

STATE OF ILLINOIS)
COUNTY OF MCLEAN) SS.

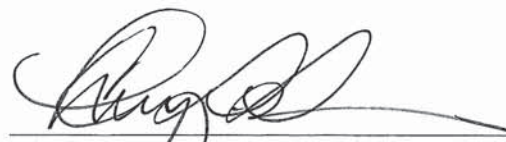
CERTIFICATE

I, Cherry Lawson City Clerk of the City of Bloomington, McLean County and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2018 - 08:

“AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING ON THE TAX INCREMENT FINANCING REDEVELOPMENT PLAN FOR THE DOWNTOWN EAST WASHINGTON STREET REDEVELOPMENT PROJECT AREA”

which was adopted by the Mayor and City Council of the City of Bloomington on the 13th day of February, 2018.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of The City of Bloomington this 13th day of February, 2018.



Cherry L. Lawson, City Clerk

ORDINANCE NO. 2018 - 08

AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING ON THE TAX INCREMENT FINANCING REDEVELOPMENT PLAN FOR THE DOWNTOWN EAST WASHINGTON STREET REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Bloomington, McLean County, Illinois (the “City”) is a municipal corporation and political subdivision of the State of Illinois and as such is reviewing the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “Act”) for purposes of designating the Downtown East Washington Street Redevelopment Project Area; and,

WHEREAS, pursuant to the Act, the City is required to adopt an ordinance fixing the time and place for a public hearing on the proposed Downtown East Washington Street Redevelopment Project Area; and,

WHEREAS, the City desires to adopt this Ordinance in order to comply with such requirements of the Act.

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

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. It is necessary and in the best interests of the City that a public hearing be held prior to the consideration of the adoption by the Mayor and City Council of the City (the “Corporate Authorities”) of an ordinance or ordinances approving the Tax Increment Financing Redevelopment Plan Downtown East Washington Street Redevelopment Project Area (the “Plan and Project”), designating the Downtown East Washington Street Redevelopment Project Area (the “Project Area”) and adopting tax increment allocation financing, and accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the provisions of the Act.

Section 3. It is hereby determined that a public hearing (the “*Hearing*”) on the proposed Plan and Project for the proposed Project Area, as legally described in *Exhibit A*, attached hereto and made a part hereof this Ordinance, shall be held on the 9th day of April, 2018 at 7:00 p.m., at the City of Bloomington, City Hall, 109 East Olive Street, Bloomington, Illinois.

Section 4. Within a reasonable time after the adoption of this ordinance, a copy of the Plan and Project along with the name of the contact person at the City shall be sent to the affected taxing districts by certified mail.

Section 5. Notice of the Hearing is hereby authorized to be given by publication and mailing, said notice by publication to be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the Hearing in a newspaper of general circulation within the taxing districts having property in the Project Area, and notice by mailing to be given by depositing such notice in the United States mail by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Project Area and to each residential address located within the Project Area, not less than ten (10) days prior to the date set for the Hearing. In the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as owner(s) of such property.

Section 6. Notice of the Hearing is hereby directed to be in substantially the form found in *Exhibit B* which is attached hereto and made a part hereof.

Section 7. The above notice is hereby directed to be given by mail, not less than forty-five (45) days prior to the date set for the Hearing, to all taxing districts of which taxable property is included in the proposed Project Area and to the Illinois Department of Commerce

and Economic Opportunity (“DCEO”). Notice shall include an invitation to each taxing district and DCEO to submit written comments to the City, in care of the City Clerk of the City of Bloomington, City Hall, 109 East Olive Street, Bloomington, Illinois 61701 concerning the subject matter of the Hearing prior to the date of the Hearing.

Section 8. It is hereby ordered that a Joint Review Board (the “Board”) shall be convened on the 9th day of March, 2018 at 1:00 p.m., at the City of Bloomington, City Hall, 109 East Olive Street, Bloomington, Illinois 61701, which is not sooner than fourteen (14) days nor later than twenty-eight (28) days following the notice to be given to all taxing districts, as provided in Section 7 above, to review the public record, the proposed Plan and Project and the proposed ordinances approving the proposed Plan and Project. The Joint Review Board shall consist of a representative selected by the community college district, the local community unit school district, the township, and county all of which have authority to directly levy taxes on the property in the proposed Project Area, a representative selected by the City, and a public member to be selected by a majority of other Board members, and shall act in accordance with the applicable provisions of the Act.

Section 9. The document entitled Tax Increment Financing Redevelopment Plan Downtown East Washington Street Redevelopment Project Area has been available for inspection and review commencing the 1st day of February, 2018, which is more than 10 days prior to the adoption of this Ordinance at the office of the City Clerk at the City of Bloomington, City Hall, 109 East Olive Street, Bloomington, Illinois, during regular office hours.

Section 10. Notice of the establishment of an interested parties’ registry which entitles all registrants to receive information on activities related to the proposed designation of a redevelopment project area and the preparation of a redevelopment plan and project is hereby authorized.

Section 11. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

Section 12. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 13. This Ordinance shall be in full force and effect immediately upon its passage.

PASSED this 12th day of February, 2018.


APPROVED this 13th day of February, 2018

CITY OF BLOOMINGTON:



Tari Renner, Mayor

ATTEST:



Cherry L. Lawson, City Clerk

AYES: Alderman Mathy, Sage, Mwilambwe, Schmidt, and Bray

NAYS: Alderman Painter

RECUSE: Alderman Burgas

ABSENT: Alderman Hauman

Exhibit A

Legal Description

Downtown East Washington Street Redevelopment Project Area

A part of the SE¼ of Section 4, Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the point of intersection of the west right of way line of Gridley Street with the south right of way line of East Front Street; thence Northerly on the west right of way line of said Gridley Street to the point of intersection with the westerly extension of the north right of way line of the alley in Block 2 Evan's Addition; thence Easterly on the westerly extension of the north right of way line of said alley and the north right of way line of said alley to the west right of way line of North McLean Street; thence Northerly on the west right of way line of said North McLean Street to the point of intersection with the westerly extension of the north line of the South 56 feet of Lot 6 in Block 1 said Evan's Addition; thence Easterly on the westerly extension of and the north line of the south 56 feet of Lot 6 in Block 1 said Evan's Addition to the west line of Lot 5 in Block 1 said Evan's Addition; thence Southerly to the northwest corner of the South 45 feet of Lot 5 in Block 1 said Evan's Addition; thence Easterly to the northeast corner of the South 45 feet of Lot 5 in Block 1 said Evan's Addition; thence Southerly on the east line of said Lot 5 and the east line of Lot 8 in Block 1 said Evan's Addition to the north right of way line of East Jefferson Street; thence Easterly on the north right of way line of said East Jefferson Street to the point of intersection with the east right of way line of Evans Street; thence Southerly on the east right of way line of said Evans Street to the point of intersection with the south right of way line of East Washington Street; thence Westerly on the south right of way line of said East Washington Street to the point of intersection with the east right of way line of McLean Street; thence Southerly on the east right of way line of said McLean Street to the point of intersection with the south right of way line of said East Front Street; thence Westerly to the Point of Beginning, EXCEPT Lot 1 and the East 8 feet of Lot 2 in Block 3 said Evan's Addition, ALSO EXCEPT Lot 12 and the East 30 feet of Lot 11 in Block 3 said Evan's Addition described in Warranty Deed recorded as Document No. 2014-17877, PIN (44) 21-04-407-006.

Exhibit B

NOTICE OF PUBLIC HEARING

**CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, PROPOSED
APPROVAL OF THE TAX INCREMENT FINANCING
REDEVELOPMENT PLAN FOR THE DOWNTOWN EAST
WASHINGTON STREET REDEVELOPMENT PROJECT AREA**

Notice is hereby given that on the 9th day of April, 2018 at 7:00 p.m., at the City of Bloomington, City Hall, 109 East Olive Street, Bloomington, Illinois, a public hearing (the "*Hearing*") will be held to consider the approval of the proposed Tax Increment Financing Redevelopment Plan Downtown East Washington Street Redevelopment Project Area (the "*Plan and Project*"), the designation of the Downtown East Washington Street Redevelopment Project Area (the "*Project Area*") and the adoption of tax increment financing therefore. The Project Area consists of the territory legally described on Exhibit A and generally described as follows: Generally the three and one-half city blocks bounded by an alley between E. Monroe Street and E. Jefferson Street on the north, N. Gridley Street on the east, E. Front Street on the south and N. Evans Street on the west.

The Plan and Project objectives are to reduce or eliminate blighting conditions, to enhance the tax base of the City and other affected taxing districts by encouraging private investment in residential, commercial, and other mixed-use development within the Project Area, and to preserve and enhance the value of properties therein, all in accordance with the provisions of the "Tax Increment Allocation Redevelopment Act," effective January 10, 1977, as amended (the "*Act*"). The City may issue obligations to finance project costs in accordance with the Plan and Project, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

At the Hearing, there will be a discussion of the Plan and Project, designation of the Project Area, and the adoption of tax increment allocation financing for the Project Area. The Plan and Project is on file and available for public inspection at the office of the City Clerk at the City of Bloomington, City Hall, 109 East Olive Street, Bloomington, Illinois.

Pursuant to the proposed Plan and Project, the City proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Plan and Project proposes to provide assistance by paying or reimbursing costs including, but not limited to, site assembly, analysis, professional services and administrative activities, public improvements and facilities, building rehabilitation, capital costs incurred by a taxing district as a direct result of a redevelopment project, the payment of financing and interest

costs, and such other project costs as permitted by the Act pursuant to one or more redevelopment agreements.

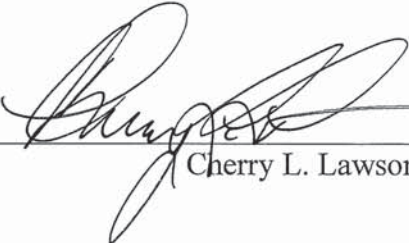
Tax increment financing is a public financing tool that does not raise property taxes but is used to assist economic development projects by capturing the projected increase in the property tax revenue stream to be created by the increase of the assessed value of the development or development area and investing those funds in improvements associated with the project.

At the Hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Plan and Project, designation of the Project Area, and adoption of tax increment allocation financing therefore

The Hearing may be adjourned by the Mayor and City Council of the City without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

For additional information about the proposed Plan and Project and to file comments or suggestions prior to the hearing contact Austin Grammer, Economic Development Coordinator of the City of Bloomington, City Hall, 109 East Olive Street, Bloomington, Illinois, (309) 434-2611.

By Order of the Mayor and City Council of the City of Bloomington this 13th day of February, 2018.


Cherry L. Lawson, City Clerk