. So it's already in the budget for 2019. So she thought this was the best course of action for us to take.

Alderman Hauman stated that she is disappointed that Council was informed to not worry about how this would be purchased; that we have the money available, but are having to finance the purchase.

Mr. Rathbun stated, a million dollars, the financing of that, it's like any time we borrow to finance something current so that we spread the cost out over time to have the expense match the potential revenues in the future that may come in from making this investment. We are making an investment and with investments, the benefit of those investments comes in the future. So we're matching the expense timing, the payment of the debt with the potential future return on that investment.

Alderman Hauman asked about the RFQ process, how that would relate to the land, and whether it would reduce the debt of that bond, or offset the financing of the bond. Mayor Renner stated that would depend upon the purchase price a person is willing to pay. He believes it would be indicative a policy question.

Mr. Rasmussen stated, staff is only asking for the authority to solicit for this. When we get something back, we certainly wouldn't take action until we brought it back to you once we got an answer to decide what you want do with it.

ORDINANCE NO. 2018 - 15

AN ORDINANCE EXPRESSING OFFICIAL INTENT REGARDING CERTAIN CAPITAL EXPENDITURES TO BE REIMBURSED FROM PROCEEDS OF AN OBLIGATION TO BE ISSUED BY THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS.

Motion by Alderman Hauman, seconded by Alderman Schmidt approving an Ordinance providing for the authority to obtain financing for the purchase of Frontier parking lots in the amount not to exceed \$1,000,000 and authorize the Mayor and City Clerk to execute the necessary documents.

Ayes: Aldermen Hauman, Schmidt, Mwilambwe, Sage, Mathy, Buragas, Painter, Black and Bray.

Nays: None

Motion carried.

The following was presented:

Item 7S. Consideration of an Amendment to the Community Garden Land Lease, including a four year extension at a lease cost of \$1.00 annually, to continue to allow citizens to rent space to allow them to grow items in their section of the garden this summer, as requested by the Parks, Recreation and Cultural Arts Department. *(Recommend the Land Lease Amendment for Community Gardens, including a four year extension at a lease cost of \$1.00 annually, to continue to allow citizens to rent space to allow them to grow items in their section of the garden this summer be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)*

The following was presented:

Item 7T. Consideration of a request by Crawford's Corner Pub located at 610 W. Chestnut Street, Bloomington, to remove the condition on its liquor license requiring the establishment to close at 11:00 P.M. Sunday through Thursday and at midnight Friday and Saturday nights. Removal of the condition would allow the establishment to serve alcohol until 1:00 A.M. Monday through Friday and until 2:00 A.M., Saturday and Sunday. *(Recommend the City Council approve the request by Crawford's Corner Pub located at 610 W. Chestnut Street to remove the condition on its liquor license requiring the establishment to close at 11:00 P.M. Sunday through Thursday and at midnight Friday and Saturday nights. Removal of the condition would allow the establishment to serve alcohol until 1:00 A.M. Monday through Friday and until 2:00 A.M., Saturday and Sunday.)*

The following was presented:

Item 7U. Consideration of the request from Timothy Dobson and Hannah Dean to allow moderate consumption of alcohol at their May 19, 2018 wedding reception to be held at Davis Lodge at Lake Bloomington. *(Recommend an Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Davis Lodge at Lake Bloomington on May 19, 2018 be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)*

ORDINANCE NO. 2018 - 16

AN ORDINANCE SUSPENDING PORTIONS OF SECTION 701 OF CHAPTER 31 AND SECTION 26(d) OF CHAPTER 6 OF THE CITY CODE FOR A WEDDING RECEPTION ON MAY 19, 2018 AT DAVIS LODGE AT LAKE BLOOMINGTON

The following was presented:

Item 7V. Consideration of the request from Cody Mason and Lindsay Page to allow moderate consumption of alcohol at their March 31, 2018 wedding reception to be held at Miller Park Pavilion. *(Recommend an Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Miller Park Pavilion on March 31, 2018 be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)*

ORDINANCE NO. 2018 - 17

AN ORDINANCE SUSPENDING PORTIONS OF SECTION 701 OF CHAPTER 31 AND SECTION 26(d) OF CHAPTER 6 OF THE CITY CODE FOR A WEDDING RECEPTION ON MARCH 31, 2018 AT MILLER PARK PAVILION

“Public Hearing”

The following was presented:

Item 8A. Public Hearing for the FY 2019 Proposed Budget. *(Recommend opening the public hearing to receive comments on this item.) (This Public Hearing is for informational purposes only to allow the public to review and comment on the FY 2019 Proposed Budget.)*

Mayor Renner opened the Public Hearing to receive public comment on the proposed budget and the following individual came forward to provide comment.

| | |
|-----------------|--|
| Scott Stimeling | |
|-----------------|--|

“Regular Agenda”

The following was presented:

Item 9A. Consideration of a Resolution directing City Staff to include funds in the amount of \$370,000 in the FY 2019 Adopted Budget for intersection design, plans, construction documents, right-of-way, utility relocation, and construction for the intersection of Towanda Barnes Road and Ireland Grove Road, as requested by the Public Works Department. *(Recommend a Resolution directing City Staff to Include Funds in the FY 2019 Budget for intersection design, plans, construction documents, right-of-way, utility relocation, and construction for the intersection of Towanda Barnes Road and Ireland Grove Road be approved, and the Mayor and City Clerk be authorized to execute the Resolution.)*

Mr. Karch stated, staff has continued to work on this project, both with our McLean County partners, to find the best way to accomplish the goals of increasing safety and improving the overall efficiency of that intersection, as well as complying with an existing intergovernmental agreement.

He referenced the PowerPoint Presentation stating the last time staff brought this forward the price was \$450,000; however there is a nice red X between a \$450,000 price. He would explain the reduction in the previously stated amount. When this was brought this to Council on September 26, 2016 when the original intergovernmental agreement was passed, there was discussion about this project being around that \$400,000 mark. Staff worked to reduce the amount to closer to where the council originally passed that intergovernmental agreement.

He provided an update of current efforts stating to date, the city has spent approximately \$100,000 and those are matching funds; it is a 50-50 project with the county. There has been almost \$200,000 spent to date on this project. One of the misunderstandings that the department has experienced is some comments that this would take away money from our resurfacing projects. They were able to leverage this year at some of the motor fuel tax funds we spend on street lighting and put that and spend more money on

our street lighting that allowed us to free up those local funds so that we did not impact our street resurfacing.

Alderman Schmidt stated she is ready to support this item; however had some concerns over the Transportation Commission not having had an opportunity to review the materials prior to it coming before Council for a decision.

Mr. Karch stated, staff did review that proactively, the ordinance that put the Transportation Commission into effect, and the original ordinance does not give that authority to the commission to look at monetary... Alderman Schmidt stated, that it is not part of their charter. Mr. Karch indicated though it is not part of the Transportation Commission original charge as it is a new commission. However, Council you know, to look at this particular instance, they can provide that direction and we're glad to comply.

Mayor Renner stated, this discussion did come up, and just to clarify, I think when this project was more expensive, the Transportation Commission voted with only Mr. Gorman dissenting in favor of it. The current support of Mr. Gorman with this at a lower level of expenditure, it's not the same thing as them taking a look at it again. That was part of the assumption and there's some time of the essence here to get it going.

RESOLUTION NO. 2018 - 17

A RESOLUTION DIRECTING STAFF TO INCLUDE FUNDS IN THE FY 2019 BUDGET FOR INTERSECTION DESIGN, PLANS, CONSTRUCTION DOCUMENTS, RIGHT-OF-WAY, UTILITY RELOCATION, AND CONSTRUCTION FOR THE INTERSECTION OF TOWANDA BARNES ROAD AND IRELAND GROVE ROAD

Motion by Alderman Bray second by Alderman Painter Council approves a Resolution directing City Staff to Include Funds in the FY 2019 Budget for intersection design, plans, construction documents, right-of-way, utility relocation, and construction for the intersection of Towanda Barnes Road and Ireland Grove Road be approved, and the Mayor and City Clerk be authorized to execute the Resolution.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Schmidt, Bray, Hauman, Black, Sage, Mwilambwe, Mathy, and Painter.

Recuse: Alderman Amelia Buragas

Nays: None

Motion carried.

City Manager's Discussion

Mr. Rasmussen stated, he has begun to include the proposed upcoming agenda items, in his communications to Council. The second thing is also this week, he will also include in that weekly update here in a day or two some proposed sample motions for a balancing of the budget. On the 26th, Council will consider the proposed the balanced budget. Staff would like to get some specific guidance from you on how you would like us to proceed on those things, and that's based upon what we took away from you

on the Saturday work session which we thank you all for the input there.

Mayor's Discussion

Mayor Renner stated on April 6th, Mayor's Open House which is actually two days after the 50th Anniversary of the murder of Dr. Martin Luther King, he will share some a moment of remembrance about how our overall process of becoming a more perfect union, you know, has changed. Though it is not just about Dr. Martin Luther King, but in our entire country, entire culture, and society.

City Aldermen's Discussion

No comments were offered by the Alderman.

Adjournment

**Motion by Alderman Hauman seconded by Alderman Schmidt adjourning the meeting.
Meeting adjourned at 8:01 p.m.**

Motion carried. (Viva Voce)

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk

SPECIAL SESSION CITY COUNCIL MEETING
City Hall Conference Room
109 E. Olive Street, Bloomington, IL 61701
Monday, February 26, 2018; 5:30 PM

Call to Order

The Council convened in Special Session Meeting in the Council Chambers, City Hall Building at 5:30 p.m., Monday, February 19, 2018. The meeting was called to order by Mayor Renner.

Roll Call

Mayor Renner directed City Clerk Cherry Lawson to call the roll and the following members of Council answered present:

Aldermen Dave Sage, Mboka Mwilambwe, Karen Schmidt, Jamie Mathy, Scott Black, Kim Bray, Amelia Buragas (Absent), Diana Hauman and Mayor Tari Renner.

Staff Present: Steve Rasmussen, Interim City Manager; Jeffrey Jurgens, Corporation Counsel; Jim Karch, Eric West, Nicole Albertson,

Public Comment

Mayor Renner opened the meeting to receive Public Comment. The following citizen offered comments.

| | | |
|--------------|--------------|-------------|
| Gary Lambert | Angela Scott | Donna Bolen |
| Bob Werkman | Tony Wargo | |

Consideration, discussion, and direction on Downtown Task Force recommendations (non-catalyst projects) and potential opportunities, including specific direction on potential changes to parking, use of right-of-way for business purposes, support of Main Street Corridor Plan, installation of downtown public restrooms, installation of downtown recycling bins, evaluation of certain S-4 zoning designations on downtown buildings and potential other zoning changes. (*Recommend various motions be made to direct staff on individual items within the recommendation and/or to show support on the various topics listed.*) (Presentation by Tricia Stiller, Downtown Division Manager, 30 minutes, City Council discussion 30 minutes).

Mr. Rasmussen provided a brief overview of this item and introduced Tricia Stiller, Downtown Division Manager who provided a PowerPoint Presentation. The Task Force presented its Final Report to you in late October. Just a quick recap, the Task Force combed through The Bring It On Bloomington Comprehensive Plan, The Downtown Strategic Plan, The Main Street Transportation Feasibility Study, and The Downtown Streetscape Lighting Master Plan.

The three categories identified as revitalization priorities were Place Making, Supportive Projects,

and Catalyst Projects. The largest category was Place Making, which was then subdivided into two sub-categories, Beautification and Public Art, and Public Spaces and Walkability.

She stated, staff continues to discuss the recommendations presented by the Task Force and focus attention on those items that can be implemented in a shorter time span, and for relatively minimal cost.

Current items being reviewed by staff under beautification include increasing the number of outdoor planters, updating them to a self-watering model, which are really wonderful, and working with the Parks Department on a unified landscaping program as well as increasing the number of park public art installations and enhanced decorative lighting. That could include illuminating the existing murals so that they are more visible at night. This would not only enhance the aesthetic, it would also improve safety by increasing visibility.

Ms. Stiller also addressed in her PowerPoint the following areas:

Under Public Spaces and Walkability; Parking challenges; Areas of Opportunities; Downtown Signage Committee; Permanent Recycle Bins; Public Restrooms; and Public Gathering Spaces.

Alderman Black stated, he has come to the conclusion that many of the things that people are feeling out there, is that downtown is not as vibrant as they wished that it were. He spoke of the email to Council asking for some support or objection to moving forward on less controversial items outlined in the Downtown Task Force recommendations. People in the community are craving various types of events in the downtown, and he does not want to see road blocks to creating community events.

Alderman Hauman asked whether any of the projects were budgeted in the 2019 FY budget. Mr. Rasmussen stated no funds had been budgeted as staff is seeking direction from Council on the next steps.

Mayor Renner asked, what the cost differential be on a particular street that is slated resurfaced of scraping it off versus going back to the original brick. Mr. Karch responded it would depend on the condition of the bricks. There may be some patching that needs to occur.

Alderman Schmidt asked whether staff was seeking direction from Council to support moving forward with all of the recommendations. Some of the projects are a revenue neutral, and some are not. In this budget climate, she does not know where the funding will come from to support the recommendations.

Alderman Painter questioned the installation of public restrooms, as well as the funding for the various community events, asking how much of a monetary contribution does the City provide for each of those events. Ms. Stiller stated the City provides in-kind contributions, and service rather than dollars.

Alderman Mathy commented about the aesthetics and providing flexibility to property owners to added its own lighting of their property. He supports the Jefferson Street test project, stating now is the time to move forward.

Alderman Bray stated, she has been a supporter of the pedestrian plaza since conversations began and would be interested in seeing some numbers on that, as well as support allowing business owners some latitude to for planters and lighting.

Alderman Black asked whether it is Council's intent to provide direction to City staff is that we're directing staff to go back and take a look at these lower tier items and see what the numbers look like.

Alderman Sage asked for clarification as his understanding was to continue to support looking at some of these, not spending funds until Council has a cost associated with the recommended items.

Mayor Renner stated it could be a variety of types of reasons. He referenced dumping the recycling program and maybe the coliseum. He echoed Alderman Black's comments that Council may want to move deliberately, but try some of the recommendations without having to have a full analysis.

Consideration, discussion, and direction on FY2019 "Big Picture" Budget related to Capital Improvement Plan (CIP) projects, including specifically:

- A. Review of Capital Improvement Plan (CIP). *(Presentation by Steve Rasmussen, Interim City Manager, 5 minutes, Council Discussion 5 minutes)*

Mr. Rasmussen provided a brief overview of this item and highlighted the calendar of meetings for Council's review, as well as provided a brief PowerPoint Presentation. The Capital Improvement Plan is approximately \$500 million of unfunded projects. When we divided that down into years, we came out with a Capital Improvement Plan for five years. This year appears to be \$74 million of projects. These are the ones that had risen to the top of the list. If you bonded for those, you still would have to do an annual payment of about six million dollars.

Another one that keeps rising to the top is fix our streets. When I come back to O'Neill pool and the street resurfacing, staff is neither advocating nor refuting those. It is just that is where these paths have kept leading us as to the capital improvement items that are on the top of the list.

He spoke of the potential funding options that the City has at its disposal. Property tax, Home Rule Sales Tax, Local Motor Fuel Tax, Utility Tax, and maybe with the gaming machine revenues.

If we talked about raising a utility tax 12% the estimated total bill of \$150, we're looking at the average house in the city, and an average total utility bill of \$150 a month. That would amount to nine dollars a year increase. If a utility bill were \$250 a month that would be an annual increase of \$15 a year. So that is the amount of money that would give us about \$475,000 if we were looking at using this source of revenue for the Aquatic Center at O'Neill Pool.

The other amount, \$125,000 could be made up by video gaming. We have 250 terminals. At \$500 a year, that would be \$125,000. That produces the \$600,000 that we necessary to pay the bond for about \$10 million for O'Neil Pool. So that is a way of rebuilding that pool.

- B. Discussion, direction and presentation on O'Neil Pool project and potential revenue and fee options, including specifically whether City staff should draft and bring back ordinances for City Council consideration initiating fees related to video gaming and increasing the utility tax as such increases will be necessary to offset costs to allow for necessary bonding. *(Presentation by Jay Tetzloff, Director of Parks, Recreation & Cultural Arts, 10 minutes, City Council discussion, 15 minutes).*

Mr. Tetzloff provided a brief overview of O'Neil Park and the possibility of rejuvenating that park into an Aquatic Center on the west side of town. The pool is aluminum, and are built to last about 25 years, and we are on our 44th year. We have put duct tape and Band-Aids for a long time. Last year the kiddie pool, we could not open it without spending lots of money. We chose to close it.

We're having major issues all the time, as there is a deck issue. One thing that we definitely have to deal with it is called the Virginia Graham Baker Act, and it is a drain issue. We have permission to open the pool this year. If we do not fix the pool anywhere between a \$10,000 to \$50,000 repair, we will not be able to open in 2019.

The Parks Department had public meetings with neighbors and listed to their ideas and thoughts as well as reviewed the surveys that were issued. He described the potential building of an Aquatic Center in the same location, and highlighted the amenities within it.

Mayor Renner inquired of the operational cost of an Aquatic Center.

Mr. Tetzloff stated, we estimate that we bring in approximately \$54,000 in revenue now to O'Neil. The projections show by \$431,000, expenses of \$170,000 going to up to \$506,000. It is a big increase, but the cost recovery abilities there.

Alderman Schmidt inquired about the seasonal pool pass and indicated the current amount is too low in comparison to other municipalities. Mr. Tetzloff stated, staff will begin to review the pricing and possibly make necessary adjustments to the pool pass.

Alderman Mathy questioned the amount of the consultants. Mr. Tetzloff responded, they had considered differing amounts for a pass, and it was suggested that the City consider \$150 pool pass; however, staff did not believe that amount would work in this community.

Alderman Bray commented on the possibility of having an indoor/outdoor pool and asked whether Mr. Tetzloff had conducted a study on that. Mr. Tetzloff stated that he had some brief conversations on the possibility of having an indoor/outdoor pool. However, thought it may be cost prohibitive. That he thought of an Aquatic Center instead.

Council discussed potential funding sources for the renovation of O'Neil Pool including implementing a fee for video gaming machines.

Mr. Jurgens stated, video gaming fees are on the agenda tonight. There's been a lot of different discussion, a lot of different ideas. The City is planning on bringing the discussion for video gaming fees at the next council meeting, and whether the Council decides to put a one year

moratorium on it. We could enact, very easily, regulations similar to what Normal has. They charge \$200 a terminal. This could be discuss at next Monday Council Meeting and whether to add a fee associated with that. As far as kind of discussing the video gaming, we were talking about bringing that back next Monday, recommending that we, give some staff some time, get some regulations enacted, then get staff some time to come back with some recommendations on where the fee should be, and whether or not you should lift the moratorium.

Mr. Rasmussen stated, for purposes of answering the question tonight and giving the staff some guidance as to where they should direct their resources, maybe what we could do is make this first motion say something like that city staff is directed to proceed with planning for the O'Neil full project within the FY2019 Capital improvement plan. Then we can answer some of these good questions you've been answered, and I can put the staff to work on that.

Mayor Renner stated, there was not a consensus of the Council on any of the proposed items, and suggested each Alderman state his/her recommendations.

- Alderman Bray indicated she was in favor of some study in regards to the pool for a year round pool.
- Alderman Hauman favored an outdoor pool; replacing the one that is currently there.
- Alderman Black favored either an indoor or outdoor pool as long as it can be an economic engine for the area that has been creating an investment for over 44 years.
- Alderman Schmidt suggested staff come back with a plan that can be shared with Council that provides some choices along with a monetarily value associated.
- Alderman Mwilambwe stated he is not ready to commit, but rather see a plan with cost associated.
- Alderman Sage recommended coming back with a plan with associated cost so as to not overburden staff's time.
- Alderman Mathy concurred with Alderman Black.

Mr. Rasmussen stated, the number one priority with Parks and Recreation is to replace the pool with some kind of a water activity.

Mr. Tetzloff stated, as we were going through the Park's Plan, we reviewed the standards across the country that were actually short pools, public pools in a side of our community. If we were to remove the pool that would actually drop below even a further deficit of having public pools here in our community.

Mayor Renner stated, the fees for video gaming would be discussed during the Council Meeting on February 26, as there was not a need to move forward this evening.

Alderman Black stated, he would be interested in knowing whether even a majority of the Council would are interested in considering a fee for video gaming in general, as it would be a moot issue to have spent that time and resources if this Council is not willing to raise the fees and all.

Mayor Renner asked each member of Council its thoughts on having a conversation to establish fees on video gaming. There was not a consensus of the Council to discuss establishing fees for video gaming in the City of Bloomington.

Motion 1: That City staff is directed to include the O'Neil Pool project within the FY2019 Capital Improvement Plan; and/or

Motion 2: That City staff draft an Ordinance initiating a fee on video gaming terminals and an Ordinance increasing the utility tax and to bring said ordinances back to the Council for final action within (3) three months.

- C. Discussion, direction and presentation on Street Resurfacing, including specifically whether City staff should draft and bring back an ordinance for City Council consideration to increase the Local Motor Fuel Tax by \$.04 to fund an increase in street resurfacing. (*Presentation by Jim Karch, Director of Public Works, 10 minutes, City Council discussion, 15 minutes*).

Mr. Karch provided a brief overview of this item highlighting the metrics and service levels of the Bloomington community streets, as well as providing historical information related to the preservation of streets, sidewalks and ramps.

He stated, if Council did implement that four cent Local Motor Fuel Tax, there is a mechanism in place of how the City captures that revenue. There is no extra needed staff for us to implement this. What we are trying to do is be able to provide that revenue adequacy, and we need to find some sort of funding. Staff is seeking input from Council on how do we turn that corner.

At our current level of funding for streets, we get about 4.9 centerline miles every year. So 4.19 centerline miles every year at our current funding level for resurfacing. If you look at that over, we have 324 centerline miles. That is a 66-year turnaround for us to hit every street in the community. It is just under where we need to be, and that's why we're staying just we haven't reached that tipping point yet.

Alderman Schmidt expressed concern over increasing the Local Motor Fuel Tax (LMFT) beyond the current amount. Mr. Karch stated there is some form of a federal proposal that address this; however, it is his opinion that it is a broken system.

Alderman Black concurred with Mr. Karch, he asked whether the City has more contractors now to manage the workload. Mr. Karch stated it is over a five year period. Alderman Black indicated that he is not in favor of an increase in the LMFT. However would be interested in exploring some form of a vehicle sticker program.

Mayor Renner asked for clarification restating Alderman Black's comments, the Council would establish a city-wide registration of vehicles.

Alderman Black confirmed, and added, he would welcome a conversation like that, and maybe see what that looks like. If you have a truck that tears up our roads, you should proportionally pay more than somebody who has, let's say a light hybrid.

Alderman Sage asked Mr. Karch for clarification by asking, whether he was coordinating the budget conversation or providing information on the streets and roads. Mr. Karch stated, he needs money for the streets, and is trying to find the best approach to get it.

Mayor Renner stated for the audience, the motion is the city staff's draft an ordinance increasing the local motor fuel tax by four cents to help increase in streets resurfacing, and to bring it back to the council for final action within three months. As Alderman Sage has noted, that's the core question.

Mr. Rasmussen stated, this is only for the Capital Improvement Plan portion of it. It's separate from the operational budget which the City will bring back to you on the February 26.

Mayor Renner stated, Council is responsible for establishing the budget and determining the funding levels for the Capital Improvement Plan as it is not City's staff responsibility to do so.

Alderman Hauman asked, if Council does not agree on the LMFT, what are the other options for Council and staff to pursue? Mayor Renner stated, property tax is an option; however, it cannot be done this tax year.

Alderman Hauman asked whether there is a mechanism whereby the City could recoup cost from the hybrids and electric vehicles that uses the roads in the City, as they do not necessarily purchase gasoline. Mr. Karch suggested a utility tax.

Alderman Bray asked whether the \$11.5 million included brick streets, as she did not recall Council voting to fund the Brick Street Plan. Mr. Karch stated it does not, that is, unless Council directs staff to include brick streets.

Alderman Painter indicated that she is not favor of raising the LMFT by four cents. Instead, may consider one or two cents increase.

Alderman Mwilambwe stated he is reluctant to establish a fee for hybrids or electrical vehicles. Because people feel that it's better for the environment, so the more, you know, I think if you start to impose a fee, then you provide a disincentive for people to use those sort of vehicles. Additionally, he is not in favor of an additional four cent increase for the LMFT.

Alderman Sage followed-up Alderman Bray's comments regarding brick streets. All that he sees is street resurfacing. I don't know if we need to do a little straw poll in order to finally get that done, but somehow, that seems to me to offer some guidance to staff going forward. He cannot confirm whether he would support the four cent increase; however, he is willing to continue conversation on the subject.

Alderman Mathy stated brick streets are just streets that needs to be resurfaced and should be placed on the same priority level as others. He would support the four cents increase in LMFT.

Mayor Renner stated it would be hard to believe that the Town of Normal doesn't have the same issues. But bottom line is Council passed the Capital Improvement Plan, and all agree on those things. Council has to figure out how to pay for them, and that has to happen soon. If there are cuts, those are policy decisions that this Council needs to make. What do we get rid of? Who do we fire?

Mayor Renner asked whether there was a consensus of the Council to move forward with a four cents Local Motor Fuel Tax. There was not a consensus of the Council at this time.

Motion 1: That City staff draft an Ordinance to increase the Local Motor Fuel Tax by \$.04 to help fund an increase in street resurfacing and to bring it back to the Council for final action within (3) three months.

Update on Emergency Response Times. (Presentation by Brian Mohr, Fire Chief, 5 minutes, Council discussion, 5 minutes)

Fire Chief Mohr provided a brief update on its emergency response time. Every month the department provide to the City Manager a monthly report, and they have shown a constant steady improvement on the response time based on changes that have been made to its operations over the last two years. A few of those key changes includes partnering with Public Works in improving the traffic pre-emption infrastructure; (2) Working with Bloomington Dispatch in upgrading its run cards and dispatching protocols; and (3) Realigning all of the departments apparatus for the most efficient deployment of those resources.

The presentation that he provide in December 2017 that compared the 2016 response to the 2017 response data. As you review the materials, there is a significant improvement between 2016 and 2017 data. The average EMS response call has improved by 16 seconds, and in the 90th percentile, they improved by 41 seconds on EMS calls. On fire response calls, they improved by 16 seconds on average; that on the 85th percentile, they improved by 11 seconds.

Adjournment (Approx. 7:40 p.m.)

Motioned by Alderman Hauman, seconded by Alderman Painter to adjourn the meeting.

Motion carried: Viva Voce

Meeting adjourned at 8:14 pm

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk



CONSENT AGENDA ITEM: 7B

FOR COUNCIL: March 26, 2018

SUBJECT: Consideration of approving Bills, Payroll, Procurement Card Purchases, and Electronic Transfers in the amount of \$5,039,670.52.

RECOMMENDATION/MOTION: The Bills, Payroll, Procurement Card Purchases, and Electronic Transfers be allowed in the amount of \$5,039,670.52, and orders drawn on the Treasurer for the various amounts as funds are available.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1d. City services delivered in the most cost-effective, efficient manner.

FINANCIAL IMPACT: Total disbursements to be approved \$5,039,670.52 (Payroll total \$2,401,060.12, Accounts Payable total \$2,472,466.13, Procurement Card Purchases total \$125,211.52, and Electronic Transfers total \$40,932.75).

Respectfully submitted for Council consideration.

Prepared by: Frances Watts, Accounts Payable

Reviewed by: Patti-Lynn Silva, Finance Director

Recommended by:

A handwritten signature in black ink, appearing to read "Steve Rasmussen", written over a horizontal line.

Steve Rasmussen,
Interim City Manager

Attachment:

- Bills, Payroll, Procurement Card Purchases, and Electronic Transfers on file in the Clerk's office. Also available at www.cityblm.org.
- Summary Sheet Bills, Payroll, Procurement Card Purchases, and Electronic Transfers

CITY OF BLOOMINGTON FINANCE REPORT

Council of March 26, 2018

PAYROLL

| Date | Gross Pay | Employer Contribution | Totals |
|----------------------------|------------------|------------------------------|------------------------|
| 3/9/2018 | \$ 208,495.51 | \$ 75,893.70 | \$ 284,389.21 |
| 3/15/2018 | \$ 1,450,225.89 | \$ 379,689.75 | \$ 1,829,915.64 |
| 3/16/2018 | \$ 210,151.14 | \$ 76,604.13 | \$ 286,755.27 |
| Off Cycle Adjustments | | | |
| PAYROLL GRAND TOTAL | | | \$ 2,401,060.12 |

ACCOUNTS PAYABLE

| Date | Bank | Total |
|-----------------------|----------------------|------------------------|
| 3/26/2018 | AP General | \$ 2,269,742.38 |
| 3/26/2018 | AP Comm Devel | \$ 66,858.58 |
| 3/26/2018 | AP IHDA | \$ 50.00 |
| 3/26/2018 | AP Library | \$ 51,260.48 |
| 3/26/2018 | AP MFT | \$ 10,080.69 |
| 3/15/2018 | Off Cycle Check Runs | \$ 74,474.00 |
| AP GRAND TOTAL | | \$ 2,472,466.13 |

PCARDS

| Date Range | Total | |
|--------------------------|---------------|----------------------|
| 2/1/2018-2/28/2018 | \$ 125,211.52 | |
| PCARD GRAND TOTAL | | \$ 125,211.52 |

WIRES

| Date Range | Total | |
|-------------------------|--------------|---------------------|
| 2/20/2018-3/2/2018 | \$ 40,932.75 | |
| WIRE GRAND TOTAL | | \$ 40,932.75 |

| | | | |
|--------------|--|--|------------------------|
| TOTAL | | | \$ 5,039,670.52 |
|--------------|--|--|------------------------|

Respectfully,

Patti-Lynn Silva
Finance Director



CONSENT AGENDA ITEM NO. 7C

FOR COUNCIL: March 26, 2018

SUBJECT: Consideration of approving an appointment to the Cultural District Commission.

RECOMMENDATION/MOTION: Julia Cozad-Callighan be appointed to the Cultural District Commission.

STRATEGIC PLAN LINK: Goal 4. Strong Neighborhoods.

STRATEGIC PLAN SIGNIFICANCE: Objective 4e. Strong partnership with residents and neighborhood associations.

BACKGROUND: The Mayor of the City of Bloomington has nominated and I ask your concurrence in the appointment of:

Cultural District Commission. Julia Cozad-Callighan to the Cultural District Commission. Julia will be fulfilling the term previously held by Jessielee Hinshaw who resigned 1-10-18 and whose term will be expiring 4-30-18. Julia's term will be effective upon appointment and she will serve until 4-30-18 at which time she will begin a new three-year to expire 4-30-21. Application is on file in the Administration Office.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Mayor contacts all recommended appointments.

FINANCIAL IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: N/A

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by:

M. Beth Oakley, Executive Assistant

Recommended by:

A handwritten signature in black ink that reads "Steve Rasmussen". The signature is written in a cursive, flowing style.

Steve Rasmussen
Interim City Manager

Attachments:

- Roster

Cultural District Commission

| Mayor Appointed | Staff/Chair | First Name | Last Name | Expiration | Year First Appt | Appointment Date | Email | Street | City | Zip | Ward | Home Phone | Work Phone | Cell Phone | Notes |
|-----------------|---------------|------------|-------------|------------|-----------------|------------------|--|--------------------------|-------------|-------|------|------------|------------|------------|-------|
| x | | Ryan | Huette | 04/30/18 | 2015 | 05/11/15 | ryan@nuway.com | 1502 Kickapoo Creek Rd. | Bloomington | 61705 | 8 | | | | |
| x | | Angelique | Racki | 04/30/20 | 2016 | 03/27/17 | breakingchains116@gmail.com | 322 E Mulberry St | Bloomington | 61701 | 4 | | | | |
| x | | Tricia | Stiller | 04/30/19 | 2015 | 10/24/16 | tstiller@cityblm.org | 305 W Monroe #5 | Bloomington | 61701 | 6 | | | | |
| x | Chair | Kellie | Williams | 04/30/19 | 2016 | 11/14/16 | Kelliedw@gmail.com | 2804 Powell Drive | Bloomington | 61704 | 9 | | | | |
| x | | Scott | Koets | 04/30/18 | 2016 | 11/28/16 | skoets@gmail.com | 2001 Fallen Oak Road | Bloomington | 61704 | 1 | | | | |
| x | | Emily | Vigneri | 04/30/18 | 2016 | 12/19/16 | ecvigne@gmail.com | 20 Brickyard Dr. Apt. J3 | Bloomington | 61701 | 1 | | | | |
| x | | Nikita | Richards | 04/30/19 | 2016 | 11/28/16 | ndrcommunications@gmail.com | 202 Packard Street | Bloomington | 61701 | 6 | | | | |
| x | | Ronald | Crick | 04/30/19 | 2017 | 05/22/17 | R.Crick8052@gmail.com | 200 W Monroe, Apt. 402 | Bloomington | 61701 | 6 | | | | |
| Callighan | Rsgnd 1/10/18 | Jessielee | Hinshaw | 04/30/18 | 2015 | 06/08/15 | jessieleehinshaw@gmail.com | 18 Jones Lane | Bloomington | 61705 | | | | | |
| x | | Carole | Ringer | 04/30/19 | 2010 | 03/28/16 | carole.ringer@gmail.com | 110 Hawthorne Lake Dr | Bloomington | 61704 | 3 | | | | |
| x | | Loreto | Delgado III | 04/30/20 | 2017 | 05/22/17 | ldelgad1@iwu.edu | 1801 Pier Way, Apt. 211* | Bloomington | 61704 | 8 | | | | |
| x | Rsgnd 9-14-17 | Vicki Lynn | Tilton | 04/30/18 | 2012 | 02/23/15 | vlt@ix.uhsundb.com | 200 W Monroe, #501 | Bloomington | 61701 | 6 | | | | |
| x | | Jesse | Smart | 04/30/18 | 2016 | 12/19/2016 | smartseed@frontier.com | 13 Prairie Vista Ct. | Bloomington | 61704 | 2 | | | | |
| x | | Jamie | Mathy | 04/30/20 | 2014 | 06/12/17 | jamie@jamiemathy.com | 611 E Washington | Bloomington | 61701 | 1 | | | | |
| | Staff | Jay | Tetzloff | | | | jtetzloff@cityblm.org | | | | | | 434-2825 | | |
| | Staff | Tricia | Stiller | | | | tstiller@cityblm.org | | | | | | 434-2764 | | |
| | Staff | | | | | | | | | | | | 434-2785 | | |

Details:

Term: 3 years

Term Limit per City Code: 3 terms/9 years

Members: 14 members

Number of members the Mayor appoints: 14

Type: Internal

City Code: Chapter 2, Section 81

Required by State Statute: No

Intergovernmental Agreements: None

Funding budgeted from COB for FY2014: None

Meetings: 2nd and 4th Thurs of each month at 7:30 am - Creativity Center Conference Room

Number of Vacancies: 3

Number of Expired Board Members (Blm Appointments only): 0

Number of Expired Board Members Eligible for Reappointment: 0

Appointment/Reappointment Notes:



CONSENT AGENDA ITEM NO. 7D

FOR COUNCIL: March 26, 2018

SPONSORING DEPARTMENT: Information Services

SUBJECT: Consideration of purchasing replacement Panasonic Toughbook computers from Nomar Enterprises LLC dba Rugged Depot at a price of \$153,272.00, through Bid #2018-36, as requested by the Information Services Department.

RECOMMENDATION/MOTION: The purchase of twenty-eight (28) replacement Panasonic CF-33 Toughbook laptop computers from Nomar Enterprises LLC dba Rugged Depot, through Bid #2018-36, in the amount of \$153,272.00 be approved and the Purchasing Agent be authorized to issue a purchase order for same.

STRATEGIC PLAN LINK: Goal 1 - Financially Sound City Providing Quality Basic Services.

STRATEGIC PLAN SIGNIFICANCE: Objective d – City services delivered in the most cost effective, efficient manner.

BACKGROUND: The City uses ruggedized computing devices (mobile data terminals, or MDTs) in both Police and Fire department vehicles to support the Computer Aided Dispatch (CAD) functions of the E911 Communications Center and to provide access to other critical information while in the field. These ruggedized computers are designed to withstand the harsh environments typical within the public safety vehicles.

The MDTs currently in use within the Fire department vehicles were originally purchased in 2012 and are in need of replacement. They are under-powered for today’s computing requirements and are beginning to show a higher failure rate that is typical of the age of the devices.

City staff released a bid for replacement Panasonic Toughbook CF-33 ruggedized tablets, along with other necessary hardware, and received the following responses.

| Name | Location | Bid Amount | |
|-----------------------|------------------|-------------------|----------------|
| Rugged Depot | Granite City, IL | \$153,272.00 | ***Recommended |
| CDS Office Technology | Springfield, IL | \$153,328.00 | |
| Zones, Inc. | Auburn, WA | \$153,728.40 | |
| PCS Mobile | Wildwood, MO | \$158,032.00 | |

Staff is recommending the purchase of the replacement MDTs, and other necessary hardware, from Rugged Depot. Rugged Depot has provided the lowest bid response and staff believes they are capable of fulfilling all bid requirements.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: Funds for the purchase of the replacement wireless controllers are available in the FY 2018 Budget as part of the Capital Lease-Capital Outlay Office & Computer Equipment account (40110137-72120). Stakeholders can locate this in the FY 2018 Budget Book titled “Adopted Other Funds Budget” on page 102 and 105.

COMMUNITY DEVELOPMENT IMPACT: N/A

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Scott A. Sprouls, Information Services Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Scott Rathbun, Sr. Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Steve Rasmussen
Interim City Manager

Attachments:

- 1B – ATTACH – Fire Toughbook CF-33 Spec Sheet

PUBLIC SECTOR SERVICE PACKAGE

INTRODUCING THE TOUGHBOOK 33

Enhance the efficiency of your mobile workforce with the **Panasonic Public Sector Service Package** and the new **Toughbook 33**, 2-in-1 fully rugged tablet/laptop hybrid. Designed for the requirements of your government agency, to enable your team to do more for less:

- Competitive Pricing
- Premier Services
- Deployment Support
- Enhanced Technology
- Increased Availability
- Competitive Configuration



When reliability matters most and failure isn't an option, public safety professionals count on Panasonic Toughbook® laptops and tablets to get the job done. Engineered and configured for mobile workforces like yours, dependable Panasonic computers keep your agency informed and efficient. Day after day, call after call, our rugged, reliable mobile computers withstand on-the-job drops, dust, splashes and grime to thrive and survive in the harshest weather, terrain and environments.

By purchasing a Toughbook laptop or tablet with the Public Sector Service Package you'll get services tailored to fit the unique requirements of your government agency. From deployment, to warranty and repairs, all the way through end-of-life of your device, Panasonic will be there to support your team.

Panasonic's Deployment Services ensure that your Toughbook laptops arrive in the field ready to work and customized for your environment. It begins with stress-testing systems for a rigorous 48 hours, validating your image for maximum capability, loading your image onto systems, asset-tagging every component, and producing reports filled with configuration and deployment details—data that you can feed into your asset management system. Your units arrive imaged, assembled, charged, tagged, and documented. We can work with your organization to create a custom BIOS showing your agency name on the splash screen, in addition to setting up security and other configuration options. Furthermore, there is even the capability to integrate third-party accessories, if your project requires that.

Panasonic's field engineering team will meet with you regularly to review service history, analyze trends, and consult on the latest changes that apply to your systems. We can keep multiple copies of your current image(s) on file at the Panasonic National Service Center, allowing our technicians to quickly and accurately re-create any issues experienced in the field. If a replacement hard drive is required, the appropriate image is deployed prior to delivery.

Once your devices are being utilized in mobile work environments, we know accidents happen and that is why Panasonic provides prompt repair or replacement of all major computer parts at no additional cost. And in cases when the damage is beyond repair, we will replace the entire device. With the Public Sector Service Package, your workers experience minimal disruption, and your IT staff is not sidetracked with surprise repairs. The Public Sector Service Package allows your organization to keep the hard drive when we send out a replacement hard drive. This ensures the security of your organization's sensitive data, simplifies the technical support process for your organization's users, and reduces administrative costs associated with getting hard drive replacements out.

When your Toughbook® devices have served its useful life, Panasonic is there to help with end of life processing. Our team will consult with you to capture any remaining value in the devices, recycling, and disposal services. **All included with your Panasonic Public Sector Service Package.**

PUBLIC SECTOR SERVICE PACKAGE TOUGHBOOK 33 SKUS:



KABY LAKE: CONTACTLESS SMART CARD¹

| STANDARD: SC | PREMIUM: SC | ELITE: SC | ELITE XL: SC |
|--|--|---|--|
| CF-33LE-00VM features include Intel Core i5, 12" Gloved Multi Touch Display + Digitizer, 8GB, 256GB SSD, TPM 2.0, 4G LTE, GPS, Hello Webcam, 8MP Cam and Contactless SmartCard. | CF-33LE-04VM features include Intel Core i5, 12" Gloved Multi Touch Display + Digitizer, 8GB, 256GB SSD, TPM 2.0, 4G LTE, GPS, Hello Webcam, 8MP Cam, Contactless SmartCard and 2D Bar Laser. | CF-33LE-08VM features include Intel Core i5, 12" Gloved Multi Touch Display + Digitizer, 16GB, 512GB SSD, TPM 2.0, 4G LTE, GPS, Hello Webcam, 8MP Cam, Contactless SmartCard and 2D Bar Laser. | CF-33LE-12VM features include Intel Core i7, 12" Gloved Multi Touch Display + Digitizer, 16GB, 512GB SSD, TPM 2.0, 4G LTE, Hello Webcam, 8MP Cam, Contactless SmartCard and 2D Bar Laser. |
| With dGPS: CF-33LE-02VM | With dGPS: CF-33LE-06VM | With dGPS: CF-33LE-010VM | dGPS included in above SKU |



KABY LAKE: FINGERPRINT READER¹

| STANDARD: FP | PREMIUM: FP | ELITE: FP | ELITE XL: FP |
|---|---|--|---|
| CF-33LE-01VM features include Intel Core i5, 12" Gloved Multi Touch Display + Digitizer, 8GB, 256GB SSD, TPM 2.0, 4G LTE, GPS, Hello Webcam, 8MP Cam and Fingerprint Reader. | CF-33LE-05VM features include Intel Core i5, 12" Gloved Multi Touch Display + Digitizer, 8GB, 256GB SSD, TPM 2.0, 4G LTE, GPS, Hello Webcam, 8MP Cam, Fingerprint Reader and 2D Bar Laser. | CF-33LE-09VM features include Intel Core i5, 12" Gloved Multi Touch Display + Digitizer, 16GB, 512GB SSD, TPM 2.0, 4G LTE, GPS, Hello Webcam, 8MP Cam, Fingerprint Reader and 2D Bar Laser. | CF-33LE-13VM features include Intel Core i7, 12" Gloved Multi Touch Display + Digitizer, 16GB, 512GB SSD, TPM 2.0, 4G LTE, Hello Webcam, 8MP Cam, Fingerprint Reader and 2D Bar Laser. |
| With dGPS: CF-33LE-03VM | With dGPS: CF-33LE-07VM | With dGPS: CF-33LE-11VM | dGPS included in above SKU |

¹ Sky Lake SKUs with Win7 (Win10 Pro COA) are also available, please contact your Panasonic Account Manager or Panasonic Authorized Reseller for details.



ACCESSORIES: VEHICLE DOCK ADAPTOR

| VDA + LITE KEYBOARD BUNDLE (SPT) | VDA + LITE KEYBOARD BUNDLE (DPT) |
|--|--|
| CF-VVK332M includes CF31 Vehicle Dock Adaptor + Lite Keyboard with Single RF Pass-Through . USB 2.0, Single RF, key lock, tablet release with lock/unlock, keyboard release. [Tablet sold separately] | CF-VVK331M includes CF31 Vehicle Dock Adaptor + Lite Keyboard with Dual RF Pass-Through . USB 2.0, Dual RF, key lock, tablet release with lock/unlock, keyboard release. [Tablet sold separately] |



ACCESSORIES: KEYBOARD

PREMIUM KEYBOARD

CF-VEK331LMP For use with Tablet or Laptop Vehicle Dock. Interface: Docking Connector. Emissive Red Backlit keyboard. Reverse-dockable to Convertible Mode. I/O includes HDMI, USB, VGA, SD. Weight: 2.7 lbs.
[Tablet sold separately]



ACCESSORIES: KEYBOARD

LITE KEYBOARD

CF-VKB331M For use with Tablet or Vehicle Dock Adaptor (VDA). Interface: Docking Connector or Wired Cable. Emissive Red Backlit keyboard. Weight: 1.4 lbs.
[Tablet sold separately]

| WARRANTY: YEARS 1-3 | WARRANTY: YEAR 4 | WARRANTY: YEARS 4-5 |
|---|------------------|---------------------|
| Warranty coverage for years 1-3 is included in the Public Sector Service Package. | CF-SVCPSY4 | CF-SVCPSY5 |

1.888.245.6344
PublicSafetySolutions@us.panasonic.com
us.panasonic.com/toughbook

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CONSENT AGENDA ITEM NO. 7E

FOR COUNCIL: March 26, 2018

SPONSORING DEPARTMENT: Community Development Department

SUBJECT: Consideration of approving the revised 2017-2022 Historic Preservation Programmatic Agreement between the City of Bloomington and the Illinois Department of Natural Resources as requested by the Community Development Department.

RECOMMENDATION/MOTION: The revised 2017-2022 Historic Preservation Programmatic Agreement between the City of Bloomington and the Illinois Department of Natural Resources for submission to the Illinois Department of Natural Resources/State Historic Preservation Office be approved, and authorize the Mayor and City Clerk to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 5: Great Place to Live – Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE: Objective B: City decisions consistent with plans and policies.

BACKGROUND: In November 2017, the Illinois State Historic Preservation Office (SHPO) of the Illinois Department of Natural Resources provided the City with an updated programmatic agreement which would allow the City to complete in-house historic preservation reviews for Community Development Block Grant and Illinois Housing Development Authority projects. Council approved the agreement and authorized the Mayor and City Clerk to execute the agreement at the November 27, 2017 Council meeting. Staff returned the signed agreements to the SHPO for signature and final execution in early December. The SHPO then notified the City that they would not accept the agreement for final signature without additional edits. The SHPO requested all references to the Advisory Council on Historic Preservation be removed from the agreement. The new, updated agreement is being presented for approval and authorization to execute.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: City Grants Coordinator Jennifer Toney, City Planner Katie Simpson, and Code Enforcement Division Manager Carey Snedden have reviewed the proposed Programmatic Agreement and find that it will support the City's efforts related to ensuring properties with historic characteristics are preserved when at all possible. City Staff have also reviewed the agreement with Rachel Liebowitz, Deputy State Historic Preservation Officer, and Illinois State Historic Preservation Office.

FINANCIAL IMPACT: Failure to submit the Programmatic Agreement could reduce the number of activities staff are able to complete in any given year, thus, reducing the effectiveness of the program and jeopardize future funding opportunities.

COMMUNITY DEVELOPMENT IMPACT: The City of Bloomington's Comprehensive Plan 2035 addresses the need to preserve historic resources through the following goals: Goal N-1.3: Redevelop neighborhoods in the Preservation area while carefully protecting their historic nature; Goal ACH-4: Identify, conserve and preserve the City's heritage resources as a basis for retaining and enhancing strong community character and a sense of place; Goal H-2.2: Preserve historic homes and structures in the designated Preservation Area.

Additionally, the City's rehabilitation and demolition activities relate to several of the Comprehensive Plan's goals for Neighborhoods: Goal: N-1.2: Prioritize, with urgency, the revitalization of neighborhoods in the Regeneration Area: Goal H-1: Ensure the availability of safe, attractive and high quality housing stock to meet the needs of all current and future residents of Bloomington: Goal H-1.2: Ensure an adequate supply of affordable housing for low to moderate income households.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Jennifer Toney, Grants Coordinator

Reviewed by: Bob Mahrt, Interim Community Development Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Scott Rathbun, Sr. Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Steve Rasmussen
Interim City Manager

Attachments:

- 1B- Historic Preservation Programmatic Agreement (2)
- 1C – November 27, 2017 Council Memo

PROGRAMMATIC AGREEMENT

**AMONG THE CITY OF BLOOMINGTON AND
THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES
FOR CERTAIN PROGRAMS OF THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
ADMINISTERED BY THE CITY OF BLOOMINGTON**

WHEREAS, the City of Bloomington, Illinois (City) has determined that the implementation of its Community Development Block Grant (CDBG) and other U.S. Department of Housing and Urban Development (HUD) programs for Federal Fiscal Years **2017 - 2022** (listed in Appendix A) may have an effect on properties included or Eligible for inclusion in the National Register of Historic Places; and

WHEREAS, these programs are administered by the City's Community Development Department (Department) and encompass a variety of activities including: Rehabilitation, new construction, demolition, and infrastructure improvements; and

WHEREAS, the City has consulted with the Illinois State Historic Preservation Officer (SHPO) of the Illinois Department of Natural Resources (IDNR) pursuant to Section 106 of the National Historic Preservation Act on 1966, as amended (16 U.S.C. 470f) and its implementing regulations, "Protection of Historic and Cultural Properties" (36 CFR Part 800); and

WHEREAS, the City and IDNR have determined that the City can more effectively fulfill its Section 106 review responsibilities for CDBG, HUD, and IHDA program activities if a programmatic approach is used to delegate Section 106 compliance responsibilities to the City; and

WHEREAS, the City is a Certified Local Government with a historic preservation review commission and qualified professional staff who will carry out duties enumerated below.

NOW, THEREFORE, the City and IDNR agree that the programs shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

I. Qualified Personnel

A. The City shall ensure that it maintains a staff that meets the qualifications outlined in 36 CFR Part 61, the Secretary of the Interior's Professional Qualification Standards, hereafter referred to as Certified Staff.

B. The City shall ensure that all historic preservation work carried out pursuant to this Agreement is carried out by or under the direct supervision of Certified Staff.

C. The City shall notify the SHPO of IDNR annually whether it has employed or contracted with qualified professionals to carry out reviews under the terms of the Programmatic Agreement or whether it will require assistance from the SHPO of IDNR or its representative. A brief biography or resume of qualified professionals and/or contractors shall be provided to the SHPO of IDNR for review as a component of the Certified Local Government Annual Report.

D. The City will notify the SHPO of IDNR of any proposed staffing changes or vacancies. If the City does not have Certified Staff in place or if the SHPO of IDNR, or its representative, does not certify a City staff person or consultant, then this Agreement shall become null and voidable and the City; instead, will comply with 36 CFR Part 800.4 through 800.6 with regard to individual undertakings covered by this Agreement.

II. Exempt Activities

If work is to be undertaken on a property that is 45 years old or less and is not eligible to be listed on the National Register of Historic Places (National Register), then further review by IDNR is not required. When the following activities are proposed for properties listed on the National Register or eligible for listing on the National Register, further review is not required because there is limited potential to affect the historic resource; these activities are exempt from review:

A. Repair or replacement of electrical, plumbing, heating and ventilation systems or their components, when no structural alteration is involved. This includes repair or replacements of electrical panels, breakers, circuits, switches, receptacles and fixtures, plumbing and water lines, drains, sewers, fixtures, water heaters, heating vents, floor furnaces, wall heaters, central heat systems and gas lines.

B. Painting of any exterior component which has previously been painted.

C. Repair or replacement of existing curbs and sidewalks in kind (historic slate sidewalks are NOT exempt).

III. Identification and Evaluation of Historic Properties

A. Identification of Historic Properties

1. The City will continue to survey its historic properties and forward information on locally significant properties to the SHPO of IDNR. This information will be conveyed via the Certified Local Government Annual Report.

2. In conducting a local identification of historic properties the City shall review and consult:

- a. The current listing of the National Register of Historic Places
- b. The City of Bloomington Historic Preservation Plan, amended in 2004.
- c. S-4 Historic Preservation Zoned Properties
- d. Historic Resources as designated by IDNR (properties potentially eligible for inclusion on the National Register of Historic properties, Survey, 1974)

3. When the City determines that additional information is required to adequately assess the presence of historic properties, additional surveys shall be conducted that are responsive to the nature of the undertaking. As appropriate, the focus of the identification surveys shall be on target areas rather than property-by-property.

B: Evaluation of National Register Eligibility

1. Documentation for properties 45 years or older involved in a HUD- or IHDA-funded undertaking that are not individually listed in the National Register of Historic Places will be evaluated by Certified Staff. Certified Staff shall apply the National Register criteria and determine if the structures qualify for National Register eligibility.

2. If Certified Staff has questions concerning the eligibility of a certain property, he or she will forward documentation to the Bloomington Historic Preservation Commission (Commission) for evaluation and recommendation.

3. If the Commission has questions concerning the eligibility of a certain property, it will forward documentation to the SHPO of IDNR for evaluation and recommendation. If the Commission chooses not to accept the recommendation of the SHPO of IDNR (or its representative), in this instance, it will forward adequate documentation, including the views of IDNR, to the Keeper of the National Register of Historic Places for a formal determination of eligibility in accordance with 36 CFR Part 800.4(c). The SHPO of IDNR shall be notified accordingly.

4. Certified Staff may submit eligibility determinations for properties to the Bloomington Historic Preservation Commission and SHPO of IDNR concurrently in order to expedite the Section 106 review.

5. Properties determined to be not listed on the National Register, or not eligible for the National Register will be documented as such by Certified Staff and a copy of that determination will be included in the individual project files. A copy of this determination will be submitted to the SHPO of IDNR for its records.

IV. Treatment of Historic Properties

A. Properties listed on the National Register, eligible for listing in the National Register, and which have been determined to meet the National Register criteria in accordance with Stipulation III shall be treated in accordance with this section.

B. Rehabilitation

1. The City shall ensure that work write-ups of plans and specifications for all rehabilitation activities not listed as exempt under Stipulation II are developed in accordance with the recommended approaches in *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (Standards). In addition, the City may also use the *Bloomington Historic Preservation Commission's Architectural Review Guidelines*.

2. Prior to the initiation of rehabilitation activities, program recipients shall submit work write-ups or plans, photographs, and specifications which evidence adherence to the Standards to Certified Staff for review and approval. These plans must be complete enough in order to facilitate understanding of the proposed project.

3. Should Certified Staff recommend modifications to the work write-up or plans and specifications to ensure that the project meets the Standards, program recipients shall make the appropriate modifications and submit revised work write-ups or plans to Certified Staff. Should program recipients determine that they cannot make the modifications recommended by Certified Staff to meet the Standards, program recipients shall consult further with the Commission. If Certified Staff, in consultation with the Commission, determine that the project meets the criteria of adverse effect, the City will consult with the SHPO of IDNR, or its representative, to develop a Standard Mitigation Measures Agreement in accordance with Stipulation V.

4. If a project will have no effect or no adverse effect on historic resources, it may proceed after review and documentation in individual project files by Certified Staff.

C. Demolition and Relocation of Historic Properties

1. Recipients shall not proceed with the demolition or relocation of contributing buildings within an historic district, nor properties listed in or eligible for listing in the National Register, until the procedures set forth in this section are completed.

2. Demolition or relocation of properties that are included in or eligible for inclusion in the National Register, listed as contributing buildings within a historic district, or included in the surveys listed in Section III.A.2., will be

reviewed by the Commission on a case by case basis. The City and Certified Staff will submit the following documentation to the Commission for review:

- a. Location (including map) and description of the property proposed for demolition or relocation, including comments received from the public.
 - b. Reasons for demolition, including documentation of building code violations, structural reports citing building deficiencies and estimated cost for rehabilitation; or reasons for relocation.
 - c. A cost comparison of rehabilitation versus property acquisition and demolition and summary of alternatives considered.
 - d. Photographs of the property depicting its current condition.
 - e. Future plans for the site.
 - f. Proposed site for relocation.
3. If the Certified Staff, in consultation with the Commission, determine that demolition or relocation cannot be avoided, the City will consult with the SHPO of IDNR to develop a Standard Mitigation Measures Agreement in accordance with Stipulation V.

D. New Construction

Program recipients shall ensure that the design of new construction, infill construction, or additions to historic buildings is compatible with the historic characteristics and qualities of the historic district or adjacent historic buildings in terms of size, scale, massing, design, features, and materials, and is responsive to the recommended approaches for new construction set forth in the Standards.

1. Program recipients shall develop preliminary design plans in consultation with the City. Plans and specifications will be submitted to Certified Staff for review and approval prior to the initiation of construction activities.
2. If Certified Staff, in consultation with the Commission, determine that the design of the new construction does not meet the Standards or would otherwise result in an adverse effect to historic properties, the City shall consult with the SHPO of IDNR to develop a Standard Mitigation Measures Agreement in accordance with Stipulation V.

E. Handicapped Accessibility

Handicapped accessibility projects undertaken by the City to comply with the American Disabilities Act and other local and federal requirements will follow these guidelines:

1. The City will explore all alternative methods to provide handicapped accessibility to historic buildings consistent with the Standards, as discussed in National Park Service Brief Number 32, "Making Historic Properties Accessible," and the Department of the Interior's report, *Access to Historic Buildings for the Disabled: Suggestions for Planning and Implementation*.

2. To the extent feasible, handicapped accessibility features will not be located on primary elevations of historic buildings and will not result in the removal of significant historic or architectural features or materials. Final plans and specifications for handicapped accessibility projects shall be reviewed and approved by Certified Staff to determine if the projects meet these guidelines. If the Certified Staff, in consultation with the Commission, determine that the Standards cannot be met or if the project could have an adverse effect on a historic property, then prior to taking any action, the City will consult with the SHPO of IDNR and initiate procedures set forth in Stipulation V.

G. Site Improvements and Public Improvements

1. Site and public improvements within historic districts including sidewalk improvements, repaving of streets, installation of landscaping, street lighting and street furniture, and other infrastructure improvements will adhere to the Standards. These improvements will be designed to ensure that character-defining elements of historic properties are preserved through repair or replacement in kind. Any new materials or features introduced in a historic district will be responsive to the character of that district.

2. Final plans and specifications for site and public improvement projects shall be reviewed and approved by Certified Staff. If the Standards cannot be met or if the project could have an adverse effect on historic properties, then the City will consult with the Commission prior to taking any action.

H. Emergency Undertakings

1. When emergency demolition is required for historic properties associated with a HUD-funded activity, Certified Staff will conduct an immediate review, if conditions allow. The existence of an emergency situation shall be based upon the need to eliminate an imminent threat of the health and safety of residents as identified by local building inspectors, fire department officials, or other local officials.

2. The City shall forward documentation to Certified Staff for review immediately upon notification that an emergency exists. Documentation should include:

a. Nature of the emergency

- b. Historic property involved
 - c. Current condition of the building, including photographs
 - d. Time frame allowed by local officials to respond to, or correct, the emergency situation.
3. The City shall consult with IDNR to the greatest extent possible given the particular circumstances of the emergency situation.
 4. The City shall ensure that any mitigation measures recommended by the Certified Staff or IDNR are implemented, if feasible.

V. Resolution of Adverse Effects

A. If the City, in consultation with the Commission, determines that a project meets the Criteria of Adverse Effect, then the City shall consult with the SHPO of IDNR to determine whether the historic properties should be treated in accordance with the Standard Mitigation Measures outlined in Appendix B or reviewed in accordance with 36 CFR Part 800.5(e).

1. The City shall submit to the SHPO of IDNR all background documentation to include, but not limited to, an analysis of alternatives, recent structural reports or assessments of conditions, cost estimates for rehabilitation, programmatic and economic considerations, and marketing studies.
2. If the SHPO of IDNR, or its representative, determines that a proposed demolition is an acceptable loss, or that no prudent and feasible alternatives exist to implementing the undertaking without adverse effects, then the City, IDNR, and the program recipient shall execute a Standard Mitigation Measures Agreement as outlined in Appendix B.
3. Upon receipt of the Standard Mitigation Measures Agreement from the City, program recipients shall sign the Agreement and return the original to the City within 30 days following receipt. In cases where the City may act as program recipient, the City will consult on the Standard Mitigation Measures Agreement with the IDNR.
4. If program recipients object to the terms of the Standard Mitigation Measures Agreement, the program recipients shall notify the City and the SHPO of IDNR and then initiate the consultation process set forth in 36 CFR Part 800.5(e).

B. A Standard Mitigation Measures Agreement shall not be executed when one of the following circumstances exist:

1. The SHPO of IDNR, or its representative determines that the Standard Mitigation Measures do not apply to an undertaking.
2. Program recipients object to the Standard Mitigation Measures proposed by the City.
3. The City fails to respond within 30 days.
4. The undertaking will adversely affect a National Historic Landmark.
5. The public objects during the open Bloomington Preservation Commission meeting or by certified letter.
6. Human skeletal remains are present within the area of potential effect.

VI. Treatment of Archeological Sites

A. The City shall notify the SHPO of IDNR when ground disturbing activities are part of a local undertaking.

1. The City shall request the SHPO of IDNR's opinion regarding the potential effect of such activities on archeological properties prior to initiation of project activities. If the SHPO of IDNR can determine that there is a high probability for the presence of significant archeological sites or cultural remains within the project area, then the City or program recipients shall contract qualified archeologists to conduct archeological surveys. The City shall forward the scope of work for the archeological survey to the SHPO of IDNR for review and approval.
2. If the City and the SHPO of IDNR, or its representative, determine that archeological resources listed in or eligible for listing in the National Register are present within the project area, then the City and the program recipients shall seek ways to avoid the archeological properties. If the resources cannot be avoided, the City and IDNR shall develop a data recovery plan that is consistent with the Secretary of the Interior's Standards and Guidelines for Archeological Documentation (48 CFR 44734-37) and take into account the Council's publication, *Treatment of Archeological Properties*, its subsequent revisions, and appropriate State guidelines. The City shall ensure that the approved plan is implemented by qualified archeologists.

VII. Public Involvement

A. Each year the City will notify the public of the City's current CDBG program and make available for public inspection documentation on the City's CDBG program. Included in this documentation will be general information on the types of activities undertaken with CDBG funds, information on identified historic properties in the

community which might be affected by these activities, the amount of CDBG funds available in the current program year, and how interested persons can receive further information on the program.

B. If the public should raise an objection pertaining to the treatment of a historic property at any time during the implementation of the measures stipulated in this Programmatic Agreement, then the City shall notify the Commission and take the objection into account. Program recipients, the City, the Commission, the IDNR, or the Council, when requested by the objector, shall consult to resolve the objection. Program recipients are not required to cease work while objections are being reviewed, but the City reserves the right to halt work in light of valid arguments from the public.

VIII. Administration, Monitoring, and Reporting

A. The SHPO of IDNR, or its representative, shall provide comments within 30 days for reviews or comments requested by the City or the Commission, with the exception of emergency undertakings. In the event that IDNR fails to comment within the 30 day time period, the City can assume that IDNR concurs.

B. The SHPO of IDNR, or its representative, shall conduct periodic training workshops for Certified Staff to review the requirements of this Programmatic Agreement. The SHPO of IDNR shall also provide guidance related to implementation of the terms of the Programmatic Agreement.

C. The City shall ensure the SHPO of IDNR of documentation for local undertakings which involve historic properties and were subject to the terms of the Programmatic Agreement in individual project or environmental files. Each project file shall include at a minimum:

1. Documentation that explains why one (or more) of the exemptions from review is (are) applicable.
2. Comments from Certified Staff, the Commission, or IDNR regarding the National Register eligibility of the property.
3. Proposed treatment of historic properties.
4. Photographs of the site or resources taken before and after the undertaking.
5. Work write-ups.
6. Date the project was completed.

D. Documentation shall be available for review by the IDNR following reasonable notice.

E. The SHPO of IDNR, or its representative, shall conduct periodic monitoring visits of the City's project sites to ensure compliance with actions, plans, documents, and agreements approved by the City or IDNR pursuant to this Programmatic Agreement.

F. Nothing in this agreement shall be construed as meaning that the City cannot request the advice or assistance of IDNR at any time.

G. As a component of the Certified Local Government Annual Report, the City shall summarize activities carried out under the terms of this Programmatic Agreement. The report will be submitted no later than June 1 of each year. The Annual Report shall include:

1. List of property addresses submitted for review.
2. Program in which the undertaking took place.
3. Evaluation of National Register eligibility, and if eligible, the finding of effect.

IX. Effective Date

This Programmatic Agreement shall take effect on the date it is signed by all the parties, including the City and IDNR. The Programmatic Agreement will remain in effect until **June 30, 2022**, unless terminated due to failure to comply with the terms of the agreement.

X. Amendments

A. Any party to this Programmatic Agreement may request it be amended or modified, whereupon the City and IDNR will consult in accordance with 36 CFR Part 800.13 to consider such revisions.

B. Any resulting amendments or addenda shall be developed and executed among the City and IDNR in the same manner as the original Programmatic Agreement.

XI. Termination

Any party to the Programmatic Agreement may terminate the Agreement by providing 30 calendar days notice to the other parties, provided that the parties will consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination.

XII. Compliance with Agreement

Execution and implementation of this Programmatic Agreement and carrying out its provisions evidences that the City has satisfied its Section 106 responsibilities for all individual undertakings of the programs.

Wayne A. Rosenthal
State Historic Preservation Officer
Director, Illinois Department of Natural Resources

Date:

Tari Renner
Mayor
City of Bloomington

Date:

APPENDIX A

Programs Administered by the City of Bloomington U.S. Department of Housing and Urban Development Programs

1. Community Development Block Grant or City General Fund
 - (a.) Housing Rehabilitation Loan Program
 - (b.) Demolition
 - (c.) New Construction / Infrastructure
 - (d.) Any other approved City or CDBG Projects / Activities
2. Continuum of Care Program
3. Illinois Housing Development Authority Programs

Appendix B

Standard Mitigation Measures for Adverse Effects

Program recipients, the City and the SHPO of IDNR may develop and execute an agreement that includes one or more of the following Standard Mitigation Measures, as modified by the SHPO of IDNR, for undertakings not listed in Stipulation V, when the SHPO of IDNR deems it appropriate. The Council will not be a party to these agreements; however, the City must submit a copy of the Council for their records within 30 days after the Agreement is executed.

- A. Program recipients shall ensure that the historic property is recorded prior to its demolition, alteration or relocation in accordance with the Historic Illinois Buildings Survey / Historic Illinois Engineering Record (HIBS / HIER) standards or a recordation plan developed by the SHPO of IDNR. At a minimum, this plan will establish recordation methods and standards. The SHPO of IDNR shall identify appropriate archives for the deposit of recordation materials and program recipients shall be responsible for submitting such materials.
- B. The City, in consultation with the SHPO of IDNR, shall identify appropriate parties to receive salvaged architectural features. Program recipients shall ensure that significant architectural features are salvaged prior to the initiation of demolition activities and properly stored and curated. When feasible, salvaged architectural features shall be reused in other preservation projects, if appropriate.
- C. Program recipients shall ensure that the treatment of historic properties or the design of new buildings which cannot feasibly meet the Standards or approved design guidelines is carried out in accordance with the construction documents or work write-ups reviewed and approved by Certified Staff and the Commission.
- D. Program recipients shall ensure that the marketing plan proposed by the City and the SHPO of IDNR is implemented for a mutually agreed upon period prior to the demolition or relocation of historic properties. Program recipients shall review all purchase offers in consultation with the City and the SHPO of IDNR. If a successful purchaser is selected, program recipients shall include preservation covenants approved by the SHPO of IDNR in the transfer deed. If no successful purchaser is identified, program recipients may either convey the property without covenants or proceed with the demolition or relocation after the historic properties have been recorded pursuant to HIBS / HIER standards.



CONSENT AGENDA ITEM NO. 7G

FOR COUNCIL: November 27, 2017

SUBJECT: Consideration of approval of the 2017-2022 Historic Preservation Programmatic Agreement between the City of Bloomington and the Illinois Department of Natural Resources /Advisory Council on Historic Preservation.

RECOMMENDATION/MOTION: Council approve the 2017-2022 Historic Preservation Programmatic Agreement between the City of Bloomington and the Illinois Department of Natural Resources/Advisory Council on Historic Preservation for submission to the Illinois Department of Natural Resources, and authorize the Interim City Manager and City Clerk to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 5: Great Place to Live – Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE: Objective B: City decisions consistent with plans and policies.

BACKGROUND:

Each year, the City receives funding from the US Department of Housing and Urban Development (HUD) through HUD's Community Development Block Grant (CDBG) program. Before the City can allocate CDBG funds towards the rehabilitation or demolition of a building within the city, City staff must complete a multi-step environmental review process. One step of the process is designed to ensure compliance with the Historic Preservation Act of 1966, commonly referred to as Section 106 review. Through this review process, each rehabilitation or demolition activity the City undertakes with CDBG funds must be reviewed for potential negative effects in relation to historic preservation. The Illinois Housing Development Authority (IHDA) also requires all Single Family Rehabilitation Program activities be reviewed for Section 106 compliance.

HUD allows the City to enter into a Programmatic Agreement with the State Historic Preservation Office (SHPO) which permits qualified City staff to complete the Section 106 reviews. By having the reviews completed in-house by the City's Planning Department, the time-frame for completing the environmental review process can be reduced from as many as 90 days down to 5 days on average, allowing work to begin and be completed in a timelier manner.

The 2017-2022 Agreement is a renewal agreement. Although the previous agreement was a 10-year agreement, the SHPO is now requiring all future agreements to be no more than 5 years in duration. The City's previous Programmatic Agreement with SHPO expired on 9-30-17.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:

City Grants Coordinator Jennifer Toney, City Planner Katie Simpson, and Code Enforcement Division Manager, Carey Snedden, have reviewed the proposed Programmatic Agreement and find that it will support the City's efforts related to ensuring properties with historic characteristics are preserved when at all possible. City Staff have also reviewed the agreement with Rachel Liebowitz, Deputy State Historic Preservation Officer, Illinois State Historic Preservation Office.

FINANCIAL IMPACT:

Failure to submit the Programmatic Agreement could reduce the number of activities staff are able to complete in any given year, thus, reducing the effectiveness of the program and jeopardize future funding opportunities.

COMMUNITY DEVELOPMENT IMPACT:

The City of Bloomington's Comprehensive Plan 2035 addresses the need to preserve historic resources through the following goals:

Goal N-1.3: Redevelop neighborhoods in the Preservation area while carefully protecting their historic nature;

Goal ACH-4: Identify, conserve and preserve the City's heritage resources as a basis for retaining and enhancing strong community character and a sense of place;

Goal H-2.2: Preserve historic homes and structures in the designated Preservation Area.

Additionally, the City's rehabilitation and demolition activities relate to several of the Comprehensive Plan's goals for Neighborhoods:

Goal: N-1.2: Prioritize, with urgency, the revitalization of neighborhoods in the Regeneration Area.

Goal H-1: Ensure the availability of safe, attractive and high quality housing stock to meet the needs of all current and future residents of Bloomington.

Goal H-1.2: Ensure an adequate supply of affordable housing for low to moderate income households.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: *Not Applicable.*

Respectfully submitted for Council consideration.

Prepared by: Jennifer Toney, Grants Coordinator

Reviewed by: Steve Rasmussen, Acting Director, Community Development
Austin Grammer, Economic Development Coordinator

Financial & budgetary review by: Chris Tomerlin, Budget Analyst

Scott Rathbun, Sr. Budget Manager

Legal review by:

Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read "Steve Rasmussen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steve Rasmussen
Interim City Manager

Attachments:

- CD – 1B- Agreement (Programmatic) - Historic Preservation



CONSENT AGENDA ITEM NO. 7F

FOR COUNCIL: March 26, 2018

SPONSORING DEPARTMENT: Police Department

SUBJECT: Consideration of a Resolution Waiving the Formal Bid Process and approving a Purchase Order with MILO Range, FAAC, Inc. for the purchase of a MILO Range Theater 180 Multi-Screen Training Simulator in the amount of \$102,040, as requested by the Police Department.

RECOMMENDATION/MOTION: A Resolution Waiving the Formal Bid Process and approving a Purchase Order in the amount of \$102,040 with MILO Range, FAAC, Inc. for the purchase of a MILO Range Theater 180 Multi-Screen Training Simulator and authorize the Mayor and City Clerk to execute the Resolution and the Procurement Manager to issue the Purchase Order.

STRATEGIC PLAN LINK: Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE: Objective 4a. Residents feeling safe in their homes and neighborhoods

BACKGROUND: The President's Task Force on Policing in the 21st Century was tasked with examining how to foster strong collaborative relationships between local law enforcement and the communities they serve. The Task Force made recommendations on police policies that would improve public trust while effectively reducing crime. One of the action items identified by The Task Force was scenario based training which emphasizes de-escalation techniques, proper tactics and the appropriate use of force. Scenarios provide officers the opportunity to safely learn and practice de-escalation techniques, tactics and the appropriate use of force in a fluid environment.

Training simulators have been developed as an augmentation to the overall training of an officer. Training simulators do not replace firearms training at the range but allow the officer to experience encounters where other tactics and techniques can be taught and practiced. The training simulator will allow for more frequent training on the proper use of force, de-escalation techniques and the decision making process of choosing the proper tool or technique.

The Police Department evaluated three training simulator systems, Meggitt, VirTra and MILO. It was determined the three screen system was a good choice as it more quickly immersed the officer in the training environment than the single screen systems. The four screen systems are more elaborate and costly and are larger than the space we currently have available.

MILO Range Training Systems is the only company of the three which offers a three screen system that will fit in our available space. Meggitt does not offer a three screen system. VirTra offers a

three screen system however, the footprint of the system requires a larger space than is currently available.

It is the recommendation of the Police Department that the formal bidding process be waived and the MILO Range Theater 180 Interactive Training Simulator be purchased from MILO Range Training Systems, FAAC, Incorporated. The training simulator will be housed in a dedicated room at 2602 Six Points Road, Bloomington. The purchase of a training simulator was approved by Council in the adopted FY 2018 budget.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: President's Task Force on Policing in the 21st Century

FINANCIAL IMPACT: The budget for the training simulator is \$100,000. Sufficient funds are included in the FY 2018 Budget under the Capital Lease-Capital Outlay Equipment other than Office account (40110137-72140) to accommodate the purchase price of \$102,040. Stakeholders can locate this in the FY 2018 Budget Book titled "Adopted Other Funds Budget" on pages 102 and 106.

COMMUNITY DEVELOPMENT IMPACT: N/A

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Gregory A. Scott, Assistant Chief

Reviewed by: Brendan O. Heffner, Chief of Police

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Scott Rathbun, Sr. Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Steve Rasmussen
Interim City Manager

Attachments:

- 1B – Proposal - MILO Training Simulator
- 1C – Resolution - MILO Training Simulator



MILO Range Theater 180

Interactive Firearms and Force Options Simulator

Proposal prepared for:

City of Bloomington Police Department
Attn: Lt. Tim McCoy
Training Unit
Bloomington, Illinois



March 2, 2018

MILO Range Theater 180 Interactive Training Simulator

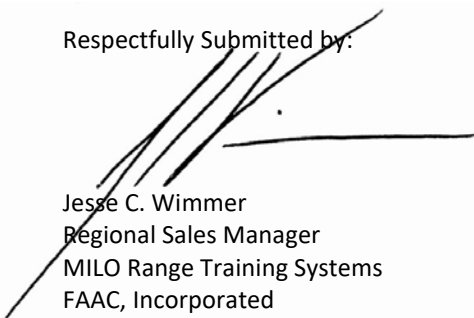
Thank you for your interest in the interactive MILO Range Firearms Training Simulators from FAAC, Incorporated. This proposal will provide you with requested system information, specifications, pricing and details for the system and equipment you've inquired about.

FAAC's MILO use of force and firearms training simulators have been selected by the most demanding law enforcement, military and public safety agencies, and are in daily use around the world in over 40 countries. The MILO Range training system is a comprehensive solution that is designed to allow trainers the ability to give presentations and classes, conduct interactive testing and assessment, and provide immersive hands-on scenario based exercises with detailed debriefing and after action review. Each MILO system is designed to increase trainee knowledge, skills and confidence in a safe, challenging environment that is highly interactive and engaging.

Through our 20+ year history of providing innovative interactive simulation training solutions, MILO has become widely regarded as a low-risk, highly reliable contracting and business partner. We have the industry's most dedicated and experienced sales and support team on staff, and all MILO customers receive the best technical service in the business, including free software updates, newly filmed and released scenarios with new exercises and environments to keep interest high and skills sharp.

FAAC and I both sincerely appreciate the consideration of our proposal and also to have the opportunity to be of service to the men and women of your agency.

Respectfully Submitted by:



Jesse C. Wimmer
Regional Sales Manager
MILO Range Training Systems
FAAC, Incorporated
Office: 800.344.1707
Cell: 303.378.5283
Fax: 734.531.4002
Email: jesse.wimmer@milorange.com



www.milorange.com



MILO RANGE THEATER 180 MULTI-SCREEN TRAINING SIMULATOR

| Item | Description | Qty. | Unit Price | Extended Price |
|------|--|------|-------------|----------------|
| 1 | <p>MILO Range Theater 180 HD system with Multi-Directional Sound</p> <ul style="list-style-type: none"> ▪ MILO Rack mount CPU Station ▪ <i>Instructor Station</i> with 2 LCD monitors for software control and real-time view of HD TAC camera ▪ Desk and Chair for Instructor Station ▪ Mounting system and/or ceiling mounts <i>as needed</i> ▪ <u>Requires minimum space of 23' x 20' with 9' ceilings</u> ▪ MILO suggests 35' x 30' Space ▪ Three HD Short-throw Projectors ▪ 180-degree <i>borderless</i> screen 30'L x 6' 5"H ▪ 8-device Laser Weapon & Flashlight Detection Modules ▪ All Power and Video Cables ▪ Keyboard and Optical Mouse ▪ Multi-Directional Sound System ▪ 850+ Multi-Branching Interactive Single Screen Scenarios are Pre-loaded as well as 55+Skill Builder exercises ▪ 50+ Multi-Screen Scenarios | 1 | \$84,995.00 | \$84,995.00 |
| | <p>FREE Access to MILO Digital Scenario New HD Scenarios available (approx.12-15 per quarter), along with new multi-screen scenarios.</p> | Inc. | | |
| | <p>Course Designer Program The Course Designer Program is editing software program that can be used to create lessons, tests and presentations for classrooms, auditoriums, and training rooms or for one on one instruction. Allows the user to utilize both high definition digital video and computer graphics capabilities to create fully interactive training videos and/or graphics based training environments. Customer can also create custom HD, multi-screen scenarios. Includes 4K Camcorder for custom end-user scenario filming.</p> | Inc. | | |
| | <p>Dry-Fire Laser Training Inserts: System includes two (2) dry-fire lasers for double-action pistols</p> | Inc. | | |
| | <p>OC Spray Training Devices Laser modified OC spray training devices for less-lethal applications. Thumb or trigger activation. Includes two (2) OC Canisters</p> | Inc. | | |
| | <p>Low Light Training Program Allows the trainee to use real flashlight in-conjunction with his/her weapon for low light training. This system is non-lane based which allows for multiple users. Includes two (2) MILO-supplied flashlights with IR lens</p> | Inc. | | |
| | <p>Trainee Action Capture (TAC) with Picture-in-Picture Video/Audio Debrief Audio and color HD video capture of trainee's actions in a scenario for immediate (or later) debriefing and review.</p> | Inc. | | |
| | <p>Graph-X Targets Allows the user to utilize any of the Graph-X modules for Marksmanship, Shoot-house, Basic Targets and Range Practice includes 55+ interactive CGI skill-builder exercises</p> | Inc. | | |



| | | | | |
|------------|--|----------|--------------------|--------------------|
| | Statistics and Management Allows user to manipulate the database information as to create individual and/or group statistics using relevant filtering criteria | Inc. | | |
| | Baton/Punch/Strike Branching and Scoring Allows the trainer to manually branch the scenario while the trainee uses his actual baton or makes a strike. The system will branch and score the use of action as a baton strike. | Inc. | | |
| | Delivery, Insurance and Standard 2-year Warranty | Inc. | | |
| | Custom System Set-Up and Install at Customer Site (US Sales Only) | Inc. | | |
| | System and Peripheral Training (US sales only) MILO will provide user training for four students at customer site. Training to occur separately from system setup/installation. | Inc. | | |
| (A) | MILO RANGE THEATER 180 TRAINING SYSTEM TOTAL: | 1 | \$84,995.00 | \$84,995.00 |

| Suggested Optional Training Items Requested by City of Bloomington Police Department | | | | |
|---|--|-------------|-------------------|--------------------|
| Item | Description | Qty. | Unit Price | Total Price |
| 2 | WRK Recoil Kit- Pistol (Sig Sauer P320 or P226) Drop-In tether-less recoil kit with two (2) CO2 disposable magazines. No permanent modification to weapon required.*Kit does <u>not</u> include weapon | 2 | \$2,200.00 | \$4,400.00 |
| 3 | MILO WRK Refillable Magazines for Recoil Pistol | 4 | \$395.00 | \$1,580.00 |
| 4 | WRK Recoil Kit- AR/M4 Drop-In tether-less recoil kit with two (2) CO2 disposable magazines. No permanent modification to weapon required.*Kit does <u>not</u> include weapon | 1 | \$2,400.00 | \$2,400.00 |
| 5 | MILO WRK Refillable Magazines for AR | 2 | \$395.00 | \$790.00 |
| 6 | WRK Refill Station for Refillable Co2 Magazines with One WRK Pistol Sled Station includes US Dot approved Co2 Tank, all cabling and gauges, and one sled for refillable magazines. | 1 | \$1,995.00 | \$1,995.00 |
| 7 | Additional MILO WRK Magazine Sled for Refill Station (AR) | 1 | \$395.00 | \$395.00 |
| 8 | X2 TASER Laser Weapon w/ Two Cartridges Includes: Taser weapon modified for use on the MILO Range and two (2) dual-laser cartridges with 8 degree separation. | 1 | \$2,495.00 | \$4,990.00 |
| 9 | Armorer's Kit for WRK Combo Recoil Weapon Kits | 1 | \$495.00 | \$495.00 |
| (B) | REQUESTED OPTIONAL TRAINING ITEMS TOTAL: | | | \$17,045.00 |

| | |
|---|--------------------------|
| MILO Range Theater 180 System Sub-Total (A): | \$84,995.00 |
| MILO Range Theater 180 System GSA Sub-Total (A): | \$76,495.00 (GSA) |
| MILO Range Theater 180 Requested Options Sub-Total (B): | \$17,045.00 |
| MILO Range Theater 180 Requested Options GSA Sub-Total (B): | \$16,145.00 (GSA) |
| MILO Range Theater 180 System Total for City of Bloomington Police Department (A+B): | \$102,040.00 |
| MILO Range Theater 180 System Total for City of Bloomington Police Department (A+B): | \$92,640.00 (GSA) |



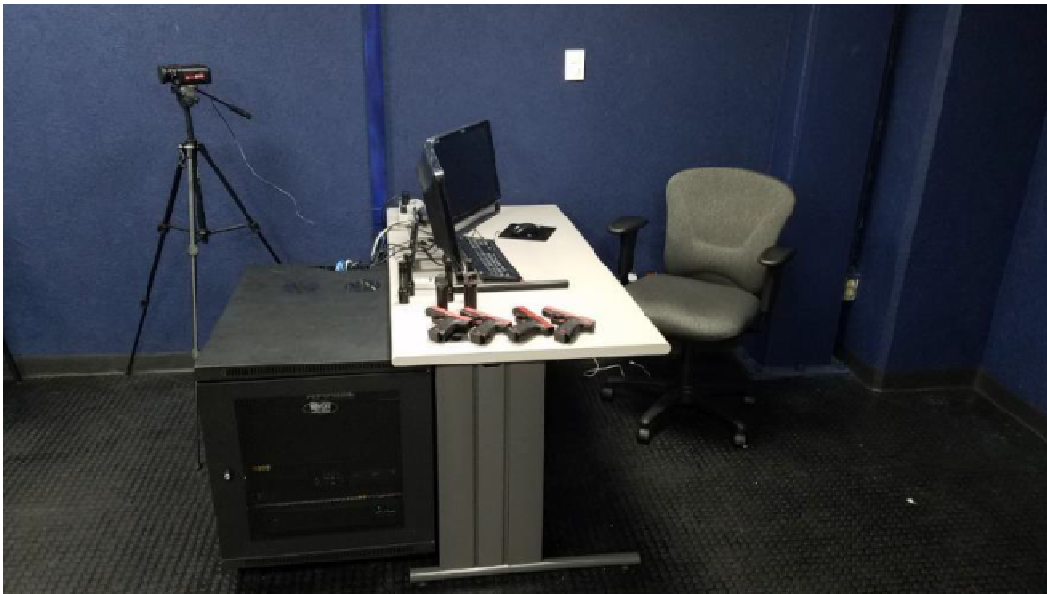
MILO Range Theater 180 System

Instructor Control Station

Provides a single, simple touchscreen interface for instructor controls of all training sessions, real-time monitoring of student with trainee observation camera, and assigning and monitoring weapon usage to include loading/reloading and weapon malfunctions, start/stop of all training sessions, audio controls, flashlight brightness and effectiveness, distraction sounds, as well as branching options for video scenarios. A complete review/AAR feature is included with chronological list of all shots/weapon use by trainees (hits and misses) as well as replay of recorded video of the trainee's performance. Saving, reporting and discarding options are provided in the debrief screen as well.

Includes:

- Two (2) computers providing operator controls and projector outputs. Minimum computer specs are: Intel Core i7 4.0GHz or better, 16GB DDR3 RAM, nVidia GTX1060 or better, Windows 10 Professional operating system, one (1) 256GB SSD for operating system, one (1) 1TB SSD for content. System has 50% or greater available storage upon delivery inclusive of all default software and content.
- One (1) UPS power conditioner & backup covering all system equipment (230v)
- One (1) rackmount cabinet and storage drawer for system accessories
- Two (2) 22" LCDs for computer operation and full-time view of trainee observation camera
- Three (3) sets of signal extenders and switches for projection signals and detection cameras
- Software configuration for 8 students/shooters/laser devices in any configuration (4 trainees with 2 devices, 8 trainees, 2 trainees with 4 devices, etc.)
- Includes all hardware and software required for installation and operation EXCEPT firearms
- All software provided in system is perpetually licensed without any need to renew or extend



Video Scenario Content Package

Provides 100+ life-size interactive judgment scenarios with peripheral views utilizing a total of 30' width and 6.5' height projected screen images on a half-hex configuration. All video scenarios are HD of at least 1920x1080. All video content is projected as full-screen content, natively designed for the screen size, ratio and resolution in HD (or better) image quality. No content is stretched or warped to fit the full screen size and no pre-made pictures or animations are used or required.

Scenarios are provided in various subjects including but not limited to: Patrol & Traffic Stops, Domestic Disputes, Armed Robbery, Burglaries, Active Shooters, Site & Personnel Security, Border Security, Corrections & Custody, Crowds/Riots, Special Operations



GraphX Targetry Content Package

Provides 50+ graphics-based interactive marksmanship applications to develop shooter skills such as accuracy, judgment, target acquisition & timing. Includes plates, popper, shoot houses, target fields, and many more. All exercises include settings to adjust for shooter skill level and abilities. All GraphX content is projected full-screen in HD image quality. No content is stretched/warped to fit the full screen size.





Firing Range Targetry Package

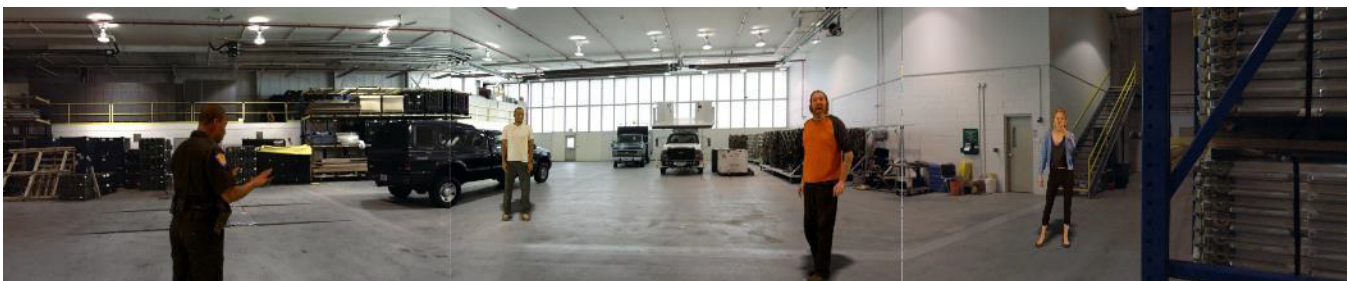
Provides up to 9 (4'W) lanes of static and interactive course targets for marksmanship. Provides accurate ballistics simulation and target scaling to simulate distance in feet, yards or meters. Any target file or image file can be used and users can create new targets and complete interactive courses with timing, scoring and simulated distances. All firing range content is projected full screen in HD image quality. No content is stretched/warped to fit the full screen size.





GreenFX Scenario Package

Provides an alternate scenario capability that utilizes background images, and pre-made video “characters” that can be placed in the background and interact with the student and other characters, just as with full-screen video scenarios. This alternate scenario capability provides flexibility to create many different scenarios using static background pictures and customer-made video characters filmed on green-screen. Characters can move and react just as they do in full-screen video scenarios. This alternate scenario format is designed for training situations where the background does not need to change, i.e.: the trainee’s view of the scenario does not “approach” the incident or scene, or move from to room, but the characters can move and are interactive just as with video scenarios. Note that this is an alternate scenario format and is not designed to replace the realism or quality of the full-screen HD/4K video scenarios. Systems that solely on picture backgrounds and pre-made video characters or animations have limited applicability for training in approaching a scene, pursuing subjects, entering/clearing buildings, moving subjects and teaching tactical movement.



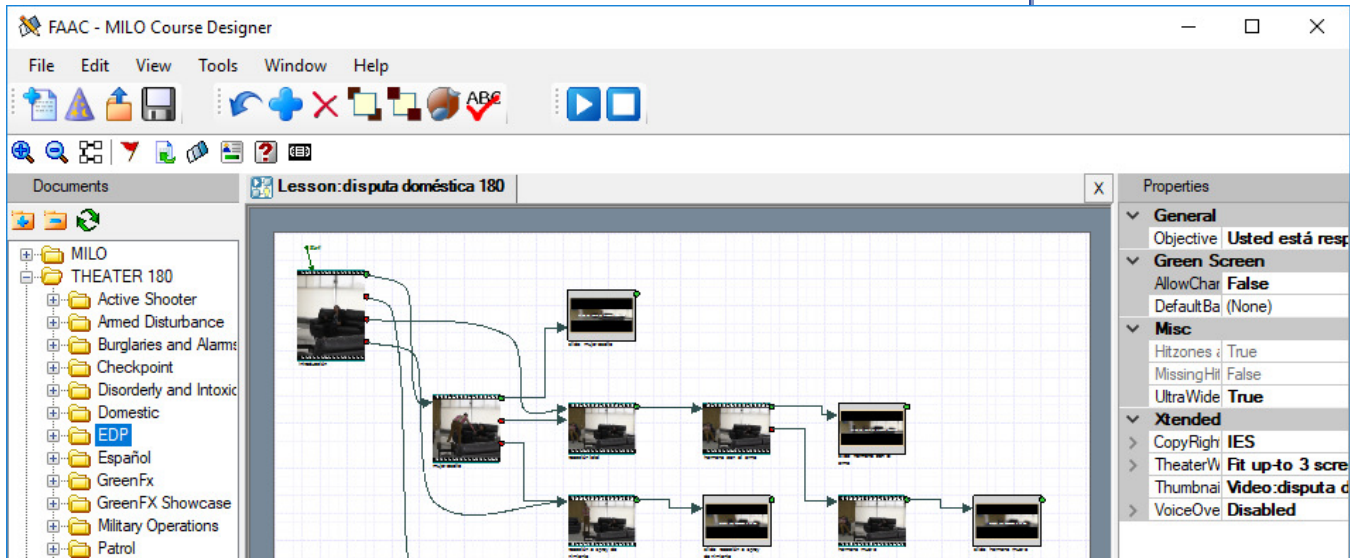


Course Designer Software & Scenario Authoring

The Course Designer software provides users a fast and easy method for creating full-screen, real video training scenarios using 4K and HD video cameras. Users can film and create a fully interactive 4K video scenario in their local area, with their actors, scenery, language, and training objections, in less than an hour with the Course Designer software. Course Designer also incorporates the capabilities to create new GreenFX scenarios which utilize background images, and customer-made video "characters" that can be mixed and matched to create varying interactive training scenarios.

This package includes a 4K video camcorder filming in 4K format with 3840 x 2160 resolution. All the software for importing, cropping and joining video clips before scenario editing is included with the system. Supports input of the recorded video to the system/software via simple USB cable connection. Course Designer scenario authoring software allows quick and easy creation of scenarios including start and stop points for each scene, time windows for effectiveness of weapons, definition of hitzones and system reactions as well as scenario description, thumbnails, and special effects for on-screen subject actions such as shooting at the trainees or reacting to being shot by the trainees. Complete video scenarios can be filmed, edited and ready for training in less than 1 hour. Completed scenarios can be packaged and copied/distributed to any other MILO Range simulator by simple USB drive or download. Course Designer software also includes VoiceOver, the industry-exclusive feature that allows users to quickly and easily convert existing English language scenarios to a local language with no video filming or editing.





Projectors & Screen

The MILO Range Theater 180 is comprised of 3 seamless projection screens providing a 180-degree wraparound training environment for up to 8 trainees and/or up to 8 unique identified laser weapons.

Each screen is displayed with a rear-projection video projector allowing the trainees to approach the screens without interfering with the projected image.

Includes:

- Three (3) HD video projectors (with mounting stands or ceiling stands based on site needs)
- Three (3) HD video projectors, each 3000 lumens and 1280x800 native resolution or better
- Half-hex 3-panel wrap-around borderless screen with total size of 30' W x 6' 5" H

Sound, Cabling & Other

- One (1) directional sound system with 1000w and 12" low frequency emitters with directional sound configuration to create true surround sound system to create cues, distractions and stresses. Audio volume can be adjusted by the instructor in real-time.
- System includes all necessary cabling and signal extenders
- Ceiling/Wall Mount Devices included



Force Option & Flashlight Detection System

- Dual-detection configuration for laser weapons and flashlight devices
- Laser hit detection solution for up to 8 simultaneous identified laser weapons; supports unique



identification of each weapon type on entire area of the projection screen

- Flashlight solution to provide simulated flashlight with any number of flashlight users (does not consume laser capability)

Includes a simulation oc/mace device for less-lethal scenario training. Thumb or trigger activation model. Includes (2) devices standard. The integrated laser device is designed and manufactured by FAAC, and is compliant with US and international regulations and is Class 1 which is eye safe without protective eye wear. Device uses standard, commercially available batteries. Device uses standard, commercially available batteries.

Low Light & Flashlight Training

Provides ability to simulate flashlight ranging from lowlight to no light conditions, adjustable in realtime by the instructor, on any video scenario and many of the GraphX applications. Further supports flashlight use in Firing Range lane target mode as well. Uses LED flashlights with standard, commercially available batteries.



Trainee Action Capture

Records high definition (1920x1080) video & audio of trainee for review/debrief. Available in video scenarios, some GraphX applications and Firing Range. Camera provides real-time view to instructor via the LCD screen at the instructor desk. Recorded session video can be saved, discarded, exported or copied like any standard windows file. Camera supports the typical low lighting conditions when operating a simulator with automatic gain and filter settings.

System Space Requirements

Room Dimensions

Minimum room dimensions are to support projection screens and instructor desk.

THEATER 180

Minimum Room Size 20ft (7m) x 23ft (8.3m)

Recommended Room Size 30ft (10.6m) x 35ft (10.6m)

Minimum Ceiling Height 9ft (2.75m)

Ceiling

- Higher ceilings are OK, but we need to know actual height in order to provide appropriate mounting equipment for the projector and camera box.
- Drop-tile ceilings and solid surface ceiling are OK, but we need to know actual material in order to provide appropriate mounting equipment for the projector and camera box.

Flooring

- Recommend carpet or dull (not high polish) hard surface floor.
- Avoid rooms with steps or other obstacles (for trainee safety).



Lighting

- Rooms without windows are preferred, otherwise, plan to put light-blocking shades on the windows to avoid external light from affecting projection image quality or hit detection system.
- Avoid use of halogen and incandescent lights.
- Fluorescent lights are OK, but recommend to design lights from projector to projection screen to be able to be turned off separately from other slights.

Environmental

- Rooms without windows are preferred, otherwise plan to put light-blocking shades on the windows to reduce/prevent external light.
- Room should be heated/ cooled as a typical office room to avoid system equipment damage, and should be protected from direct water (rain).
- It is recommended to have a dehumidifier running in extremely humid areas.

Power

- Room should have at least 2 dedicated 20A/110v or 13A/220v circuits for the system equipment, in addition to room lighting and HVAC.

Furniture

- The only furniture required in the room is a desk & chair for the instructor (included in 180 Pkg.) Other furniture may need to be removed to provide adequate training space.

Installation

FAAC or subcontractor will perform on-site installation in coordination with end-user to install all system hardware, configure all system software, and confirm system readiness for training. The installation service shall include the supply of all cabling, mounts, connectors, adapters, supplies and tools necessary for locally compliant installation and proper operation of the system according to the equipment manufacturer and the contract. Installation will typically take 3 full days for each system and will commence once the site is confirmed ready and available. Installation coordination shall include confirmation of site readiness, dates of work performance, personnel to perform work, POCs for task, and an installation report including any follow up tasks necessary prior to system training.

System Training

FAAC technician or factory-authorized subcontractor will perform on-site end-user train-the-trainer product course for operation and maintenance of the system and accessories. Training will minimally cover the following topics:

- System startup and equipment check procedures
- Starting, Running and Reviewing training sessions
- How to localize/adapt targets and exercises
- System troubleshooting
- Equipment maintenance & repairs
- Concepts and planning video-based training scenarios
- How to film and import 4k/UHD video for scenarios
- How to define branching for instructor actions and student weapon use
- How to define hitzones, scoring and assessment criteria
- How to package and distribute scenarios to other systems

Students will be given a pre and post course test to demonstrate knowledge learned, as well as a copy of the training course syllabus. The training shall support at least 6 students per simulator. The course is a 2-day course. Training certificates will be issued by FAAC for each trainee after course completion.

Support & Warranty

The MILO Range Theater 180 system includes 2 years of 24/7 email and phone support, remote connection support, software updates, scenario and GraphX updates, and hardware part replacement warranty.



FAAC will provide all support services by email, phone and remote connection. Should on-site repairs be needed and mailing replacements does not solve the problem, FAAC will send our agent as needed. Please see specifics in MILO Range 180 Proposal.

-See Important Terms and Conditions-

FAAC (Seller) STANDARD TERMS AND CONDITIONS

1. ***Orders should be issued to "FAAC Incorporated"***
2. Payment Terms: NET 30 from date of invoice
3. Delivery: 75 Days ARO
4. Partial Shipment and/or Partial Invoice are: Permitted.
5. Warranty: 24 Months from date of shipment.
6. If this sale is subject to Use Tax, then you are liable for the tax and should make payment direct to your taxing authority. However, we may collect Sales Tax for the following States: CA, FL, HI, KY, MA, MI, NY, UT, WA, WV
7. Quote Valid 90 days.
8. All prices quoted in US Dollars (\$USD)

PURCHASING/CONTRACTING INFORMATION

1. Cage Code – 3J401
2. Tax ID – 38-2690218
3. DUNS – 175204163
4. Vendor POC – MILO Contracts
5. Phone – 800-344-1707
6. Email – Contracts@faac.com
7. Estimated Delivery Date – 75 Days ARO
8. Order Fax to 734.531.4002

RESOLUTION NO. 2018 –

**A RESOLUTION WAIVING THE TECHNICAL BIDDING
REQUIREMENTS AND APPROVING THE CONTRACT FOR THE
PURCHASE OF A TRAINING SIMULATOR FROM MILO RANGE**

WHEREAS, the City has found that Milo Range is a reliable source for providing a training simulator;

WHEREAS, the City has researched and found that Milo Range is the only company that can provide a training simulator meeting the spatial specs and having three screens,

WHEREAS, the City desires to waive its bidding requirements and to allow Interim City Manager to enter into an agreement with Milo Range for the purchase of a training simulator.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

That the recitals set forth above are incorporated herein, the technical bidding requirements waived, and Interim City Manager is authorized to execute any necessary documents to effectuate the purchase.

PASSED this 26th day of March, 2018.

APPROVED this ___ day of March, 2018.

CITY OF BLOOMINGTON:

ATTEST:

Tari Renner, Mayor

Cherry L. Lawson, City Clerk



CONSENT AGENDA ITEM NO. 7G

FOR COUNCIL: March 26, 2018

SPONSORING DEPARTMENT: Police Department

SUBJECT: Consideration of a Resolution Waiving the Formal Bid Process and approving a Purchase Order with Collision Forensic Solutions, LLC for the purchase of a Leica ScanStation PS30 Package with Accessories and IMS Point Cloud Software Certified Point Cloud Training and Certified Scan Station Training in the amount of \$113,401.20 as requested by the Police Department.

RECOMMENDATION/MOTION: A Resolution Waiving the Formal Bid Process and approving a Purchase Order with Collision Forensic Solutions, LLC for the purchase of a Leica ScanStation PS30 Package with Accessories, Certified IMS Point Cloud Software and Scan Station Training, and authorize the Mayor and City Clerk to execute the Resolution and the Procurement Manager to issue the Purchase Order.

STRATEGIC PLAN LINK: Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE: Objective 4a. Residents feeling safe in their homes and neighborhoods

BACKGROUND: The Police Department purchased a Total Station on March 19, 2004. This Total Station has been used in Traffic Crash Reconstruction, Crime Scene processing and event preparation. While this technology is still valuable and widely used, the field has progressed allowing for increased accuracy and greater data collection. 3D scanners are allowing for larger amounts of data to be captured in less time and greater specificity.

School shootings have gripped the public attention in recent years. It is clear that in such an event, responding agencies need to respond quickly and effectively to neutralize the threat and render aid. 3D scans of school buildings will provide responding agencies with detailed information which will allow for a quicker more efficient response while enhancing campus safety.

3D scanners will enhance officer safety when investigating traffic crashes as the scan takes less time than a traditional total station measurement of the scene. Investigators will spend less time exposed to the traffic and roadways will be opened more quickly. Additionally, our current total station requires three personnel to operate most effectively. A 3D scanner can be set up and operated by a single person freeing up on scene investigators to work other aspects of the investigation.

The 3D scanner will be used to document major crime scenes, fatal or serious crashes and may be used in suspected Arson investigations. The scanner will enhance the forensic science capabilities of the department to accurately capture these scenes with greater detail. Software currently being used by the department is no longer being serviced by the agency from which it was purchased. This purchase will include software which will allow point cloud data to be interpreted and rendered in a usable format for court presentation and analysis.

FARO Scanners were considered by the department. FARO scanners do not recommend use of their equipment in inclement weather. FARO recommends returning the equipment to the manufacture if it is exposed to the elements. Since police investigations rarely occur in ideal circumstances, FARO does not offer a viable option at this time.

It is the recommendation of the Police Department that the formal bidding process be waived and the purchase of a Leica ScanStation PS30 Package with Accessories and IMS Point Cloud Software Certified Point Cloud Training and Certified Scan Station Training be approved.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: If approved a budget transfer of \$30,936 from Police-JAG Edward R. Byrne JAG grant account (10015110-79134) (2016-DJ-BX-0984) will be made to Police-Capital Outlay Capital Equipment Other than Office account (10015110-72140). The remaining \$82,465.20 will be paid from the Federal Drug Enforcement Program-Capital Outlay Capital Equipment Other than Office account (20900940-72140). Sufficient unspent budgeted funds exist in the Drug Fund FY 2018 Budget to allow for this purchase. Stakeholders can locate the \$30,936 portion of this purchase in the FY 2018 Budget Book titled “Adopted General Fund Budget” on page 270. Stakeholders can locate the Drug Fund FY 2018 Budget in the FY 2018 Budget Book titled “Adopted Other Funds Budget” on page 19.

COMMUNITY DEVELOPMENT IMPACT: N/A

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Gregory A. Scott, Assistant Chief

Reviewed by: Brendan O. Heffner, Chief

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Scott Rathbun, Sr. Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read "Steve Rasmussen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steve Rasmussen
Interim City Manager

Attachments:

- 2B - Letter – Collision Forensic Solutions Leica Geosystems
- 2C - Collision Forensic Solutions, LLC proposal
- 2D - FARO Focus page 2.4
- 2E - Resolution - Collision Forensic Solutions

March 06, 2018

Bloomington Police Department
305 South East Street
Bloomington, IL 61701

Attn.: Assistant Chief Greg Scott,

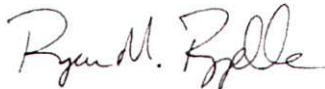
This letter is to confirm that Mike Selves and Collision Forensic Solutions is the only IAI certified & ACTAR accredited Leica Law Enforcement Dealer authorized for the State of Michigan.

Collision Forensic Solutions is a Certified / Authorized Leica Geosystems, Inc. dealer for Forensic HDS, TPS, and GPS. As an authorized Dealer of Leica Geosystems, Inc., CFS is allowed to provide Leica Geosystems equipment at discounted pricing equivalent to State or Federal contracts.

Collision Forensic Solutions offers a unique and unequalled degree of certified training, service and technical support that, in conjunction with their Leica products, qualifies them as a sole source provider. CFS provides 24-hour, lifetime operational support for all products they sell. In addition, they provide their customers with a free equipment loan program during periods when CFS-vended products are being maintained or serviced.

Should you require any further information, please feel free to contact me.

Best Regards,



Ryan M. Rezzelle
Sales Manager
Leica Geosystems Public Safety Group
Ryan.Rezzelle@leicaus.com

- when it has to be right

Leica
Geosystems



COLLISION FORENSIC SOLUTIONS LLC

Serving and providing certified law enforcement training since 1988

March 02, 2018

Bloomington Police Department
305 South East Street
Bloomington, IL 61701

Attn: Assistant Chief Greg Scott

**RE: QUOTE: / (1) Leica ScanStation PS30 Package with Accessories / IMS Point Cloud Software
Certified Point Cloud Training & Certified Scan Station Training**

Chief Scott,

- | | | |
|-----|--|-------------|
| (1) | 6009376 - Leica ScanStation PS30 Standard Package, consisting of: | \$78,500.00 |
| | 1x ScanStation PS30 laser scanner (808687) | |
| | 1x GVP645 Transport Box (769625) | |
| | 1x GDF323 Tribrach without optical plummet (777970) | |
| | 4x GEB242 Lithium-Ion Battery (793975) | |
| | 1x GKL311 Single Charger Professional 3000 (799185) | |
| | 1x GEV228 Data Cable (766567) | |
| | 1x GHM008 Scanner Height Meter (772829) | |
| | 1x GHT196 Distance Holder for Height Meter (722045) | |
| | 1x ScanStation PS40/PS30 Quick Guide | |
| | 1x ScanStation PS40/PS30 System USB Stick | |
| | 1x Cyclone CD (755609) | |
| | 1 year CCP Basic contract (6009442) | |
| (1) | 6009445 1 Year ScanStation P30/40 Blue | \$ 5,100.00 |
| | 1 yr ScanStation P30/P40 CCP Blue consisting of: | |
| | 1 yr Hardware Maintenance, 1 yr SW Maintenance, 1 yr Customer Support | |
| (1) | 6009743 - Leica ScanStation PS16/30/40 Target Package Kit, consisting of: | \$ 1,940.00 |
| | 4x GZT21, Scanning Target (822694) | |
| | 4x GAD50, Stub-to-Screw Adapter (823044) | |
| | 4x Flat Magnet Mount (670229) | |
| | 1x GVP703, Soft Bag (790314) | |
| (1) | 6010779 NIST Calibrated PS Traceable Artifact Bundle | \$ 2,495.00 |
| (1) | Tripod – Tripod Stabilizer - Target Poles – Thumb Release Tripods | \$ 1,821.50 |
| | 1x SECO 5520-12-ORG Heavy Duty Tripod \$445.90 | |
| | 1x GST4, Tripod-star, for hard slippery surfaces \$440.00 | |
| | 4x SECO 5530-10 Prism / Target Poles \$102.95 x 4= \$411.80 | |
| | 4x SECO 5218-40 FLY Thumb Release Tripods for Target Poles \$130.95 x 4=\$523.80 | |
| (1) | 864515 Leica Cyclone – REGISTER 360 | \$ 4,810.00 |
| (1) | 6012199 CCP for Leica Cyclone - REGISTER 360 (1 yr.) | \$ 960.00 |
| | Includes: Technical Support: Access to software support hotline | |
| | Software Maintenance: Includes all software updates | |
| (1) | 864396 Leica Cyclone – PUBLISHER Pro | \$ 8,660.00 |
| (1) | 6012196 CCP for Leica Cyclone - PUBLISHER (1 yr.) | \$ 1,740.00 |

Includes: Technical Support: Access to software support hotline
Software Maintenance: Includes all software updates

- (1) **8246185 IMS Map360 v1 Core Software** \$ 1,495.00
- (1) **8246187 IMS Map360 v1 Point Cloud Extension** \$ 7,000.00
- (1) **8246191 & 8246193 CCP for IMS Map360 & Point Cloud Extension** \$ 1,600.00
Includes: - Technical support for 2 Years / Product updates for 2 Years
- (1) **Canon T5 Camera Body with Sigma Fisheye 8mm f/3.5 Circular Autofocus Lens /Nodal Ninja for External Camera kit & PT Gui** \$ 1,880.00 (\$1,880.00 each)

Total Equipment \$118,001.50
Purchase within 45 Days Minus Discount 20% \$ 23,600.30
Total Equipment \$ 94,401.20

Total Equipment \$118,001.50
Purchase within 90 Days Minus Discount 15% \$ 17,700.22
Total Equipment \$101,301.28

- (1) **Certified ACTAR and IAI Accredited Leica IMS Point Cloud Software Training (40 Hours)** \$ 9,500.00
Minimum Class Size – 4- students /Maximum Class Size- 8 students
(24 hour phone support / includes travel)
- (1) **Certified ACTAR and IAI Accredited Leica Scan Station Training with Software (40 Hours)** \$ 9,500.00
Minimum Class Size - 4 students /Maximum Class Size- 8 students
(24 hour phone support / includes travel)

45 Day Purchase Total Quote \$113,401.20

90 Day Purchase Total Quote \$119,301.28

Shipping & Handling included in Total Quote
Quotation Valid for 90 days
Equipment prices are only valid with the certified training / no spilt bid
Quote not to be disseminated/ Bloomington Police Department only

Sincerely,



Michael L. Selves

- **Weather conditions:**
 - Fog
 - **Rain**
 - Dust
 - Snow
 - Avoid scanning until conditions have improved

RESOLUTION NO. 2018 –

**A RESOLUTION WAIVING THE TECHNICAL BIDDING
REQUIREMENTS AND APPROVING THE CONTRACT FOR THE
PURCHASE OF A TRAINING SIMULATOR FROM MILO RANGE**

WHEREAS, the City has found that Collision Forensic Solutions, LLC is a reliable source for providing a 3D scanner and software;

WHEREAS, the City has researched and found that Collision Forensic Solutions, LLC is capable of providing the equipment and certified training which meet the needs of the department,

WHEREAS, the City desires to waive its bidding requirements and to allow Interim City Manager to enter into an agreement with Collision Forensic Solutions, LLC for the purchase of a Leica ScanStation PS30 Package with Accessories and IMS Point Cloud Software Certified Point Cloud Training and Certified Scan Station Training.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

That the recitals set forth above are incorporated herein, the technical bidding requirements waived, and Interim City Manager is authorized to execute any necessary documents to effectuate the purchase.

PASSED this 26th day of March 2018.

APPROVED this ____ day of March 2018.

CITY OF BLOOMINGTON

ATTEST:

Tari Renner, Mayor

Cherry Lawson, City Clerk



CONSENT AGENDA ITEM NO. 7H

FOR COUNCIL: March 26, 2018

SPONSORING DEPARTMENT: Community Development-Planning Division

SUBJECT: Consideration of an Ordinance approving a Special Use Permit to allow offices in the R-3B, High Density Multifamily Residential District, for the property located at 616 IAA Drive, as requested by the Community Development Department.

RECOMMENDATION/MOTION: An Ordinance for a Special Use Permit to allow offices in the R-3B, High Density Multifamily Residential District, for the property located at 616 IAA Drive be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 3. Grow the local economy

STRATEGIC PLAN SIGNIFICANCE: Objective a. Retention and growth of current local businesses. Objective c. Revitalization of older commercial homes

BACKGROUND: The subject property, 616 IAA Drive, is located east of Veterans Parkway, north of Empire Road, and south of GE Road. The subject property is approximately 16,336 square feet and zoned R-3B, High Density Multifamily Residential District. An apartment complex abuts the subject property on the north boundary line and Veterans Parkway is east of the site. The south side of the subject property abuts a branch of Sugar Creek and to the west of the subject property are single-family homes. In 1969, the subject property was improved with a 3,072 square foot building, originally used as a day-care facility, and sixteen parking spaces. In 2003, the property owner obtained a Special Use permit for an office, Ord. 2003-37. City Council and the Zoning Board of Appeals also granted a number of variances at this time, providing the property owner with relief from the minimum lot width requirements, side yard, front yard, and parking lot setbacks, minimum parking requirements and landscaping requirements. Chapter 44, Section 10-4 of the City Code states that a Special Use permit becomes void if the use is changed or the property is vacant for a period of six (6) months or greater. The subject property has been vacant for the past six months, and a new Special Use permit is required before the building can be used as an office again. On February 21, 2018, the Zoning Board of Appeals held a public hearing on the Special Use petition and unanimously recommended approval of the permit, Case SP-02-18. Additionally the Board granted a variance (Case Z-06-18) from the requirement necessitating a screen between the parking lot and the adjoining residential properties. The variance is a condition of the Special Use permit and eliminates the screening requirement for this property.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: On February 21, 2018, the Zoning Board of Appeals held a public hearing on the petition for a Special Use permit and the request for a variance from the screening requirement in Chapter 44 Section 10-4. Legal notice for the hearing was published in the *Pantagraph* on February 5, 2018. No citizens, outside of the

applicant, spoke in favor of the petition and no one spoke against the petition. The Zoning Board of Appeals unanimously recommended in favor of the Special Use permit by vote of 6-0. The Board approved the requested variance by vote of 4-2.

FINANCIAL IMPACT: The subject site has been vacant for a number of years; approving the Special Use permit could allow the property owner to use the building, as it is designed and has been used previously, which could result in improved property tax revenues for the City.

COMMUNITY DEVELOPMENT IMPACT: ED-1.1 Focus on retention and expansion of existing businesses. ED-4 Enhance the image of Bloomington as a business friendly community. ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Katie Simpson, City Planner

Reviewed by: Bob Mahrt, Interim Community Development Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Scott Rathbun, Sr. Budget Manager

Legal review by: George D. Boyle, Assistant Corporation Counsel

Recommended by:



Steve Rasmussen
Interim City Manager

Attachments:

- 4B_Ordinance and Legal description
- 4C_Petition and Site Plan
- 4D_Aerial Map
- 4E_Zoning Map
- 4F_Staff report ZBA
- 4G_Draft Minutes ZBA
- 4H_Notices and mailing list

ORDINANCE NO. 2018 -

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR OFFICES IN THE R-3B, HIGH DENSITY MULTIFAMILY RESIDENTIAL DISTRICT, FOR PROPERTY LOCATED AT 616 IAA DRIVE

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting a Special Use Permit for offices in the R-3B District for certain premises hereinafter described in Exhibit(s) A; and,

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, an application requesting a variance exemption from the additional requirement of parking lot screening for Special Use Permit for an office, Chapter 44 Section 10-4 of the City Code, for the premises described in Exhibit A; and,

WHEREAS, the Bloomington Zoning Board of Appeals, after proper notice was given, conducted a public hearing on said Special Use petition and said Variance application; and

WHEREAS, the Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such Special Use Permit would comply with the standards and conditions for granting such special permitted use for said premises as required by Chapter 44, Section 44.10-3C of the Bloomington, City Code, 1960, and found the standards and conditions for granting a variance for said premises, as required by Chapter 44, Section 44.13-4D of the Bloomington, City Code, 1960, met, and approved the requested variance; and

WHEREAS, the City Council of the City of Bloomington has the power to pass this Ordinance and grant this special use permit.

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

1. That the Special Use Permit for offices on the premises hereinafter described in Exhibit(s) A shall be and the same is hereby approved.
2. That a variance is granted eliminating the requirement for parking lot screening on the north and west sides of the property line for the premises described in Exhibit(s) A.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this 26th day of March, 2018.

APPROVED this _____ day of March, 2018.

CITY OF BLOOMINGTON:

ATTEST:

Tari Renner, Mayor

Cherry L. Lawson, City Clerk

Exhibit A

“Legal Description for 616 IAA Drive”

PIN: 14-35-330-022

8th ADD TO FAIRWAY KNOLLS (EX N39’) LOT 413

PETITION FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT:

616 IAA Drive, Bloomington, Illinois

State of Illinois)
)ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

Now come(s) 616 IAA Drive, L.L.C., hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner is the owner of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference;
2. That said premises presently has a zoning classification of R-3B under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That under the provisions of Chapter 44, Section 44.6-30 of said City Code **offices** are allowed as a special use in an R-3B zoning district;
4. That the establishment, maintenance, or operation of said special use on said premises will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
5. That said special use on said premises will not be injurious to the use and enjoyment of other property in the immediate vicinity of said premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
6. That the establishment of said special use on said premises will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the R-3B zoning district;
7. That the exterior architectural treatment and functional plan of any proposed structure on said premises will not be so at variance with either the exterior architectural treatment and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood adjacent to said premises;
8. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided to said premises for said special permitted use;

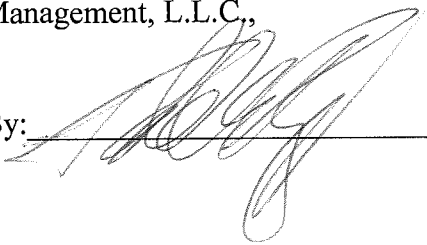
9. That adequate measures have been or will be taken to provide ingress and egress to and from said premises so designed as to minimize traffic congestion in the public streets; and
10. That said special permitted use on said premises shall, in all other respects, conform to the applicable regulations of the R-3B zoning district in which it is located except as such regulations may, in each instance, be modified by the City Council of the City of Bloomington pursuant to the recommendations of the Bloomington Board of Zoning Appeals.

WHEREFORE, your petitioner respectfully prays that said special use for said premises be approved.

Respectfully submitted,

616 IAA Drive, L.L.C., Petitioner,
by its Manager, Hundman
Management, L.L.C.,

By: _____



ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A

AN OFFICE BUILDING

FOR PROPERTY LOCATED AT: 616 IAA Drive, Bloomington, Illinois

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition requesting a Special Use Permit for an office building for certain premises hereinafter described in Exhibit A; and

WHEREAS, the Bloomington Board of Zoning Appeals, after proper notice was given, conducted a public hearing on said petition; and

WHEREAS, the Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such Special Use Permit would comply with the standards and conditions for granting such special permitted use for said premises as required by Chapter 44, Section 44.6-30 of the Bloomington, City Code, 1960; and

WHEREAS the City Council of the City of Bloomington has the power to pass this Ordinance and grant this special use permit.

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

1. That the Special Use Permit for an office building on the premises hereinafter described in Exhibit A shall be and the same is hereby approved.
2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of _____, 2018.

APPROVED this _____ day of _____, 2018.

Mayor

ATTEST:

City Clerk

Petition for Special Use-616 IAA Drive
Exhibit A—Legal Description

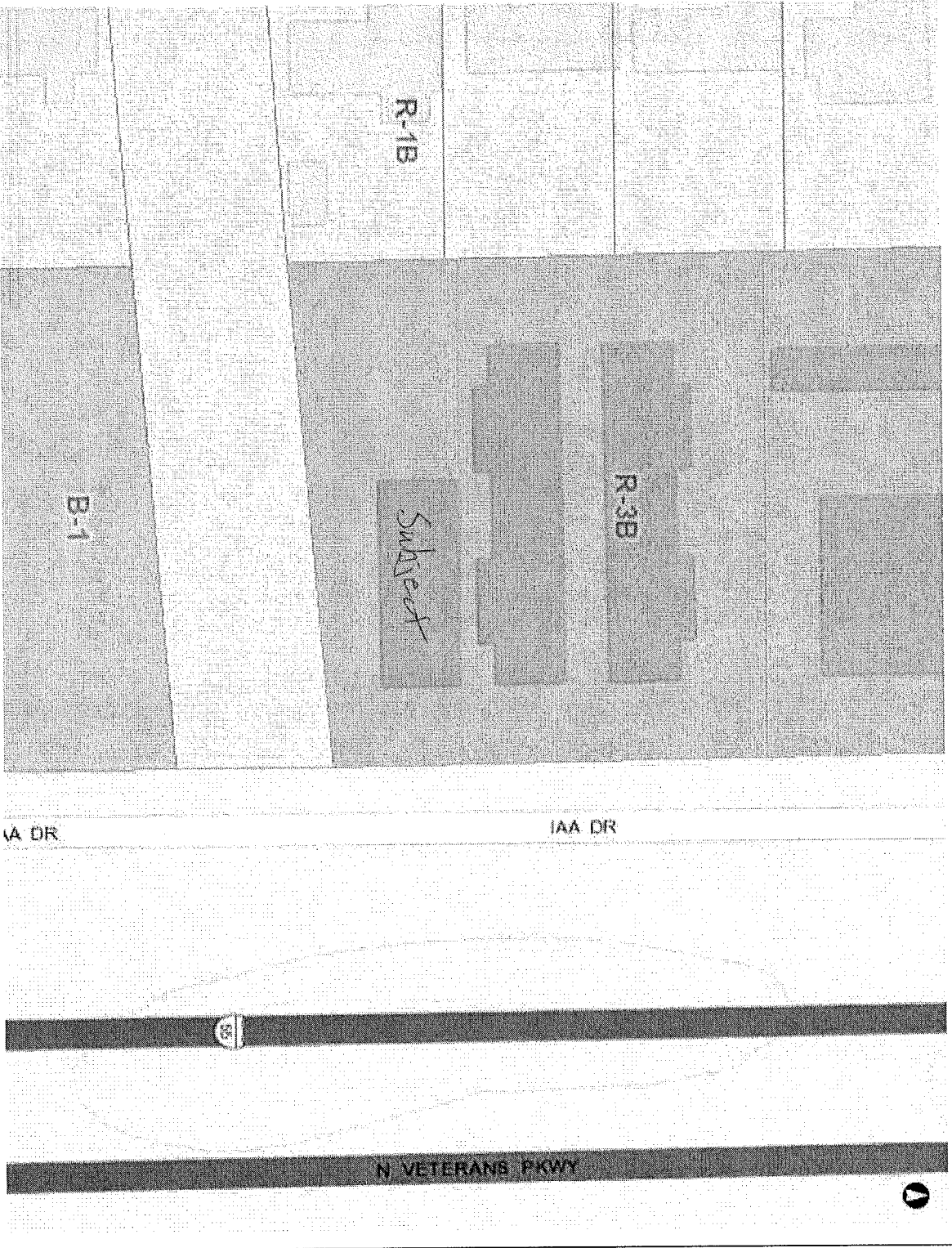
Lot 413 in the Eighth Addition to Fairway Knolls Addition to the City of
Bloomington, Illinois, Except the North 39 feet thereof, in McLean County,
Illinois

14-35-330-022

Commonly known as 616 IAA Drive, Bloomington, Illinois



McLean County Regional GIS Consortium



0 0.02 0.0 Miles
 1: 1,128
 By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>
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Legend

- Parcels
- McLean County
- A
- C
- M-1
- M-2
- R-1
- R-2
- Normal
- A - Agriculture
- B-1 - Highway Business District
- B-2 - General Business District
- C-1 - Office District
- C-2 - Neighborhood Shopping Distr
- C-3 - Community / Regional Shoppi
- M-1 - Restricted Manufacturing Dist
- M-2 - General Manufacturing Distr
- R-1A - Low Density Single-Family F
- R-1B - Medium Density Single-Fam
- R-2 - Mixed Residence District
- R-3A - Medium Density Multiple-Fa
- R-3B - High Density Multiple-Family
- S-1 - University District
- S-2 - Public Lands and Institutions I
- Bloomington**
- A - Agricultural
- B-1 - Highway Business District
- B-2 - General Business District
- B-3 - Central Business District
- C-1 - Office District
- C-2 - Neighborhood Shopping Distr
- C-3 - Community / Regional Shoppi
- M-1 - Restricted Manufacturing Dist
- M-2 - General Manufacturing Distr
- R-1A - Low Density Single-Family Re

Notes

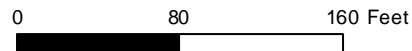
Aerial Map 616 IAA Dr.



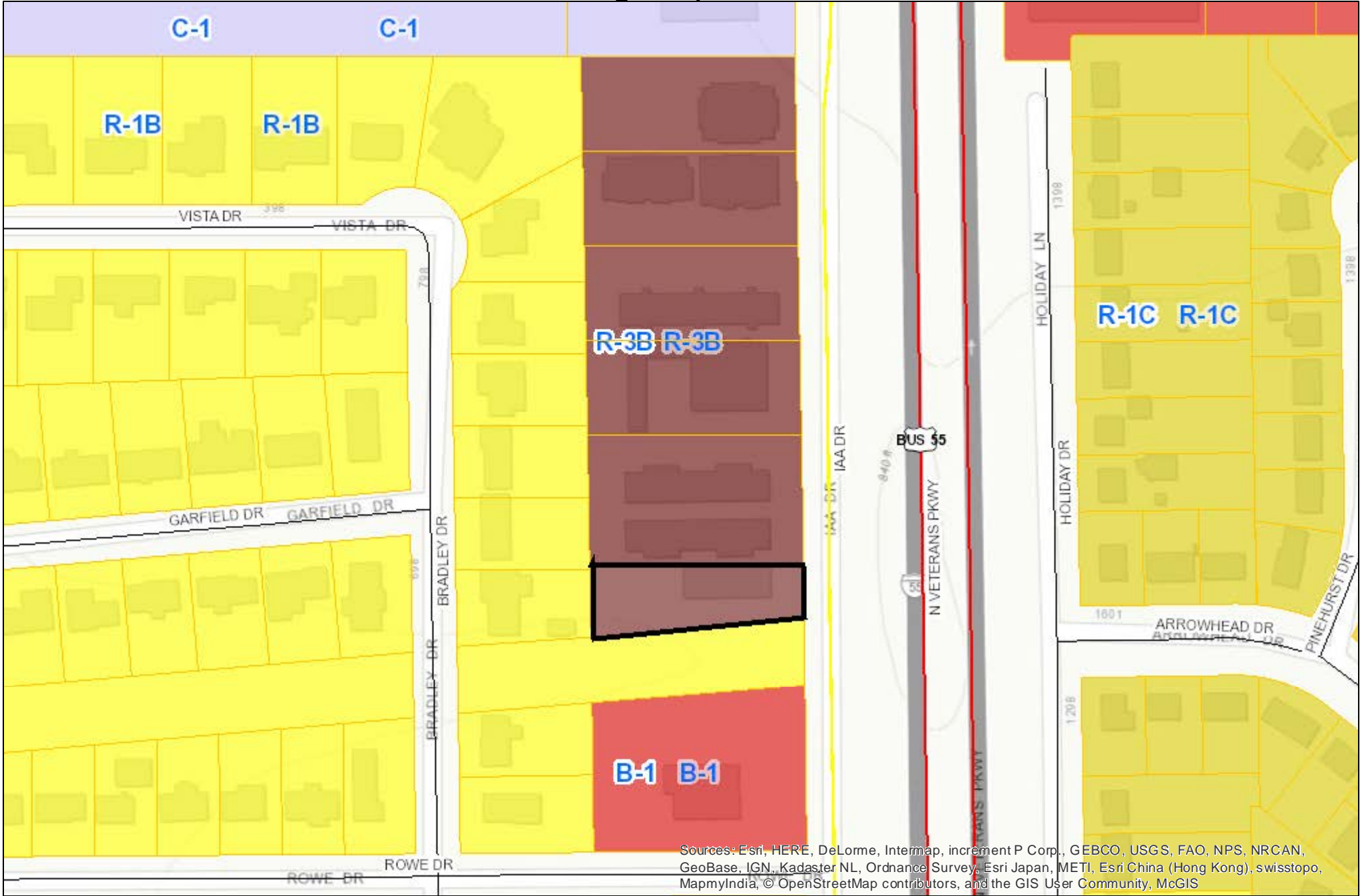
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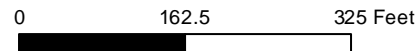
Zoning Map 616 IAA Dr.



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, McGIS



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**CITY OF BLOOMINGTON
 REPORT FOR THE BOARD OF ZONING APPEALS
 FEBRUARY 21, 2018**

| CASE NUMBER: | SUBJECT: | TYPE: | SUBMITTED BY: |
|--------------|-------------------------|-------------|---|
| SP-02-18 | 616 IAA Dr. (Ward 5) | Special Use | Izzy Rivera, Assistant City Planner |
| Z-06-18 | 616 IAA Dr. (Ward 5) | Variance | Izzy Rivera, Assistant City Planner |

PETITIONER’S REQUEST:

| Type of Variance | Request | Required | Variation |
|------------------|--|--|--------------|
| Special Use | Allow offices in R-3B, High Density Multiple Family District | | |
| Screening | Maintain no parking lot screening | Parking lots shall be screened from adjacent residential | No screening |

Pertaining to Section of Code: 44.10-4 Special Use Standards for Offices

| | |
|------------------------------|--|
| STAFF RECOMMENDATION: | Staff determines the petition meets the Zoning Ordinance’s standards required to allow a special use for offices (44.10-4). <i>Staff recommends the Zoning Board of Appeals pass a motion providing Council with a recommendation to approve a special use permit for offices in the R-3B district at 616 IAA Dr. with a condition to include screening from adjacent residential</i> |
| STAFF RECOMMENDATION: | The property is not compliant with screening requirements, staff sees this as an opportunity to bring this site into compliance. <i>Staff recommends the Zoning Board of Appeals recommend against the variance for 616 IAA Dr. to allow there to be no screening where residential zoning is adjacent to site.</i> |



NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on February 5, 2018.

GENERAL INFORMATION

Owner and Applicant: 616 IAA Dr. L.L.C

PROPERTY INFORMATION

Legal description

Attached

Existing Zoning: R-3B, High Density Multiple-Family Residence District
Existing Land Use: Office building
Property Size: Approximately 16,236 square feet (239' X 81')
PIN: 14-35-330-022

Surrounding Zoning and Land Uses

Zoning

North: R-3B, High Density Multiple-Family
South: B-1, Highway Business District
East: R-1C, High Density Single-Family
West: R-1B, Medium Density Single-Family

Land Uses

North: Apartments
South: Veterinary Clinic
East: Single Family Homes
West: Single Family Homes

Analysis

Submittals

This report is based on the following documents, which are on file with the Community Development Department:

1. Application for Special Use
2. Site Plan
3. Aerial photographs
4. Site visit

PROJECT DESCRIPTION

Background

The subject site, located to the west along IAA Dr at 616 IAA Dr., is zoned R-3B, High Density Multiple Family Residence district and was previously used as offices. Currently it is not occupied. The subject property is approximately 237' X 80' (16,336 sq ft), with the lot being more narrow at the east end. The subject site is slightly elevated and is located directly north of Sugar Branch Creek. The site has been developed with non-residential uses dating back to 1969. In 1969 the site was improved by a day care center. Throughout the years the site has been used for insurance offices and various other services. A special use permit for offices was requested in 2003 and was approved according to records obtained by staff. Case SP-01-03 was a special use permit request to allow offices at this site. The special use permit was approved 6-0 on April 16, 2003. The plans presented at that time required variances, case Z-08-03 outlined the various requests that were made and approved by the Zoning Board 6-0 on April 16, 2003. The variances approved were:

1. A variance to allow a lot width of 60.63' in lieu of required 75' minimum
2. A variance to allow a 7.34' side yard setback in lieu of required 20'
3. A variance to allow parking lot in required 20' setback for front yard
4. A variance to allow an 18' driveway width instead of required 20'
5. A variance to allow no front yard setback for front yard landscaping instead of the required 12' minimum setback for front yard landscaping
6. A variance to allow a tapering to zero setback along south line for landscaping instead of the required minimum 6' setback for landscaping
7. A variance to allow 4 less parking spaces than required

Since 2003, the screening requirement has changed. Currently, a special use permit for offices requires the site to provide screening from adjacent dwellings. The petitioner is also requesting a variance from this requirement based on the many years the property has been operating as office space with no screening. While the R-3B district allows for offices with a special use permit,

there are additional requirements outline in Chapter 44. A special use permit for offices has the following special use standards identified in Section 44.10-4:

- 1). Minimum Screening/Fencing Requirements: Parking lots shall be screened from adjacent dwellings.
- 2). Minimum Lot Area: Ten Thousand (10,000) square feet
- 3). Minimum Lot Width: Seventy-five (75) feet
- 4). Minimum Yard Requirements:
 - a. Front Yard: Twenty (20) feet
 - b. Side Yard: Twenty (20) feet
 - c. Rear Yard: Twenty (20) feet
- 5). Maximum Height: Same requirements as required in the zoning district
- 6). Additional Requirements: Parking spaces shall be provided in accordance with Section 44.7-2 of this Code for Offices. A minimum of 20% of the net lot area shall be landscaped in accordance with Section 44.4-7 C.2 of this Code.

The petitioner is requesting a variance from the minimum screening requirement. All other standards are met or have been addressed with variances that were approved in 2003 with the special use permit.

Project Description:

The petitioner proposes to utilize the site as it has been used for more than 10 years. The site has been used for non-residential uses since 1969 when the site was used as a children's day care center. The special use permit that was issued in 2003 expired because the use was discontinued for a period of six (6) months. Since the petitioner would like to continue using the site as offices, a new special use permit is required. Special uses are, by nature, uses that may not be compatible by right, but could be compatible in particular instances. The special use standards that are found in Ch. 44 10-4 are additional standards to consider for a special use application. In 2003, seven (7) variances were issued that allowed divergence from the special use standards in effect during 2003. The variances that were approved will follow the site and the structure unless there is new construction.

According to the documents that have been found by staff there has never been any screening for the parking lot or where adjacent to residential. The petitioner is requesting that the site continue to operate as is without the screening. Currently there is an approximate 27 foot setback from the property line and the parking lot in the west side of the site, and approximately 3 feet of setback from the north of the site where apartments are located. Staff understands the property is nonconforming and non-compliant with screening standards, and this is an opportunity to bring the site closer to compliance and in conformance with the zoning ordinance. Staff finds that there is no hardship that has been expressed that would prohibit the petitioner from placing the screening where residential zoning abuts. Additionally this is an opportunity to improve the view of the adjoining residential apartments and mitigate negative impacts, such as lights and noise from the parking lot, with a fence.

LINK TO COMPREHENSIVE PLAN: The area identified as the proposed site is shown as “Regional Commercial” in the Future Land Use map Fig 11-3. The purpose of regional commercial areas are to attract individuals throughout the community. The proposed site will continue to operate as offices that will be used to render services for the community. Offices are complimentary to the retail uses on Empire and IAA as well as north near GE Rd.

Action by the Zoning Board of Appeals

For each special use application the Zoning Board of Appeals shall report to the Council its findings of fact and recommendations, including stipulations of additional conditions and guarantees, when they are deemed necessary for the protection of the public interest or to meet the standards as specified herein.

No special use application shall be recommended by the Zoning Board of Appeals for approval unless such Board shall find:

- 1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;** the special use permit continues to encourage office use. Office uses have been present in that location for over 15 years and have served the community. The use will not be detrimental to the community at large. The use is complimentary to the nearby retail. **The standard is met.**
- 2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;** the special use permit is consistent with the pattern of this area. The site has been granted variances in 2003, which allow the site to maintain its current layout. Parking is also provided and complies with the required amount of spaces. Encouraging screening from parking lot reduces negative impacts on residential apartments. **The standard is met, once screening is provided.**
- 3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;** non-residential uses and offices have been operating out of this space since 1969. The special use permit is consistent with the development of the area. **The standard is met.**
- 4. That the adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** Utilities are adequate. **The standard is met.**
- 5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;** Ingress and egress is provided off IAA Dr. The use should not generate a significant amount of traffic congestion for the area. Parking is provided toward the rear of the site, and meets the minimum standards in Chapter 44.7-2. **The standard is met.**

6. **That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Zoning Board of Appeals.** The proposed use of offices meets the requirements set forth in Section 44.10-4, once screening is provided, and variances have been approved in order to maintain its current layout. **The standard is met once screening is provided.**

STAFF RECOMMENDATION:

Staff finds that the petition **meets** the Zoning Ordinance's standards required to allow a special use for offices. Staff recommends the Zoning Board of Appeals provide Council with a recommendation to **approve a special use petition** for offices in the R-3B district at 616 IAA Dr., Case SP-02-18 with a condition to include screening from residential zoning.

VARIANCE STANDARDS

FINDINGS OF FACT

The petitioner has outlined the request for variation, which would allow no screening from adjacent residential zoning, in the attached narrative and drawings. The Zoning Ordinance requires that the petition meet the findings of fact as outlined below.

That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and in 2003 when a special use permit was issued for offices, screening of the property was not addressed and never enforced, however 7 other variances were granted which allow the site to maintain its current layout. There are no physical characteristics that would deter from screening, in the form of a fence or landscaping, being placed along residential zoning. **The standard is not met.**

That the variances would be the minimum action necessary to afford relief to the applicant; and there is no physical hardship which would prevent screening the parking lot from adjacent residential zoning. **The standard is not met.**

That the special conditions and circumstances were not created by any action of the applicant; and the ordinance changed, creating a nonconforming site. The special use permit is an opportunity to bring the site into compliance. The requested variance is related to an improvement in the code, yet there is nothing precluding the property owner from complying with the ordinance. **The standard is not met.**

That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and the majority of the business that are present in the R-3B zoning district have some kind of screening from residential areas. This is a standard that should be followed and enforced. **The standard is not met.**

That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties. The property has remained the same since the first special use permit

on file was issued in 2003. The variance would not change any portion of the site, it would remain the same. **The standard is met.**

STAFF RECOMMENDATION:

Staff finds that the petition has not met the Zoning Ordinance's standards required to allow a variance. Staff recommends **denial** of the requested variance in Case Z-06-18, 616 IAA Dr.

As of the date of publication of this report, staff has only received general inquiries regarding case SP-02-18 and Z-06-18.

Respectfully submitted,

Izzy Rivera,
Assistant City Planner

Attachments:

- Variance application
- Petitioner's Statement of Findings as Fact
- Draft Ordinance
- Exhibit A-Legal Description
- Petition for a Special Use Permit
- Petitioner Statement of Findings of Fact
- Site Plan
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map
- List of notified property owners

**DRAFT MINUTES
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, FEBRUARY 21, 2018
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

Members present: Mr. Jeff Brown, Ms. Victoria Harris, Ms. Barbara Meek, Mr. Robert Schultz, Mr. Richard Veitengruber, and Chairman Tristan Bullington

Members absent: Mr. Michael Butts

Also present: Mr. George Boyle, Assistant Corporation Counsel
Mr. Bob Mahrt, Interim Community Development Director
Ms. Katie Simpson, City Planner
Ms. Izzy Rivera, Assistant City Planner

Ms. Simpson called the roll at 4:05 p.m. With six members present, the Zoning Board of Appeals established a quorum.

PUBLIC COMMENT: None.

MINUTES: The Zoning Board of Appeals reviewed the January 17, 2018 regular meeting minutes. Mr. Brown motioned to approve the minutes; Ms. Meek seconded the motion. The Board approved the minutes by voice vote, 6-0.

REGULAR AGENDA:

SP-02-18 Consideration, review and action of a petition submitted by 616 IAA Dr. LLC for a special use permit to allow offices in R-3B, High Density Multiple Family Residence District at 616 IAA Dr. (Ward 5)

Z-06-18 Consideration, review and action of a petition submitted by 616 IAA Dr. LLC for a variance to allow no screening from adjacent residential districts at 616 IAA Dr.. (Ward 5)

Chairman Bullington opened the public hearing and introduced cases SP-02-18 and Z-06-18. The petitioner's Attorney Mr. Todd Bugg, 1001 N. Main St. Bloomington, IL, and Mr. Mark Fetzer, 1305 Winterberry Rd, Bloomington, IL, were sworn in. Mr. Bugg provided background on the subject property. He stated the building was built in 1969 as a daycare but had also been used for office purposes. Mr. Bugg explained that the petitioner is requesting a special use permit because the property's previous special use permit expired when the property was vacant for more than six months while listed for sale. Mr. Bugg described the surrounding topography and uses, and the existing setbacks. Mr. Bugg stated he and his client request a waiver of the screening requirement. He expects no change in the value, use, or nature of the property and surrounding properties as a result of granting the variance. He explains that the use will continue as it was prior to being listed for sale. Mr. Bugg fears that the screen will block the view of the adjoining apartment complex and requests that the variance is granted.

Mr. Schultz confirmed the location of the proposed screen is on the north and west lines of the property. Mr. Schultz stated that the screen, either a fence or a hedge, could obscure the apartment complex resident's vision of the cars parked behind the office building. Mr. Bugg affirmed and stated he thinks the fence might obscure the first floor occupant's general views. Ms. Harris stated that she thinks the hedges may serve as noise barrier and an improvement to the property. She believes an obstruction to the parking lot may not be a detriment to the residents. Ms. Harris asked if the apartment complex density had increased recently. Mr. Bugg stated he believed the population has remained the same.

Ms. Meek asked if the variance requested applied to screening between the apartment complex and the single-family residences west of the site. Mr. Bugg affirmed and stated his client would prefer the variance is granted along both side; however, he feels a variance is especially warranted along the west boundary because the physical separation between the single-family homes and the parking lot is greater and that the creek serves as a small buffer. Mr. Brown asked if the petitioner is concerned with the cost of the screening. Mr. Bugg affirmed that the fence could cost about \$6,000.00. Mr. Schultz asked if shrubs or trees could be used. Mr. Bugg stated a fence is preferred because it is compliant and requires less maintenance than shrubs or trees. Chairman Bullington asked if installation would require changes to the property. Mr. Bugg stated he did not believe any changes would be required.

No one spoke in favor of the petition. No one spoke in opposition of the petition.

Ms. Rivera presented the staff recommendation and report for both cases. She stated staff is supportive of the Special Use permit but recommends against the variance request. Ms. Rivera described the general purpose and intent of the zoning ordinance and the sign ordinance. She shared pictures of 616 IAA Drive and a zoning map of the area. Ms. Rivera described the surrounding uses and the property. Ms. Rivera shared pictures of the parking lot and neighboring apartment complex. She provided a brief history on the site and described the seven variances approved in 2003. Ms. Rivera shared an aerial view of the site and highlighted the areas of the parking lot where the City is requesting screening. Ms. Rivera reviewed standards for the special use permit and shared staff's positive recommendation. Ms. Rivera reviewed the standards for a variance. She explained that staff could not identify a physical hardship associated with the site and necessitating a variance. She stated that the site is nonconforming, and identified the special use permit request as an opportunity to bring the property into conformance with the code requirements. She explained that staff is recommending denial of the variance.

Mr. Bullington asked about a photo of the site showing three cars parking in the parking lot, he asked if the apartment complex is surrounded by parking on three sides. Mr. Schultz commented on the small berm west of the site and identified that the neighbor had planted small evergreen trees. Ms. Meek asked if the fence would be located under the soffit of the buildings. Ms. Simpson clarified that the fence would be installed behind the building. Mr. Veitengruber asked if staff knew when the apartments were built and why screening had not been added. Ms. Rivera explained that the standards in 2003 could have been different. Mr. Veitengruber asked about setbacks and stated that he feels the buildings are very close. Ms. Meek asked to see the list of variances previously granted, and stated that the property has not changed other than the special

use. Ms. Rivera confirmed. Mr. Schultz clarified the location of the screen. Ms. Simpson explained the fence or screen could help prevent other people from using the parking lot without permission.

Chairman Bullington asked the petitioner if they are opposed to the apartment tenants using the parking lot. Mr. Bugg stated that his client would prefer that tenants did not park there but does not want to create trouble and is trying to be a good neighbor. Mr. Bugg stated his client would prefer to have a variance from the requirement on the north and west property lines, but in the alternative would prefer a variance from the screening on the west property line. Chairman Bullington closed the public hearing.

Mr. Brown asked if there were pictures from the house towards the parking lot. Ms. Rivera shared a picture from the parking lot looking west to the house. Mr. Brown asked about an outbuilding on the property.

Following the Board discussion, Chairman Bullington requested a vote on the Special Use petition. He stated a “yes” vote is to “approve” the Special Use petition.

The Special Use Petition was unanimously approved, 6-0, with the following votes cast: Mr. Brown—yes; Ms. Harris—yes; Ms. Meek—yes; Mr. Schultz—yes; Mr. Veitengruber—yes; Chairman Bullington—yes.

Chairman Bullington requested a vote on the Variance petition, as presented. He stated a “yes” vote signifies “approval” of the Variance and that four affirmative votes are required.

The Variance was approved 4-2 with the following votes cast: Mr. Brown—yes; Ms. Harris—no; Ms. Meek—yes; Mr. Schultz—no; Mr. Veitengruber—yes; Chairman Bullington—yes.



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

February 6, 2018

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on **Wednesday February 21, 2018 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois** to hear testimony for a petition submitted by 616 IAA Dr. L.L.C for the approval of a special use permit, and a variance request, for the property located at **616 IAA Dr.** at which time all interested persons may present their views upon such matters pertaining thereto.

REQUEST

- The petitioner is requesting a special use permit to allow for office use in the R-3B High Density Multiple-Family Residence District
- The petitioner is requesting a variance from screening the parking lot from adjacent residential zoning district

The petitioner or his/her Counsel/Agent must attend the meeting. A legal description of the subject property is attached to this letter.

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701. Communications in writing in relation to the petition may be sent to the Department of Community Development prior to the hearing, or presented at such hearing.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may email me at irivera@cityblm.org or call me at (309) 434-2448.

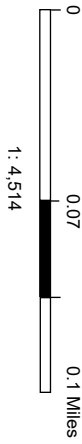
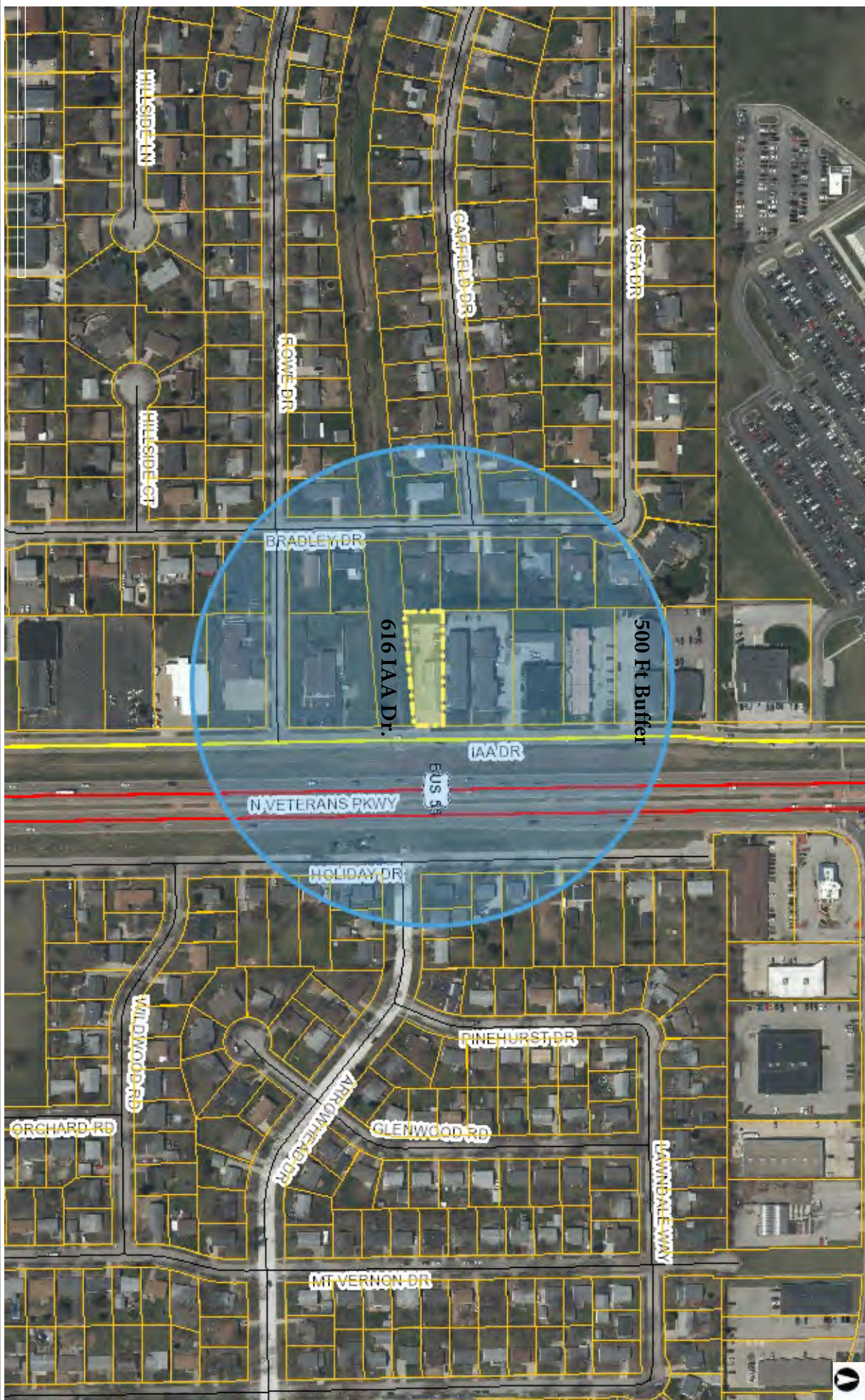
Sincerely,

A handwritten signature in black ink, appearing to read "Izzy Rivera".

Izzy Rivera, Assistant City Planner

Attachments:

Map of notified properties within 500 ft of subject property & Legal Description of property



1:4,514

By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

Printed: 2/22/2018 9:38:04 AM

Notes

Petition for Special Use-616 IAA Drive
Exhibit A—Legal Description

Lot 413 in the Eighth Addition to Fairway Knolls Addition to the City of
Bloomington, Illinois, Except the North 39 feet thereof, in McLean County,
Illinois

14-35-330-022

Commonly known as 616 IAA Drive, Bloomington, Illinois



BERNADINE ALLEN
1200 E COLLEGE AVE #217
NORMAL, IL. 61761

PATRICIA MUELLER
1303 HOLIDAY DR
BLOOMINGTON, IL. 61704

TIMOTHY & PAMELA DAUGHERTY
328 GARFIELD DR
BLOOMINGTON, IL. 61701

CHRISTI BLACKBURN
620 BRADLEY DR
BLOOMINGTON, IL. 61701

RONALD CARR
627 BRADLEY DR
BLOOMINGTON, IL. 61701

LEWIS H & SUSAN O ARBUCKLE
707 BRADLEY DR
BLOOMINGTON, IL. 61701

ROBERT HASLETT
1307 HOLIDAY DR
BLOOMINGTON, IL. 61704

MELECIO ALVAREZ
1245 HOLIDAY DR
BLOOMINGTON, IL. 61704

A MARK & KAREN DOSSETT
705 BRADLEY DR
BLOOMINGTON, IL. 61701

JEREMY DAVIS
1301 HOLIDAY DR
BLOOMINGTON, IL. 61704

616 IAA DR LLC
1716 R T DUNN DR STE 4
BLOOMINGTON, IL. 61701

BLOOMINGTON FAIRWAY KNOLLS
CHURCH OF NAZARENE
610 IAA DR
BLOOMINGTON, IL. 61701

BPA LLC
712 IAA DR
BLOOMINGTON, IL. 61701

THOMAS & PHYLLIS CARR
328 ROWE DR
BLOOMINGTON, IL. 61701

AMT PROPERTIES, INC.
19710 E 850 North Rd
BLOOMINGTON, IL. 61705

KEVIN BRADLEY
1604 ARROWHEAD
BLOOMINGTON, IL. 61704

MARK REYNOLDS
702 Bradley Dr
BLOOMINGTON, IL. 61701

ELEANORE TOTTERER LONG
1309 HOLIDAY DR
BLOOMINGTON, IL. 61704

SCOTT TAYLOR
114 S Sesame St
BLOOMINGTON, IL. 61704

APARTMENT MART / PO BOX 670
912 N LINDEN
BLOOMINGTON, IL. 61702

CHARLENE DEUTSCH & CURT RUDESILL
21021 E 1300 NORTH RD
BLOOMINGTON, IL. 61705

BETTY OVERFELT
625 BRADLEY DR
BLOOMINGTON, IL. 61701

SAMUEL BRADSTREET
608 BRADLEY DR
BLOOMINGTON, IL. 61701

CHELSEA BATTY
623 BRADLEY DR
BLOOMINGTON, IL. 61701

CHARLES WILLIAMS
1325 E EMPIRE ST
BLOOMINGTON, IL. 61701

LINDA HENDERSON
701 BRADLEY DR
BLOOMINGTON, IL. 61701

GABRIEL NEGE
1305 HOLIDAY DR
BLOOMINGTON, IL. 61704

ANNETTE FINLEY
621 BRADLEY DR
BLOOMINGTON, IL. 61701

BENNY & CLAUDIA SCHMITT
331 GARFIELD DR
BLOOMINGTON, IL. 61701

CHARLES W WILLIAMS FAMILY TRUST
1325 E EMPIRE ST
BLOOMINGTON, IL. 61701

BENNY SCHMITT
331 GARFIELD DR
BLOOMINGTON, IL. 61701

DIXIE LEWIS
1247 HOLIDAY DR
BLOOMINGTON, IL. 61704

LESLIE MANNING
1249 HOLIDAY DR
BLOOMINGTON, IL. 61704

JODI BLOOMINGTON SF LLC
1716 R T DUNN DR STE 4
BLOOMINGTON, IL. 61701

TATRO & SON LLC
612 IAA DR
BLOOMINGTON, IL. 61701

20933748

CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
FEBRUARY 21, 2018

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday February 21, 2018 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, for the following petitions:

NAMES, LOCATION (LEGAL DESCRIPTION OF PROPERTY), VARIANCE REQUEST

Picture This Media, LLC, 1701 S. Veterans Pkwy. (A.Y. McDONALD SUB. LOT 3), requesting a 70 foot reduction in the distance between ground/freestanding on premise and off premise signs.

EA Architecture and Design, 2301 Castleton Dr. (HERSHEY PLAZA SUB 2ND ADD LOT 2 (EX 56 SQ FT FOR RD AS IN 01/23436) 1.68 ACRES), requesting a 25 space reduction in required parking spaces.

616 IAA Dr. L.L.C., 161 IAA Dr. (LOT 413 IN THE EIGHTH ADDITION TO FAIRWAY KNOLLS ADDITION TO THE CITY OF BLOOMINGTON, ILLINOIS, EXCEPT THE NORTH 39 FEET THEREOF, IN MCLEAN COUNTY, ILLINOIS), requesting no parking lot screening from adjacent residential.

All interested persons may present their views upon such matters pertaining to the above referenced cases at the public hearing. The petitioner or his/her Counsel/Agent must attend the meeting. In compliance with the Americans with

Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: Monday February 5, 2018

Public Notices

CITY OF BLOOMINGTON, ILLINOIS, EXCEPT THE NORTH 39 FEET THEREOF, IN MCLEAN COUNTY, ILLINOIS
PIN: 14-35-330-022

REQUEST

A request to allow offices in the R-3B, High Density Multiple-Family Residence District as a special use.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: February 5, 2018

20933749

**CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
FEBRUARY 21, 2018**

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday February 21, 2018 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, petitions submitted by 616 IAA Dr., L.L.C for the approval of a special use permit for offices on property commonly known as 616 IAA Dr. at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her Counsel/Agent must attend the meeting and the subject property is legally described as follows:

Legal Description:
LOT 413 IN THE EIGHTH ADDITION TO FAIRWAY KNOLLS ADDITION TO THE



CONSENT AGENDA ITEM NO. 7I

FOR COUNCIL: March 26, 2018

SPONSORING DEPARTMENT: Community Development - Office of Economic Development

SUBJECT: Consideration of an Ordinance approving the First Amendment to the Redevelopment Agreement between the City of Bloomington and Magnus Hotels LLC to extend the date required for completion of the Project (the acquisition and redevelopment of the former Baymont Inn & Suites at 604 ½ IAA Drive in the Empire Street TIF District) from March 31, 2018 to July 31, 2018 as Requested by the City’s Office of Economic Development.

RECOMMENDATION/MOTION: An Ordinance approving the First Amendment to the October 24, 2016 Redevelopment Agreement between the City of Bloomington and Magnus Hotels LLC be approved, and authorize the Mayor and City Clerk to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 3: Grow the Local Economy; Goal 4: Strong Neighborhoods; Goal 5: Great Place – Livable, Sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 3a. Retention and growth of current local businesses; 3b. Attraction of new targeted businesses that are the “right” fit for Bloomington; 3c. Revitalization of older commercial homes; 3d. Expanded retail businesses; 3e. Strong working relationship among the City, businesses, economic development organizations. Objective 4c. Preservation of property/home valuations; 4d. Improved neighborhood infrastructure; Objective 5b. City decisions consistent with plans and policies; 5c. Incorporation of “Green Sustainable” concepts into City’s development and plans; 5e. More attractive city: commercial areas and neighborhoods.

BACKGROUND: On October 24, 2016, the City Council approved Ordinance 2016-117 which authorized a redevelopment agreement (the “RDA”) between the City and Milan Hotels / Magnus Hotels LLC (the “Developer”) to support the Developer’s acquisition and renovation of the former Baymont Inn & Suites at 604 ½ IAA Drive (the “Subject Property”) in the Empire Street TIF District. Subsequent to the approval of the RDA, the Developer acquired the Subject Property and has been working to renovate the hotel into a Best Western Plus, a \$5.875 million projected total investment (the “Project”). The City Council and the general public can view the RDA as well as a financial analysis of the Project and supporting documentation on the City’s website at www.cityblm.org/TIF on the Empire Street TIF District webpage.

Due to a later than planned start to the construction work and delays caused by the cold winter, the Project will not be complete by the date required in the RDA. Therefore, the Developer has requested that the RDA be amended to extend the time period allowed for the completion of the

Project. The proposed First Amendment to the RDA revises the date required for the completion of the Project from March 31, 2018 to July 31, 2018 and also revises other dates in the RDA to match. At the request of city staff, the Developer has provided letters of support for the extension from Best Western Hotels & Resorts and Morton Community Bank (the financial institution backing the Project and to which the payments under the RDA were assigned by Ordinance 2017-02 approved by the City Council on January 9, 2017). The Developer is currently targeting an opening of the renovated hotel in late June or early July, so long as the weather cooperates.

Staff has been in frequent communication with the Developer over the winter of 2017/2018 and has found that the Developer has made substantial progress in renovating the Subject Property which was originally constructed in 1986 as a Hampton Inn. Staff supports the proposed First Amendment to the RDA. Completion of the Project will assist in the City-supported redevelopment of the adjacent former Colonial Plaza Shopping Center (now known as Empire Crossing) and further the implementation the Empire Street Corridor Redevelopment Plan (approved by the City Council on February 22, 2016).

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Multiple developers are currently planning other redevelopment projects in the immediate vicinity of the Subject Property in the Empire Street TIF District. These developers have indicated to staff that the proposed Best Western Plus at the Subject Property will be an amenity to the neighborhood and will support their redevelopment efforts to attract top tier retail and dining tenants to locate adjacent to the Subject Property.

FINANCIAL IMPACT: Per the terms of the October 24, 2016 RDA, the Developer is to invest \$5.875 million in the Project. Upon completion of the Project, the City is to rebate to the Developer \$675,000 (or 11.5% of the Developer's actual documented investment) sourced from a combination of the City's Hotel & Motel Tax and TIF property tax increment generated by the Subject Property for five (5) and ten (10) years respectively. Funding for the rebate called for by the RDA is included in the proposed FY 2019 Budget under Economic Development "Rebates" (10019170-79070). Stakeholders can locate information related to this in the proposed FY 2019 Budget Book titled "Budget Overview & General Fund PROPOSED" on page 286.

The delay in the opening of the hotel is anticipated to have minimal impact on the City's FY 2019 Hotel & Motel Tax collections. The rebates called for in the RDA are "pay-as-you go" rebates of a portion of the revenues generated by the Subject Property, only if those revenues materialize. Based on this incentive structure, the City has not made any "upfront" investment in the Project. In fact, due to the Developer's acquisition of the Subject Property, the City has received \$79,905.34 in past due Hotel & Motel Taxes which were owed by Skyway Hospitality, LLC, the prior owner of the Baymont Inn located on the Subject Property. Payment to the City of the past due Hotel & Motel taxes which were owed by the prior owner was a requirement of the RDA.

Based on projections made by PGAV and the Developer in 2016, it is anticipated that the City will retain approximately \$175,000 in Hotel / Motel Tax revenue during the projected ten year term of the RDA while the Subject Property will also generate approximately \$30,000 in uncommitted TIF increment during the same ten year period which would be retained in the Empire Street Corridor TIF fund and could be used to support other private or public projects in the TIF Area.

COMMUNITY DEVELOPMENT IMPACT: The Subject Property is identified in the Comprehensive Plan 2035 as a “Tier 1” Land Use Priority. The Project and associated incentive aligns with the following Comprehensive Plan 2035 Goals and Objectives:

ED-1. Ensure a broad range of employment opportunities for all residents.

ED-1.1 Focus on retention and expansion of existing businesses.

ED-1.1g Offer incentives for retention and expansion of existing businesses, particularly those that help diversify the local economy, create jobs at or above the City’s median wages, are located in regeneration areas, or those that yield positive cost-benefit to the community.

ED-1.2 Leverage community assets in attracting business.

ED-1.2i Offer financial incentives to attract new businesses that meet one or more of the following criteria

c) located on infill/redevelopment sites

ED-4 Enhance the image of Bloomington as a business friendly community

ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City.

ED-4.2d Develop incentives to encourage private reinvestment in targeted neighborhoods, including funding resources and infrastructure to make private reinvestment feasible. City of Bloomington, short-medium

ED-5 Enhance tourism based-economic development

ED-5.1 Expand tourism attractions and destinations

The Subject Property is located in the Empire Street Corridor Redevelopment Project Area (TIF District) which was established by the City Council on February 22, 2016. The objectives of the Redevelopment Plan for this TIF District are:

1. Reduce or eliminate those conditions that qualify the Area as eligible for tax increment financing by carrying out the Redevelopment Plan to renovate existing buildings, reduce building vacancies, selective redevelopment of properties, and upgrade the water distribution system and other public works improvements.
2. Prevent the recurrence of blighting conditions.
3. Enhance the real estate tax base for the City and all overlapping taxing districts through the implementation and completion of the activities identified herein.
4. Encourage and assist private investment in the redevelopment of the Area through the provision of financial assistance as permitted by the Act.
5. Provide for safe and efficient traffic circulation within the Area.
6. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Austin Grammer, Economic Development Coordinator

Reviewed by: Robert Mahrt, Interim Director of Community Development

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Scott Rathbun, Sr. Budget Manager

Community Development review by: Robert Mahrt, Interim Director of Community
Development

Legal review by: Kathleen Field Orr, Special Counsel for Economic
Development

Recommended by:



Steve Rasmussen
Interim City Manager

Attachments:

- 2B - Correspondence from Milan Hotels, Best Western Hotels & Resorts, and Morton Community Bank
- 2C - Ordinance approving the First Amendment to the Redevelopment Agreement
- 2D - First Amendment to the Redevelopment Agreement



Milan Hotels LLC, 2002 West War Memorial Drive, Peoria, IL 61614, Ph 309.686.7600 Fx 309.686.0686

January 18, 2018

Steve Rasmussen, Interim City Manager

City of Bloomington

109 E. Olive Street

Bloomington, IL 61701

SUBJECT: 604 ½ IAA Drive Redevelopment Agreement Extension Request

Mr. Rasmussen,

The purpose of this letter is to request an extension to the completion date for the redevelopment project of the former Baymont in at 604 ½ IAA Drive into a Best Western Plus Hotel. Due to unforeseen weather conditions, we have encountered a delay in the completion of the exterior work for the project and now anticipate that the project will be complete by the end of July 2018 instead of end of March 2018 as we had originally planned.

Therefore, we request that the City of Bloomington amend the Redevelopment Agreement between the City and Magnus Hotels LLC that was approved on October 24, 2016. We propose that the dates detailed in Section 3-C and Section 3-D of the Redevelopment Agreement be modified to July 31, 2018.

We have secured similar timeline extensions and continued support for the project from Best Western Hotels & Resorts corporate office and from our lender, Morton Community Bank (see attached letters).

Thank you for your support for this redevelopment project. We are looking forward to our summer 2018 grand opening and to serving the Bloomington-Normal community in the years ahead.

Warm regards,

Nish Jobalia

CC:

Ravi Wadhwa, Milan Hotels, LLC

Austin Grammer, City of Bloomington Economic Development Coordinator

March 15, 2018

VIA EMAIL

Mr. Nishith Jobalia
Magnus Hotel, LLC
2002 W War Memorial Dr
Peoria, IL 61701

RE: Baymont Inn & Suites
(Proposed Best Western Plus Bloomington East Hotel)
Bloomington, IL
Member No. 14216

Dear Mr. Jobalia:

We are pleased to confirm an extension has been approved until October 5, 2018 to complete all prior to activation requirements at the above referenced property and for the property to be activated on the Best Western reservations system.

We sincerely hope this extension of time will be sufficient in order to finalize this project. Please be aware that any further extensions of time, if approved, will require a ¼ incremental fee (based on the fee schedule in effect at the time).

If you have any questions or need additional information, please contact Mr. Braxton Perkins, Brand Development Project Manager, at (336) 407-9022 or via email at braxton.perkins@bestwestern.com.

Sincerely,



Dawn E. Brubaker
Supervisor, New Affiliation Administration

DEB/sm



Steve Rasmussen
Interim City Manager
City of Bloomington
109 E. Olive Street
PO Box 3157
Bloomington, IL 61702-3157

January 19, 2018

Subject: 604 ½ IAA Drive Redevelopment Agreement Extension Request

Dear Steve Rasmussen,

Morton Community Bank would like to request the following extension for the completion of the Best Western Plus in Bloomington. We would like for the Ordinance approving an Assignment of Payments for the Redevelopment Agreement between the City of Bloomington and Magnus Hotels LLC to be amended, and authorize the Mayor and City Clerk to execute the necessary documents.

1. Request to amend the date in Section 3-C to be July 31, 2018 (The agreement states you should have approval to operate from Best Western by December 31, 2017 – (once the renovation is complete).
2. Request to amend the date in Section 3-D to be July 31, 2018 (The agreement states that the hotel should be operating "on or before March 31, 2018".)

Thank you for your help in regards to this matter and if you should need any other information please give us a call.

Sincerely,

Andrew J. Sparks

Executive Vice President

ORDINANCE NO. 2018 -

**AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE
REDEVELOPMENT AGREEMENT**

by and between

THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

and

MAGNUS HOTELS, LLC

(IAA Drive Former Baymont Inn Redevelopment)

WHEREAS, the City of Bloomington, McLean County, Illinois (the “City”) is a duly organized and validly existing home-rule municipality pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois 1970 and as such, may exercise and perform any function pertaining to its government and affairs; 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”) and the City’s authority and powers as a home rule unit, the Mayor and City Council (the “Corporate Authorities”) and Magnus Hotels, LLC (the “Developer”), entered into a certain Redevelopment Agreement dated October 24, 2016, wherein the Developer agreed to acquire and redevelop real property commonly known as 604½ IAA Drive, Bloomington, Illinois (the “Real Estate”) located within an area designated by the City as a “redevelopment project area” under the TIF Act and committed to transform the existing hotel into a Best Western Plus Hotel (the “Project”) and complete the Project on or before March 31, 2018; and,

WHEREAS, the Developer has advised the City that, due to unforeseen weather conditions, the Developer has encountered a delay in the completion of the exterior work for the Project and has requested an extension to commence operation of a Best Western Plus hotel to July 31, 2018; and,

WHEREAS, the Developer has further advised the City that Morton Community Bank and Best Western Hotels & Resorts have agreed to an extension to July 31, 2018; and,

WHEREAS, the Corporate Authorities have determined that it is in the best interests of the City and the health, safety and welfare of its residents, for the City to agree to the Developer's request for the extensions as set forth in a First Amendment to said Redevelopment Agreement attached hereto.

NOW, THEREFORE, the parties hereto, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

Section 1. That the First Amendment to the Redevelopment Agreement by and between the City of Bloomington, McLean County, Illinois and Magnus Hotels, LLC, attached hereto and made a part hereof, is hereby approved and the Mayor and City Clerk are hereby authorized to execute and deliver said Agreement on behalf of the City.

Section 2. The City Manager is hereby authorized and directed to undertake any and all actions as may be required to implement the terms of said Agreement.

Section 3. This Ordinance shall be in full force and effect immediately upon its passage by the Mayor and City Council and approval as provided by law.

PASSED this 26th day of March, 2018.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED:

Tari Renner, Mayor

ATTEST:

Cherry L. Lawson, City Clerk

FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT
by and between
THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS
and
MAGNUS HOTELS, LLC
(IAA Drive Former Baymont Inn Redevelopment)

THIS FIRST AMENDMENT (the “*First Amendment*”) **TO THAT CERTAIN REDEVELOPMENT AGREEMENT** dated October 24, 2016 (the “*Original Agreement*”), by and between the City of Bloomington, McLean County, Illinois, an Illinois municipal corporation (the “*City*”), and Magnus Hotels, LLC, an Illinois limited liability company (the “*Developer*”) is entered into this ____ day of March, 2018.

PREAMBLES

WHEREAS, the City is a duly organized and validly existing home-rule municipality pursuant to Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and as such, may exercise any power and perform any function pertaining to its government and affairs; 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*”) and the City’s authority and powers as a home rule unit, the Mayor and City Council (the “*Corporate Authorities*”) and the Developer entered into the Original Agreement wherein the Developer agreed to acquire and redevelop real property commonly known as 604 ½ IAA Drive, Bloomington, Illinois (the “*Real Estate*”) located within an area designated by the City as a “redevelopment project area” under the TIF Act and committed to transform the existing hotel into a Best Western Plus Hotel (the “*Project*”); and,

WHEREAS, on January 9, 2017, the City approved a certain Assignment of Payments by which the Developer assigned its right to all payments due to it pursuant to the Original

Agreement to Morton Community Bank, an Illinois bank, as additional security for the financing required to proceed with the Project; and,

WHEREAS, Section 3, paragraph B of the Original Agreement provides as follows:

“B. On or before June 30, 2017, the Developer shall have commenced construction of the Project in accordance with the plans as approved by the City and on or before December 31, 2017; have completed the Project in accordance with the approved plans, all applicable City Codes and the laws of the State of Illinois; and, have been issued a certificate of occupancy by the City to commence operation of a Best Western Plus Hotel.”

WHEREAS, Section 3, paragraph C of the Original Agreement provides as follows:

“C. On or before December 31, 2017, the Developer shall provide the City with its certification and authorization from Best Western International, Inc., to operate a Best Western Plus Hotel at the Subject Property.”

WHEREAS, Section 3, paragraph D of the Original Agreement provides as follows:

“D. The Developer agrees to commence operation of a Best Western Plus Hotel on or before March 31, 2018, and to deliver to the City an itemized list of all costs incurred in connection with the Project, accompanied by such receipts, contracts, invoices, lien waivers and such other documents as necessary to evidence the total costs actually expended by the Developer for the acquisition, construction and completion of the Project (the “*Project Costs*”).”

WHEREAS, the Developer has advised the City that, due to unforeseen weather conditions, the Developer has encountered a delay in the completion of the exterior work for the Project and has requested an extension to commence operation of a Best Western Plus hotel to July 31, 2018; and,

WHEREAS, the Developer has further advised the City that Morton Community Bank and Best Western Hotels & Resorts have agreed to an extension to complete the Project by July 31, 2018; and,

WHEREAS, the Corporate Authorities have determined that it is in the best interests of the City and the health, safety and welfare of its residents, for the City to agree to the Developer's request for the extensions and enter into this First Amendment so that the Developer can proceed with the Project.

NOW, THEREFORE, the parties hereto, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

Section 1. Incorporation of Recitals.

All of the recitals contained in the Preambles to this First Amendment are hereby incorporated into this First Amendment as if restated in this Section.

Section 2. Completion and Operation Date.

Section 3, paragraph B of the Original Agreement is hereby amended by removing December 31, 2017, and inserting July 31, 2018, in its stead.

Section 3, paragraph C of the Original Agreement is hereby amended by removing December 31, 2017, and inserting July 31, 2018, in its stead.

Section 3, paragraph D of the Original Agreement is hereby amended by removing March 31, 2018 and inserting July 31, 2018, in its stead.

Section 3. Terms.

All other terms of the Original Agreement are hereby affirmed as if restated in this First Amendment.

Section 4. First Amendment.

The First Amendment may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Bloomington, Illinois.

City of Bloomington, McLean County, an Illinois municipal corporation

By: _____
Tari Renner, Mayor

Attest:

Cherry L. Lawson, City Clerk

Magnus Hotels, LLC, an Illinois limited liability company

By: _____
President

Attest:

Secretary

Exhibit A

Legal Description of Subject Property

LOTS 1 AND 2 IN MORAN SUBDIVISION TO THE CITY OF BLOOMINGTON,
ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 1973 AS NO. 73-
1955 IN MCLEAN COUNTY, ILLINOIS.

[PIN: 14-35-377-025; ADDRESS: 604 ½ IAA DR., BLOOMINGTON, IL 61701]



CONSENT AGENDA ITEM NO. 7J

FOR COUNCIL: March 26, 2018

SPONSORING DEPARTMENT: City Clerk's Office

SUBJECT: Consideration of the application of PATH, Inc., located at 201 E. Grove St., Suite 200, for a Limited Alcoholic Liquor License (Class LA) which would allow the selling and serving of all types of alcohol by the glass for consumption on the premises for a fund raiser to be held on April 12, 2018 from 4:00 p.m. to 12:00 a.m. at the Bloomington Center for the Performing Arts, 600 N. East St.

RECOMMENDATION/MOTION: A Class LA liquor license be created, which would allow the selling and serving of all types of alcohol by the glass for consumption on the premises for a fund raiser to be held on April 12, 2018 from 4:00 p.m. to 12:00 a.m. at the Bloomington Center for the Performing Arts, 600 N. East St., contingent upon compliance with all health and safety codes.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 5.d. Appropriate leisure and recreational opportunities responding to the needs of residents.

BACKGROUND: On March 13, 2018 the Bloomington Liquor Commissioner, Tari Renner, called a hearing to order to hear the request from PATH, Inc. for a Limited Alcohol (LA) Class liquor license for their fund raiser to be held on April 12, 2018, at the Bloomington Center for the Performing Arts.

Staff Present: George Boyle, Asst. Corporation Counsel, Asst. Police Chief Ken Bays, and Cherry Lawson, City Clerk.

Karen Zangerle, Executive Director, PATH, Inc., addressed the Commissioner. Ms. Zangerle stated there would be a full bar, no one under the age of eighteen (18) would be allowed. The event was catered by the restaurants participating in the live cook-off.

George Boyle, Asst. Corporation Counsel, questioned changes from previous years. Ms. Zangerle responded there would be none. This was the ninth year.

Commissioner Renner stated that this item would be recommended to Council at the March 26, 2018, Council meeting.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The Agenda for the March 13, 2018 Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

FINANCIAL IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: N/A

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Cherry L. Lawson, City Clerk

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Scott Rathbun, Sr. Budget Manager

Legal review by: George D. Boyle, Assistant Corporation Counsel

Recommended by:



Steve Rasmussen
Interim City Manager

Attachments:

- 1B – PATH Application



**APPLICATION FOR
CLASS "L" LIMITED
LIQUOR LICENSE**

Check Appropriate Category: ___ LB (beer & wine only) X LA (all types)

1. Name of Civic, Service, Charitable, Fraternal or Social Organization, Group or Entity seeking license:

PATH, Inc

2. Names and addresses of 3 to 5 responsible current members, officers or directors of the organization, group or entity:

Karen Zangerle, 201 E. Grove St. Suite 200 Bloomington, IL 61701
Diane Zosky, 201 E. Grove St. Suite 200 Bloomington, IL 61701
Bess Dess, 201 E. Grove St. Suite 200 Bloomington, IL 61701

3. The location where the limited alcoholic liquor license will be utilized:

Bloomington Center for Performing Arts, 110 E. Mulberry St., Bloomington, IL 61701

4. Date(s) on which the Limited alcoholic liquor license will be utilized:

Thursday, April 12, 2018

5. Hours during which alcohol will be sold:

4:00pm-12:00am

6. Is the premises within 100 feet of any church, school, hospital, and home for the aged or indigent persons, or for War Veterans, their wives or children? ___ Yes X No

7. Description of the activity or event in connection with which the limited alcoholic liquor license will be utilized, specifying the nature of the proposed entertainment, if any:

Non-profit fundraiser which includes auctions, tasting rounds, and a live-cook off.

8. Estimate of number of persons expected to attend:

300

9. Description of the proposed procedures for handling the following:

A. Crowd control: Limited ticket sale for the event; volunteers & staff will be circulating

B. Identification check: adult event; all bartenders are experienced/certified and will check id's

10. Has the civic, service, charitable, fraternal or social organization, group or entity applying for this license been in existence continuously for at least one year? X Yes ___ No Date Established: 1/1/1971

11. Is the civic, service, charitable, fraternal or social organization, group or entity applying for this license incorporated under the laws of the State of Illinois? Yes No Date Incorporated: 10/6/1971

12. Has the civic, service, charitable, fraternal or social organization, group or entity seeking a Limited Alcoholic Liquor License received such a license within the past year? Yes No
If yes, how many?

1, for the April 13th, 2017 event

13. Contact number(s) for the person(s) attending the Liquor Commission:

Karen Zangerle, Executive Director of PATH, Inc. 309-834-0500

14. Submit completed application to City Clerk not less than 60 days prior to the date on which license, if granted, will be utilized.

15. The following shall be provided at the time of application submission:

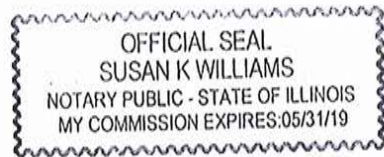
A. Proof of Dram Shop Insurance Policy showing coverage for the event with the following in the description field: date(s), location, and time(s). The City of Bloomington must be listed as the Certificate Holder.

B. Surety bond in the amount of \$2,000 in favor of the City of Bloomington guaranteeing applicants' faithful observance of all of the provisions of the City of Bloomington Liquor Code, State and Federal laws regulating the sale and service of alcohol.

The undersigned, being first duly sworn, affirms that all matters and things set out on this application are true and correct, and that all items enumerated on this application will be complied with.

MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC.

Samantha Heuvel
Applicant



Subscribed and sworn to before me this 9th day of February, 2018.

My commission expires: 5-31-19

Susan K Williams
Notary Public

FOR OFFICE USE ONLY

Received on: 2/12/18

Liquor Commission date: _____

City Council date: _____



PATHINC-02

CCRUZ

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/09/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Clemens & Associates, Inc.
2806 E Empire
Bloomington, IL 61704

INSURED

Path Inc - Personal Assistance
201 E Grove St #2A
Bloomington, IL 61701

CONTACT NAME: Christi Cruz
PHONE: (A/C, No, Ext):
E-MAIL ADDRESS: cmcruz@clemensins.com
FAX (A/C, No):

INSURER(S) AFFORDING COVERAGE

| | |
|---|--------------|
| INSURER A : Selective Insurance Company | NAIC # 19259 |
| INSURER B : RLI Surety Division | 13056 |
| INSURER C : | |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|--|------------------------------|---------------|-------------------------|-------------------------|--|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY | | | S 1817287 | 03/17/2017 | 03/17/2018 | EACH OCCURRENCE \$ 1,000,000 |
| | <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 |
| | <input type="checkbox"/> | | | | | | MED EXP (Any one person) \$ 20,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | PERSONAL & ADV INJURY \$ 1,000,000 |
| | <input type="checkbox"/> POLICY | <input type="checkbox"/> PRO-JECT | <input type="checkbox"/> LOC | | | | GENERAL AGGREGATE \$ 3,000,000 |
| | OTHER: | | | | | | PRODUCTS - COMP/OP AGG \$ 3,000,000 |
| A | AUTOMOBILE LIABILITY | | | S 1817287 | 03/17/2017 | 03/17/2018 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 |
| | <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY | <input type="checkbox"/> SCHEDULED AUTOS | | | | | BODILY INJURY (Per person) \$ |
| | <input checked="" type="checkbox"/> HIRED AUTOS ONLY | <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY | | | | | BODILY INJURY (Per accident) \$ |
| | | | | | | | PROPERTY DAMAGE (Per accident) \$ |
| | UMBRELLA LIAB | <input type="checkbox"/> | <input type="checkbox"/> | | | | EACH OCCURRENCE \$ |
| | EXCESS LIAB | <input type="checkbox"/> | <input type="checkbox"/> | | | | AGGREGATE \$ |
| | | DED | RETENTION \$ | | | | \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | | | | | PER STATUTE OTI-ER |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) | <input type="checkbox"/> | Y/N | N/A | | | E.L. EACH ACCIDENT \$ |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | E.L. DISEASE - EA EMPLOYEE \$ |
| A | Professional | | | S 1817287 | 03/17/2017 | 03/17/2018 | Limit 1,000,000 |
| B | Bond | | | LSM 0170865 | 02/11/2018 | 02/11/2019 | Limit 1,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Bloomington
109 E Olive Street
Bloomington, IL 61701

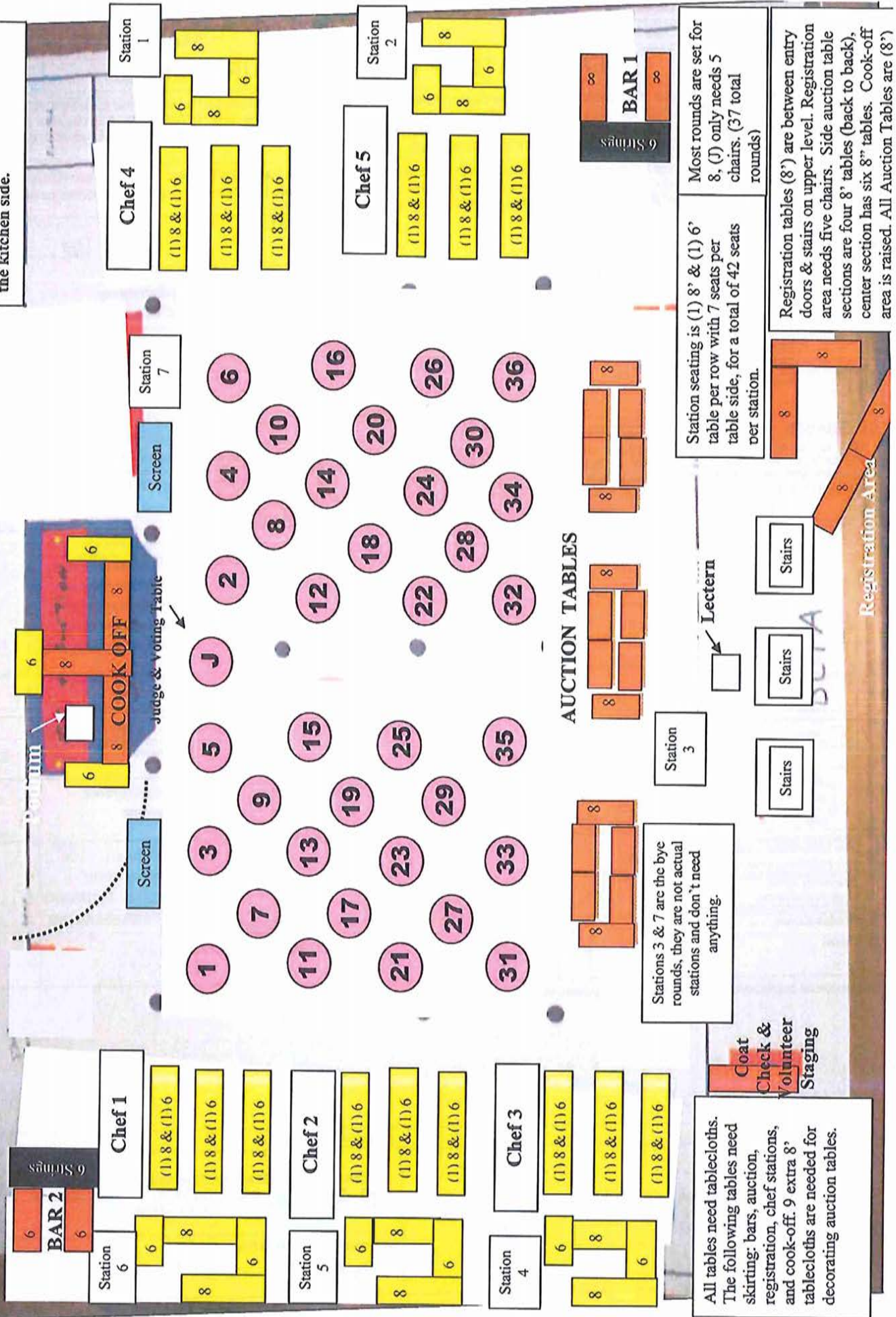
CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

2017 Chefs For PATH

Chef stations are (2) 8' and (2) 6' tables with white pole & drape at the back of the 8, opening should be on the kitchen side.



Station seating is (1) 8' & (1) 6' table per row with 7 seats per table side, for a total of 42 seats per station.

Most rounds are set for 8, (J) only needs 5 chairs. (37 total rounds)

Registration tables (8') are between entry doors & stairs on upper level. Registration area needs five chairs. Side auction table sections are four 8' tables (back to back), center section has six 8' tables. Cook-off area is raised. All Auction Tables are (8')

Stations 3 & 7 are the bye rounds, they are not actual stations and don't need anything.

All tables need tablecloths. The following tables need skirting: bars, auction, registration, chef stations, and cook-off. 9 extra 8' tablecloths are needed for decorating auction tables.

Coat Check & Volunteer Staging

AUCTION TABLES

Registration Area

Stairs
Stairs
Stairs

Lectern

BAR 1

6 Seating

BAR 2

Screen

Screen

Judge & Young Table

Station 1

Station 2

Chef 4

Chef 5

Chef 1

Chef 2

Chef 3

Station 6

Station 5

Station 4

Station 3

Station 7

PUBLIC HEARING



PUBLIC HEARING AGENDA ITEM NO. 8A

FOR COUNCIL: March 26, 2018

SPONSORING DEPARTMENT: Community Development Department

SUBJECT: Public hearing for the Program Year (PY) 44/Fiscal Year (FY) 19 CDBG Action Plan and consideration of authorizing submittal of the PY44/FY19 CDBG Action Plan to the US Department of Housing and Urban Development as requested by the Community Development Department.

RECOMMENDATION/MOTION: The public hearing is open to receive comments on the PY44/FY19 CDBG Action Plan to the US Department of Housing and Urban Development.

STRATEGIC PLAN LINK: Goal 2: Upgrade City Infrastructure and Facilities; Goal 4: Strong Neighborhoods; Goal 5: Great Place to Live – Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Goal 2: Objective C: Functional, well-maintained sewer collection system; Goal 4: Objective B: Upgraded quality of older housing stock; Goal 4: Objective C: Preservation of property/home valuations; Goal 4: Objective D: Improved neighborhood infrastructure; Goal 4: Objective E: Strong partnership with residents and neighborhood associations; Goal 4: Objective F: Residents increasingly sharing/taking responsibility for their homes and neighborhoods; and Goal 5: Objective A: Well-planned City with necessary services and infrastructure.

BACKGROUND: On May 1, 2018, the Community Development Department will begin its Program Year 44/Fiscal Year 19 of the Community Development Block Grant (CDBG). For the past 43 years, the City has applied the funding under the federal CDBG program, through the Department of Housing and Urban Development (HUD). Since February 23, 2018, a draft of the PY 44/FY 19 Action Plan Executive Summary of proposed activities has been available for review and public comment.

HUD requires the jurisdiction to pursue the following overriding goal: “develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons.” The expenditure of CDBG must meet the needs of the community as identified in the Council and HUD approved 2015-2019 Consolidated Plan. Each entitlement community may choose from a variety of eligible activities to meet the identified needs designated in the Consolidated Plan:

- Acquisition/Disposition of Property
- Public Facilities and Improvements
- Demolition

- Public Services
- Rehabilitation
- Code Enforcement
- Economic Development Activities
- Homeowner Assistance
- Relocation
- Planning and Administration

A draft summary of the 2018-2019 proposed CDBG activities as part of the Action Plan (i.e. budget) for FY19 is provided for Council review. The draft Action Plan can be viewed in its entirety at:

<http://www.cityblm.org/government/departments/community-development/block-grant/action-plan>

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: On February 23, 2018, a copy of the draft Action Plan was made available for public viewing on the City’s website, at the City Clerk’s Office, the Community Development Department and the Bloomington Public Library.

Notification of the availability of the draft Action Plan for review and comment and the March 26, 2018 public hearing was published in the Pantagraph on February 24, 2018 and the Path-O-Gram on February 26, March 12 and March 26, 2018.

Letters were mailed to more than 100 local churches and neighborhood associations. The public notice was also sent to the Bloomington Housing Authority for posting at their various properties. Letters requesting Action Plan review and consultation from the State Historic Preservation Office and tribal nations were mailed as well.

The draft Acton Plan was presented to the McLean County Regional Planning Commission’s March meeting for review and acceptance.

FINANCIAL IMPACT: Delay or lack of approval would result in loss of approximately \$500,000 in federal grant funds used for programs benefitting low to moderate income families within the City. Stakeholders can locate information related to the CDBG in the FY 2019 Proposed Budget Book titled “Proposed Other Funds & Capital Improvement” beginning on page 16.

COMMUNITY DEVELOPMENT IMPACT: The projects and activities outlined in the PY44/FY19 CDBG Action Plan addresses many goals identified in the City of Bloomington’s Comprehensive Plan 2035: Goal: N-1.2: Prioritize, with urgency, the revitalization of neighborhoods in the Regeneration Area; Goal H-1: Ensure the availability of safe, attractive and high quality housing stock to meet the needs of all current and future residents of Bloomington; Goal H-1.2: Ensure an adequate supply of affordable housing for low to moderate income households; Goal WEU-1: Provide quality public infrastructure within the City to protect public health, safety and the environment.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY
CONSTRUCTION: N/A**

Respectfully submitted for Council consideration.

Prepared by: Jennifer Toney, Grants Coordinator

Reviewed by: Bob Mahrt, Interim Community Development Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Scott Rathbun, Sr. Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read "Steve Rasmussen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steve Rasmussen
Interim City Manager

Attachments:

N/A

REGULAR AGENDA



REGULAR AGENDA ITEM NO. 9A

FOR COUNCIL: March 26, 2018

SPONSORING DEPARTMENT: Community Development Department

SUBJECT: Consideration of a Resolution approving the submittal of the PY44/FY19 CDBG Action Plan to the US Department of Housing and Urban Development as requested by the Community Development Department.

RECOMMENDATION/MOTION: A Resolution approving the submittal of the PY44/FY19 CDBG Action Plan to the US Department of Housing and Urban Development be approved, and authorize the Mayor and City Clerk to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 2: Upgrade City Infrastructure and Facilities; Goal 4: Strong Neighborhoods; Goal 5: Great Place to Live – Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Goal 2: Objective C: Functional, well-maintained sewer collection system; Goal 4: Objective B: Upgraded quality of older housing stock; Goal 4: Objective C: Preservation of property/home valuations;

Goal 4: Objective D: Improved neighborhood infrastructure; Goal 4: Objective E: Strong partnership with residents and neighborhood associations; Goal 4: Objective F: Residents increasingly sharing/taking responsibility for their homes and neighborhoods; and Goal 5: Objective A: Well-planned City with necessary services and infrastructure.

BACKGROUND: On May 1, 2018, the Community Development Department will begin its Program Year 44/Fiscal Year 19 of the Community Development Block Grant (CDBG). For the past 43 years, the City has applied the funding under the federal CDBG program, through the Department of Housing and Urban Development (HUD). Since February 23, 2018, a draft of the PY 44/FY 19 Action Plan Executive Summary of proposed activities has been available for review and public comment.

HUD requires the jurisdiction to pursue the following overriding goal: “develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons.” The expenditure of CDBG must meet the needs of the community as identified in the Council and HUD approved 2015-2019 Consolidated Plan. Each entitlement community may choose from a variety of eligible activities to meet the identified needs designated in the Consolidated Plan:

- Acquisition/Disposition of Property
- Public Facilities and Improvements

- Demolition
- Public Services
- Rehabilitation
- Code Enforcement
- Economic Development Activities
- Homeowner Assistance
- Relocation
- Planning and Administration

The current CDBG program focuses heavily on the West Bloomington Revitalization Project service area.

A draft summary of the 2018-2019 proposed CDBG activities as part of the Action Plan (i.e. budget) for FY19 is provided for Council review. The draft Action Plan can be viewed in its entirety at:

<http://www.cityblm.org/government/departments/community-development/block-grant/action-plan>

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: On February 23, 2018, a copy of the draft Action Plan was made available for public viewing on the City's website, at the City Clerk's Office, the Community Development Department and the Bloomington Public Library.

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Letters were mailed to more than 100 local churches and neighborhood associations. The public notice was also sent to the Bloomington Housing Authority for posting at their various properties. Letters requesting Action Plan review and consultation from the State Historic Preservation Office and tribal nations were mailed as well.

The draft Action Plan was presented to the McLean County Regional Planning Commission's March meeting for review and acceptance.

FINANCIAL IMPACT: Delay or lack of approval would result in loss of approximately \$500,000 in federal grant funds used for programs benefitting low to moderate income families within the City. Stakeholders can locate information related to the CDBG in the FY 2019 Proposed Budget Book titled "Proposed Other Funds & Capital Improvement" beginning on page 16.

COMMUNITY DEVELOPMENT IMPACT: The projects and activities outlined in the PY44/FY19 CDBG Action Plan addresses many goals identified in the City of Bloomington's Comprehensive Plan 2035: Goal: N-1.2: Prioritize, with urgency, the revitalization of neighborhoods in the Regeneration Area; Goal H-1: Ensure the availability of safe, attractive and high quality housing stock to meet the needs of all current and future residents of Bloomington;

Goal H-1.2: Ensure an adequate supply of affordable housing for low to moderate income households; Goal WEU-1: Provide quality public infrastructure within the City to protect public health, safety and the environment.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Jennifer Toney, Grants Coordinator

Reviewed by: Bob Mahrt, Interim Community Development Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Scott Rathbun, Sr. Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Steve Rasmussen
Interim City Manager

Attachments:

- 2B - PROJECTS/BUDGET – PY44 CDBG Action Plan
- 2C - RESOLUTION – PY44 CDBG Action Plan
- 2D – PRESENTATION – PY44 CDBG Action Plan

Projects

AP-35 Projects – 91.220(d)

Introduction

The overriding goal of all projects and activities completed with CDBG funding is to strengthen the quality of life for Bloomington residents and their neighborhoods. The City will continue to utilize CDBG and other funding sources to support activities that will meet this goal. The following projects have been selected for implementation during Program Year 44/FY19.

Projects

| # | Project Name |
|---|---|
| 1 | Rehabilitation Loans and Grants |
| 2 | Rehabilitation Service Delivery Costs |
| 3 | Administration and General Management |
| 4 | Demolition and Clearance Program |
| 5 | Public Services |
| 6 | Infrastructure and Public Facilities |
| 7 | West Bloomington Revitalization Project |

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

HUD requires CDBG recipients to expend a minimum of 70% of available funding on programs and activities benefitting low and moderate income residents. The City has selected the projects outlined in this Action Plan with that requirement in mind. The majority of the projects for PY44 will occur in the 61701 zip code with an emphasis on the West Bloomington Revitalization Project's service area as the City's designated Slum/Blight Area lies within the WBRP service boundaries.

AP-38 Project Summary

Project Summary Information

| | | |
|----------|--|--|
| 1 | Project Name | Rehabilitation Loans and Grants |
| | Target Area | WEST BLOOMINGTON REVITALIZATION PROJECT AREA Low and moderate income areas outside of West Bloomington Revitalization Project |
| | Goals Supported | Decent Housing - Rehabilitation |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$289,701 |
| | Description | This project will provide funding to low and moderate income households for necessary/emergent home repairs. The majority of homeowners will receive assistance in the form of a 0% interest deferred loan with the balance deferred as long as the beneficiary remains owner-occupant of the home. Grants will be provided on a very limited basis. The City will continue its partnership with AMBUCS, providing grants to disabled individuals for accessibility ramps. A grant will be provided to Mid Central Community Action for rehabilitation of individual units at Mayor's Manor. The budget breakdown is \$239,701 for loans and \$50,000 for grants. If the estimated allocation, carry-forward funds or program income are more or less than anticipated (AP-15), the difference will be added/subtracted from this project unless otherwise noted in this Plan. |
| | Target Date | 4/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | The City strives to assist at least 20 households annually through homeowner rehabilitation. Mayor's Manor contains 26 efficiency-type units... |
| | Location Description | Mayor's Manor is located at 504 W. Washington St. Homeowner rehabilitation projects sites are still to be determined. |

| | | |
|----------|--|---|
| | Planned Activities | The majority of the funding for this project will be spent on minor to moderate rehabilitation on single-family, owner-occupied homes. Homeowners receiving assistance through CDBG are offered a 0% interest deferred loan. Loan repayment is not required as long as the beneficiary remains the owner-occupant. Homeowners interested in paying off the loan are allowed to make payments under the 0% interest loan terms. Grants to homeowners will be provided on a very limited basis. Mid Central Community Action will receive a grant to support rehabilitation activities at its permanent supportive housing location which provides 26 efficiency-type units. If funding is available and there is an identified need, the City will provide Mid Central Community Action or another not-for-profit with a rehabilitation grant to support creation of affordable housing. |
| 2 | Project Name | Rehabilitation Service Delivery Costs |
| | Target Area | WEST BLOOMINGTON REVITALIZATION PROJECT AREA Low and moderate income areas outside of West Bloomington Revitalization Project |
| | Goals Supported | Decent Housing - Rehabilitation |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$12,750 |
| | Description | This activity will fund expenses the City incurs while operating the Housing Rehabilitation Loan Program. Examples of expenditures include but are not limited to: rehabilitation staff training, license renewal fees and refresher courses, environmental testing, and credit check for loan applicants. |
| | Target Date | 4/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | Numbers for this activity will be reported under the individual housing rehabilitation activities. |
| | Location Description | TBD |
| | Planned Activities | Any training the Rehabilitation Specialist attends that relates to CDBG, environmental review, lead, etc. will be allocated to this project. Lead testing and credit check costs will be drawn on this project as well as any other expenses related to operation of the Homeowner Rehabilitation Program. |

| | | |
|----------|--|---|
| 3 | Project Name | Administration and General Management |
| | Target Area | |
| | Goals Supported | Decent Housing - Rehabilitation Sustainable Living Environment - Demolition Sustainable Living Environments - Emergency Grant Suitable Living Environment - Public Services Creating Economic Opportunity - Job/Life Skills Suitable Living Environment - Infrastructure Suitable Living Environment - Public Facilities West Bloomington Revitalization Project |
| | Needs Addressed | Affordable Housing Non-Housing Community Development |
| | Funding | CDBG: \$49,900 |
| | Description | This activity is used for expenditures required for general administration of the grant and all its projects. Examples of expenses covered under this project include but are not limited to postage, advertising, professional development, office supplies, and contracted services. Funding for job and life-skills training for Bloomington Housing Authority (BHA) residents and Housing Choice Voucher participants is included in this project. The partnership between the City and BHA meets the Section 3 requirements for HUD-funded agencies. The City will also provide funding to the McLean County Regional Planning Commission (MCRPS) to support a staff position dedicated to implementing the regional housing plan as it relates to the City's Comprehensive Plan and the 2017 Regional Housing Study. The MCRPC staff member would also be responsible for assisting with the development of the 2020 - 2024 Comprehensive Plan and Assessment of Fair Housing. The City is working with Prairie State Legal Services to develop and implement a fair housing program. Although no CDBG funding is being dedicated to the project at this time, this Action Plan may be amended in the future so that resources can be allocated to the project. |
| | Target Date | 4/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | BHA anticipates serving at least 50 public housing residents and Housing Choice Voucher program participants through its Job and Life Skills training program. These program beneficiaries will be reported to HUD in the CAPER narrative sections since IDIS does not allow users to report accomplishment numbers for administrative activities. |
| | Location Description | Training session locations are to be determined. |

| | | |
|----------|--|---|
| | Planned Activities | Funding will support 1-2 week-long training sessions and a job fair for public housing residents and Housing Choice Voucher program participants. |
| 4 | Project Name | Demolition and Clearance Program |
| | Target Area | WEST BLOOMINGTON REVITALIZATION PROJECT AREA Low and moderate income areas outside of West Bloomington Revitalization Project |
| | Goals Supported | Decent Housing - Rehabilitation Sustainable Living Environment - Demolition |
| | Needs Addressed | Affordable Housing Non-Housing Community Development |
| | Funding | CDBG: \$140,110 |
| | Description | This project will help eliminate slum and blight conditions of deteriorated structures by funding demolition and clearance of dwellings and accessible structures. Buildable lots will be donated to non-profit organizations such as YouthBuild and Habitat for Humanity or local developers for construction of affordable housing. Non-buildable lots will be donated to not-for-profit organizations for use as green space or equally divided and deeded to adjacent land owners. In some occasions, the property may be offered for sale to the general public. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | Habitat typically builds 3-4 homes a year on properties donated by the City. Habitat's program is limited to households with an annual income at or below 60% Area Median Income (AMI). |

| | |
|---|---|
| | <p>Location Description</p> <p>For this program period, Habitat will likely build on the following sites that were donated by the City post demolition and clearance:</p> <p>1008 W. Front 607 W. Mulberry 1502 W. Chestnut</p> <p>Possible demolition sites include:</p> <p>1413 1/2 W. Mulberry 103 N. Sesame 211 W. Oakland 1413 W. Elm</p> |
| | <p>Planned Activities</p> <p>The City will complete 4-6 demolition and clearance activities to eliminate conditions of slum and blight and create affordable housing opportunities for residents with low to moderate income.</p> |
| 5 | <p>Project Name</p> <p>Public Services</p> <p>Target Area</p> <p>WEST BLOOMINGTON REVITALIZATION PROJECT AREA Low and moderate income areas outside of West Bloomington Revitalization Project</p> <p>Goals Supported</p> <p>Sustainable Living Environments - Emergency Grant Suitable Living Environment - Public Services West Bloomington Revitalization Project</p> <p>Needs Addressed</p> <p>Affordable Housing Homelessness Non-Housing Community Development</p> <p>Funding</p> <p>CDBG: \$72,250</p> <p>Description</p> <p>Activities under this project will assist local organizations to enhance the quality of life for residents of Bloomington through Public Service projects. Activities funded under this Action Plan include Peace Meals Senior Nutrition, counseling and case management services through Providing Access to Help (PATH), assistance with moving expenses through Recycling Furniture for Families and neighborhood revitalization efforts through the West Bloomington Revitalization Project.</p> <p>Target Date</p> <p>4/30/2019</p> |

| | |
|---|---|
| <p>Estimate the number and type of families that will benefit from the proposed activities</p> | <p>Peace Meals Senior Nutrition program serves citizens aged 60 and older. Peace Meals will serve approximately 150 Bloomington residents through its congregate meal sites and an additional 240 through the home delivery. PATH provides counseling and case management services for homeless individuals and families as well as those in danger of becoming homeless. At least 95% of clients served through PATH's programs will meet the guidelines for extremely low or low income. PATH anticipates serving more than 500 clients through its Homeless Services and Emergency Grant programs. Recycling Furniture for Families expects to serve 350 households. The West Bloomington Revitalization Project anticipates serving more than 1000 households through its Tool Library, Bike Co-op and other outreach programs. The City estimates 200 residents benefit from WBRP from the community workshops and will report those outcomes through this project. Numbers for tool loans and the Facade Program will be reported under the WBRP Project. Although the Tool Library is open to the entire community, the majority of the members reside within a 1 mile radius of the Tool Library.</p> |
| <p>Location Description</p> | <p>Peace Meals provides in-home meal delivery throughout the City and congregate meals at the following Bloomington locations: Woodhill Towers, Lincoln Towers and Phoenix Towers.</p> <p>PATH provides services through its office at 201 E. Grove, Bloomington. PATH staff also provide street outreach and other outreach services through the Salvation Army's Safe Harbor Shelter, located at 601 W. Washington.</p> <p>WBRP's Tool Library, Bike Co-op, Veggie Oasis and other community workshops occur at the WBRP office located at 724 W. Washington, Bloomington. WBRP also provides programs at off-site locations throughout Bloomington and Normal.</p> <p>The Recycling Furniture for Families office is located at 515 N. Center, Bloomington. Clients pick out their furniture and home goods at the office. Recycling Furniture for Families provides delivery services to the client's home at no cost.</p> |

| | |
|----------------------------------|--|
| <p>Planned Activities</p> | <p>Peace Meals Senior Nutrition Program - Congregate and in-home meal service for residents age 60 and older. CDBG funds will be utilized to cover the cost of food.</p> <p>PATH - Counseling and case management services for extremely low and low income individuals experiencing homelessness or in imminent danger of becoming homeless. PATH will also provide small emergency grants to individuals in need of assistance with utilities, emergency home repairs, rent/mortgage relief, etc. Payments are made directly to the service provider and cannot exceed 3 months of assistance. PATH typically limits assistance to \$500 or less. CDBG funds will be utilized to cover staff expenses and emergency payments to providers.</p> <p>Recycling Furniture for Families - Moving assistance to extremely low and low income households. Clients are able to select new and gently used furniture and home goods at no cost. Service is limited to once in a lifetime unless extenuating circumstances such as a fire occur. Recycling Furniture for Families transports the goods at no cost to the client. CDBG funds will be utilized to assist with program staffing.</p> <p>West Bloomington Revitalization Project - The WBRP Tool Library provides free tool loans to both homeowners and renters. The Tool Library inventory is vast with items ranging from screwdrivers to lawn mowers and everything in between. WBRP conducts educational workshops designed to teach members about DIY home repairs, tool safety, gardening and landscaping, etc. WBRP also conducts programs for children to increase their knowledge related to STEM areas. One of the biggest projects of the year is the Bed Blitz. Through this program, WBRP builds beds for children without a bed to call their own. WBRP partners with local businesses and organizations so that the children not only receive a new bed but also a new mattress and new bedding. Last year, the program provided beds to more than 100 children. CDBG funds will be utilized to fund a part-time Project Leader for all WBRP programs.</p> |
|----------------------------------|--|

| | | |
|-----------------|-------------------------------|--|
| <p>6</p> | <p>Project Name</p> | <p>Infrastructure and Public Facilities</p> |
| | <p>Target Area</p> | <p>WEST BLOOMINGTON REVITALIZATION PROJECT AREA Low and moderate income areas outside of West Bloomington Revitalization Project</p> |
| | <p>Goals Supported</p> | <p>Suitable Living Environment - Infrastructure Suitable Living Environment - Public Facilities</p> |
| | <p>Needs Addressed</p> | <p>Non-Housing Community Development</p> |

| | | |
|----------|--|---|
| | Funding | CDBG: \$111,500 |
| | Description | This project will support one sewer project in a low-mod census tract and a new HVAC system at the WBRP Tool Library. The budget breakdown for this project is \$105,000 for the sewer project and \$6,500 for the HVAC system. The funding amount for the sewer project may be increased or decreased based on the actual amount of carry-forward funding from PY43 to PY44. |
| | Target Date | 4/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | The Tool Library will serve more than 1000 residents, most of whom reside in West Bloomington. Community Development staff are currently working with the City's Engineering Department to determine the location for the sewer activity. There are multiple locations in CDBG target areas in need of the project. The City is estimating 8-10 low and moderate income households will benefit from the sewer activity project. The estimate is based on previous sewer projects with similar funding. |
| | Location Description | WBRP is located at 724 W. Washington St, Bloomington, IL The infrastructure project location is still TBD. |
| | Planned Activities | CDBG funds will be used to provide a new HVAC system for WBRP's Tool Library and Bike Co-op. The building includes an apartment on the upper level which is served by a separate HVAC system. A sewer project will be completed at a location to be determined. This Action Plan will be amended if necessary once the sewer project site and details are finalized. |
| 7 | Project Name | West Bloomington Revitalization Project |
| | Target Area | WEST BLOOMINGTON REVITALIZATION PROJECT AREA |
| | Goals Supported | Decent Housing - Rehabilitation |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$10,000 |
| | Description | This activity will support WBRP's Facade Program which provides minor exterior repairs for low and moderate income homeowners. The program is limited to single-family properties. WBRP anticipates it will complete 7-8 projects this year. The Tool Library expects to complete 1200 loans during the project year and increase its membership by 175 members. The majority of the Tool Library users are from the 61701 zip code. |
| | Target Date | 4/30/2019 |

| | |
|--|---|
| Estimate the number and type of families that will benefit from the proposed activities | WBRP's Facade Program will complete 8 minor to moderate exterior home repair projects for low and moderate income households. |
| Location Description | WBRP will accept homeowner applications for assistance during the month of February. Mid Central Community Action will screen applicants for income eligibility and then a list of locations will be compiled. All projects will be completed within the WBRP service area. |
| Planned Activities | CDBG will support 8 exterior home repair projects for low and moderate income households within the WBRP service area. |

RESOLUTION NO. 2018 –

**RESOLUTION AUTHORIZING THE FILING OF A COMMUNITY DEVELOPMENT
PROGRAM APPLICATION FOR PROGRAM YEAR FORTY-FOUR (44)
(May 1, 2018-April 30, 2019)**

WHEREAS, it is necessary and in the public interest that the City of Bloomington, otherwise known as the Local Public Agency, avail itself of the financial assistance provided by Title I of the Housing and Community Development Act of 1987, to continue a Community Development Program; and

WHEREAS, it is necessary for the Local Public Agency to certify that it will carry out the provisions of the Housing and Community Development Act of 1974, regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON THAT:

An application on behalf of the City of Bloomington for a grant under said Title I in the amount of \$505,210 (estimated) as the full amount available for undertaking and financing the forty-fourth (44th) increment of such program is hereby approved: and

1. The Mayor is hereby authorized and directed to execute and to file such application with the Department of Housing and Urban Development;
2. The Code Enforcement Division Manager is hereby authorized to act as the certifying officer and assure the status of a responsible Federal Official under the National Environmental Protection Act of 1969; to act as the assuring officer for the City of Bloomington that the Local Point Agency shall comply with those items listed on HUD application forms.
2. The Counsel for the Community Development Department is hereby authorized and directed to file legal certification.
3. The Community Development Grants Coordinator, is hereby authorized and directed to provide such additional information and to furnish such documents as may be required on behalf of the Department of Housing and Urban Development, and to act as the authorized correspondent of the City of Bloomington.
4. The City Clerk is hereby authorized and directed to certify such documents as needed by the Department of Housing and Urban Development on behalf of the City of Bloomington.

ADOPTED this 26nd day of March, 2018.

APPROVED this _____ day of March, 2018.

CITY OF BLOOMINGTON

ATTEST:

Tari Renner, Mayor

Cherry L. Lawson, City Clerk



FY18 CDBG

Program

CITY OF BLOOMINGTON

FY18 Budget - Revenues

February 27, 2017

| FY18 CDBG Revenue | Funding Amount |
|-----------------------------------|------------------|
| CDBG Allocation (Based on FY18) | \$505,210 |
| Program Income (Estimated) | \$31,001 |
| Carry-Forward Funding (Estimated) | <u>\$150,000</u> |
| | |
| Total Revenue | \$686,211 |

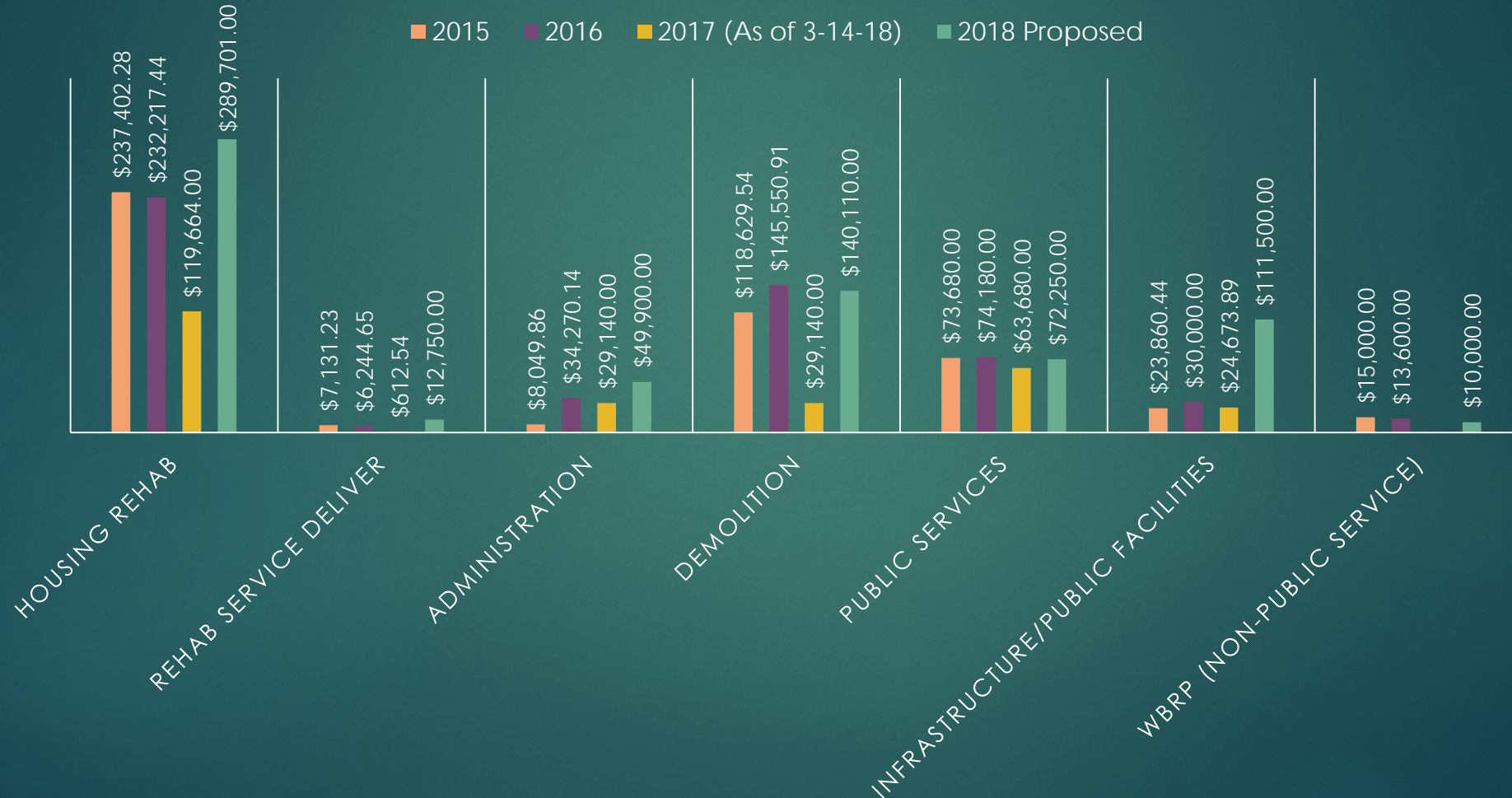
FY18 Budget – Expenditures

March 26, 2018

| FY18 CDBG Projects | Funding Amount |
|---|------------------|
| Housing Rehabilitation (Homeowner Loans, Grants and Grant to Mid Central Community Action/Mayor's Manor) | \$289,701* |
| Rehabilitation Service Delivery | \$12,750 |
| Administration (Section 3 training, MCRPC Planner, General Administration) | \$49,900 |
| Demolition Program | \$140,110* |
| Public Services (PATH-\$43,680/Peace Meals-\$10,000/Recycling Furniture for Families-\$5,000/WBRP-\$13,570) | \$72,250 |
| Marie Litte Park Sidewalk | \$5,000 |
| WBRP HVAC System | \$6,500 |
| West Bloomington Sewer Project | \$100,000* |
| WBRP (Façade Program and Tool Library) | <u>\$10,000</u> |
| | |
| Total Expenditures | \$686,211 |

*Reductions/increases in anticipated revenue will be adjusted from Housing Rehabilitation, Demolition and Infrastructure Projects.

Consolidated Plan Expenditures To Date By Project



March 26, 2018

FY18 CDBG Program

Questions?

February 27, 2017



REGULAR AGENDA ITEM NO. 9B

FOR COUNCIL: March 26, 2018

SPONSORING DEPARTMENT: Community Development - Office of Economic Development

SUBJECT: Consideration of an Ordinance approving an Economic Incentive Agreement to rebate \$135,000 in sales taxes to Habitat for Humanity of McLean County, which would support the purchase and installation of a new solar panel array at the expanded Habitat for Humanity ReStore at 1402-1406 W. Washington Street as recommended by the City's Office of Economic Development.

RECOMMENDATION/MOTION: An Ordinance approving an Economic Incentive Agreement between the City of Bloomington and Habitat for Humanity of McLean County be approved, and authorize the Mayor and City Clerk to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 3: Grow the Local Economy; Goal 4: Strong Neighborhoods; Goal 5: Great Place – Livable, Sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 3a. Retention and growth of current local businesses; 3d. Expanded retail businesses; 3e. Strong working relationship among the City, businesses & economic development organizations. Objective 4b. Upgraded quality of older housing stock; Objective 4c: Preservation of property/home valuations; 4e. Strong partnership with residents and neighborhood associations; 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods. Objective 5b: City decisions consistent with plans and policies; 5c. Incorporation of "Green Sustainable" concepts into City's development and plans; 5e: More attractive city: commercial areas and neighborhoods.

BACKGROUND: Habitat for Humanity of McLean County ("Habitat") has operated its ReStore at 1402 West Washington Street since 2009, selling donated household appliances, hardware and furniture at affordable prices. The proceeds of the ReStore are used to fund Habitat's county-wide housing programs.

Beginning in the summer of 2016, City staff have assisted Habitat with its plans to expand the ReStore, a \$960,000 "ReStore Renewal" project which is anticipated to be complete by June 2018. The ReStore expansion project will result in the removal of three aged buildings on the property, the remodeling of 3,000 sq. ft. of existing space, and the addition of a new steel frame, 12,000 sq. ft. building to be used for additional retail space. During early conceptual planning meetings, including a meeting of the City's Project Review Group / "One Stop Shop," City staff provided the ReStore development team with feedback and recommendations on the expansion project with respect to engineering and building requirements across the scope of the project and the project's

interaction with Constitution Trail which extends along the entire northern frontage of the ReStore property.

During one of the meetings with City staff, Habitat leadership inquired as to potential retail incentive programs that could help Habitat with certain desired elements of the ReStore expansion project that Habitat, given its limited budget, would not be able to afford without additional financial support. City staff advised that an expanded ReStore would likely sell an increased volume of merchandise which would also likely generate increased sales taxes for the City which the City could potentially share with Habitat to assist with the ReStore expansion project.

On August 25, 2017, Habitat submitted a Commercial Incentive Application requesting financial assistance from the City to offset the cost of a proposed 65 kW solar panel array to be installed on the roof of the expanded ReStore. Habitat proposes to engage with local contractors StraightUp Solar and Wilcox Electric for the proposed solar project. Habitat has requested financial assistance from the City in the form of a sales tax rebate in the amount of \$135,000 to fully cover the costs of the proposed solar panel array. Based on Habitat's sales projections, City staff estimate that it would take between 5.5-6.5 years for the \$135,000 incentive to be fully paid.

If approved by the City Council, Habitat intends to immediately contract with StraightUp Solar to order the solar panel equipment and schedule the installation. Per the terms of the proposed agreement, the solar installation must be complete and verified to be operational no later than December 31, 2018. The solar array is estimated to save Habitat nearly \$280,000 in electricity costs over the 30 year life of the solar equipment. The funds proposed to be provided by the City to Habitat through the proposed incentive agreement will provide an opportunity for Habitat to reinvest the ReStore's utility bill savings into Habitat's primary mission: new home construction and its home repair programs in McLean County. Habitat has indicated that without the requested economic incentive from the City, the solar panel array project will not move forward and the opportunity to reduce the ReStore's electric utility costs and reinvest those saved funds into the community's housing stock would not be possible.

City staff are supportive of the request made by Habitat and the proposed economic incentive agreement. Habitat's expansion project promotes the City's goals of encouraging private investment on the City's west side and along Constitution Trail. Habitat has been an integral part of the community since 1985. Habitat has provided vital services to the community, especially in Bloomington's west side, through efforts to increase homeownership opportunities, the amelioration of blighted properties, and engagement of residents to take active roles in restoring their neighborhoods and homes. Additionally, Habitat partners with other local organizations such as Mid Central Community Action and the West Bloomington Revitalization Project to foster community collaboration such as the West Bloomington Housing Collaborative.

Habitat operates through donations, grant income, mortgage income recovery from homes sold and sales revenue from the ReStore. The proposed solar panel array and resulting savings on utility overhead costs will allow Habitat to reinvest its ReStore profits back into the community by increasing its capacity for new home construction and existing home renovation projects.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: City Staff from Community Development, Public Works, Water and Parks and Recreation have participated in multiple meetings with Habitat for Humanity’s ReStore expansion development team. Staff has provided guidance and feedback on the project related to stormwater issues, parking and other building requirements.

DIRECT FINANCIAL IMPACT: Below is a summary of the proposed incentive package:

| | |
|--|--|
| Projected Cost of Solar Panel Array: | \$135,000 |
| Total ReStore Expansion Investment: | \$960,000 for building expansion \$135,000 for solar panel array \$1,095,000 total investment |
| Date of Completion of Solar Array Installation: | On or before December 31, 2018 |
| Total Incentive: | Not to Exceed \$135,000 |
| Source of Incentive: | i. 100% of the 1% Sales Tax ii. 100% of the 2.5% Home Rule Tax <i>less any portion already committed to another unit of local government (i.e. County Mental Health)</i> |
| Incentive as a Percentage of Total Investment: | 12% |
| Projected Incentive Term: | 5.5 to 6.5 years |
| Projected Annual Average Sales Tax Rebate Payment From City to Habitat: | \$22,000 |

As set forth in the proposed Economic Development Agreement, Habitat is to complete the installation of the solar panel array and will provide verification to the City that the array is operating by December 31, 2018. Once the solar project is complete, the City will then begin rebating to Habitat an amount not to exceed \$135,000, sourced solely from 100% of the 1% Sales Tax and 100% of the 2.5% Home Rule Tax (*less any portion already committed to another unit of local government, i.e. the .25% of Home Rule sales tax already committed to McLean County for mental health*) commencing with the sales taxes collected by the City from the first of the month following adoption of the agreement by the City Council (April 1, 2018). The incentive agreement includes a clawback provision wherein if Habitat were to close or relocate the ReStore during the term of the agreement, Habitat would be required to pay back the incentive on a prorated basis. The proposed agreement is intended to fund only the solar panel project, not the ReStore expansion project which is already underway.

ADDITIONAL FINANCIAL IMPACTS AND INCENTIVE GUIDELINES: Although not a requirement of the incentive agreement, Habitat has indicated that the increased retail space and consequently increased ReStore profits will likely result in the hiring of two to four new full or part-time ReStore employees and also lead to the hiring of one to two new Habitat construction management personnel for Habitat’s community home building and renovation programs.

The ReStore expansion project not only benefits Habitat, but also the City, other local taxing districts, and the community as a whole, as an expanded and higher grossing ReStore will result in increased sales taxes for the City and for McLean County (.25% County Tax plus .25% City

Home Rule Sales Tax for County Mental Health) and has the potential to spur investment by other businesses in the west side leading to increased property tax revenues for the local taxing districts from taxable properties in the neighborhood.

Habitat reports that nearly 3.5 of the homes it builds each year are made possible by the income from the ReStore and estimates the additional retail floor space will generate enough income to build an additional two to four homes in the community each year.

According to a 2015 economic impact study completed by Illinois Wesleyan University (attached), Habitat built 66 homes in McLean County between 2005-2015. Those homes generated new property tax revenues in excess of \$878,000. The average fair market value of each new Habitat home is \$124,000, and each new home generates new annual property tax on average of \$1,800.

The proposed incentive is supported by the City's Economic Development Strategic Plan and Economic Development Incentive Guidelines, both of which were approved by the City Council on October 22, 2012. For this proposed project, staff would request that the Council specifically consider Incentive Guideline #1-D:

***Strategic Use of Incentives:** Economic incentives considered by the City of Bloomington will additionally factor in the economic impact an incentive to a specific applicant has to revitalize a particular area of the City beyond just the applicant's property.*

Staff also calls Council attention to the following Economic Development Strategic Plan Goals and Objectives:

1. Retail Retention & Recruitment: Initiate retail retention and recruitment efforts that will expand the commercial tax base in such a way so as to enhance municipal operations and relieve the burden on individual tax payers.

a. Assist existing retail businesses with operational and expansion strategies in order to secure the foundation and stimulate growth of current retailers.

6. Quality of Life: Enhance the overall quality of life of the citizens of the City of Bloomington in order to promote economic growth.

c. Encourage a range of commercial retail and service businesses to meet local resident needs and serve visitors to the City of Bloomington.

d. Encourage commercial and industrial developments that incorporate innovative applications and demonstrate an ability to conserve natural resource and/or protect or enhance environmental quality.

f. Provide for siting and development of quality residential neighborhoods.

7. Prosperous Community: Ensure that investment in economic development will add economic value and increase employment within the City.

a. Increase the commercial and industrial tax base by actively working towards initiatives that positively impact business taxes including, but not limited to, property taxes, sales taxes, food and beverage taxes and hotel/motel taxes.

COMMUNITY DEVELOPMENT IMPACT: Habitat for Humanity of McLean County has contributed to high priority community development initiatives for Bloomington since 1985. These initiatives include maintaining a housing stock of quality affordable homes, west side revitalization, blight amelioration, increasing homeownership, increasing the tax base, job opportunities, residential investment in neighborhoods, collaboration between community organizations, and property maintenance through Habitat’s “Brush with Kindness” and Critical Repair program.

The proposed project and associated incentive align with the following Comprehensive Plan 2035 Goals and Objectives:

H-1. Ensure the availability of safe, attractive and high quality housing stock to meet the needs of all current and future residents of Bloomington

H-1.2 Ensure an adequate supply of affordable housing for low to moderate income households

H-1.3 Create a lifelong community by fostering housing stock that meets the needs of residents of all ages and abilities

ED-1 Ensure a broad range of employment opportunities for all residents

ED-1.1 Focus on retention and expansion of existing businesses

ED-4 Enhance the image of Bloomington as a business friendly community

ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City

ED-4.4 Evaluate commercial land use needs in the context of changing economic trends

ED-4.5 Identify and reduce barriers for local growth and economic development

UEW 2- Promote and facilitate energy conservation and alternate energy generation and resources

UEW-2.1 Reduce municipal and community energy use by at least 20% by 2035 by adopting building codes, feasibly diversifying energy sources and encouraging alternate technologies

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY

CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Austin Grammer, Economic Development Coordinator

Reviewed by: Robert Mahrt, Interim Director of Community Development

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Scott Rathbun, Sr. Budget Manager

Community Development review by: Robert Mahrt, Interim Director of Community
Development

Legal review by: Kathleen Field Orr, Special Counsel for Economic
Development

Recommended by:

A handwritten signature in black ink, appearing to read "Steve Rasmussen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steve Rasmussen
Interim City Manager

Attachments:

- 1B – Attach -Office of Economic Development Incentive Binder
- 1C - Ordinance Authorizing the Economic Incentive Agreement
- 1D - Economic Incentive Agreement



Office of Economic Development

Economic Development Incentive Binder

Habitat for Humanity ReStore Solar Array Project
1402 West Washington Street

March 26, 2018

Table of Contents:

- A. Habitat for Humanity Economic Development Incentive Application – August 2017
- B. StraightUp Solar Proposal for ReStore Solar Array – November 2017
- C. Illinois Wesleyan University Economic Impact Study
of Habitat for Humanity of McLean County, IL – July 2015
- D. ReStore Renewal Project and Solar Array Project PowerPoint Presentation
- E. Economic Development Incentive Ordinance and Agreement



Commercial Incentive Application

I. Taxpayer Information

Name of Taxpayer Seeking Incentive: Habitat for Humanity of McLean County, Inc. _____

Mailing Address: 103 W Jefferson St. Bloomington, IL 61701 _____

Name of authorized to represent taxpayer making application: Stan Geison, Executive Director _____

Address of Authorized representative: 103 W Jefferson St Bloomington, IL 61701 _____

Telephone & Fax number of authorized representative: (309) 827-3931 fax (309) 827-5347 _____

Provide a brief description of the Taxpayer's business, including company history, product(s), facilities, sales and corporate growth, and corporate employment. Also discuss any applicable future growth, planned expansions, and/or corporate diversification.

Habitat for Humanity of McLean County, Inc was first started on April 2, 1985 as a Christian Affordable Housing ministry and an affiliate of Habitat for Humanity International. The agency has built approximately 165 houses over its 30+ year history. The majority of those new construction residential projects were in Bloomington. We operate out of leased office space in the Brown Building on the square in downtown Bloomington. Our main program is new home construction with low income (<60% of median area income level) partner families who apply and must be approved by our affiliate Board of Directors. Participation is based on 3 key criteria (demonstrated housing need, good financial standing to be able to pay a zero interest mortgage, and willingness to partner (contributing 250 hours of sweat equity for each adult family member) to complete the project. The main office staff consists of six full-time and 1 part-time employees and numerous volunteer workers.

The Habitat program is supported by donations from individuals, corporations, and churches, grant income, mortgage recovery income from houses sold, and net sales income from the operation of our Habitat ReStore located at 1402 - 1406 W Washington St in Bloomington. The ReStore is run by a ReStore Manager and a ReStore Assistant Manager, assisted by 4 full-time and 2 part-time employees. The ReStore takes in donated items (building materials, appliances, furniture, cabinets, etc.) to sell at very affordable prices.

Based on our ReStore Renewal project we expect to see modest growth in the ReStore staff with 2 to 4 new full or part-time employees added for store operation. Based on more income being available for our building programs, also could see potentially an additional one or two new construction management personnel.

We have Board approval to proceed with construction of a new building adding much needed retail sales space along with major renovations to our current main building. There is one significant element that we had hoped to include in the project that we could not include due to budgetary constraints,



Commercial Incentive Application

namely the inclusion of a solar energy solution for our ReStore complex. This application is to pursue assistance from the City of Bloomington to be able to include the solar solution as an element in building plans moving forward.

Project Profile

In a separate document titled "Project Profile", provide an estimated project schedule including (when applicable):

- Closing of purchase
- Permitting
- Environmental Assessment and/or Remediation of Activities
- Construction Start
- Construction Completion
- Occupancy of facilities
- Purchase and installation of equipment
- Other pertinent dates, as appropriate

Sponsor/Developer: Habitat for Humanity of McLean County, Inc. _____

Project Street Address: 1402 – 1406 W Washington St _____

City, State & Zip Code: Bloomington, IL 61701 _____

County: McLean County _____

Project type (Commercial Real Estate, Business, Equipment):

Business/Equipment _____

Sq. ft. of project: 12,000 square feet of new retail space and approximately 3000 square feet of remodeled space in an existing building

Total Project Cost/Investment: Approximately \$960,000 for the renewal project (with funding committed); approximately \$130,000 more for the elements for which we do not have funding.

Total Incentive Requested: approximately \$130,000 _____

11 Digit Census Tract Code: 21-05-330-005 _____

Please provide a narrative that describes the project in specific detail:

Commercial Incentive Application

First I will describe the overall ReStore Renewal project (already financed). The purpose of this project is to remove three aged and undesirable buildings from our ReStore campus at 1402 – 1406 W Washington St in Bloomington. We will retain our main ReStore building of approximately 8,000 sq. ft. and connect it to a newly constructed steel frame 12,000 sq. ft. building. Inside the existing main building, we will remodel much of the space so approximately 30 – 35 % of it will become a receiving and processing area for items donated; new offices space will be added, and bathrooms shared by public and employees/volunteers will be completely remodeled with additional stalls added to both the men's and lady's room. We also have a construction building on the east side of the site that is not used in the ReStore operation and which will remain unchanged (except for rearranging items stored around the exterior of the Construction Building).

Our ReStore has been very successful. In the fiscal year ended June 30, 2016 we had gross sales of approximately \$585,000. The net-sales from the operation currently cover 91.5 % of the administrative costs for our affiliate. Said in a different way, with the net income from ReStore, we are able to build nearly 3.5 houses each year that we would not be able to build without increasing our annual fundraising levels. This project will increase our usable floor space by approximately 6,500 sq. ft. and we project the increased proceeds from the operation will allow us to pay 100% of our administrative expenses and allow us to ramp up to building 2 to 4 additional affordable houses with families in need each year.

In addition to the benefits cited above, the project will greatly improve the aesthetic appeal of this west-side location, making it attractive and visible to traffic passing by on W Washington St. The flow of operations will be improved for both donors and customers and safety in the parking lot will be greatly enhanced by moving the donation drop off area to the northeast corner of the current main building.

Habitat for Humanity of McLean County and the City of Bloomington has had a long and mutually beneficial relationship over the course of many years. In November, 2016 Habitat and the City signed a new Land Donation and Construction agreement through which the City attempts to donate up to as many as six lots per year to support Habitat's affordable housing ministry. Habitat for its part, commits to build a house in partnership with a low-income family (household income below the 60 percent median area income level) within three years of receiving the lot. Habitat's program benefits the City directly, by reducing blighted areas in the City, as well as increasing the real estate taxes collected on the donated lots. An economic impact study conducted for Habitat by an Illinois Wesleyan intern and a Wesleyan Professor of Economics showed that the families in the Habitat homes built during the ten-year period from 2005 to 2015 made real estate tax payments totaling over \$900,000. Through its Brush with Kindness and Critical Repair programs Habitat provides another direct positive impact for the City by helping individuals in need of help to maintain their home.

The indirect impacts of these programs are no less significant in value to the City. Here are three points that were identified in research regarding home ownership's positive effect on children's education:

Commercial Incentive Application

- Children of homeowners are significantly more likely to stay in school until age 17 than children of renters, especially in low-income households, according to a study in the Journal of Urban Economics.
- Children in home owning families outperform children in renting families in both math and reading achievement tests, even when other factors are the same. The children have fewer behavioral problems, higher educational attainment and greater future earnings, according to a study by an Ohio State University economist.
- The graduation rate for children of homeowners is 19 percent higher than for renters, and they are twice as likely to acquire some postsecondary education, according to a study in a journal published by the Federal Reserve Bank of New York.

These points make it clear that the investments we make to partner with new Habitat families not only provide immediate results in the improved living conditions for the families, but have lasting effects for the children in the families and for our City and Society based on the educational outcomes achieved. Similarly, when families are given an opportunity to maintain the condition of their home and to address maintenance concerns the homeowner's pride in ownership is bolstered and others in the neighborhood take notice and begin to address the condition of their homes as well.

We are asking the City to provide assistance to Habitat through a tax rebate grant of \$130,000 in order that we might save money in our cost of operation for the ReStore facility enabling us to put the realized savings to work in our affordable housing new construction and home repair programs. Specifically, the requested money would be used to repay a loan taken out to add a significant cost-saving feature to our new building, a 65 KW solar panel array to provide nearly all of the future electrical energy supply needs of the ReStore operation. The cost of the solar solution is expected not to exceed \$130,000 (including \$6500 for estimated one-time cost to replace inverters for the system within the first 25 years). The estimated savings in electricity expense is projected to be \$270,000 over the 25-year expected life of the solar equipment.

Not only would the solar solution enable us to save money to be put into our affordable housing programs, but it is a positive thing to do for our community and environment, serving as another example that Bloomington is taking action to improve living conditions for citizens throughout the City. Habitat made a big decision to stay in the West Bloomington neighborhood to be a part of the revitalization efforts for this area. The City's support in the form of the requested grant would be a strong indicator that we made a good decision and would encourage others to do likewise.

How is the property currently being used and what is the condition of the property?

The operation of the property will remain the same with it being a retail site for the resale of donated household items. A main driver for the project is the dilapidated condition of some of the buildings. One building already removed had asbestos siding on the exterior and was originally constructed for

Commercial Incentive Application

handling grain in a research facility, so it was not desirable as a product display area for us (although it was serving as one). Another of the existing buildings is structurally unsound and not repairable without excessive cost. In this building we have had half or more of the space cordoned off to keep employees and customers out of sections where the roof and framing is in very bad condition. That particular building also blocks the view of our operation from the street so people are not even able to tell what type of setting they are driving into. This building will be demolished toward the end of the new construction project. The improvement in curb appeal of the entire facility will be dramatic. With the new building configuration and new drop off location the traffic flow on the site will be enhanced and will provide more safety as today's configuration requires a lot of turning and backing up in parking areas shared by cars and foot traffic.

Will the project require additional municipal services or facilities?

Yes: _____ No: X _____

If yes, please explain:

There will be really minimal increases in handling sewage waste with the remodeled facility adding two new stalls one each in the public men's and lady's bathrooms. City staff has stated they are not concerned with the additional affluent and no new sewer lines are needed for this change.

II. For projects seeking municipal assistance for Commercial Real Estate development

Development Team

Please list all of members of the development team, their contact information and their role in the development process. If more than four members are on the team, please attach the additional contact information separately.

Name: Bill McConnell
Address: 103 W Jefferson St
Phone Number: 309-827-3931 _____
Fax Number: 309-827-5347 _____
Email: bill.mcconnell@habitatmclean.org
Role: - Project Manager _____

Name: Bill Waller _____
Address: 103 W Jefferson St
Phone Number: 309-827-3931
Fax Number: 309-827-5347
Email: bill.waller@habitatmclean.org
Role: Construction Mgr for remodel

Name: Tyler Wiggs _____
Address: 103 W Jefferson St
Phone Number: 309-827-3931
Fax Number: 309-827-5347
Email: tyler.wiggs@habitatmclean.org
Role: Operational Manager/User

Name: Shannon Fulton
Phone Number: 309-830-5039
Fax Number:
Email: Shannon@straightupsolar.com
Role: Director of Business Development
Address:

Commercial Incentive Application

Name: Stan Geison _____
Address: 103 W Jefferson St
Phone Number: 309-827-3931

Fax Number: 309-827-5347
Email: sgeison@habitatmclean.org
Role: Exec Dir – Project Sponsor _____

Describe the development team and its capacity to successfully complete the project:

With reference to the funded construction and renovation project we have a very strong development team. Bill Waller and Bill McConnell both have extensive construction background. The current main building interior work was done by volunteer workers under the direction of Mr. Waller. The experience and competence brought to the project by Bill and Bill has led to a very good working relationship with construction, architecture, and engineering professionals. These partners trust our work force to be able to manage many aspects of the construction, thus reducing the cost of construction for us. Tyler understands the ReStore operation very well and has been creative and flexible in considering changes in the buildings and flow of operations to maximize the improvement to operation the new building will afford. I have a high level of confidence we have a team supremely capable of successfully completing the project.

The unfunded project to add solar electric will be managed by a vendor specializing in this work so we are confident this aspect will be done successfully as well.

What physical changes will be made to develop or rehabilitate the property and how will the subject property be used?

As indicated, the new and remodeled buildings will be used to run our retail store to sell donated goods with the proceeds supporting our affordable housing ministry. Many changes will bring improvements over the current campus of buildings:

- Improved traffic flow with a new covered dock location for donation drop off.
- Shoppers will be routed into the parking area with a driving lane unencumbered by vehicles of donators which will no longer be turning and backing in the parking lot to get positioned for donation drop off.
- Both entrances and exits off of Washington St (on the east and west end of the property) will be paved, as will all customer parking areas.
- New processing center will be located in same building as the rest of the store operation, eliminating transfer of goods in between multiple buildings as is done today.
- The waste removal dock will be equipped with a trash compactor to reduce cost and the amount of land fill space used by our waste.

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- Increased volume of donations to the ReStore translates into less waste going to the City landfills.
- Shopping floor space will be cooled by large cooling fans.
- Movement of donated goods into the building and out to dumpsters will be isolated to one walled off end of the building, improving energy efficiency in the remainder of the store.
- The curb appeal of the store will be greatly enhanced with the removal of current unattractive buildings along Washington St

Total Investment for real estate component of project: none – we own the property we will build on.

Complete the corresponding budget worksheet, sources and uses statement and proforma, if applicable. Templates will be provided in Microsoft Excel format. The aforementioned documents will include, but are not limited to:

| | |
|--|---------------------|
| • Purchase of real estate and improvements – Existing Property | |
| • Site preparation (includes grading, paving, landscaping) | \$167,140 |
| • Demolition | \$ 30,680 |
| • Construction of new structures (includes refurbish existing bldg.) | \$677,860 |
| • Infrastructure improvements | |
| • Architecture & Engineering fees | \$ 60,000 |
| • Other: (Equipment, display racking, signage, etc.) | \$ 24,000 |
| | Sub Total \$959,680 |
| • Pay off balance of SF Mortgage | \$315,000 |
| | Total \$1,274,680 |
| Funded part of project covered by First Financial Loan | \$1,274,680 |
| Unfunded project item for solar solution | |
| • 65KW Solar Panel Electric Energy Configuration | \$130,000 |

Commercial Incentive Application

III. For projects seeking incentive for new operational equipment

Total cost of new operational equipment \$130,000

Describe the productive use of the proposed equipment acquisitions:

The solar electric arrays will be used to reduce energy costs for most of the ReStore operation's energy needs. Any savings in these expenses means more money can be provided in net sales to the affiliate to offset administrative expenses and as additional funds for our affordable housing construction program.

Date new equipment is to be installed:

Solar panels – after 01/01/2018, date not established;

Will the new equipment have an impact on the environment?

Yes: No:

There should be a positive environmental impact for the solar electric arrays. The arrays will allow us to use a non-fossil fuel-based sustainable source for much of our energy.

IV. Determination of need for incentive

Please describe whether the project could move forward or not without the existence of the incentive.

We have no money in our budget for the adoption of a solar energy solution. The tax incentive would allow us to move forward with the solar solution and would reduce the amount of time required to pay off a line of credit loan, thus allowing a greater proportion of ReStore income to be used in our new construction affordable housing programs.

There are advantages to the City of Bloomington is supporting our request for Tax Rebate assistance. Having another company using solar for energy in Bloomington/Normal expands the use of a non-polluting sustainable energy solution in the city. It will further improve the appearance of this exiting retail operation in the West Bloomington neighborhood.

The savings to Habitat for the cost of energy over the 25-year life of the system would mean more dollars going into our affordable housing program. After the new ReStore building with additional sales floor is operational for two years, we believe we can move from building the current 6 house per year to building at least 7 houses each year. Besides helping more low-income families to attain home ownership, adding an extra house per year results in growth of real estate taxes realized by the community. The table below shows an estimate of the increased property tax.



Commercial Incentive Application

| Year | Addtin Houses | Avg Tax | Total |
|---------------------|------------------|-------------|---------------|
| 1 | 1 | \$ 2,000.00 | \$ 2,000.00 |
| 2 | 1 | \$ 2,000.00 | \$ 4,000.00 |
| 3 | 1 | \$ 2,000.00 | \$ 6,000.00 |
| 4 | 1 | \$ 2,000.00 | \$ 8,000.00 |
| 5 | 1 | \$ 2,000.00 | \$ 10,000.00 |
| 6 | 1 | \$ 2,000.00 | \$ 12,000.00 |
| 7 | 1 | \$ 2,000.00 | \$ 14,000.00 |
| 8 | 1 | \$ 2,000.00 | \$ 16,000.00 |
| 9 | 1 | \$ 2,000.00 | \$ 18,000.00 |
| 10 | 1 | \$ 2,000.00 | \$ 20,000.00 |
| Cumulative Increase | | | \$ 110,000.00 |

We are requesting that the City consider giving the Habitat ReStore a complete rebate of Municipal and Home Rule portions of the sales tax for a period not to exceed seven years (or until the full \$130,000 line of credit loan is paid off). Appendix A provided with this document is a spreadsheet showing the expectation that the loan would be paid off before the end of the 6th year of operation after the solar array is installed.

V. Community Impact

Is this project part of a larger, comprehensive revitalization plan sponsored by local government planners and/or local economic development groups?

Yes: No:

If yes, please describe how the project is related to the plan and if the project is one of the first undertaken.

Habitat for Humanity is a key partner in the West Bloomington Housing Collaborative (along with Mid Central Community Action and the West Bloomington Revitalization project). This project is not specifically called out in plans being pursued by the overall collaborative, however, to the extent it strengthens the economic situation for Habitat, it also enhances Habitat’s ability to continue to contribute to the neighborhood revitalization initiatives of the collaborative.



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Provide a 3-year history of employment levels at the project location:

- 2015 – Three full-time employees and one part-time employee.
- 2016 - Three full-time employees and two part-time employees.
- 2017 – Five full-time employees and three part-time employees.

Will the project create new jobs that can employ local residents?

Yes: No:

If yes, please provide information about the businesses current and projected employees.

| Employee Information | Current Employees | Projected Employees |
|--------------------------------------|-------------------|---------------------|
| Full-time employees (35+ hours/week) | 5 | 7 |
| Part – time employees | 3 | 4 |
| Average hours of part-time employees | 20 | 20 |
| Men | 6 | 6 |
| Women | 1 | 4 |
| African-American | 1 | 2 |
| Latino | 0 | 0 |
| Other/Racial Ethnic Minority | 0 | 0 |
| Salary below \$20,000 | 3 | 4 |
| Salary between \$20,000 - \$40,000 | 4 | 5 |
| Salary between \$40,000 - \$60,000 | 1 | 1 |
| Salary above \$60,000 | 0 | 0 |
| Paid Holidays | 10 | 10 |
| Paid Vacation | Y | Y |
| Paid Sick Days | Y | Y |
| Health Insurance | Y | Y |
| Dental Insurance | Y | Y |
| Employee Information | Current Employees | Projected Employees |
| Insurance for Dependents | N | N |
| Long –term disability | N | N |
| Short-term disability | N | N |
| 401 (K)/Other Retirement | N | N |
| Child Care | N | N |
| Education/Training | Y | Y |
| Life Insurance | N | N |



Commercial Incentive Application

What is the value of benefits in comparison to base pay?

Approximately, 20 % of base pay is provided in benefits (paid vacation, personal days, sick days, insurance premiums, and education/training) for manager level and 10% for part-time employees.

Identify the type(s) of work or position(s) of the new employees that will be newly hired:

ReStore Associates - pick up donated items or accept at our donation drop off area.

Cashier in store

Assistant Manager

Truck Driver

Will the project provide goods and services not immediately available to the community?

Yes: No:

If yes, please explain:

With its West Bloomington location, the store offers products available to residents and rental property owners at a location closer to their property. The low price points we are able to offer for many home improvement products enables customers to do projects to improve their homes that they might not otherwise be able to afford.

Will the project result in greater demand for local goods and services, resulting in indirect job creation for residents of the community?

Yes: No:

If yes, please explain:

While it cannot be argued that the store will increase demand for goods and services for the community in total, it is fair to say that there will likely be greater use of products for projects in West Bloomington and a slight increase in employment at this west side location.



Commercial Incentive Application

Will the project provide vital community services to residents of the community?

Yes: No:

If yes, please explain:

More customers will be able to afford upgrades to their appliances in their homes or to do remodeling projects that they might not be able to afford where it not for the low cost alternatives we are able to offer.

Does the project create environmental sustainable outcomes through green building concepts, location near mass transit, adaptive reuse of existing building or materials, etc.?

Yes: No:

If yes, explain:

The utilization of solar energy will apply a sustainable energy concept. The addition of a trash compactor will reduce the amount of land used in community landfills. The very existence of the expanded capacity of our store to accept more donated items means fewer people will be placing those items on the curb side or in the landfills. The store is located adjacent to the Constitution trail which affords the opportunity for patrons to access by bicycle. It is also on Washington Street which is on a mass transit bus route.

If applicable, will the building follow the Green Building Code?

Yes: No:

If applicable, will the building be LEED certified?

Yes: No:

If yes, certification level: _____

Will materials and services necessary to the completion of the project be purchased and/or acquired by local Bloomington-Normal area businesses?

No

Yes



Commercial Incentive Application

If yes, what percentage: Wilcox Electric will play a role in this project and may do all of the electrical work or may be a partner working with Straight Up Solar, thus a range is stated for their percentage involvement:

If Wilcox does it all the percentage would be 16.9% (\$22,000/\$130,000).

If Wilcox partners with Straight UP Solar staff for part of the work, the percentage would be 13.1% (\$17,000/\$130,000).

Application completed by: _____

Project Role: _____

Contact Information: _____

Date Completed: _____

StraightUp SOLAR

Prepared For
Habitat for Humanity McLean
County
309-838-2373
sgeison@habitatmclean.org



Our Mission:

StraightUp Solar empowers communities to create a sustainable future through lasting partnerships that provide Missouri & Illinois' premier solar integrations and customer service at a competitive price.

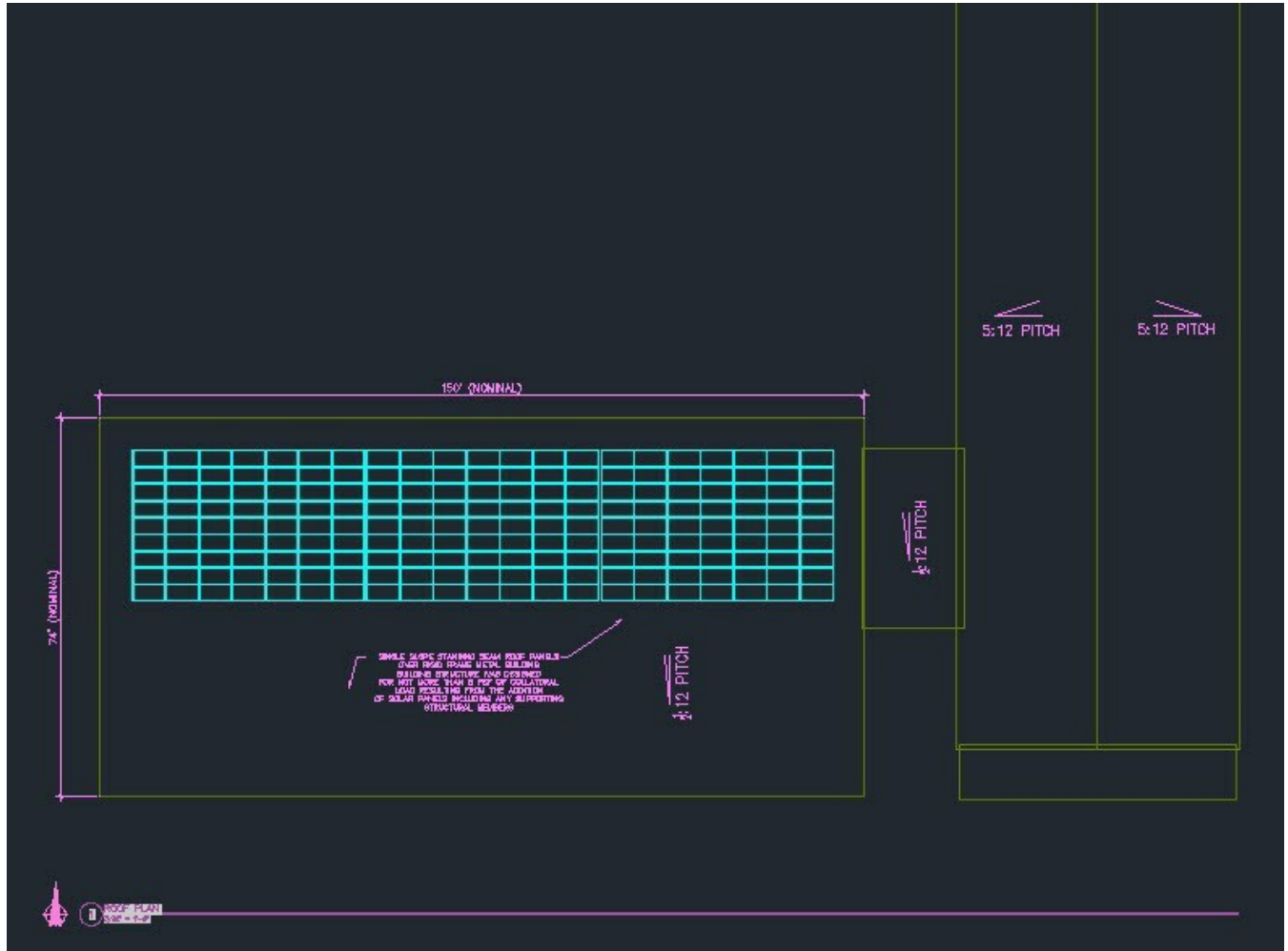
Habitat for Humanity Restore - McLean
County

Prepared By
Shannon Fulton
309-830-5039
Shannon@straightupsolar.com

11/28/2017



1 PV System Layout



2.1.1 PV System Details

General Information

Facility: Facility #1
 Address: 1402 W Washington St Bloomington IL 61701

Solar PV System Rating

Power Rating: 64,610 W-DC
 Power Rating: 56,279 W-AC-CEC

Solar PV Equipment Description

Solar Panels: 64.6kW-DC Standard Modules
 Inverters: Standard Inverter

Energy Consumption Mix

Annual Energy Use: 83,500 kWh

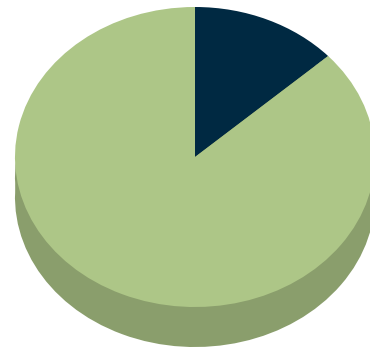
Solar PV Equipment Typical Lifespan

Solar Panels: Greater than 30 Years
 Inverters: 15 Years

Solar PV System Cost And Incentives

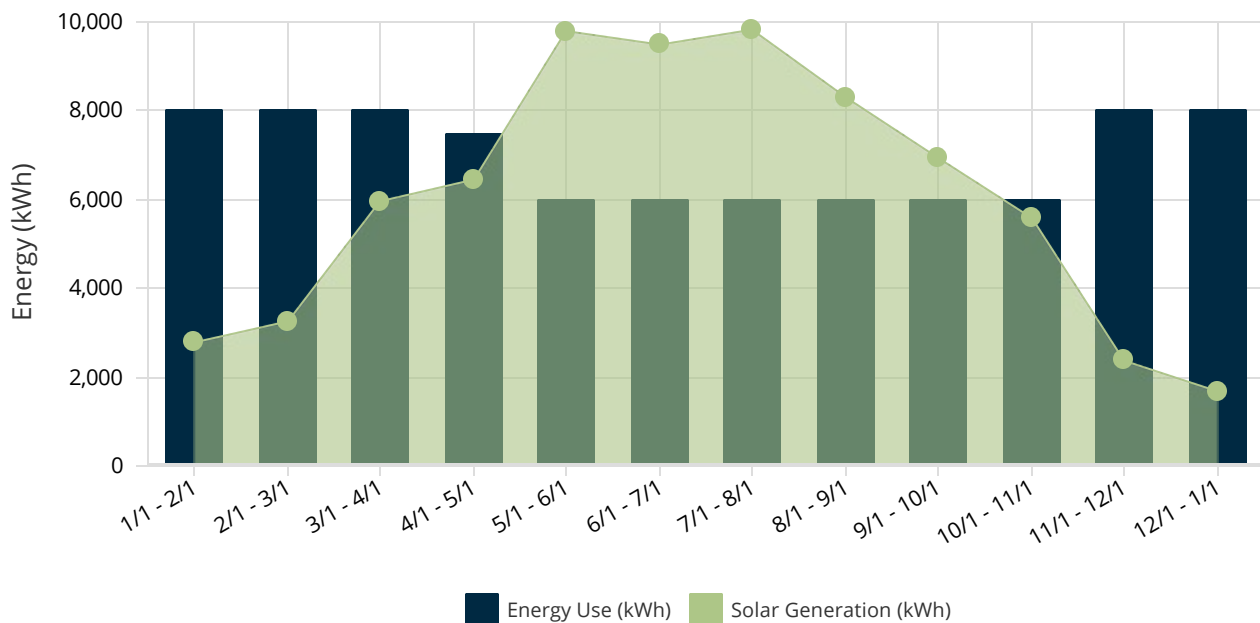
| | |
|----------------------|-----------|
| Solar PV System Cost | \$134,377 |
| REC | -\$60,001 |

Net Solar PV System Cost: \$74,376



| | |
|----------|---------------------|
| Utility | 11,066 kWh (13.25%) |
| Solar PV | 72,434 kWh (86.75%) |

Monthly Energy Use vs Solar Generation



2.1.2 Rebates and Incentives

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

This proposal, including the SREC incentives and smart inverter rebate (if applicable), is calculated on a before tax basis.

SUS SREC - Illinois LTRRPP, Group A, Large | block 1 | >25 - 100kw

SUS SREC - Illinois LTRRPP, Group A, Large | block 1 | >25 - 100kw Rate: \$58.51/REC, paid over 5-year term. SREC values are based on Table 6-2 of the Illinois Power Agency Long-Term Renewable Resources Procurement Plan filed with the Illinois Commerce Commission on December 4, 2017. SREC values are expected to be finalized by July 2018. A REC represents the property rights to the environmental, social, and other nonpower qualities of renewable electricity generation. A REC, and its associated attributes and benefits, can be sold separately from the underlying physical electricity associated with a renewable-based generation source. As renewable generators produce electricity, they create one REC for every 1,000 kilowatt-hours (or 1 megawatt-hour) of electricity placed on the grid.

Total Incentive Value: \$60,001

Accounting Definitions:

Discount Rate-- The Discount Rate is the rate of return used in a discounted cash flow (DCF) analysis to determine the present value of future cash flows. The discount rate in DCF analysis takes into account not just the time value of money, but also the risk of uncertainty of future cash flows; the greater the uncertainty of future cash flows, the higher the discount rate.

IRR-- Internal rate of return (IRR) is the interest rate at which the net present value of all the cash flows (both positive and negative) from a project or investment equal zero. Internal rate of return is used to evaluate the attractiveness of a project or investment.

LCOE PV-- The levelized cost of electricity (LCOE), is the net present value of the unit-cost of electricity over the lifetime of a generating asset.

NPV-- Net present value is the present value of the cash flows at the required rate of return of your project compared to your initial investment.

2.1.3 Current Electric Bill

The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

Rate Schedule: Ameren - DS-2

| Time Periods Bill Ranges & Seasons | Energy Use (kWh) | Charges | | |
|---------------------------------------|------------------|--------------|----------------|----------------|
| | Total | Other | Energy | Total |
| 1/1/2017 - 2/1/2017 W | 8,000 | \$38 | \$620 | \$658 |
| 2/1/2017 - 3/1/2017 W | 8,000 | \$38 | \$620 | \$658 |
| 3/1/2017 - 4/1/2017 W | 8,000 | \$38 | \$620 | \$658 |
| 4/1/2017 - 5/1/2017 W | 7,500 | \$38 | \$583 | \$621 |
| 5/1/2017 - 6/1/2017 W | 6,000 | \$38 | \$470 | \$509 |
| 6/1/2017 - 7/1/2017 S | 6,000 | \$38 | \$605 | \$643 |
| 7/1/2017 - 8/1/2017 S | 6,000 | \$38 | \$605 | \$643 |
| 8/1/2017 - 9/1/2017 S | 6,000 | \$38 | \$605 | \$643 |
| 9/1/2017 - 10/1/2017 S | 6,000 | \$38 | \$605 | \$643 |
| 10/1/2017 - 11/1/2017 W | 6,000 | \$38 | \$470 | \$509 |
| 11/1/2016 - 12/1/2016 W | 8,000 | \$38 | \$620 | \$658 |
| 12/1/2016 - 1/1/2017 W | 8,000 | \$38 | \$620 | \$658 |
| Totals: | 83,500 | \$458 | \$7,043 | \$7,501 |

2.1.4 New Electric Bill

Rate Schedule: Ameren - DS-2

| Time Periods Bill Ranges & Seasons | Energy Use (kWh) | Charges | | |
|---------------------------------------|------------------|--------------|--------------|----------------|
| | Total | Other | Energy | Total |
| 1/1/2017 - 2/1/2017 W | 5,219 | \$38 | \$412 | \$450 |
| 2/1/2017 - 3/1/2017 W | 4,742 | \$38 | \$376 | \$414 |
| 3/1/2017 - 4/1/2017 W | 2,039 | \$38 | \$174 | \$212 |
| 4/1/2017 - 5/1/2017 W | 1,049 | \$38 | \$90 | \$128 |
| 5/1/2017 - 6/1/2017 W | -3,795 | \$38 | -\$305 | -\$267 |
| 6/1/2017 - 7/1/2017 S | -3,490 | \$38 | -\$352 | -\$314 |
| 7/1/2017 - 8/1/2017 S | -3,827 | \$38 | -\$386 | -\$347 |
| 8/1/2017 - 9/1/2017 S | -2,300 | \$38 | -\$232 | -\$194 |
| 9/1/2017 - 10/1/2017 S | -940 | \$38 | -\$95 | -\$57 |
| 10/1/2017 - 11/1/2017 W | 418 | \$38 | \$36 | \$74 |
| 11/1/2016 - 12/1/2016 W | 5,628 | \$38 | \$443 | \$481 |
| 12/1/2016 - 1/1/2017 W | 6,323 | \$38 | \$495 | \$533 |
| Totals: | 11,066 | \$458 | \$655 | \$1,113 |

Annual Electricity Savings: \$6,387



3.1 Cash Purchase

Inputs and Key Financial Metrics

| | | | | | |
|---------------------|------------|---------------------|--------|-----------------------------|----|
| Total Project Costs | \$134,377 | 30-Year ROI | 151.9% | Electricity Escalation Rate | 3% |
| 30-Year IRR | 8.47% | PV Degradation Rate | 0.5% | Federal Income Tax Rate | 0% |
| 30-Year NPV | \$48,434 | Discount Rate | 5% | State Income Tax Rate | 0% |
| Payback Period | 10.4 Years | | | | |

| Years | Project Costs | REC | Electric Bill Savings | Total Cash Flow | Cumulative Cash Flow |
|---------|-------------------|----------|-----------------------|-------------------|----------------------|
| Upfront | -\$134,377 | - | - | -\$134,377 | -\$134,377 |
| 1 | - | \$12,000 | \$6,387 | \$18,387 | -\$115,990 |
| 2 | - | \$12,000 | \$6,546 | \$18,546 | -\$97,443 |
| 3 | - | \$12,000 | \$6,708 | \$18,709 | -\$78,735 |
| 4 | - | \$12,000 | \$6,875 | \$18,875 | -\$59,860 |
| 5 | - | \$12,000 | \$7,045 | \$19,045 | -\$40,814 |
| 6 | - | - | \$7,219 | \$7,219 | -\$33,595 |
| 7 | - | - | \$7,398 | \$7,398 | -\$26,197 |
| 8 | - | - | \$7,581 | \$7,581 | -\$18,616 |
| 9 | - | - | \$7,767 | \$7,767 | -\$10,849 |
| 10 | - | - | \$7,959 | \$7,959 | -\$2,890 |
| 11 | - | - | \$8,155 | \$8,155 | \$5,264 |
| 12 | - | - | \$8,355 | \$8,355 | \$13,620 |
| 13 | - | - | \$8,560 | \$8,560 | \$22,180 |
| 14 | - | - | \$8,770 | \$8,770 | \$30,950 |
| 15 | - | - | \$8,985 | \$8,985 | \$39,935 |
| 16 | - | - | \$9,205 | \$9,205 | \$49,139 |
| 17 | - | - | \$9,430 | \$9,430 | \$58,569 |
| 18 | - | - | \$9,660 | \$9,660 | \$68,229 |
| 19 | - | - | \$9,895 | \$9,895 | \$78,124 |
| 20 | - | - | \$10,136 | \$10,136 | \$88,260 |
| 21 | - | - | \$10,382 | \$10,382 | \$98,642 |
| 22 | - | - | \$10,634 | \$10,634 | \$109,277 |
| 23 | - | - | \$10,892 | \$10,892 | \$120,169 |
| 24 | - | - | \$11,156 | \$11,156 | \$131,325 |
| 25 | - | - | \$11,426 | \$11,426 | \$142,751 |
| 26 | - | - | \$11,702 | \$11,702 | \$154,453 |
| 27 | - | - | \$11,984 | \$11,984 | \$166,436 |
| 28 | - | - | \$12,272 | \$12,272 | \$178,709 |
| 29 | - | - | \$12,568 | \$12,568 | \$191,276 |
| 30 | - | - | \$12,869 | \$12,869 | \$204,146 |
| Totals: | -\$134,377 | \$60,001 | \$278,521 | \$204,146 | - |



4.1 Cash Purchase

Inputs and Key Financial Metrics

| | | | | | | | |
|---------------------|-----------|---------------------|------------|-----------------------------|----|-----------------------|----|
| Total Project Costs | \$134,377 | Payback Period | 10.4 Years | Discount Rate | 5% | State Income Tax Rate | 0% |
| 30-Year IRR | 8.47% | 30-Year ROI | 151.9% | Electricity Escalation Rate | 3% | | |
| 30-Year NPV | \$48,434 | PV Degradation Rate | 0.5% | Federal Income Tax Rate | 0% | | |

| Years | Upfront | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-----------------------------|------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
| Cash | | | | | | | | | | | |
| Project Costs | -\$134,377 | - | - | - | - | - | - | - | - | - | - |
| REC | - | \$12,000 | \$12,000 | \$12,000 | \$12,000 | \$12,000 | - | - | - | - | - |
| Electric Bill Savings | - | \$6,387 | \$6,546 | \$6,708 | \$6,875 | \$7,045 | \$7,219 | \$7,398 | \$7,581 | \$7,767 | \$7,959 |
| Cash | -\$134,377 | \$18,387 | \$18,546 | \$18,709 | \$18,875 | \$19,045 | \$7,219 | \$7,398 | \$7,581 | \$7,767 | \$7,959 |
| Total Cash Flow | -\$134,377 | \$18,387 | \$18,546 | \$18,709 | \$18,875 | \$19,045 | \$7,219 | \$7,398 | \$7,581 | \$7,767 | \$7,959 |
| Cumulative Cash Flow | -\$134,377 | -\$115,990 | -\$97,443 | -\$78,735 | -\$59,860 | -\$40,814 | -\$33,595 | -\$26,197 | -\$18,616 | -\$10,849 | -\$2,890 |

4.1 Cash Purchase

Inputs and Key Financial Metrics

| | | | | | | | |
|---------------------|-----------|---------------------|------------|-----------------------------|----|-----------------------|----|
| Total Project Costs | \$134,377 | Payback Period | 10.4 Years | Discount Rate | 5% | State Income Tax Rate | 0% |
| 30-Year IRR | 8.47% | 30-Year ROI | 151.9% | Electricity Escalation Rate | 3% | | |
| 30-Year NPV | \$48,434 | PV Degradation Rate | 0.5% | Federal Income Tax Rate | 0% | | |

| Years | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 |
|-----------------------------|---------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Cash | | | | | | | | | | | |
| Project Costs | - | - | - | - | - | - | - | - | - | - | - |
| REC | - | - | - | - | - | - | - | - | - | - | - |
| Electric Bill Savings | \$8,155 | \$8,355 | \$8,560 | \$8,770 | \$8,985 | \$9,205 | \$9,430 | \$9,660 | \$9,895 | \$10,136 | \$10,382 |
| Cash | \$8,155 | \$8,355 | \$8,560 | \$8,770 | \$8,985 | \$9,205 | \$9,430 | \$9,660 | \$9,895 | \$10,136 | \$10,382 |
| Total Cash Flow | \$8,155 | \$8,355 | \$8,560 | \$8,770 | \$8,985 | \$9,205 | \$9,430 | \$9,660 | \$9,895 | \$10,136 | \$10,382 |
| Cumulative Cash Flow | \$5,264 | \$13,620 | \$22,180 | \$30,950 | \$39,935 | \$49,139 | \$58,569 | \$68,229 | \$78,124 | \$88,260 | \$98,642 |



4.1 Cash Purchase

Inputs and Key Financial Metrics

| | | | | | | | |
|---------------------|-----------|---------------------|------------|-----------------------------|----|-----------------------|----|
| Total Project Costs | \$134,377 | Payback Period | 10.4 Years | Discount Rate | 5% | State Income Tax Rate | 0% |
| 30-Year IRR | 8.47% | 30-Year ROI | 151.9% | Electricity Escalation Rate | 3% | | |
| 30-Year NPV | \$48,434 | PV Degradation Rate | 0.5% | Federal Income Tax Rate | 0% | | |

| Years | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Totals |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| Cash | | | | | | | | | | |
| Project Costs | - | - | - | - | - | - | - | - | - | -\$134,377 |
| REC | - | - | - | - | - | - | - | - | - | \$60,001 |
| Electric Bill Savings | \$10,634 | \$10,892 | \$11,156 | \$11,426 | \$11,702 | \$11,984 | \$12,272 | \$12,568 | \$12,869 | \$278,521 |
| Cash | \$10,634 | \$10,892 | \$11,156 | \$11,426 | \$11,702 | \$11,984 | \$12,272 | \$12,568 | \$12,869 | \$204,146 |
| Total Cash Flow | \$10,634 | \$10,892 | \$11,156 | \$11,426 | \$11,702 | \$11,984 | \$12,272 | \$12,568 | \$12,869 | \$204,146 |
| Cumulative Cash Flow | \$109,277 | \$120,169 | \$131,325 | \$142,751 | \$154,453 | \$166,436 | \$178,709 | \$191,276 | \$204,146 | - |



Economic Impact Study of Habitat for Humanity of McLean County, IL
by Landon Hoffman and Diego Mendez-Carbajo, Ph.D.
July 2015

Key Findings

- Since 2005 Habitat for Humanity of McLean County (HFHMC), IL, has built 66 homes. When first appraised the average market value of each new home was \$124,000.
- According to IMPLAN, the \$9.9 million in new residential construction completed by HFHMC since 2005 resulted in \$14.6 million in total economic activity and supported, on average, 24.7 jobs in the County each year.
- The implicit regional output multiplier of HFHMC is 1.47, meaning that for each \$1.00 of economic activity generated by HFHMC the region receives an additional \$0.47 in indirect and induced economic activity.
- The implicit regional labor multiplier of an average new HFHMC home is 3.4, meaning that each \$124,000 new home built by HFHMC supports the employment of 3.4 individuals.
- Local volunteers donate an average of 1,100 hours to the construction of a new home.
- According to third-party estimates of the value of volunteer work in the State of Illinois the value of this time is \$24.08 per hour.
- Thus, we estimate that HFHMC volunteers contributed time worth, on average, \$26,488 to the construction of each new home.
- The new homes built by HFHMC since 2005 have generated new tax revenue for the County in excess of \$878,000.
- On average, each new HFHMC home generates \$1,800 in additional local tax revenue per year.

Study Objective

- This study attempts to estimate the regional economic impact of the recorded homebuilding activity of Habitat for Humanity of McLean County (HFHMC), IL, since 2005.
- This study does not include the activity of HFHMC's ReStore operation or attempts to quantify the socioeconomic impact of HFHMC on either their partner families or the broader local community.

Introduction

- Many Habitat for Humanity (HFH) chapters have estimated their economic impact with the assistance of consultants, graduate students, and university-affiliated Centers for Economic Research.
- These chapters are located all across the country and comprise both county/local affiliates (e.g. Austin, Charlotte, Dallas, Greater Indianapolis, New Orleans...) and Statewide organizations (e.g. Indiana, Iowa, Tennessee, West Virginia...).
- Due to the scale of these organizations a preferred estimation methodology is based on the size of HFH's payroll and direct employment figures. More ambitious research efforts divide HFH's activities into residential construction, rehabilitation, and ReStore sales & donations.
- Not all studies directly tally the actual values of the homes built and/or the value of the volunteer's time. In fact, most frequently the value of the volunteer's time is explicitly not taken into consideration.
- As Marron (2012) discusses, the benefits accrued to Habitat's partners as a result of their improved housing conditions are known as "potential secondary benefits" because they depend -in part- on the partner family's composition. These are reviewed in the study "Social Impact Study of Habitat for Humanity of Greater Indianapolis".
- The work of Wardrip, Williams, and Hague (2011) for the Center for Housing Policy reviews the literature studying how affordable housing promotes local economic development by boosting spending, decreasing foreclosures, increasing the local tax base, and strengthening labor markets.

Data

- All the data in this study were compiled from primary sources.
- The data on house values and real estate taxes employed in this study were collected from the mortgage documents associated with each home built by HFHMC. These documents reflect the market-driven appraised value of and the real estate taxes levied on each home at the time of the mortgage closing.
- The economic impact analysis software IMPLAN employs a gross domestic product-based deflator to express dollar figures in constant values over time. Table 1 below reports annual figures adjusted through the more familiar consumer price index (CPI) for the Midwest.

Table 1: Number of Homes Built by Habitat for Humanity of McLean County and Total Assessed Value (in 2014 dollars)

| Year | Houses | Assessed Value |
|-------|--------|----------------|
| 2005 | 8 | \$ 1,122,339 |
| 2006 | 11 | \$ 1,817,953 |
| 2007 | 6 | \$ 973,522 |
| 2008 | 6 | \$ 862,516 |
| 2009 | 6 | \$ 674,958 |
| 2010 | 6 | \$ 690,211 |
| 2011 | 7 | \$ 811,137 |
| 2012 | 8 | \$ 1,015,493 |
| 2013 | 3 | \$ 391,148 |
| 2014 | 4 | \$ 517,000 |
| 2015* | 1 | \$ 138,000 |

* The 2015 figures are only January-May

- The data on volunteer hours employed in this study were collected from the logs that HFHMC keeps since 2012.

Methodology

- According to the Regional Input-Output Modelling System (RIMS II) 2010 tables from the Bureau of Economic Analysis, Regional Product Division, for McLean County, IL, the local Habitat for Humanity chapter is classified under industry cluster #56, "Social Assistance".
- The output multiplier for this industry is 1.1634 and the employment multiplier is 24.2832 jobs per \$1 million in output.
- Because this industry groups clusters "Community Food and Housing, and Emergency and Other Relief Services" along with "Individual and Family Services", "Vocational Rehabilitation Services", and "Child Day Care Services" we believe that the use of the RIMS II tables is less than ideal for the purposes of our study.
- According to the Impact Analysis for Planning (IMPLAN) software Habitat for Humanity of McLean County is classified as part of "Community Food, Housing, and Other Relief Services, Including Rehabilitation Services" (Sector #401).
- The use of IMPLAN for estimating the economic impact of Habitat for Humanity organizations is a well established professional practice. The Center for Housing Policy (2011) reviews the literature on economic impact assessment methods and names IMPLAN and the RIMS II tables as two of the three most frequently employed tools.
- HFH Dallas (2010), HFH West Virginia (2015), HFH Dane County, WI (2013), and HFH Vanderburgh County, IN (2008), employed IMPLAN to estimate their broader economic impact whereas HFH Austin, TX (2012) and HFH Tennessee (2011) employed the RIMS II tables.
- IMPLAN is a software package performing regional input-output analysis based on data collected by the U.S. Census.
- Multipliers are used to estimate the secondary effects of changes in economic activity in a wide variety of activity sectors. For example, the building of a new home has a direct economic impact in terms of construction materials and trade labor employed and the software projects the indirect economic impact of this new construction on suppliers of construction materials as well as the induced economic impact brought about by the increased income of trades people and of employees of construction materials suppliers -among others.

- We employ the 2015 version of IMPLAN for McLean County, based on the 2008 model year multipliers.
- The direct economic footprint of an organization can be measured in three different ways: through the value of its sales, through the number of its employees, and through the value of its payroll expenses. Due, in part, to HFHMC's reliance on volunteer (unpaid) work we choose to consider the value of the local housing stock that HFHMC adds with each building as the organization's "sales".
- This study also values the volunteers' time by pricing it according to national standards set by The Independent Sector. This is a non-partisan network of organizations providing, among other services, research expertise to nonprofits. According to their findings volunteer work in Illinois should be valued at \$24.08 per hour.
- Other studies of HFH's economic impact have employed the same valuation source, with Austin, TX, HFH valuing volunteer time at \$22.30 per hour. While the Charlotte, NC, and Vanderburgh County, IN, chapters of HFH value volunteer time at a lower \$18.40 and \$18.77 per hour, respectively, their justification for doing so wasn't available.

Findings

- Since 2005 Habitat for Humanity of McLean County (HFHMC), IL, has built 66 homes. When first appraised the average market value of each new home was \$124,000.
- According to IMPLAN, the \$9.9 million in new residential construction completed by HFHMC since 2005 resulted in \$14.6 million in total economic activity and supported, on average, 24.7 jobs in the County each year.
- The implicit regional output multiplier of HFHMC is 1.47, meaning that for each \$1.00 of economic activity generated by HFHMC the region receives an additional \$0.47 in indirect and induced economic activity.
- The implicit regional labor multiplier of an average new HFHMC home is 3.4, meaning that each \$124,000 new home built by HFHMC supports the employment of 3.4 individuals.

Table 2: Economic Impact of Habitat for Humanity of McLean County, 2005-2015
 (all dollar figures are reported in millions)

| Impact Type | Employment | Output |
|-----------------|------------|---------|
| Direct Effect | 236 | \$ 9.9 |
| Indirect Effect | 10.5 | \$ 1.6 |
| Induced Effect | 25.5 | \$ 3.1 |
| Total | 272 | \$ 14.6 |

- Local volunteers donate an average of 1,100 hours to the construction of a new home. According to The Independent Sector the value of volunteer work in the State of Illinois is \$24.08 per hour. Thus, we estimate that HFHMC volunteers contributed time worth, on average, \$26,488 to the construction of each new home.
- The new homes built by HFHMC since 2005 have generated new tax revenue for the County in excess of \$878,000. On average, each new HFHMC home generates \$1,800 in additional local tax revenue per year.

Discussion

- Direct comparison of this study findings to other studies is not possible due to differences in data collection and analysis methodologies. Nonetheless, a clear pattern emerges from this exercise:
- HFH chapters that have estimated their economic impact through the RIMS II input-output tables report much larger output multipliers (1.78 in Tennessee; 1.79 in Iowa; and 2.03 in Austin, TX) than the 1.16 multiplier identified for McLean County.
- A potential explanation for this difference may lay in the fact that two of the chapters operate statewide. Also, Austin, TX, is a much larger and denser population center than McLean County.
- HFH chapters that have estimated their economic impact study through the IMPLAN software also report larger output multipliers (1.56 in Vanderburgh

County, IN; 1.60 in West Virginia; 1.76 in Dane County, WI; 2.00 in Dallas, TX) than the 1.47 multiplier identified for McLean County.

- As mentioned above, a potential explanation for this difference may lay in the fact that several of the chapters operate either statewide or in large urban areas. Moreover, all of the referenced studies have estimated HFH's economic impact based on the size of their payroll (i.e. recurring expenses) rather than the value of the organization's additions to the local housing stock (i.e. one-time expenses) -as this study does.
- Only in one study, Hendershot (2009), is the value of HFH's addition to the local housing stock -labeled "capital expenditures" by the author- considered as the basis of the analysis. In that study, for the city of Dallas, TX, the implicit output multiplier is reported as 1.64 (11.5% larger than in McLean County).
- This study could be expanded in several ways:
 - By gathering data on HFHMC's payroll we would be able to estimate both the impact of its one-time expenses and of its recurring expenses on the regional economy.
 - By incorporating estimates of the "potential secondary benefits" accrued by the families securing homeownership by partnering with HFHMC we would be able to capture other dimensions of the organization's impact. Given the fact that between 2010 and mid-2015 HFHMC has built 30 homes housing 38 adults and 63 children its impact on the local population's wealth-creation, education, and health outcomes is -potentially- sizeable.

Contact Information

- Landon Hoffman: lhoffman@iwu.edu
- Diego Mendez-Carbajo, Ph.D.: dmendez@iwu.edu

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Habitat for Humanity ReStore & Constitution Trail



1402 West Washington Street



Habitat for Humanity ReStore & Constitution Trail



1402 West Washington Street



Habitat for Humanity ReStore Renewal Project 2017 – 2018



Project Highlights:

- \$960,000 investment
- Demolition of three aged buildings
- New donation drop-off area
- Beautified frontage along the trail
- 12,000 square feet of new retail space, 8,000 square feet of renovated space, resulting in 20,000 sq ft under roof

Habitat for Humanity ReStore Renewal Project 2017 – 2018



Habitat for Humanity ReStore Renewal Project 2017 – 2018



Habitat for Humanity ReStore Renewal Project 2017 – 2018



Habitat for Humanity ReStore Renewal Project 2017 – 2018



Habitat for Humanity ReStore Renewal Project 2017 – 2018



Habitat for Humanity ReStore Renewal Project 2017 – 2018



Proposed ReStore Solar Array Project

Proposed Project:

- 65kW solar panel array to be installed on roof of new ReStore wing.
- \$135,000 upfront cost to Habitat for Humanity.
- Projected electric bill savings of \$278,521 over 30 year equipment life.

Proposed City of Bloomington Incentive:

- 100% rebate of the City's local sales tax (3.5% of the 8.75% sales tax) from the ReStore's sales to fund the \$135,000 cost of solar project.
- Required project completion date: December 31, 2018
- Projected term of incentive: 5 - 6 years



ORDINANCE NO. 2018 –

**ORDINANCE APPROVING AN ECONOMIC INCENTIVE AGREEMENT
BY AND BETWEEN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS
AND HABITAT FOR HUMANITY OF MCLEAN COUNTY, INC.**

WHEREAS, the City of Bloomington, McLean County, Illinois (the “*City*”) is a duly organized and validly existing home-rule municipality pursuant to Article VII, Section 6a) of the Constitution of the State of Illinois of 1970 and as such, may exercise any power and perform any function pertaining to its government and affairs; and,

WHEREAS, in furtherance of the health, safety and welfare of the City’s citizens, the Mayor and City Council (the “*Corporate Authorities*”) have acknowledged that it is often necessary to provide economic assistance to address some of the extraordinary measures required to accomplish private investment in industry, business and housing in order to enhance the City’s tax base, ameliorate blight and provide job opportunities for City residents; and,

WHEREAS, Habitat for Humanity of McLean County, Inc., an Illinois not-for-profit corporation (the “*Developer*”) operates a program of new home construction to provide housing to low-income families who actively assist in the actual construction of the new homes in which they will own and reside (the “*Housing Program*”); and,

WHEREAS, the Developer owns the properties located at 1402-1406 West Washington Street (the “*Subject Property*”) which is improved with several buildings, one of which is used to operate a Habitat for Humanity Restore (the “*ReStore*”) which sells certain donated items at affordable prices in order to fund the Housing Program; and,

WHEREAS, the Developer has advised the City of the Developer’s plan to remove three aged buildings from the Subject Property and renovate the existing 8,000 square foot Restore and

construct a new 12,000 square foot building adjacent and connected to the existing ReStore building which will result in the ReStore encompassing 20,000 square feet in total; and,

WHEREAS, as part of its renovation of the Subject Property, the Developer has requested financial assistance from the City so that the Developer may finance a \$135,000 loan the Developer intends to use to install a 65 kW solar panel array on the roof of the ReStore (the “*Project*”) that will augment the future electrical energy supply needed for the expanded retail operation; and,

WHEREAS, the Corporate Authorities have determined that the Housing Program promotes the City’s goals by encouraging investment in the City’s west side and in properties along Constitution Trail and that it is in the best interests of the City and its residents to provide the Developer with the requested financial assistance in accordance with the terms of an economic incentive agreement between the City and Developer so that the Developer may continue and expand the Housing Program.

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

Section 1. That the Economic Incentive Agreement by and between the City of Bloomington, McLean County, Illinois and Habitat for Humanity of McLean County, Inc., attached hereto and made a part hereof, is hereby approved and the Mayor and City Clerk are hereby authorized to execute and deliver said Agreement on behalf of the City.

Section 2. The City Manager is hereby authorized and directed to undertake any and all actions as may be required to implement the terms of said Agreement.

Section 3. This Ordinance shall be in full force and effect immediately upon its passage by the Mayor and City Council and approval as provided by law.

ADOPTED this 26th day of March, 2018, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED:

Tari Renner, Mayor

ATTEST:

Cherry L. Lawson, City Clerk

ECONOMIC INCENTIVE AGREEMENT
by and between
THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS
and
HABITAT FOR HUMANITY OF MCLEAN COUNTY, INC.

THIS ECONOMIC INCENTIVE AGREEMENT is entered into this ____ day of _____ 2018, by and between the City of Bloomington, Illinois, an Illinois municipal corporation (the “*City*”), and Habitat for Humanity of McLean County Inc., an Illinois not-for-profit corporation (the “*Developer*”).

PREAMBLES

WHEREAS, the City is a duly organized and validly existing home-rule municipality pursuant to Article VII, Section 6a) of the Constitution of the State of Illinois of 1970 and as such, may exercise any power and perform any function pertaining to its government and affairs; and,

WHEREAS, the Mayor and City Council (the “*Corporate Authorities*”) have acknowledged that one of the primary goals of local government is to promote the health, safety and welfare of its citizens by encouraging investment in industry, business and housing in order to enhance the City’s tax base, ameliorate blight and provide job opportunities for its residents; and,

WHEREAS, the Corporate Authorities have also acknowledged that in order to accomplish its goal to promote the health, safety and welfare of its citizens, there is often a need for economic assistance to address some of the extraordinary measures required to accomplish private investment in industry, business and housing; and,

WHEREAS, the Developer, a not-for-profit corporation, operates a program of new home construction to provide housing to low-income families who actively assist in the actual construction of the new homes in which they will own and reside (the “*Housing Program*”); and,

WHEREAS, the Developer owns the properties located at 1402-1406 West Washington Street in the City (the “*Subject Property*”) which is improved with several buildings, one of which is used to operate a Habitat for Humanity Restore (the “*ReStore*”) which receives donated items such as building materials, appliances, furniture, *etc.* to sell at affordable prices thereby providing income for the Housing Program from the net sales revenues of the ReStore; and,

WHEREAS, the Developer has advised the City of the Developer’s plan to remove three aged buildings from the Subject Property; renovate the existing 8,000 square foot ReStore and construct a new 12,000 square foot building adjacent and connected to the existing ReStore building which will result in the ReStore encompassing 20,000 square feet in total; and,

WHEREAS, as a part of the renovation and construction, the Developer intends to borrow \$135,000 to finance the purchase and installation of an 65 kW solar panel array on the roof of the ReStore (the “*Project*”) to augment the future electrical energy supply needed for the expanded retail operation and has requested financial assistance from the City to assist with the financing of the Project; and,

WHEREAS, the City has reviewed the plans of the Developer related to the ReStore expansion and the City has determined that the furtherance of the Developer’s Housing Program is beneficial to the City by providing additional high quality affordable housing units for its residents in the future and the City desires to financially assist with the Project as requested, because upon completion, it will enable the Developer to sustain and expand its Housing

Program and further the goals of the City to encourage investment in the City's west side and in properties along Constitution Trail.

NOW, THEREFORE, the City and the Developer, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

Section 1. Incorporation of Recitals.

All of the recitals contained in the Preambles to this Agreement are hereby incorporated into this Agreement as though restated in this Section.

Section 2. The Project.

A. As hereinabove set forth, the Developer has extensive plans to renovate and expand the ReStore. An integral part of this plan is the Developer's purchase and installation of a 65 kW solar panel array on the roof of the ReStore to augment the electrical energy needs of the expanded ReStore (the "Project").

B. The Developer hereby covenants and agrees to complete the Project on or before December 31, 2018 and permit a representative of the City to verify the Project's successful ability to capture solar energy and convert it into electricity to augment the electrical energy needs of the expanded ReStore.

C. The Developer covenants and agrees that the Project shall be constructed and maintained in accordance with all applicable ordinances, laws, and regulations of any unit of government or any governmental agency having jurisdiction over the Project.

Section 3. Obligations of the City to Reimburse the Developer.

A. Provided that the Developer has satisfied the requirements as stated in Section 2 above, the City hereby covenants and agrees to reimburse the Developer an amount not to exceed \$135,000 sourced solely from the taxes on retail sales as herein under defined (the "Sales

Taxes”) which are generated from the commercial operation of the ReStore at the Subject Property commencing upon the first day of the month following the adoption of this agreement by the Corporate Authorities, payable on a tri-annual basis within sixty (60) days of the City’s ability to verify the amount of Sales Taxes:

- i. One hundred percent (100%) of the net proceeds to the City from the Illinois Department of Revenue of the Municipal Use and Occupation Taxes distributed to the City pursuant to the Use Tax Act and the Retailers’ Occupation Tax Act of the State of Illinois.
- ii. One hundred percent (100%) of the net proceeds to the City from the Illinois Department of Revenue of the City’s Home Rule Sales Tax less any portion of the Home Rule Sales Tax that the Corporate Authorities have committed to transfer to another unit of local government (i.e. the .25% of the City’s Home Rule Sales Tax which is currently transferred to McLean County to fund various initiatives related to mental health).

Section 4. Term.

Unless earlier terminated pursuant to Section 15 hereof, the term of this Agreement shall commence on the date of execution and end upon receipt by the Developer of \$135,000 (the “Termination Date”).

Section 5. No Liability of City to Others for Developer’s Expenses.

The City shall have no obligations to pay costs of the Project or to make any payments to any person other than the Developer, or its successors or assigns, nor shall the City be obligated to pay any contractor, subcontractor, mechanic, or materialman providing services or materials to the Developer for the construction and development of the Project.

Section 6. Time; Force Majeure.

Time is of the essence of this Agreement; provided, however, a party shall not be deemed in material breach of this Agreement with respect to any of such party's obligations to be performed under this Agreement, if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure materials, wet soil conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnations, riots, insurrections, war, fuel shortages, accidents casualties, floods, earthquakes, fires, acts of God, epidemics, quarantine restrictions, freight embargoes, acts caused directly or indirectly by the other party (or the other party's agents, employees or invitees) or similar causes beyond the reasonable control of such party ("*Force Majeure*"). If one of the foregoing events occurs or either party claims that such an event occurred, the party to whom such claim is made shall investigate and consult with the party making such claim, and the party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

Section 7. Assignment.

This Agreement may not be assigned by the Developer without the prior written consent of the City, which consent shall not be unreasonably withheld.

Section 8. Developer Indemnification.

The Developer shall indemnify and hold harmless the City, its agents, officers and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs, and expenses (including any liabilities, judgments, costs and expenses and reasonable attorney's fees) which may arise directly or indirectly from the failure of the Developer, or any contractor,

subcontractor, agent, or employee thereof (so long as such contractor, subcontractor, agent, or employee thereof is hired by the Developer) to timely pay any contractor, subcontractor, laborer, or materialman, from any default or breach of the terms of this Agreement by the Developer; or from any negligence or reckless or willful misconduct of the Developer or any contractor, subcontractor, agent, or employee thereof (so long as such contractor, subcontractor or agent or employee is hired by the Developer). The Developer shall, at its own cost and expense, appear, defend, and pay all charges of attorneys, costs, and other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against the City, its agents, officers, officials, or employees in any such action, the Developer shall have no obligation whatsoever, with respect to any acts of negligence or reckless or willful misconduct on the part of the City or any of its officers, agents, employees, or contractors.

Section 9. Waiver.

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right or remedy does so in writing. No such waiver shall obligate such party to waive any right or remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

Section 10. Severability.

If any section, subsection, term, or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term, or provision of this Agreement, or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

Section 11. Notices.

All notices, demands, requests, consents, approvals, or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party, or an officer, agent, or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Developer: Habitat for Humanity of McLean County
103 West Jefferson Street
Bloomington, Illinois 61701
Attn : Executive Director

To the City: City Manager
City of Bloomington
109 E. Olive Street
Bloomington, Illinois 61234

With a copy to: Kathleen Field Orr
Kathleen Field Orr & Associates
53 West Jackson Boulevard
Suite 964
Chicago, Illinois 60604

Section 12. Successors in Interest.

This Agreement shall be binding upon and inure to the benefit of the parties to this Agreement and their respective successors and assigns.

Section 13. No Joint Venture, Agency, or Partnership Created.

Neither anything in this Agreement nor any acts of the parties to this Agreement shall be construed by the parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such parties.

Section 14. No Discrimination – Construction.

The Developer, or its successors or assigns, agrees that with respect to the development of the Project it shall not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The Developer shall take affirmative action to require that applicants are employed and that employees are treated during employment, without regard to their race, creed, color, religion, sex or national origin. Such action shall include, but not be limited to, the following: employment upgrading, demotion or transfer; recruitment or recruitment advertising and solicitations or advertisements for employees; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Developer agrees to post in conspicuous places, available to employees and applicants for employment, notices, which may be provided by the City, setting forth the provisions of this nondiscrimination clause.

Section 15. Remedies – Liability.

(a) If, in the City's judgment, the Developer is in material default of this Agreement, the City shall provide the Developer with a written statement indicating any failure on the Developer's part to fulfill its obligations under this Agreement. Except as required to protect against further damages, the City may not exercise any remedies against the Developer in connection with such failure until thirty (30) days after giving such notice. If such default cannot be cured within such thirty (30) day period, such period shall be extended for such time as is reasonably necessary for the curing of the same, so long as the Developer diligently proceeds with such cure; if such default is cured within such extended period, the default shall not be deemed to constitute a breach of this Agreement. A default not cured as provided above shall constitute a breach of this Agreement. Any failure or delay by the City in asserting any of its rights or remedies as to any default or alleged default or breach shall not operate as a waiver of

any such default or breach of any rights or remedies it may have as a result of such default or breach.

(b) If the Developer materially fails to fulfill its obligations under this Agreement after notice is given by the City and any cure periods described in paragraph (a) above have expired, the City may elect to terminate this Agreement or exercise any right or remedy it may have at law or in equity, including the right to specifically enforce the terms and conditions of this Agreement.

(c) If prior to completion of the Project, any voluntary or involuntary petition or similar pleading under any section of any bankruptcy or insolvency act shall be filed by or against the Developer; or any voluntary or involuntary proceeding in any court or tribunal shall be instituted to declare the Developer insolvent or unable to pay the Developer's debts; or the Developer makes an assignment for the benefit of its creditors; or a trustee or receiver is appointed for the Developer or for the major part of the Developer's property; the City may elect, but is not required to, terminate this Agreement with or without notice, to the extent permitted by law and enforceable under applicable federal bankruptcy laws.

(d) If, in the Developer's judgment, the City is in material default of this Agreement, the Developer shall provide the City with a written statement indicating in adequate detail any failure on the City's part to fulfill its obligations under this Agreement. The Developer may not exercise any remedies against the City in connection with such failure until thirty (30) days after giving such notice. If such default cannot be cured within such thirty (30) day period, such period shall be extended for such time as is reasonably necessary for the curing of the same, so long as the City diligently proceeds with such cure; if such default is cured within such extended period, the default shall not be deemed to constitute a breach of this Agreement. Any failure or

delay by the Developer in asserting any of its rights or remedies as to any default or any alleged default or breach shall not operate as a waiver of any such default or breach of any rights or remedies it may have as a result of such default or breach.

(e) In addition to any other rights or remedies, a party may institute legal action against the other party to cure, correct, or remedy any default, or to obtain any other remedy consistent with the purpose of this Agreement, either at law or in equity, including, but not limited to, the equitable remedy of an action for specific performance; provided, however, no recourse for any claim under or upon any obligation contained in this Agreement shall be had against the City, its officers, agents, attorneys, representatives, or employees, in any amount or in excess of any specific sum agreed to be paid by the City pursuant to this Agreement; and no liability, right, or claim at law or in equity shall be attached to or incurred by the City, its officers, agents, attorneys, representatives, or employees in any amount in excess of any specific sums agreed by the City to be paid hereunder, and any such claim is hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement by the City.

(f) The rights and remedies of the parties are cumulative and the exercise by a party of one or more such rights or remedies shall not preclude the exercise, at the same time or different times, of any other rights or remedies for the same default or for any other default by the other party.

Section 16. Amendment.

This Agreement may be amended only in a writing signed by all parties with the adoption of any ordinance or resolution of the City approving the amendment, as provided by law, and by execution of the amendment by the parties or their successors in interest. Except as otherwise

expressly provided herein, this Agreement supersedes all prior agreements, negotiations, and discussions relative to the Project.

Section 17. Counterparts.

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

Section 18. Recapture.

If the Developer ceases its commercial operation at the Subject Property at any time after the first payment to the Developer under this agreement, the Developer consents and agrees to repay the City for all amounts paid by the City pursuant to this Agreement less 20% for each twelve month period of operation of the ReStore.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Bloomington, Illinois.

City of Bloomington, McLean County, an Illinois municipal corporation

By: _____
Tari Renner, Mayor

Attest:

Cherry L. Lawson, City Clerk

Habitat for Humanity of McLean County, Inc.

By: _____
President

Attest:

Secretary



REGULAR AGENDA ITEM NO. 9C

FOR COUNCIL: March 26, 2018

SPONSORING DEPARTMENT: Administration

SUBJECT: Consideration of a Resolution affirming the Bloomington City Council's support of the Bloomington Public Library Board's vote to expand the Library in the current location as requested via Aldermanic Request Form submitted by Alderman Schmidt.

RECOMMENDATION/MOTION: A Resolution affirming the Bloomington City Council's support to expand the Library in the current location be voted on and authorize the Mayor and City Clerk to execute the necessary documents.

STRATEGIC PLAN LINK: 2. Upgrade City Infrastructure and Facilities

STRATEGIC PLAN SIGNIFICANCE: d. Well-designed, well maintained City facilities emphasizing productivity and customer service

BACKGROUND: On February 20, 2018, the Bloomington Public Library Board passed a resolution to expand the Library in the current location. On March 7, Alderman Schmidt submitted an Aldermanic Request Form asking that a resolution be considered by the City Council affirming the Library's vote to remain and expand at its present location. This item was supported for consideration by Aldermen Mathy, Sage, Mwilambwe, Painter, Black, Hauman, and Bray. The proposed resolution does not include a commitment of City financial resources.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Bloomington Public Library

FINANCIAL IMPACT: N/A - The proposed Resolution does not include a commitment of City financial resources.

COMMUNITY DEVELOPMENT IMPACT: N/A

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Nora Dukowitz, Communication Manager

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Scott Rathbun, Sr. Budget Manager

Legal review by:

Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink that reads "Steve Rasmussen". The signature is written in a cursive style with a long horizontal flourish at the end.

Steve Rasmussen
Interim City Manager

Attachments:

- 1B - Aldermanic Request Form
- 1C - Library Board Resolution
- 1D - City Resolution

CITY OF BLOOMINGTON
COUNCIL MEMBER REQUEST FOR CONSIDERATION

I. TO BE COMPLETED BY ALDERMAN

1. Name of alderman making the proposal: Karen Schmidt

2. Topic summary (attach additional information and documentation to this form:

Resolution by the City Council affirming the Bloomington Public Library Board resolution/vote to remain and expand at its present location. This does not include a commitment of City financial resources at this time.

3. Alderman's priority level: LOW MEDIUM HIGH

II. TO BE COMPLETED BY STAFF

1. Aldermen supporting consideration of this topic (3 additional minimum):

Aldermen Mathy, Sage, Mwilambwe, Painter, Black, Hauman, and Bray.

2. City Manager review (staff & financial resources required to implement; impact on City priorities, etc.):

3. Recommendation for further action on _____ at the following meeting type:

- | | |
|---|--|
| <input type="checkbox"/> Committee of the Whole | <input type="checkbox"/> Work Session |
| <input type="checkbox"/> Council Consent Agenda | <input type="checkbox"/> City Board or Commission |
| <input type="checkbox"/> Council Regular Agenda | <input type="checkbox"/> City Staff Review & Comment |

Proposed agenda items shall be submitted to the City Manager's Office using the Agenda Item Request Form at least 15 days in advance of the next regularly scheduled Council session if quick action is desired. Due to the substantial number of requested items and City projects, it may not be possible for requested items to appear on the next agenda.

Bloomington Public Library

Books are just the beginning.



RESOLUTION TO EXPAND THE LIBRARY IN THE CURRENT LOCATION FOR THE BLOOMINGTON PUBLIC LIBRARY

Whereas, the Library Board has exclusive control of the construction of any library building and of the supervision, care and custody of the grounds, rooms or buildings constructed, leased or set apart for that purpose under the provisions of 75 ILCS 5/4-7(3);

Whereas, the Library Board may remodel or reconstruct a building erected or purchased by the board, when such building is not adapted to its purposes or needs under the provisions of 75 ILCS 5/4-7(5);

Whereas, the Trustees Facts File, published by the Illinois Library Association and the Illinois State Library, recommends that Library Board Members work with the Library Director to develop a strategic plan for the Library and to evaluate whether Library facilities adequately meet community needs;

Whereas, in 2000, the Library Board, Consultants, and Library Staff concluded that for the library to be able to do more for the community it needs more space; and

Whereas, there have been 18 years of library expansion conversations, community focus groups, paid studies and plans,

Now, Therefore, be it resolved by the Bloomington Public Library Board of Bloomington, Illinois:

The recitals set forth above are incorporated herein. The Library Board feels it is in the best interest of the community to expand the Library in the existing location. Thus, it is the Library Board's intent to pursue a Library expansion and opportunities for synergistic collaboration in the existing location. All preceding resolutions and statements that conflict with the provisions of this resolution are rescinded. This resolution is merely an expression of the Library Board's intent to pursue the Library expansion, and nothing contained herein shall be interpreted to create any obligation on the part of the Library with respect to the project, or to create any rights or benefits in favor of any party.

Passed this 20th day of February, 2018.

AYES:

NAYS:

ABSENT:

Approved this 20th day of February, 2018.

BLOOMINGTON PUBLIC LIBRARY BOARD

ATTEST:

Board President

RESOLUTION NO. 2018 -

A RESOLUTION AFFIRMING SUPPORT OF THE BLOOMINGTON PUBLIC LIBRARY BOARD'S VOTE TO EXPAND THE LIBRARY IN THE CURRENT LOCATION

WHEREAS, Chapter 25, Section 1 of the Bloomington City Code established the Bloomington Public Library; and

WHEREAS, in 2000, the Library Board, Consultants, and Library Staff concluded that for the Library to be able to do more for the community it needs more space; and

WHEREAS, there have been 18 years of Library expansion conversations, community focus groups, paid studies, and plans; and

WHEREAS, the Library Board voted unanimously on February 20, 2018 to pass a resolution stating, in part, "... The Library Board feels it is in the best interest of the community to expand the Library in the existing location."

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Bloomington, McLean County, Illinois, as follows:

Section 1. The above stated recitals are incorporated herein by reference.

Section 2. The City Council of the City of Bloomington hereby affirms its support of the Bloomington Public Library's vote to expand the Library in the current location.

Section 3. This Resolution shall be in full force and effective immediately after its passage and approval.

APPROVED by the City Council of the City of Bloomington, McLean County, Bloomington, Illinois, March 26, 2018, by a vote of ____ to ____.

CITY OF BLOOMINGTON

ATTEST:

Tari Renner, Mayor

Cherry L. Lawson, City Clerk



REGULAR AGENDA ITEM NO. 9D

FOR COUNCIL: March 26, 2019

SPONSORING DEPARTMENT: Administration / Finance

SUBJECT: Discussion and action on various proposed motions to provide specific direction on closing the \$525,000 budget gap within the FY2019 Proposed Budget, including the following topics: Cost Recovery Fees; Parking-Special Events; Business Registration; and Cost Reductions.

RECOMMENDATION/MOTION:

A. Cost Recovery Fees

One of the following sample motions related to Cost Recovery Fee Increases:

Sample Motion 1: City staff draft and bring back an Ordinance for consideration to enact amendments to the City fee schedules allowing a one-time amendment effective May 1, 2018, and a 5% biennial increase thereafter, effective May 1, 2021, related to Community Development (building safety, code enforcement, etc.), Police (false alarms), Fire (false alarms), Public Works (special event street closures) and others that may apply; so the fees more closely align with the City costs to administer the related functions. City estimated cost recovery for FY2019 of \$175,000.

Sample Motion 2: City staff draft and bring back an Ordinance for consideration to enact a one-time amendment to the City fee schedules, effective May 1, 2018, related to Community Development (building safety, code enforcement, etc.), Police (false alarms), Fire (false alarms), Public Works (special event street closures) and others that may apply; so that the fees more closely align with the City costs to administer the related functions. City estimated cost recovery for FY2019 of \$175,000.

Sample Motion 3: City staff draft and bring back an Ordinance for consideration to enact amendments to the City fee schedules allowing a biennial 5% increase, effective May 1, 2020, related to Community Development (building safety, code enforcement, etc.), Police (false alarms), Fire (false alarms), Public Works (special event street closures) and others that may apply; so the fees more closely align with the City costs to administer the related functions. City estimated cost recovery for FY2019 of \$0.00.

B. Parking Fees

The following sample motions related to Parking Fees –Special Events:

Sample Motion: The Special Event Parking Resolution include provisions that staff continue aggressive collection of parking violations and that staff be authorized to initiate a program to collect parking fees associated with special events, whether it be via increased event ticket fees and/or on-site parking fees. City estimated cost recovery and additional revenues for FY2019 of \$100,000.

C. Business Registration

One of the following sample motions related to Business Registration:

Sample Motion 1: The business registration Ordinance include a fee of \$50 to cover the costs of administration of the program. City estimated cost recovery for FY2019 and beyond of \$200,000 per year.

Sample Motion 2: The business registration Ordinance include only a one-time fee of \$50 to cover the costs of administration of the program. City estimated cost recovery for FY2019 of \$200,000.

Sample Motion 3: The business registration Ordinance not include any fees. City estimated cost recovery for FY2019 of \$0.00.

STRATEGIC PLAN LINK: Goal 1. Financially Sound City Providing Quality Basic Services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1a. Budget with adequate resources to support defined services and level of services.

BACKGROUND: A brief history of the four topics set forth herein is provided below. City staff seeks additional direction on these topics in preparation of the City's final budget and in an effort to ascertain more specifics on the types of ordinances to bring back to the City Council.

Cost Recovery Fees: At the Special Meeting on February 12, 2018, the City Council approved a motion to bring back an itemized list of what fees are proposed to be increased. City staff continues to work on that list and is asking for further direction on the proposed increases by way of one of the above motions.

Parking – Special Events: At the Special Meeting on February 12, 2018, the City Council approved a motion requiring City staff to bring back a resolution charging for special event parking. City staff is working on the resolution and desires additional direction by way of the above motion.

Business Registration: At the Special Meeting on February 12, 2018, the City Council approved a motion to move forward with a business registration program. City staff is working on an ordinance implementing such a program and desires additional direction by way of one of the above motions.

Cost Reductions: At the Budget Work Session on March 10, 2018, the City Council indicated a desire to look at reducing various third-party program contributions. City staff is recommending various reductions and desires direction from the City Council on whether it is supportive of these reductions by way of the above motion.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: The Proposed FY2019 Budget has been submitted with \$525,000 related to the above Balancing Efforts. An allocation of these funds by category must be determined to finalize the Adopted Budget or additional cuts or revenue sources must be considered in order to balance.

It is anticipated that FY2020 will encounter similar budget balancing issues, compounded by potential State of Illinois actions. A proposal from the Governor's office to continue the current ten percent holdback on Income Tax revenues would have a negative impact on the City of approximately \$750,000 per year imposed. Actions taken on these proposals that would positively affect not only FY2019, but years beyond, could help the City prepare for these pending challenges.

COMMUNITY DEVELOPMENT IMPACT: N/A

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Scott Rathbun, Sr. Budget Manager

Reviewed by: Patti-Lynn Silva, Finance Director

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Steve Rasmussen
Interim City Manager

Attachments:

- N/A

BUSINESS REGISTRATION PROPOSAL



The City's Business Registration Program will serve the following purposes:

- **Building / Life Safety.** Assists police, fire & paramedics in responding to accidents, natural disasters, criminal activity and other emergencies.
- **Tax Collection.** Improves the Finance Department's knowledge of businesses operating within the City and the collection of applicable local taxes.
- **Zoning / Land Use.** Helps to ensure that property within the City is being used for a lawful purpose.
- **Prospective Customers.** Creates a list of the businesses available within the community and services offered.

✓ **Specific Provisions**

- All businesses within the City will be included in the registration requirement, including home-based businesses (approximately 2,000 to 4,000 in total)
- An annual \$50 registration fee to cover the costs of the program would be charged (not-for-profit organizations and home-based businesses would be exempt from the fee) and no fee for reporting changes during the year
- City staff would utilize computer software both to maintain the registration database and to allow businesses to register online as well
- A database will be maintained on the City website that allows residents and potential customers to search for businesses within the City

✓ **What Registration Info is Required?**

- Registration information typically includes business owner and contact information, business type, products/services offered, utilization of fire or burglar alarms at the location, whether any hazardous materials are stored or used at the location, hours of operation, and tax identification information.

✓ **What City Resources are Needed?**

- Community Development will take the lead on establishment and implementation
- City staff plans to utilize existing computer software to maintain the registration database
- Legal Department will be responsible for ensuring compliance with registration requirements

✓ **Implementation Period**

- Initial registration would likely start on January 1, 2019
- City staff will utilize the remainder of 2018 to advertise the program, as well as prepare the necessary paperwork, applications, and any necessary computer or software updates