

CITY OF BLOOMINGTON

2024 - 056

**AN ORDINANCE DESIGNATING THE PROPOSED DOWNTOWN TIF REDEVELOPMENT
PROJECT AREA, A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX
INCREMENT ALLOCATION REDEVELOPMENT ACT**

**Adopted by the City Council
of the City of Bloomington
on July 22, 2024**

Published in pamphlet form by the authority of the City Council of the
City of Bloomington, McLean County, Illinois, on July 24, 2024.

STATE OF ILLINOIS)
) ss.
COUNTY OF MCLEAN)

CERTIFICATE

I, Leslie Smith-Yocum, certify that I am the duly appointed and qualified municipal clerk of the City of Bloomington, County of McLean, Illinois.

I further certify that on the Corporate Authorities of the above municipality passed and approved Ordinance No. 2024 - 056, entitled, an Ordinance Designating the Proposed Downtown TIF Redevelopment Project Area, a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of this Ordinance, including the Ordinance and cover sheet thereof, was prepared, and a copy of the Ordinance was posted in the municipal building, commencing on July 24, 2024, and continuing for at least ten days thereafter. Copies of the Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Bloomington, Illinois, on 07/24/2024



Leslie Smith-Yocum
City Clerk



ORDINANCE NO. 2024 - 056

AN ORDINANCE DESIGNATING THE PROPOSED DOWNTOWN TIF REDEVELOPMENT PROJECT AREA, A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

WHEREAS, it is desirable and in the best interests of the citizens of the City of Bloomington, McLean County, Illinois (the “*City*”), for the City to implement tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”), for a Redevelopment Plan and Program as set forth in the Downtown TIF Redevelopment Project Area Tax Increment Financing Plan and Project (the “*Plan*”) within the municipal boundaries of the City and within a proposed redevelopment project area (the “*Area*”), described in *SECTION 1* of this Ordinance; and

WHEREAS, the Mayor and City Council (collectively, the “*Corporate Authorities*”) have heretofore by ordinance adopted and approved the Plan, which Plan was identified in such ordinance and was the subject, along with the Area designation hereinafter made, of a public hearing held on the 8th day of July, 2024, at the City of Bloomington Government Center, 115 East Washington Street, Bloomington, Illinois, and it is now necessary and desirable to designate the Area as a “redevelopment project area” pursuant to the TIF Act.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. Area Designated. The Area, as described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act. The map of the Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

SECTION 2. Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified. It is hereby expressly found and determined that the year the County Clerk of the County of McLean, Illinois (the “*County Clerk*”), shall use for determining the total initial equalized assessed valuation of the Area is 2023. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Area, described in *Exhibit C*, attached hereto and incorporated herein, is a true, correct, and complete list of said numbers for said parcels of property.

SECTION 3. Transmittal to County Clerk. The City Clerk is hereby expressly directed to transmit to the County Clerk a certified copy of this Ordinance, which includes a legal description of the Area, a map of the Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Area, and a list of the parcel tax identification numbers for each parcel property included in the Area.

SECTION 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

SECTION 6. The City Clerk is hereby authorized to publish this Ordinance in pamphlet form as provided by law.


SECTION 7. This Ordinance is enacted pursuant to the home rule authority of the City of Bloomington granted by Article VII, Section 6 of the 1970 Illinois Constitution.

SECTION 8. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

PASSED this 22nd day of July 2024.


APPROVED this 24th day of July 2024.

CITY OF BLOOMINGTON



Mboka Mwilambwe, Mayor

ATTEST



Leslie Smith-Yocum, City Clerk



Exhibit A

Legal Description of the Downtown TIF Redevelopment Project Area

A part of Section 4 and the N½ of Section 9, all 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 southwest corner of Lot 17 in Block 4 of Durley's Addition, said point lying at the intersection of the east side of the public alley in said Block 4 and the north right of way line of Walnut Street; thence South along the east right of way line of the public alley in Block 7 in said Durley's Addition and the southerly extension thereof to the northwest corner of Lot 1 in Block 11 of said Durley's Addition on the south right of way line of Chestnut Street; thence West on said south right of way line to the northwest corner of said Block 11 on the east right of way line of East Street; thence South along said east right of way line to the southwest corner of said Block 11 on the north right of way line of Locust Street; thence East along said north right of way line to the southwest corner of Block 10 of said Durley's Addition on the east right of way line of Prairie Street; thence South along said east right of way line to the southwest corner of Block 3 in KH Fell's 2nd Addition to Bloomington on the north right of way line of Market Street; thence East on said north right of way line to the southwest corner Block 4 in said KH Fell's 2nd Addition on the east right of Gridley Street; thence South along said east right of way line to the southwest corner of the North 100 feet of Lot 6 in Block 2 in Evan's Addition to Bloomington; thence West 60 feet to the southeast corner of the North 100 feet of Lot 43 in White's Addition to Bloomington on the west right of way line of said Gridley Street; thence South along said west right of way line to the northeast corner of Lot 6 in said White's Addition to Bloomington on the south right of way line of Front Street; thence East 50 feet to the northwest corner of Block 7 in said Evan's 2nd Addition to Bloomington on the east right of way line of Gridley Street; thence South along said east right of way line and the southerly extension thereof to the north line of Block 2 of Schroeder's Addition to Bloomington on the south right of way line of Oakland Avenue; thence West on said south right of way line to the northeasterly right of way line of the Norfolk Southern Railroad; thence Northwesterly to a point at the intersection of the north right of way line of Oakland Avenue and the northerly right of way line of said Norfolk Southern Railroad; thence Northwesterly along said northerly railroad right of way line to the east right of way line of Main Street; thence South along said east right of way line to the northwest corner of Lot 1 in Wolcott's Addition to Bloomington on the south right of way line of Wood Street; thence West along said south right of way line to the northeast corner of Lot 1 in Hodler's Addition to Bloomington on the west right of way line of Center Street; thence North along said west right of way line to the northerly right of way line of the Norfolk Southern Railroad; thence Northwesterly along said northerly railroad right of way line to the west right of way line of Lee Street; thence North on said west right of way line to the southeast corner of Parcel Two as conveyed to the City of Bloomington per the Warranty Deed recorded as Document No. 2005-24566; thence Northwesterly on the southerly line of said Parcel Two to the northwest corner thereof on the south right of way line of Olive Street; thence North to southwest corner of Parcel One as conveyed in said Document No. 20045-24566 on the north right of way line of Olive Street; thence Northeasterly on the northerly line of said Parcel One to the northeast corner

thereof on the west right of way line of Lee Street; thence North along said west right of way line to the northeast corner of Lot 107 in James Allin's Addition to Bloomington on the south right of way line of Washington Street; thence West on said south right of way line to the northeast corner of Lot 1 in Leavitt's Subdivision to Bloomington on the west right of way line of Mason Street; thence North on said west right of way line and the northerly extension thereof to the north right of way line of Jefferson Street; thence East on said north right of way line to the southeast corner of Lot 3 in James Mason's Addition to Bloomington on the west right of way line of Oak Street; thence North on said west right of way line to point on the westerly extension of the north line of Lot 6 in Assessor's Subdivision of Block 32 of Allin, Gridley & Prickett's Addition to Bloomington; thence East on the north line of said Lot 6 and the easterly extension thereof to the west right of way line of Lee Street; thence North on said west right of way line to a point on the westerly extension of the north line of Lot 1 in George W. Anderson's Subdivision on the east right of way line of said Lee Street; thence South on said east right of way line to the southwest corner of Lot 2 in said George W. Anderson's Subdivision on the north right of way line of Monroe Street; thence East on said north right of way line to the southeast corner of Block 33 in said Allin, Gridley & Prickett's Addition to Bloomington on the west right of way line of Roosevelt Street; thence North along said west right of way line to the southeast corner of Lot 3 in Owner's Subdivision of Lot 9 and Part of Lot 8 in Block 16 of Allin, Gridley & Prickett's Addition to Bloomington on the north right of way line of Locust Street; thence East along said north right of way line to the southeast corner of Lot 11 in Block 12 in Durley's Addition to Bloomington on the west right of way line of the public alley; thence North along said west right of way line to the northeast corner of Lot 2 in said Block 12 on the south right of way line of Chestnut Street; thence West along said south right of way line to the northeast corner of Block 13 in Allin, Gridley & Prickett's Addition to Bloomington on the west right of way line of Main Street; thence North along said west right of way line to the southeast corner of Block 1 in said Allin, Gridley & Prickett's Addition to Bloomington on the north right of way line of Walnut Street; thence East along said north right of way line to the Point of Beginning;

EXCEPTING THEREFROM the following described tract of land to wit: Lots 112 and 113, Except the East 6 inches of Lot 112, in James Allin's Second Addition to the City of Bloomington, in McLean County, Illinois.

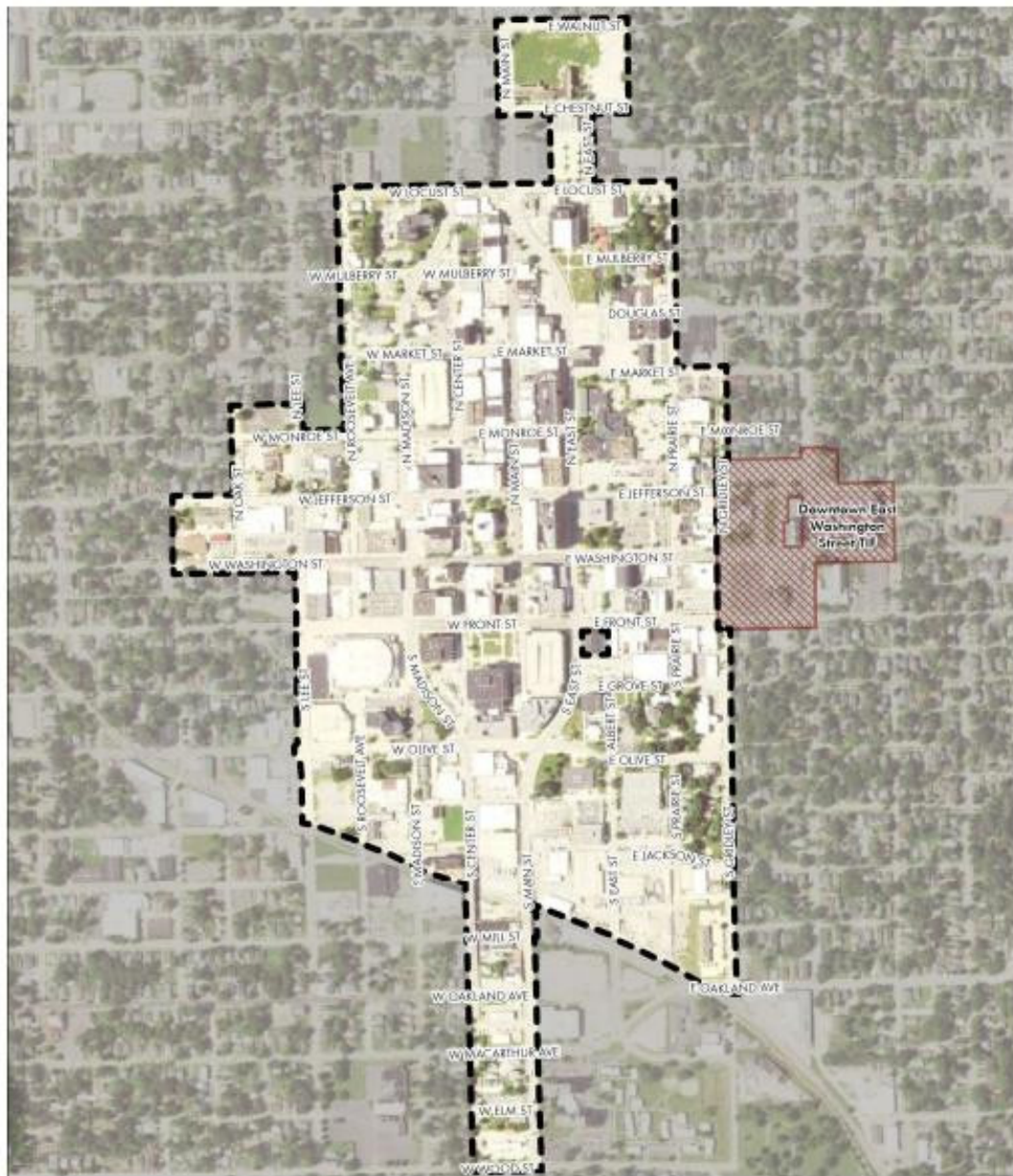
Exhibit B

Map of the Downtown TIF Redevelopment Project Area

Redevelopment Plan and Project
Downtown TIF Redevelopment Project Area

Bloomington, Illinois

Exhibit A – Redevelopment Project Area Boundary



Redevelopment Project Area Boundary
Bloomington, IL

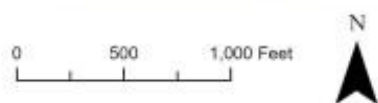


EXHIBIT C
PIN LIST

Locator ID	Parcel ID No. (PIN)	Taxpayer Name
1	2104133009	CITY OF BLOOMINGTON
2	2104133010	ILLINOIS WESLEYAN UNIVERSITY
3	2104205014	ILLINOIS WESLEYAN UNIVERSITY
4	2104137000	
4	2104137007	CITY OF BLOOMINGTON
4	2104137006	CITY OF BLOOMINGTON
4	2104137005	CITY OF BLOOMINGTON
4	2104137003	CITY OF BLOOMINGTON
4	2104137002	CITY OF BLOOMINGTON
4	2104137001	CITY OF BLOOMINGTON
4	2104137004	CITY OF BLOOMINGTON
4	2104137008	CITY OF BLOOMINGTON
4	2104137011	CITY OF BLOOMINGTON
4	2104137010	CITY OF BLOOMINGTON
4	2104137009	CITY OF BLOOMINGTON
5	2104136013	CITY OF BLOOMINGTON
6	2104176001	KURTIS & AMY HERALD
7	2104176002	ELBA CASTILLO
8	2104176003	ELBA CASTILLO
9	2104176004	KATHIE SISSON
10	2104176018	YON SPENCER
11	2104176007	HONEY CREEK PROPERTIES
12	2104176008	%LUE A WALTERS LAW N JAW APTS
13	2104176017	%THE RELATED COMPANIES ATTN:MIKE FINKLE PHOENIX TOWER PRESERVATION, LP
14	2104196000	
14	2104196007	KENDALL WAYNE WARNER
14	2104196008	JESSICA MILLER
14	2104196006	STEPHEN BEASLEY
14	2104196005	LUCAS MAXWELL
14	2104196003	ROBERT & KARI RUST FULTON
14	2104196004	MELISSA MOODY
14	2104196002	MICHAEL THEUNE
14	2104196001	LEONARD KURFIRST
15	2104178017	STEVEN L & TERI L PARKER
16	2104178003	THE CENTER FOR YOUTH & FAMILY SOLUTIONS
17	2104178004	VALERIE PARKER
18	2104178016	ZCV3 LLC
19	2104178013	SCOTT LYNCH
20	2104178012	ANN DONA

21	2104178011	ANN DONA
22	2104178010	ROAD RUNNER REAL ESTATE
23	2104178009	MIA GLOBAL VENTURES LLC
24	2104178008	PAUL VAN HOOK
25	2104178007	ZCV3 LLC
26	2104178005	6 PROPERTY LLC
27	2104178006	FARI GHARAMANY
28	2104179011	CITY OF BLOOMINGTON
29	2104179015	JAMIE MAPUGAY
30	2104179016	CITY OF BLOOMINGTON
31	2104179007	CITY OF BLOOMINGTON
32	2104251001	MURIEL RIDDLE
33	2104251002	MURIEL RIDDLE
34	2104251014	MCLEAN COUNTY ART ASSN
35	2104251005	THOMAS K & PATRICIA A BERGLUND
36	2104251007	CITY OF BLOOMINGTON
37	2104251008	TERESA BLAKENEY
38	2104251009	JOHN BLAKENEY
39	2104251010	RANDY AMMERMAN
40	2104251011	MSW PROPERTY MANAGEMENT LLC
41	2104251012	MCLEAN COUNTY ARTS CENTER
42	2104251006	DAVID REEVES
43	2104251013	JEWELL LUDWIG
44	2104254006	HAROLD & MARY FRANZEN
45	2104254007	LESTER F & JEANNETTE H MORRISSEY
46	2104254013	MICHAEL N PKNG LOT DOUGLAS MANNA
47	2104254012	OLD HOUSE SOCIETY
48	2104254005	ZCV3 LLC
49	2104254004	PAUL YOUNGBLOOD
50	2104254003	LIU MAN CHIU
51	2104254014	ILLINOIS STATE UNIVERSITY
52	2104184011	CITY OF BLOOMINGTON
53	2104184008	MCLEAN COUNTY ART ASSN
54	2104183023	PLIP LLC 517
55	2104183020	LGP ENTERPRISES LLC
56	2104183022	LGP ENTERPRISES LLC
57	2104183021	ABUNDANT LIFE IN CHRIST CHURCH
58	2104183024	LYB PARTNERSHIP
59	2104183011	LYB PARTNERSHIP
60	2104183010	WB & S GROUP, LLC
61	2104183009	WB & S GROUP, LLC
62	2104183025	PLIP LLC 517

63	2104183005	TONY FABRIZIO
64	2104183004	HEARTLAND BANK & TRUST HBT 386
65	2104183003	HEARTLAND BANK & TRUST HBT386
66	2104183002	529 N MAIN DADDIOS LLC
67	2104183001	531 533 N MAIN MULLIGANS LLC
68	2104182019	LYB PARTNERSHIP
69	2104182018	PARTNERS FOR COMMUNITY
70	2104182011	KATHA KOENES
71	2104182017	JOHN SHANK
72	2104182020	FRONTIER COMMUNICATIONS
73	2104182006	ZCV3 LLC
74	2104182005	STEVEN DEVORE
75	2104182004	%MID-NORTHERN MGMT INC THE DOWNTOWNER
76	2104182003	HERMES PROPERTIES INC
77	2104182002	PARTNERS FOR COMMUNITY
78	2104182001	M & T MANAGEMENT
79	2104181017	HERMES PROPERTIES INC
80	2104181015	MCLEAN COUNTY CENTER FOR HUMAN SERVICES INC
81	2104181016	MCLEAN COUNTY CENTER FOR HUMAN SERVICES INC
82	2104181014	MCLEAN OCUNTY LAND TRUST DJS 82100
83	2104180009	HERMES ENTERPRISES
84	2104180007	ALAN DICK
85	2104180006	ALAN & PAMELA DICK
86	2104180010	CITY OF BLOOMINGTON
87	2104180004	TVEO CORPORATION
88	2104186016	ZAYDA CROCIATA
89	2104186015	CITY OF BLOOMINGTON
90	2104186002	CODY TROUTMAN
91	2104186003	CITY OF BLOOMINGTON
92	2104186010	OAK LLC
93	2104198000	
93	2104198001	KRISTIN GIVENS
93	2104198007	TROY CLARK
93	2104198003	NANCY ISAACSON
93	2104198005	PATRICIA STILLER
93	2104198002	RONALD & ELIZABETH COHEN HENDERSON
93	2104198004	ARIANA MILLER
93	2104198006	SEAN LARSEN
94	2104186017	ACT3 PROPERTIES LLC
95	2104186004	MELANIA SANCHEZ
96	2104186005	AL TANNAHILL
97	2104186006	BRENDA & CLARENCE A TANNAHILL

98	2104186007	AL TANNAHILL
99	2104186008	C ALLAN & BRENDA TANNAHILL
100	2104186009	RUTH RICE
101	2104186018	AMT PROPERTIES INC.
102	2104187009	CITY OF BLOOMINGTON
103	2104188023	MCLEAN COUNTY CENTER FOR HUMAN SERVICES INC
104	2104188003	MCLEAN COUNTY CENTER FOR HUMAN SVC
105	2104188027	GREGORY BENOIT
106	2104188028	PAMELA JEAN EATON
107	2104188005	JUI CHENG
108	2104188006	A CELESTE HOCHHALTER
109	2104188019	JOHN WOLLRAB
110	2104188022	GREEN BUILDING LLC
111	2104188015	6 PROPERTY LLC
112	2104188014	RJV PROPERTY
113	2104188013	KEN CHIU-TCHENG
114	2104188012	DEBRA RISBERG
115	2104188011	% DOUGLAS N. KOTH ED & DOUG'S BIG ADVENTURE, LLC
116	2104188021	MARY MUNSON
117	2104188020	MARY MUNSON
118	2104188009	MARY MUNSON
119	2104188008	KEYSTONE STATE PROPERTIES LLC
120	2104189001	FRONTIER COMMUNICATIONS
121	2104189002	ZCV3 LLC
122	2104189003	ZCV3 LLC
123	2104189004	ZCV3 LLC
124	2104189005	RJV PROPERTY
125	2104189006	ZCV3 LLC
126	2104189007	FRED WOLLRAB
127	2104189008	% REDBIRD PROPERTY MGMT INC BEN HART WONDERLIN
128	2104189009	% REDBIRD PROPERTY MGMT INC BEN HART WONDERLIN
129	2104189010	ZCV3 LLC
130	2104189011	FRANK HOFFMAN
131	2104189014	FRONTIER COMMUNICATIONS
132	2104185005	CITY OF BLOOMINGTON
133	2104257001	CB BLOOMINGTON PROPERTY, LLC
134	2104257013	CITY OF BLOOMINGTON
135	2104257012	MIKE MANNA
136	2104257011	% MIKE MANNA ZCV3 LLC
137	2104257010	BOKAT INC
138	2104257014	CITY OF BLOOMINGTON
139	2104185004	CB BLOOMINGTON PROPERTY, LLC

140	2104262001	BOARD OF EDUCATION ESC
141	2104266004	JOHN SCANLON
142	2104402002	ROSE HARMS
143	2104402003	AF & AM BLOOMINGTON LODGE #43
144	2104266003	HOUSE OF PRAYER NO 6 APOSTOLIC CHURCH OF GOD
145	2104266001	MICHAEL & SARA BAKER
146	2104401009	UEP BLOOMINGTON LLC
147	2104261012	SECOND PRESBYTERIAN CHURCH
148	2104329003	W BRADLEY & DAVID A PARK
149	2104194006	GREEN BUILDING
150	2104194001	MCLEAN COUNTY LAND TRUST
151	2104194002	MCLEAN COUNTY LAND TRUST
152	2104194003	THE LINCOLN ROOM LLC
153	2104194004	HAROLD & RHEA EDGE BOYD
154	2104194005	DON GRANADOS ENTERPRISES LLC
155	2104329001	RJV PROPERTY
156	2104329002	PRAIRIELAND INVESTMENT PARTNERS LLC
157	2104328028	ESTELLE BROWN
158	2104193009	MID CITY PROPERTY LLC
159	2104193008	JAN LANCASTER
160	2104197000	
160	2104197001	CHARLES STUCKEY
160	2104197003	CHARLES STUCKEY
160	2104197002	CHARLES STUCKEY
161	2104193006	6 PROPERTY LLC
162	2104193003	ROBERT A & ROBERTA R DELORENZO
163	2104193001	PAUL LAWRENCE
164	2104193002	REDBIRD PROPERTY MANAGEMENT CO
165	2104193004	JOHN WERDERITS
166	2104369000	
166	2104369001	405-407 N MAIN LLC
166	2104369002	405-407 N MAIN LLC
166	2104369003	SKCO REAL ESTATE LLC
166	2104369004	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369005	STEVEN WANNEMACHER
166	2104369006	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369008	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369009	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369011	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369012	SKCO REAL ESTATE LLC
166	2104369013	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369014	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC

166	2104369015	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369016	HERITAGE ENTERPRISES INC
166	2104369017	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369018	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369019	STEVEN WANNEMACHER
166	2104369020	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369010	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
166	2104369007	DBA HERITAGE PLAZA HERITAGE ENTERPRISES INC
167	2104327003	% DARRELL L HARTWEG ILLINOIS HOUSE BUILDING LLC
168	2104327004	PANTAGRAPH PRINTING & STATIONERY CO
169	2104192008	TIMOTHY TILTON
170	2104191002	OAK LLC
171	2104326001	PANTAGRAPH PRINTING & STATIONERY CO
172	2104303002	FIRST CHRISTIAN CHURCH
173	2104302007	CITY OF BLOOMINGTON
174	2104161009	FIRST CHRISTIAN CHURCH
175	2104305001	SALVATION ARMY
176	2104305015	SALVATION ARMY
177	2104306006	STEPHEN SNYDER
178	2104307001	JRH REVOCABLE LIVING TRUST
179	2104307003	JRH REVOCABLE LIVING TRUST
180	2104307004	JOHN MILLER
181	2104307005	OAK LLC
182	2104307002	MATTHEW ERICKSON
183	2104331009	OAK LLC
184	2104332003	ENSENBERGER BUILDING CORP
185	2104325000	
185	2104325025	RICHARD HALL
185	2104325026	EMIKA IJUN
185	2104325027	CARLA VANDONGEN
185	2104325028	D JAY COTE
185	2104325029	GAVIN RANK
185	2104325030	CONSOLIDATED PROPERTIES LLC SERIES EB
185	2104325031	CHRISTOPHER D & JENNIFER E LANSFORD
185	2104325021	NANCY ISAACSON
185	2104325022	LESLI GRIFFITH
185	2104325023	DANIEL NIV
185	2104325024	THOMAS DZURISON
185	2104325001	CONSOLIDATED PROPERTIES LLC SERIES EB
185	2104325002	CONSOLIDATED PROPERTIES LLC SERIES EB
185	2104325003	WILLIAM GLASS
185	2104325004	NANCY LOITZ

185	2104325005	BRYAN PRESTON
185	2104325006	CONSOLIDATED PROPERTIES LLC SERIES EB
185	2104325007	EDWARD WOLLENSCHLAGER
185	2104325008	FRANK & JOANNA SALATA
185	2104325009	DEBORAH RUBIN
185	2104325010	CONSOLIDATED PROPERTIES LLC SERIES EB
185	2104325011	PAUL & ANDREA KHOURY
185	2104325012	SNYDER
185	2104325013	CONSOLIDATED PROPERTIES LLC SERIES EB
185	2104325014	ZACHARY DAVID LEWIS
185	2104325015	BRUCE JOHNSON
185	2104325016	CLARE FRIGO
185	2104325017	EVAN PAGE DONALDSON
185	2104325018	NATHAN HODGE
185	2104325019	CONSOLIDATED PROPERTIES LLC SERIES EB
185	2104325020	SCOTT & TAMI WACKER
186	2104332002	FRED WOLLRAB
187	2104332005	FRED WOLLRAB
188	2104332006	6 PROPERTY LLC
189	2104332008	DILLON DEVELOPMENT
190	2104332014	ENSENBERGER BUILDING CORP
190	2104370000	
190	2104370001	PEOPLES BANK TRUSTEE
190	2104370002	MCLEAN COUNTY LAND TRUST
190	2104370003	MCLEAN COUNTY
190	2104370004	CLAY COX
190	2104370005	MCLEAN COUNTY LAND TRUST
191	2104333001	PUBLIC BUILDING COMMISSION
192	2104334011	121 NORTH MAIN LLC
192	2104371000	
192	2104371001	121 NORTH MAIN LLC
192	2104371002	FRED DRAKE HEARTLAND BANK AND TRUST COMPANY
192	2104371003	121 N. MAIN, LLC
192	2104371004	121 N. MAIN, LLC
193	2104334007	UEP BLOOMINGTON LLC
194	2104335011	%MARVIN F POER & CO PNC REALTY SERVICES
195	2104335010	CITY OF BLOOMINGTON
196	2104406001	AUGSPURGER LLC
197	2104406002	WILLIAM WAGNER
198	2104406006	WILLIAM EDWARDS
199	2104406003	GUDEMAN PROPERTIES LLC
200	2104406004	COSTIGAN & WOLLRAB PC

201	2104406005	ALLIED PROPERTIES
202	2104406007	COSTIGAN & WOLLRAB PC
203	2104410006	EMPYREAN HOLDINGS, LLC
204	2104409005	GREEN BUILDING
205	2104409004	GREEN BUILDING
206	2104420000	
206	2104420001	XL Vixens, LLC
206	2104420003	MICAH & MELISSA MCCLELLAND
206	2104420004	DAVID STARK
206	2104420005	MANDULA BAY LLC
207	2104409019	COUNTY ENTERPRISES LLC PARKER MCLEAN COUNTY
208	2104340006	PUBLIC BUILDING COMMISSION
209	2104409016	COUNTY ENTERPRISES LLC PARKER MCLEAN
210	2104409014	CME REAL ESTATE INVESTMENTS LLC
211	2104409010	JAMES FINEGAN
212	2104409011	INN FRONT LLC
213	2104409012	INN FRONT LLC
214	2104339037	PUBLIC BUILDING COMMISSION
215	2104339014	LAND TRUST NO CJG-21-0185-00
216	2104339034	MCLEAN COHISTORICAL SOC
217	2104339007	LAND TRUST NO CJG-21-0185-00
218	2104339038	HOLDING LLLP PIOLETTI PIOLETTI & NICHOLS
219	2104338022	FRED WOLLRAB
220	2104338006	FRED WOLLRAB
221	2104338005	FRED WOLLRAB
222	2104338004	FRED WOLLRAB
223	2104338003	MEMED NURCESKI
224	2104338002	FRED WOLLRAB
225	2104338020	RUSSEL FRANCOIS
226	2104338021	FRED WOLLRAB
227	2104338007	ALAN & NAOMI WEINTRAUB
228	2104338008	JOHNSON FRONT & CENTER LLC
229	2104338009	MARK JOHNSON
230	2104338010	FRED WOLLRAB
231	2104338011	FRED WOLLRAB
232	2104338012	FRED WOLLRAB
233	2104338013	RYAN SZYNKAREK
234	2104338019	JOHN R DAY AND ASSOCIATES LTD
235	2104311006	JRH REVOCABLE LIVING TRUST
236	2104311002	JRH REVOCABLE LIVING TRUST
237	2104311003	JRH REVOCABLE LIVING TRUST
238	2104315010	CITY OF BLOOMINGTON

239	2104341009	LT BLOOMINGTON SENIOR HOUSING LLC
240	2104347000	
240	2104347015	LARS OSTLING
240	2104347016	ERIC OSTLING
240	2104347017	ERIC OSTLING
240	2104347018	RUSSELL DEPEW
240	2104347019	LARS OSTLING
241	2104342027	PUBLIC BUILDING COMMISSION
242	2104343029	PUBLIC BUILDING COMMISSION
243	2104344004	PUBLIC BUILDING COMMISSION
244	This property not included in final TIF boundary	
245	2104413022	BEVERLY MILLER
246	2104413020	JAMES WHITE
247	2104413003	JAMES WHITE
248	2104413004	JAMES WHITE
249	2104421000	
249	2104421001	BRADLEY GLENN
249	2104421002	BRADLEY GLENN
249	2104421004	DAVID MILLIGAN
249	2104421006	JAKOB GROOTENS
249	2104421005	FAMING & MARGORIE ELLEN ANDREWS HAN
249	2104421003	MIKE WALTER
250	2104413006	BEVERLY MILLER
251	2104413017	TODD BRESNEY
252	2104414001	WESTON PROPERTIES LLC
253	2104414002	FRED WOLLRAB
254	2104414003	THE LAUNCH PAD OF BLOOMINGTON LLC
255	2104414005	G EDWARD MURPHY
256	2104414004	JOY LUCK
257	2104413018	216 EAST GROVE LLC
258	2104345004	MCBARNES REAL ESTATE LLC
259	2104349010	CITY OF BLOOMINGTON
260	2104350002	MCBARNES REAL ESTATE LLC
261	2104350004	% ANDY KAUFMANN 210 SOUTH EAST LLC
262	2104417006	CALVERT METZLER MEMORIAL HOMES LLC
263	2104417004	301 GROVE STREET, LLC
264	2104417005	DEVYN CORP
265	2104452003	JOHN FORBES
266	2104452005	CASEY CARLSON
267	2104453005	CHAD & MICAH JESSEN
268	2104453006	TONYA PIERCE
269	2104453007	TONYA PIERCE

270	2104453008	CHAD & MICAH JESSEN
271	2104453009	CITY OF BLOOMINGTON
272	2104454005	HARRY G & MARY LOU BERNER
273	2104454011	CITY OF BLOOMINGTON
274	2104454014	CITY OF BLOOMINGTON
275	2104454004	CITY OF BLOOMINGTON
276	2104453004	JONI LEE BACK
277	2104453003	C/O REDBIRD PROPERTY MGT. BRADLEY PARK-PRAIRIE
278	2104453002	JOSE HARO
279	2104453001	BRIAN OSBORN
280	2104452004	CRABWELL PROPERTIES LLC
281	2104452002	NANCY RODGERS
282	2104452001	ANNETTA MILLER
283	2104451020	BLOOMINGTON PUBLIC LIBRARY
284	2104451022	CITY OF BLOOMINGTON
285	2104382018	CITY OF BLOOMINGTON
286	2104378001	MIA GLOBAL VENTURES LLC
287	2104378002	AERIE #527 FRAT ORDER OF EAGLES
288	2104378003	BLOOMINGTON AERIE 527 FOE
289	2104381003	ROBERT PERSCHALL
290	2104381008	TKNTK LLC
291	2104381007	TKNTK LLC
292	2104381002	TKNTK LLC
293	2104381001	PELORUS VENTURES INC
294	2104377006	STEVEN SKELTON
295	2104377004	STEPHEN GRUMISH
296	2104379003	DOUGLAS & DEBORAH NORD
297	2104379006	DOUGLAS & DEBORAH NORD
298	2104380002	HPMI, LLC
299	2104380003	WILLIAM GALLOWAY
300	2104380001	HPMI, LLC
301	2104379005	CORP & DOUGLAS NORD NOR-IM
302	2104379004	DEBORAH & DOUGLAS NORD
303	2104379007	MARGARET RING
304	2104377008	YOUTHBUILD MCLEAN COUNTY
305	2104376015	BONNIE JO OSTLING
306	2104376016	DOUGLAS NORD
307	2104376014	DOUGLAS NORD
308	2104376011	TKNTK LLC
309	2104376002	BONNIE JO OSTLING
310	2104376001	GENA NORRIS
311	2104356002	RONALD L & ELIZABETH PATTERSON

312	2104356001	JOSH BANKS
313	2104356004	MAJOR PRODUCTS CO
314	2104356005	MAJOR PRODUCTS CO
315	2104353017 (PARTIAL)	CITY OF BLOOMINGTON
316	2104385001	HPMI, LLC
317	2104388007	HPMI, LLC
318	2104388002	RJMK LLC
319	2104388006	RJMK LLC
320	2109129008	Marin & Bayley INC
321	2109129001	Miller, Annetta O
322	2109133007	Miller, Annetta O
323	2109133008	Miller, Annetta O
324	2109133002	Miller, Annetta O
325	2109133011	Limacher, Michael J & Lesley A Funk
326	2109133009	Jones, Twyman
327	2109133012	Engle, Merle David
328	2109138001	Engle, Merle David
329	2109138004	Engle, Merle David
330	2109138007	MACS Convenience Stores LLC
331	2104311005	JRH REVOCABLE LIVING TRUST
332	2104311004	JRH REVOCABLE LIVING TRUST
333	2104336001	Temple, Susan T
334	2104336002	CONSOLIDATED PROPERTIES
335	2104336005	CITY OF BLOOMINGTON
336	2104337059	CONSOLIDATED PROPERTIES LLC 120
337	2104337007	Lasaine, Dorain
338	2104372000	
338	2104372035	FRONT N CENTER INC
338	2104372036	FRONT N CENTER INC
338	2104372037	FRONT N CENTER INC
338	2104372038	FRONT N CENTER INC
338	2104372039	FRONT N CENTER INC
338	2104372041	FRONT N CENTER INC
338	2104372042	FRONT N CENTER INC
338	2104372044	FRONT N CENTER INC
338	2104372045	FRONT N CENTER INC
338	2104372046	FRONT N CENTER INC
338	2104372048	FRONT N CENTER INC
338	2104372040	FRONT N CENTER INC
338	2104372043	FRONT N CENTER INC
338	2104372047	FRONT N CENTER INC

338	2104372049	FRONT N CENTER INC
338	2104372011	FRONT N CENTER INC
338	2104372012	FRONT N CENTER INC
338	2104372013	FRONT N CENTER INC
338	2104372014	FRONT N CENTER INC
338	2104372015	FRONT N CENTER INC
338	2104372016	FRONT N CENTER INC
338	2104372017	FRONT N CENTER INC
338	2104372018	FRONT N CENTER INC
338	2104372019	FRONT N CENTER INC
338	2104372020	FRONT N CENTER INC
338	2104372021	FRONT N CENTER INC
338	2104372023	FRONT N CENTER INC
338	2104372024	FRONT N CENTER INC
338	2104372025	FRONT N CENTER INC
338	2104372022	FRONT N CENTER INC
338	2104372026	FRONT N CENTER INC
338	2104372027	FRONT N CENTER INC
338	2104372028	FRONT N CENTER INC
338	2104372029	FRONT N CENTER INC
338	2104372030	FRONT N CENTER INC
338	2104372031	FRONT N CENTER INC
338	2104372032	FRONT N CENTER INC
338	2104372033	FRONT N CENTER INC
338	2104372003	FRONT N CENTER INC
338	2104372002	FRONT N CENTER INC
338	2104372001	FRONT N CENTER INC
338	2104372004	FRONT N CENTER INC
338	2104372005	FRONT N CENTER INC
338	2104372006	FRONT N CENTER INC
338	2104372007	FRONT N CENTER INC
338	2104372008	FRONT N CENTER INC
338	2104372009	FRONT N CENTER INC
338	2104372010	FRONT N CENTER INC
338	2104372034	FRONT N CENTER INC