

**FY 2020  
ANNUAL TAX INCREMENT FINANCE  
REPORT**



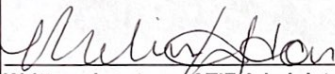
STATE OF ILLINOIS  
COMPTROLLER  
SUSANA A. MENDOZA

Name of Municipality: CITY OF BLOOMINGTON Reporting Fiscal Year: 2020  
 County: MCLEAN Fiscal Year End: 4/30/2020  
 Unit Code: 064/025/30

**FY 2020 TIF Administrator Contact Information**

First Name: MELISSA Last Name: HON  
 Address: 109 E OLIVE ST Title: ECONOMIC & COMM DEV DIRECTOR  
 Telephone: 309-434-2262 City: BLOOMINGTON Zip: 61701  
 E-mail- required: mhon@cityblm.org

I attest to the best of my knowledge, that this FY 2020 report of the redevelopment project area(s) in the **City/Village of: BLOOMINGTON** is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

 October 26, 2020  
 Written signature of TIF Administrator Date

**Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)\*)**

**FILL OUT ONE FOR EACH TIF DISTRICT**

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
EMPIRE STREET CORRIDOR	2/22/2016	

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]  
FY 2020**

Name of Redevelopment Project Area (below):	<b>EMPIRE STREET CORRIDOR</b>
	COMBINATION / <b>Primary Use of Redevelopment Project Area*: MIXED</b>
* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
	COMMERCIAL / <b>If "Combination/Mixed" List Component Types: RETAIL</b>
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b>	
	Tax Increment Allocation Redevelopment Act <input type="checkbox"/> Industrial Jobs Recovery Law <input checked="" type="checkbox"/>

**Please utilize the information below to properly label the Attachments.**

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment (labeled Attachment A)</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement (labeled Attachment D)</b>		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E)</b>		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (labeled Attachment F)</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G)</b>	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H)</b>	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).</b>	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).</b>		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M)</b>	X	

**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))**

Provide an analysis of the special tax allocation fund.

**FY 2020**

**EMPIRE STREET CORRIDOR**

Special Tax Allocation Fund Balance at Beginning of Reporting Period      \$ 2,919

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 369,182	\$ 787,672	99%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 4,595	\$ 11,729	1%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ -	\$ -	0%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

**All Amount Deposited in Special Tax Allocation Fund**      \$ 373,777

**Cumulative Total Revenues/Cash Receipts**      \$ 799,401      100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)**      \$ 334,922

**Transfers to Municipal Sources**      \$ -

**Distribution of Surplus**      \$ -

**Total Expenditures/Disbursements**      \$ 334,922

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements**      \$ 38,855

**Previous Year Adjustment (Explain Below)**      \$ (38,854)

**FUND BALANCE, END OF REPORTING PERIOD\***      \$ 2,920

\* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

**Previous Year Explanation:**

State and local sales tax was inadvertently charged to this TIF in a prior year and was reversed in FY2020 year in the amount of \$38,854.85.





**SECTION 3.2 A**

**PAGE 3**

13. Relocation costs.		
NA		
		\$ -
14. Payments in lieu of taxes.		
NA		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
NA		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
NA		
		\$ -
17. Cost of day care services.		
NA		
		\$ -
18. Other.		
NA		-
		\$ -

<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 334,922</b>
------------------------------------	--	-------------------



**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)**

**Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source**

FY 2020

TIF NAME:

**EMPIRE STREET CORRIDOR**

FUND BALANCE BY SOURCE

\$ 2,920

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		

<b>Total Amount Designated for Obligations</b>	\$ -	\$ -
--	------	------

**2. Description of Project Costs to be Paid**

COLONIAL PLAZA / EMPIRE CROSSING		\$ 1,565,190
BAYMONT INN / BEST WESTERN PLUS		\$ 609,757
IAA DRIVE & FAIRWAY DRIVE PROJECT		\$ 169,359
LOCUST ST & COLTON ST TRAFFIC SIGNAL		\$ 20,000

<b>Total Amount Designated for Project Costs</b>	\$ 2,364,307
--	--------------

<b>TOTAL AMOUNT DESIGNATED</b>	\$ 2,364,307
--------------------------------	--------------

<b>SURPLUS/(DEFICIT)</b>	\$ (2,361,387)
--------------------------	----------------



**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2020**

**TIF NAME:**

**EMPIRE STREET CORRIDOR**

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

**X**

**Check here if no property was acquired by the Municipality within the Redevelopment Project Area.**

**Property Acquired by the Municipality Within the Redevelopment Project Area.**

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

**SECTION 5 - 20 ILCS 620/4.7 (7)(F)**

**FY 2020**

**TIF Name: EMPIRE STREET CORRIDOR**

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

**Select ONE of the following by indicating an 'X':**

<b>1. <u>NO</u></b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
---	--

<b>2.</b> The Municipality <b><u>DID</u></b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
---	---

<b>2a.</b> The total number of <b><u>ALL</u></b> activities undertaken in furtherance of the objectives of the redevelopment plan:	4
--	---

LIST <b><u>ALL</u></b> projects undertaken by the Municipality Within the Redevelopment Project Area:			
<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ 17,965,720	\$ -	\$ 17,965,720
Public Investment Undertaken	\$ 717,460	\$ 437,761	\$ 3,145,129
Ratio of Private/Public Investment	25 2/49		5 52/73

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: COLONIAL PLAZA / EMPIRE CROSSING, 1608 EAST EMPIRE STREET (ORD 2016-18; MARCH 14, 2016)**

Private Investment Undertaken (See Instructions)	\$ 11,865,720		\$ 11,865,720
Public Investment Undertaken	\$ 244,802	\$ 231,045	\$ 1,809,992
Ratio of Private/Public Investment	48 8/17		6 5/9

**Project 2\*: BAYMONT INN / BEST WESTERN PLUS, 604 1/2 IAA DRIVE (ORD 2016-117; OCTOBER 24, 2016)**

Private Investment Undertaken (See Instructions)	\$ 6,100,000		\$ 6,100,000
Public Investment Undertaken	\$ 1,880	\$ 17,357	\$ 675,000
Ratio of Private/Public Investment	3244 32/47		9 1/27

**Project 3\*: IAA DRIVE & FAIRWAY DRIVE IMPROVEMENT PROJECT (RES 2018-22; APRIL 9, 2018)**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 470,778	\$ 169,359	\$ 640,137
Ratio of Private/Public Investment	0		0

**Project 4\*: LOCUST ST & COLTON ST TRAFFIC SIGNAL CONTROL BOX RELO (RES 2018-49; AUGUST 27, 2018)**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken		\$ 20,000	\$ 20,000
Ratio of Private/Public Investment	0		0

**Project 5\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 6\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. **\*even though optional MUST be included as part of the complete TIF report**

**SECTION 6  
FY 2020**

**TIF NAME: EMPIRE STREET CORRIDOR**

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area  
**Year redevelopment**

project area was designated	Base EAV	Reporting Fiscal Year EAV
2016	\$ 13,579,877	\$ 16,930,025

List all overlapping tax districts in the redevelopment project area.  
If overlapping taxing district received a surplus, list the surplus.

Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
MCLEAN COUNTY	\$ -
CITY OF BLOOMINGTON TOWNSHIP	\$ -
CITY OF BLOOMINGTON & LIBRARY	\$ -
B-N WATER RECLAMATION DISTRICT	\$ -
BLM-NRM AIRPORT AUTHORITY	\$ -
CUUSD 87 BLOOMINGTON	\$ -
HEARTLAND COMM COLLEGE 540	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

**SECTION 7**

Provide information about job creation and retention:

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

**SECTION 8**

Provide a general description of the redevelopment project area using only major boundaries:

The Project Area generally includes commercial properties along Empire Street between Veterans Parkway and Colton Avenue.

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X



Office of the Mayor

---

**CITY OF BLOOMINGTON**  
**Unit Code: 064/025/30**

**CERTIFICATION OF CHIEF EXECUTIVE OFFICER**  
**EMPIRE STREET CORRIDOR TIF DISTRICT**  
**ATTACHMENT B**

I, Tari Renner, Mayor of the City of Bloomington, McLean County, Illinois, certify that the City has complied with all of the requirements of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) during the fiscal year ending April 30, 2020, in connection with the administration of the Tax Increment Project Area for the City's Empire Street Corridor Tax Increment Financing District.

Handwritten signature of Tari Renner in cursive script.

\_\_\_\_\_  
Tari Renner, Mayor

LAW OFFICE  
**KATHLEEN FIELD ORR**  
2024 Hickory Road  
Suite 205  
Homewood, Illinois 60430  
(312)382-2113

KATHLEEN FIELD ORR  
[kfo@kfoassoc.com](mailto:kfo@kfoassoc.com)

October 26, 2020

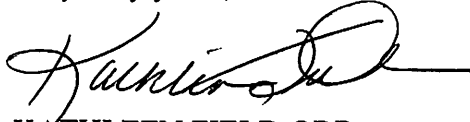
Susana Mendoza, State Comptroller  
State of Illinois Building  
100 West Randolph Street  
Suite 15-500  
Chicago, Illinois 60601

Dear State Comptroller Mendoza:

We have acted as Special Counsel for the City of Bloomington, McLean County, Illinois, in connection with the administration of the Empire Street Corridor Tax Increment Redevelopment Project Area.

I have reviewed all information provided to me by the City's Finance Director, and to the best of my knowledge and belief find that the City has conformed with all of the applicable provisions of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1, *et seq.*, for the fiscal year ending April 30, 2020.

Very truly yours,



KATHLEEN FIELD ORR

**ATTACHMENT C**

**City of Bloomington Empire Street Corridor TIF District  
FY 2020 Annual Report  
(May 1, 2019 – April 30, 2020)**

**Attachment D – Activities Statement**

**The following activities were undertaken in furtherance of the objectives of the Empire Street Corridor Redevelopment Plan during FY 2020:**

1. On March 14, 2016 the City Council adopted Ordinance 2016-18 approving a redevelopment agreement with BT Bloomington LLC (BET Investments) to support the renovation of the Colonial Plaza shopping center (now known as Empire Crossing). Per the agreement, the Developer is to receive \$4 million in incremental property tax and sales tax rebates to support the Developer's \$11,865,720 investment in the shopping center.
  - During calendar year 2018, the sales of the new to the city retailers exceeded the minimum annual gross sales requirement of \$20 million. Therefore, during FY 2019, the City issued a rebate payment of \$244,802 to the Developer constituting 75% of the incremental property taxes paid by the Developer to the McLean County Treasurer for tax year 2017 payable 2018. This rebate payment (the first under the agreement) reduced the outstanding balance owed to the Developer by the TIF Fund to \$1,565,190.

Also in FY 2019, coinciding with the rebate of incremental property taxes, the City issued a rebate payment to the Developer of \$228,748 constituting 33.33% of the City's local sales taxes (non-TIF funds) generated by the new to the city retailers during calendar year 2018. This FY 2019 rebate payment of sales taxes (the first under the agreement) reduced the outstanding balance of sales tax owed to the Developer by the City to \$1,961,260.
  - Due to the COVID-19 pandemic, on March 20, 2020, Governor Pritzker issued Executive Order 2020-10 directing that all non-essential business and operations must cease, aside from minimum basic operations. As a result of the executive order, the new to the city retailers (Dick's Sporting Goods, HomeGoods, DSW Shoes, Five Below, Orange Theory Fitness, and Carter's OshKosh B'Gosh) and the existing non-essential retailers in the shopping center temporarily closed and were not permitted to reopen until May 29<sup>th</sup> (operating at reduced capacity and with other restrictions).
  - Due to the delay by the Illinois Department of Revenue in reporting sales tax data to the City, it was not known by the City until March 2020 that, during calendar year 2019, the sales of the new to the city retailers did not achieve the minimum annual gross sales requirement of \$20 million. After obtaining the 2019 sales data, the City issued a notice of default to the Developer as called for under the agreement. In July 2020, as a result of negotiations between City staff and the Developer, the City and the Developer agreed to amend the 2016 agreement to take into account the effects of the COVID-19 pandemic which began to impact retail sales in February/March 2020. As agreed to in the amendment (a copy of which is included in this report), the City did not issue a rebate of incremental property tax or sales taxes for calendar year 2019 sales (FY 2020). The City will continue to honor the original terms of the agreement and make rebate payments annually to the developer, but only in years when the minimum annual gross sales requirement is achieved. The Developer agreed to forgo its right to claim Force Majeure throughout the term of the redevelopment agreement.

2. On October 24, 2016, the City Council adopted Ordinance 2016-117 approving a redevelopment agreement between the City and Magnus Hotels LLC (Milan Hotels) to support the redevelopment of the then distressed hotel property at 604 ½ IAA Drive. During FY 2019, the redevelopment of the former Baymont Inn into a Best Western Plus was completed with a certificate of occupancy being issued on August 1, 2018. Per the agreement, the Developer is to receive rebates totaling \$675,000 in incremental property tax and city hotel / motel tax rebates to support the Developer's \$6.1 million investment in the hotel property. During FY 2020, the City issued a rebate payment of \$939.95 to the Developer constituting 75% of the incremental property taxes paid by the Developer to the McLean County Treasurer for tax year 2017 payable 2018. Coinciding with the rebate of incremental property taxes, the City issued a rebate payment to the Developer of \$53,212.02 constituting 100% of the City's hotel / motel taxes (non-TIF funds) generated by Developer for the months of December 2018 through October 2019. Combined, these rebate payments (the second under the agreement) reduce the outstanding balance owed to the Developer by the TIF Fund to \$609,757.10.
3. On April 9, 2018, the City Council adopted Resolution 2018-22 designating a portion of the IAA Drive and Fairway Drive improvement projects as TIF-Eligible expenses. Both of these projects further the objectives of the TIF Redevelopment Plan to "upgrade public works improvements" and "provide for safe and efficient traffic circulation within the Area" (p. 27-28).
  - Upon the City's completion of both projects, it was determined that the total TIF eligible costs were \$640,137.40.
  - During FY 2019, the TIF Fund reimbursed the City's Capital Improvement Fund \$141,994 for the portion of the project that was completed during FY 2019.
  - During FY 2020, the TIF Fund reimbursed the City's Asphalt & Concrete Fund \$328,784.
  - It is anticipated that in FY 2021, the TIF Fund will reimburse the City's Asphalt & Concrete Fund the remaining balance of \$169,359.
4. On August 27, 2018, the City Council adopted Resolution 2018-49 designating the project to relocate the traffic control box at the northeast corner of Locust Street and Colton Street as a TIF-Eligible expense. The project was completed in November 2018 for approximately \$20,000. Due to continued invoicing delays, the final cost of the project is anticipated to be reflected in the FY 2021 TIF Report.
5. With the assistance of PGAV Planners and Kathi Field Orr and Associates, City staff consulted with multiple developers considering projects within the TIF District.
6. City staff continued to market opportunities available within the TIF District.

Additional information about the Empire Street Corridor TIF District can be found at <https://www.cityblm.org/TIF>

The above information was compiled by Austin Grammer, City of Bloomington Economic Development Coordinator.

# ATTACHMENT E

**ADDENDUM TO  
THE REDEVELOPMENT AGREEMENT BY AND BETWEEN  
THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS  
AND BT BLOOMINGTON, LLC**

**WHEREAS**, on March 16, 2016 the City of Bloomington, McLean County, Illinois (the "City") entered into a Redevelopment Agreement with BT Bloomington, LLC, an Illinois Limited Liability Company (the "Developer") wherein the Developer agreed to redevelop and renovate the shopping center then known as Colonial Plaza located at 1500 East Empire Street (the "Subject Property") at a cost of approximately \$10,000,000 for improvements necessary to reduce vacancies and attract new retail businesses which did not yet then operate in the City ("Tenants New to the City") on the condition that the City would reimburse the Developer for some of the costs incurred to improve the Subject Property; and,

**WHEREAS**, the Subject Property is located within the Empire Street Corridor Redevelopment Project Area, established by the City pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*) (the "TIF Act") thereby making the Subject Property eligible for the benefits available through the TIF Act; and,

**WHEREAS**, the Developer made certain commitments including to undertake improvements to a 50,000 square foot portion of the Subject Property for lease to Dick's Sporting Goods ("DSG") as well as to undertake improvements to other vacant retail spaces at the Subject Property (the "Project") in order to attract Tenants New to the City which, collectively with DSG, were to achieve minimum annual gross sales of not less than \$20,000,000 (the "Minimum Gross Annual Sales Requirement") throughout the term of the Redevelopment Agreement; and,

**WHEREAS**, in consideration of the Developer's commitment to undertake significant improvements to the Subject Property, the City agreed to annually reimburse the Developer for "Redevelopment Project Costs", as defined in the TIF Act, in an amount equal to the lesser of: (i) 36.52% of the total costs of the Project; or (ii) \$4,000,000 (the "Total Reimbursable Amount") from the City's Sales Taxes and Incremental Taxes generated from the Subject Property, both terms



being defined in the Redevelopment Agreement, but only for the years the Minimum Annual Gross Sales Requirement was achieved; and,

**WHEREAS**, the term of the Redevelopment Agreement commenced upon its execution and is to continue until the first to occur: payment of the Total Reimbursable Amount; or, March 1, 2037; and,

**WHEREAS**, the Developer has not met the Minimum Gross Annual Sales Tax Requirement since 2018 and has not received the annual reimbursement of the City's Sales Taxes and Incremental Taxes since the distribution for the 2018 calendar year; and

**WHEREAS**, notwithstanding the Developer's failure to secure sufficient leases with Tenants New to the City necessary to meet the Minimum Annual Gross Sales Requirement in calendar year 2019, the City desires to continue to partner with the Developer in the ongoing redevelopment of the Subject Property now known as Empire Crossing on the terms and conditions hereinafter set forth.

**NOW, THEREFORE**, the parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree to this Addendum to the Redevelopment Agreement as follows:

1. The City shall make an annual disbursement of the City's Sales Taxes for calendar years 2020 through 2026 and 75% of the Incremental Taxes for McLean County property tax years 2019 payable 2020 through 2035 payable 2036 until the first to occur: 1.) receipt by the Developer of the Total Reimbursable Amount; or 2.) March 1, 2037; provided however, no annual reimbursement shall be made by the City to the Developer for any calendar year through December 31, 2036 that DSG and Tenants New to the City collectively do not achieve the Minimum Annual Gross Sales Requirement.

2. The Developer shall not have the right to claim Force Majeure as defined in Section 10 of the Redevelopment Agreement throughout the term of the Redevelopment Agreement nor shall the Developer have any claim upon the City's Sales Taxes or the 75% of the Incremental

Taxes generated from the Subject Property for any calendar year the Minimum Gross Annual Sales Requirement has not been achieved. It is further understood and agreed that in any year the Minimum Annual Gross Sales Requirement has not been achieved, the City shall have the right to use the annual reimbursable amount in any way the City determines, in the City's sole discretion, so long as such use is permitted by law.

4. The Developer acknowledges and affirms that the City, in lieu of issuing a notice of default, invoked the single "cure period" (as defined in Section 4 of the Redevelopment Agreement) and it is not entitled to receive a Note from the City as provided in Section 3D of the Redevelopment Agreement which was to evidence the Total Reimbursable Amount due after completion of the Project due to the failure of achieving the Minimum Gross Annual Sales Requirement for calendar year 2017.

5. The Developer affirms that it has received \$473,549.50 in rebates from the City comprised of \$228,747.85 in City's Sales Taxes and \$244,801.65 in Incremental Taxes.


6. The City affirms that the maximum rebate the Developer is entitled to receive is \$4,000,000 and that by taking into account the rebates that have already been issued as detailed above, the remaining potential total that the Developer could realize in rebates is \$3,526,450.50 of which a maximum of \$1,961,260.15 could potentially be sourced from the City's Sales Taxes through calendar year 2026.

7 All other terms of the Redevelopment Agreement, not in conflict herewith, shall remain in full force and effect.


**(Signature page to follow)**

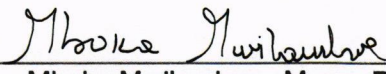
EXECUTED, by the parties hereto have caused this 2 day of July, 2020.

City of Bloomington, Mclean County, Illinois an  
Illinois Municipal Corporation

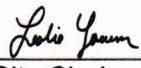
By:   
Tim Gleason, City Manager

Concurred by:

  
Tari Renner, Mayor

  
Mboka Mwilambwe, Mayor Pro Tem

Attest:

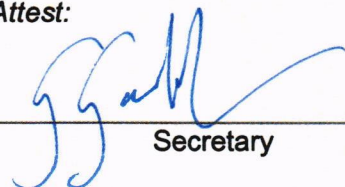
  
City Clerk



BT Bloomington, LLC, an Illinois Limited Liability  
Company

By:   
Michael P. Markman, Manager

Attest:

  
Secretary

# ATTACHMENT K

## CITY OF BLOOMINGTON

### COMBINING BALANCE SHEET NONMAJOR GOVERNMENTAL FUNDS As of April 30, 2020

	Motor Fuel Tax	Board of Elections	Drug Enforcement	Foreign Fire Insurance Board	Community Development
<b>ASSETS</b>					
Cash and investments	\$ 13,128,074	\$ 865,129	\$ 1,306,585	\$ 170,344	\$ 24,142
Receivables (net)					
Loans receivable	-	-	-	-	1,842,242
Accounts receivable	-	-	-	-	124,595
Due from other governmental units	227,215	-	-	-	-
Due from other funds	-	-	-	-	437
Property held for resale	-	-	-	-	16,775
	<u>\$ 13,355,289</u>	<u>\$ 865,129</u>	<u>\$ 1,306,585</u>	<u>\$ 170,344</u>	<u>\$ 2,008,191</u>
<b>TOTAL ASSETS</b>					
	<u>\$ 13,355,289</u>	<u>\$ 865,129</u>	<u>\$ 1,306,585</u>	<u>\$ 170,344</u>	<u>\$ 2,008,191</u>
<b>LIABILITIES AND FUND BALANCES</b>					
Liabilities					
Accounts payable	\$ 570,567	\$ 37,386	\$ 7,625	\$ 821	\$ 131,375
Due to other funds	-	-	-	-	21,873
Deposits	-	-	-	-	-
Total Liabilities	<u>570,567</u>	<u>37,386</u>	<u>7,625</u>	<u>821</u>	<u>153,248</u>
Fund Balances (Deficit)					
Restricted					
Highways and streets	12,784,722	-	-	-	-
Board of elections	-	827,743	-	-	-
Public safety	-	-	-	169,523	-
Culture and recreation	-	-	-	-	-
Community development	-	-	-	-	1,854,943
Committed					
Public safety	-	-	1,298,960	-	-
Highways and streets	-	-	-	-	-
Assigned					
Capital projects	-	-	-	-	-
Unassigned fund balance	-	-	-	-	-
Total Fund Balances (deficit)	<u>12,784,722</u>	<u>827,743</u>	<u>1,298,960</u>	<u>169,523</u>	<u>1,854,943</u>
	<u>\$ 13,355,289</u>	<u>\$ 865,129</u>	<u>\$ 1,306,585</u>	<u>\$ 170,344</u>	<u>\$ 2,008,191</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>					

<u>IHDA Grant</u>	<u>Park Dedication</u>	<u>Empire Street TIF</u>	<u>Downtown-Southwest TIF</u>	<u>Downtown East Washington Street TIF</u>	<u>Capital Improvements</u>	<u>Asphalt and Concrete</u>	<u>Total Nonmajor Governmental Funds</u>
\$ 633	\$ 287,876	\$ 7,073	\$ 1,109	\$ -	\$ 4,293,799	\$ 3,103,855	\$ 23,188,619
-	-	-	-	-	-	-	1,842,242
27,160	-	-	-	-	-	-	151,755
-	-	-	-	-	-	-	227,215
-	-	-	-	-	117,977	-	118,414
-	-	-	-	-	-	-	16,775
<u>\$ 27,793</u>	<u>\$ 287,876</u>	<u>\$ 7,073</u>	<u>\$ 1,109</u>	<u>\$ -</u>	<u>\$ 4,411,776</u>	<u>\$ 3,103,855</u>	<u>\$ 25,545,020</u>
\$ 28	\$ -	\$ 4,153	\$ -	\$ -	\$ 51,979	\$ 508,808	\$ 1,312,742
34,800	-	-	237,030	203,651	-	-	497,354
-	-	-	-	-	24,000	-	24,000
<u>34,828</u>	<u>-</u>	<u>4,153</u>	<u>237,030</u>	<u>203,651</u>	<u>75,979</u>	<u>508,808</u>	<u>1,834,096</u>
-	-	-	-	-	-	-	12,784,722
-	-	-	-	-	-	-	827,743
-	-	-	-	-	-	-	169,523
-	287,876	-	-	-	-	-	287,876
-	-	2,920	-	-	-	-	1,857,863
-	-	-	-	-	-	-	1,298,960
-	-	-	-	-	-	2,353,235	2,353,235
-	-	-	-	-	4,335,797	241,812	4,577,609
(7,035)	-	-	(235,921)	(203,651)	-	-	(446,607)
<u>(7,035)</u>	<u>287,876</u>	<u>2,920</u>	<u>(235,921)</u>	<u>(203,651)</u>	<u>4,335,797</u>	<u>2,595,047</u>	<u>23,710,924</u>
<u>\$ 27,793</u>	<u>\$ 287,876</u>	<u>\$ 7,073</u>	<u>\$ 1,109</u>	<u>\$ -</u>	<u>\$ 4,411,776</u>	<u>\$ 3,103,855</u>	<u>\$ 25,545,020</u>

# CITY OF BLOOMINGTON

## COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS For the Year Ended April 30, 2020

	<u>Motor Fuel Tax</u>	<u>Board of Elections</u>	<u>Drug Enforcement</u>	<u>Foreign Fire Insurance Board</u>	<u>Community Development</u>
<b>REVENUES</b>					
Taxes	\$ -	\$ -	\$ -	\$ 103,572	\$ -
Intergovernmental	2,846,547	523,174	-	-	902,562
Fines and forfeitures	-	-	115,427	-	-
Investment income	236,138	17,353	-	625	85
Other	-	-	19,475	-	-
Total Revenues	<u>3,082,685</u>	<u>540,527</u>	<u>134,902</u>	<u>104,197</u>	<u>902,647</u>
<b>EXPENDITURES</b>					
Current					
General government	-	405,750	-	-	-
Public safety	-	-	50,355	71,181	-
Highways and streets	661,893	-	-	-	-
Community development	-	-	-	-	641,897
Culture and recreation	-	-	-	-	-
Capital outlay	535,242	-	48,767	-	185,506
Total Expenditures	<u>1,197,135</u>	<u>405,750</u>	<u>99,122</u>	<u>71,181</u>	<u>827,403</u>
Excess (deficiency) of revenues over expenditures	<u>1,885,550</u>	<u>134,777</u>	<u>35,780</u>	<u>33,016</u>	<u>75,244</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	(6,427)
Proceeds from sale of capital assets	-	-	6,152	-	4,100
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>6,152</u>	<u>-</u>	<u>(2,327)</u>
<b>Net Change in Fund Balances</b>	1,885,550	134,777	41,932	33,016	72,917
FUND BALANCES (DEFICIT) - Beginning of Year	<u>10,899,172</u>	<u>692,966</u>	<u>1,257,028</u>	<u>136,507</u>	<u>1,782,026</u>
<b>FUND BALANCES (DEFICIT) - END OF YEAR</b>	<u>\$ 12,784,722</u>	<u>\$ 827,743</u>	<u>\$ 1,298,960</u>	<u>\$ 169,523</u>	<u>\$ 1,854,943</u>

IHDA Grant	Park Dedication	Empire Street TIF	Downtown-Southwest TIF	Downtown East Washington Street TIF	Capital Improvements	Asphalt and Concrete	Total Nonmajor Governmental Funds
\$ -	\$ -	\$ 330,327	\$ 1,505	\$ -	\$ -	\$ -	\$ 435,404
77,921	-	-	-	-	27,636	-	4,377,840
-	-	-	-	-	-	-	115,427
7	4,938	4,596	-	-	97,477	27,542	388,761
-	70,984	-	-	-	-	11,770	102,229
<u>77,928</u>	<u>75,922</u>	<u>334,923</u>	<u>1,505</u>	<u>-</u>	<u>125,113</u>	<u>39,312</u>	<u>5,419,661</u>
-	-	-	-	-	-	-	405,750
-	-	-	-	-	-	-	121,536
-	-	-	-	-	-	-	661,893
79,181	-	6,138	176	597	-	-	727,989
-	10,823	-	-	-	-	-	10,823
-	53,221	-	117,977	-	1,452,912	4,635,491	7,029,116
<u>79,181</u>	<u>64,044</u>	<u>6,138</u>	<u>118,153</u>	<u>597</u>	<u>1,452,912</u>	<u>4,635,491</u>	<u>8,957,107</u>
<u>(1,253)</u>	<u>11,878</u>	<u>328,785</u>	<u>(116,648)</u>	<u>(597)</u>	<u>(1,327,799)</u>	<u>(4,596,179)</u>	<u>(3,537,446)</u>
-	27,000	-	-	-	501,024	7,191,226	7,719,250
-	-	(328,784)	-	-	(102,024)	-	(437,235)
-	-	-	-	-	-	-	10,252
-	<u>27,000</u>	<u>(328,784)</u>	<u>-</u>	<u>-</u>	<u>399,000</u>	<u>7,191,226</u>	<u>7,292,267</u>
(1,253)	38,878	1	(116,648)	(597)	(928,799)	2,595,047	3,754,821
<u>(5,782)</u>	<u>248,998</u>	<u>2,919</u>	<u>(119,273)</u>	<u>(203,054)</u>	<u>5,264,596</u>	<u>-</u>	<u>19,956,103</u>
<u>\$ (7,035)</u>	<u>\$ 287,876</u>	<u>\$ 2,920</u>	<u>\$ (235,921)</u>	<u>\$ (203,651)</u>	<u>\$ 4,335,797</u>	<u>\$ 2,595,047</u>	<u>\$ 23,710,924</u>

## INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

To the City Council  
City of Bloomington, Illinois

We have audited the financial statements of the City of Bloomington, as of and for the year ended April 30, 2020 and have issued our report thereon dated October 14, 2020. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe that the City of Bloomington Empire Tax Increment Financing Fund failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing", insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City of Bloomington's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the Board of Trustees, management, the State of Illinois, and others within the City of Bloomington and is not intended to be, and should not be, used by anyone other than the specified parties.

A handwritten signature in black ink that reads "Baker Tilly US, LLP".

Baker Tilly US, LLP (formerly known as Baker Tilly Virchow Krause, LLP)  
Oak Brook, Illinois  
October 14, 2020





**SUMMARY MINUTES OF THE  
JOINT REVIEW BOARD  
FOR THE EMPIRE STREET CORRIDOR  
REDEVELOPMENT PROJECT AREA  
CITY HALL CONFERENCE ROOM  
109 E. OLIVE ST., BLOOMINGTON, IL  
FRIDAY, DECEMBER 6, 2019 1:30 P.M.**

**1. Call to Order**

The Meeting was called to order by Austin Grammer, Economic Development Coordinator, City of Bloomington.

**2. Roll Call**

**Public Body Representatives:**

Deb Skillrud, Township Supervisor, City of Bloomington Township  
Dr. Barry Reilly, Superintendent, District 87 Schools  
Doug Minter, Vice President of Business Services, Heartland Community College  
Scott Rathbun, Finance Director, City of Bloomington

**Public Body Representative Absent:**

Camille Rodriguez, County Administrator, McLean County

**City Staff Present:**

Melissa Hon, Economic Development Director  
Austin Grammer, Economic Development Coordinator  
Casey Weeks, Assistant City Planner

**Attending Via Telephone:**

Kathi Field Orr, City TIF Counsel, Kathi Field Orr & Associates, Chicago, IL

**Also Present:**

Colin Manahan, Chief Financial and Facilities Officer, District 87 Schools  
John Pratt, Pratt and Pratt, P.C., Attorney for District 87 Schools

**3. Selection of Joint Review Board (JRB) Public Member**

**Motion by Scott Rathbun, seconded by Deb Skillrud, to appoint Melissa Hon as the JRB Public Member.**

**Motion carried, (viva voce).**

**4. Selection of JRB Chairperson**

**Motion by Melissa Hon, seconded by Doug Minter, to appoint Scott Rathbun as the JRB Chairperson.**

**Motion carried, (viva voce).**

**4. Approval of Minutes**

**Motion by Doug Minter and seconded by Barry Riley that the Minutes of the January 31, 2019 Empire Street Corridor TIF Joint Review Board Meeting be approved.**

**Motion carried, (viva voce).**

**5. Review of Annual Report of the Empire Street TIF**

Austin Grammer addressed the Board. Mr. Grammer reviewed the Annual Report of the Empire Street Corridor TIF District, highlighting the activity for that district for FY 2019 (May 1, 2018 – April 30, 2019).

**6. Public Comment**

Scott Rathbun opened the meeting for public comment. No one came forward to address the Board.

**7. Adjournment:**

**Motioned by Barry Reilly, seconded by Doug Minter to adjourn the Empire Street Corridor TIF District Joint Review Board Meeting. Time: 2:10PM**

**Motion carried, (viva voce).**

Respectfully submitted,

Casey Weeks, Assistant City Planner  
City of Bloomington

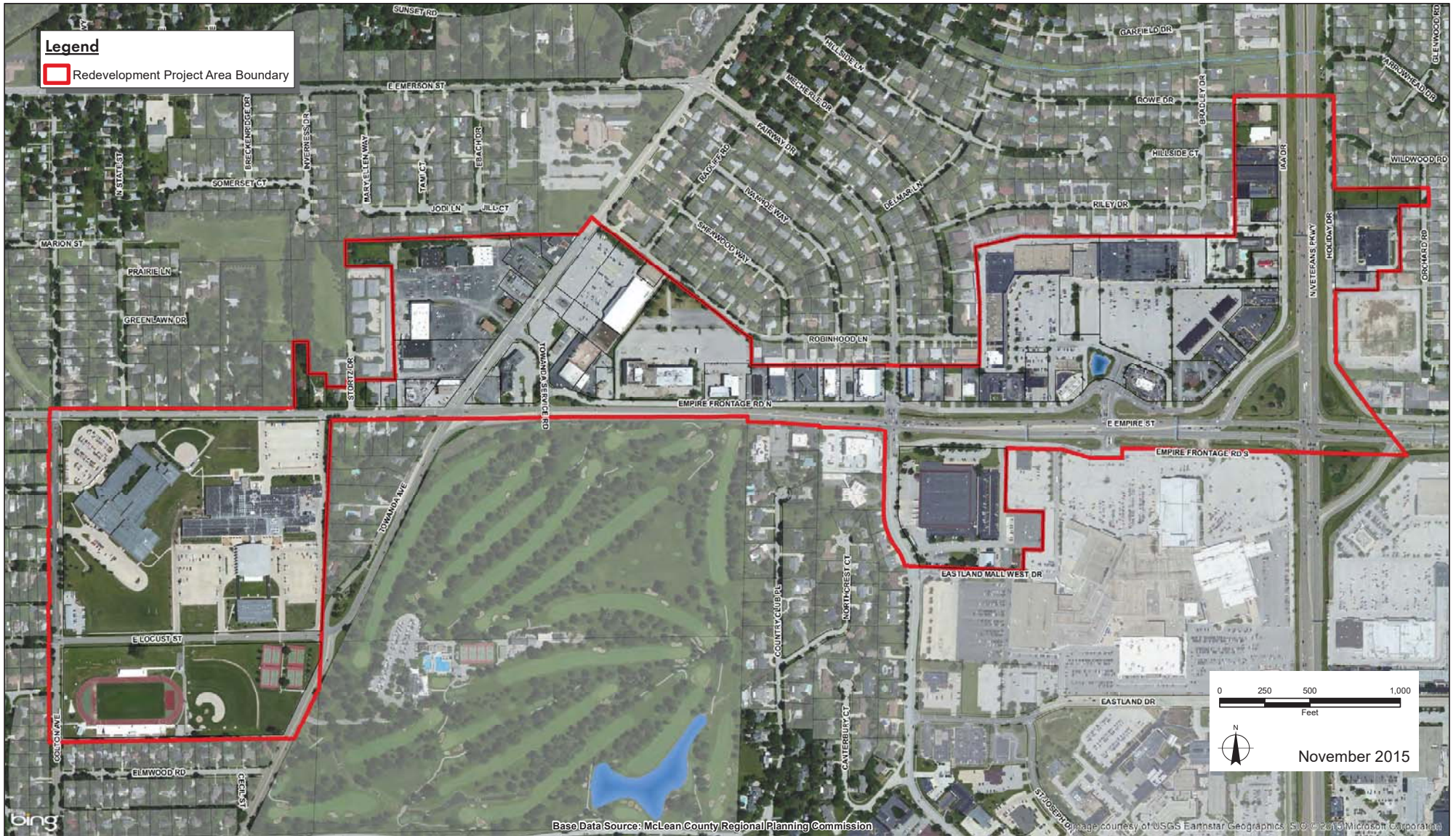
## **Empire Street Corridor Redevelopment Project Area**

### **Legal Description**

A part of Section 34 and 35 in Township 24 North, Range 2 East and a part of Section 2 and 3 in Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the point of intersection of the west right of way line of Colton Avenue and the north right of way line of Empire Street; thence Easterly on said north right of way line of Empire Street to the southwest corner of a tract of land described in Executor's Deed recorded as Document No. 2015-18668 in the McLean County Recorder of Deeds Office; thence Northerly to the northwest corner of said tract described in Document No. 2015-18668; thence Easterly to the northeast corner of said tract described in Document No. 2015-18668; thence Southerly on the east line of said tract described in Document No. 2015-18668 to the northwest corner of a tract described in a Quit Claim Deed recorded as Document No. 2013-25879 in said Recorder Office; thence Easterly to the northeast corner of said tract described in Document No. 2013-25879; thence Southerly on the east line of said tract described in Document No. 2013-25879 to the northwest corner of the West 115 feet of the East 145 feet of the South 115 feet of Lot 1 in County Clerk's Subdivision of the south end of the SW $\frac{1}{4}$  of Section 34, Township 24 North, Range 2 East of the Third Principal Meridian; thence Easterly on the north line of said West 115 feet of the East 145 feet of the South 115 feet of said Lot 1 to the west right of way line of Stortz Drive; thence Northerly on said west right of way line of Stortz Drive to the point of intersection with the westerly extension of the north line of Greenbriar Subdivision; thence Easterly 253.64 feet on said westerly extension and the north line of said Greenbriar Subdivision; thence Northerly 623.81 feet to a point lying 253.64 feet east of the west line of the SE $\frac{1}{4}$  of said Section 34; thence Westerly 253.64 feet to said west line of the SE $\frac{1}{4}$  of Section 34, said point lying 397.69 feet north of the north right of way line of said Stortz Drive; thence Northerly on said west line of the SE $\frac{1}{4}$  of Section 34 to the south line of Pinebach Subdivision; thence Easterly on said south line of Pinebach Subdivision and the easterly extension thereof to the northwesterly right of way line of Towanda Avenue; thence Northeasterly on said northwesterly right of way line of Towanda Avenue to the point of intersection with the southwest right of way line of Robinhood Lane; thence Southeasterly on said southwest right of way line of Robinhood Lane to the east line of Lot 1 Verizon Empire Street Subdivision; thence Southerly on said east line of said Lot 1 Verizon Empire Street Subdivision to the northwest corner of Lot 148 in Fairway Knolls 2<sup>nd</sup> Addition; thence Easterly on the north line of Lots 148, 149, 150, 151, 152, 135 and the easterly extension thereof and 134 in said Fairway Knolls 2<sup>nd</sup> Addition and Lots 500, 501, 502 and 503 in Fairway Knolls 9<sup>th</sup> Addition to the southeast corner of Fairway Knolls 6<sup>th</sup> Addition; thence Northerly on the east line of said Fairway Knolls 6<sup>th</sup> Addition to the point of intersection with the south line of Fairway Knolls 7<sup>th</sup> Addition; thence Easterly on said south line of Fairway Knolls 7<sup>th</sup> Addition and Fairway Knolls 10<sup>th</sup> Addition to the southeast corner of said Fairway Knolls 10<sup>th</sup> Addition; thence Northerly on the east line of said Fairway Knolls 10<sup>th</sup> Addition and the east line of Lots 245 and 246 in Fairway Knolls 5<sup>th</sup> Addition and the northerly extension thereof

to the north right of way line of Rowe Drive; thence Easterly on said north right of way line of Rowe Drive and the easterly extension thereof to the east right of way line of Veterans Parkway / Holiday Drive; thence Southerly on said east right of way line of Veterans Parkway / Holiday Drive to the northwest corner of Lot 9 in Resubdivision of Lot 2 Circle Lanes Subdivision; thence Easterly on the north line of said resubdivision to the northeast corner of Lot 10 in said Resubdivision of Lot 2 Circle Lanes Subdivision; thence Southerly to the southeast corner of said Lot 10; thence Westerly on the south line of said Lot 10 to the northerly extension of the east line of Lot 11 in said Resubdivision of Lot 2 Circle Lanes Subdivision; thence Southerly to the southeast corner of said Lot 11; thence Westerly on the south line of said Lot 11 to the northeast corner of Lot 1 in Makewi Subdivision; thence Southerly to the southwest corner of said Lot 1 Makewi Subdivision; thence Westerly on the south line of said Lot 1 Makewi Subdivision to said east right of way line of Veterans Parkway / Holiday Drive; thence Southerly on the easterly right of way line of Veterans Parkway / Holiday Drive to the south right of way line of Empire Street; thence Westerly on said south right of way line of Empire Street to the northwest corner of Lot 1 in Eastland Mall Subdivision; thence Southerly 345.00 feet on the westerly line of said Lot 1 Eastland Mall Subdivision; thence Easterly 204.87 feet on said westerly line of Lot 1; thence Southerly 228.58 feet on said westerly line; thence Westerly 105.00 feet on said westerly line; thence Southerly 112.00 feet on said westerly line to a line lying 525.04 feet north of and parallel with the south line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian; thence Westerly on said line lying 525.04 feet north of and parallel with the south line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2 and the westerly extension thereof to the westerly right of way line of Fairway Drive; thence Northerly on said westerly right of way line of Fairway Drive to the south right of way line of Empire Street; thence Westerly on said south right of way line of Empire Street to the northwest corner of Lot 7 in Country Club View Subdivision; thence Southerly on the west line of said County Club View Subdivision, Maxine Lartz Subdivision, Pershall Subdivision, part of Lot 2 Davis Subdivision, Shepard's Subdivision and the southerly extension thereof to the southeast right of way line of Towanda Avenue; thence Southwesterly on said southeast right of way line of Towanda Avenue to the easterly extension of the south right of way line of a public alley lying north of and adjoining Blocks 4, 5 and 6 in Davis 4<sup>th</sup> Addition to Bloomington; thence Westerly on said easterly extension and the south right of way line of said alley and the westerly extension thereof to the west right of way line of Colton Avenue; thence Northerly on said west right of way line of Colton Avenue to the Point of Beginning.





## Exhibit A - Redevelopment Project Area Boundary

Empire Street Redevelopment Project Area