

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2018**

Name of Redevelopment Project Area (below):	DOWNTOWN-SOUTHWEST
	CENTRAL Primary Use of Redevelopment Project Area*: BUSINESS DIST.
* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
	COMMERCIAL / If "Combination/Mixed" List Component Types: RETAIL
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	<u> X </u>
Industrial Jobs Recovery Law	_____

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)] If yes, please enclose the amendment (labeled Attachment A)	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)] Please enclose the CEO Certification (labeled Attachment 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)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		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)] If yes, please enclose the Activities Statement (labeled Attachment D)		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)] If yes, please enclose the Agreement(s) (labeled Attachment E)	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)] If yes, please enclose the Additional Information (labeled Attachment F)		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)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G)	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H)		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)] 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).	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)] If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).	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) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).	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)] 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).	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)] If yes, please enclose the list only, not actual agreements (labeled Attachment M)	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 2018

TIF NAME:

DOWNTOWN-SOUTHWEST

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (96,856)

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	\$ -		0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
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 \$ -

Cumulative Total Revenues/Cash Receipts \$ - 0%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 1,705

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 1,705

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (1,705)

FUND BALANCE, END OF REPORTING PERIOD* \$ (98,561)

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

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c))

FY 2018

TIF NAME:

DOWNTOWN-SOUTHWEST

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment project costs)

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
LEGAL	\$1,705	
		\$ 1,705
2. Annual administrative cost.		
NA		
		\$ -
3. Cost of marketing sites.		
NA		
		\$ -
4. Property assembly cost and site preparation costs.		
NA		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
NA		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -

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		
		\$ -

TOTAL ITEMIZED EXPENDITURES		\$ 1,705
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SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2018

TIF NAME:

DOWNTOWN-SOUTHWEST

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:	

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

FY 2018

TIF Name: DOWNTOWN-SOUTHWEST

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':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	0

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

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

Project 2*:

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

Project 3*:

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

Project 4*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
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 2018**

TIF NAME: DOWNTOWN-SOUTHWEST

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	\$ 756,824	\$ 756,824

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 RPA INCLUDES 2.5 BLOCKS OF PROPERTIES BETWEEN FRONT STREET AND WASHINGTON STREET, WEST OF CENTER STREET AND EAST OF LEE STREET.

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

CITY OF BLOOMINGTON
Unit Code: 064/025/30

CERTIFICATION OF CHIEF EXECUTIVE OFFICER
DOWNTOWN SOUTHWEST 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, 2018, in connection with the administration of the Tax Increment Project Area for the City's Downtown Southwest Tax Increment Financing District.



Tari Renner, Mayor

LAW OFFICE
KATHLEEN FIELD ORR & ASSOCIATES
53 WEST JACKSON BOULEVARD
SUITE 964
CHICAGO, ILLINOIS 60604
(312) 382-2113
(312) 382-2127 facsimile

KATHLEEN FIELD ORR
kfo@kfoassoc.com

December 21, 2018

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

Dear Ms. Mendoza:

We have acted as Special Counsel for the City of Bloomington, McLean County, Illinois, in connection with the administration of the Downtown-Southwest 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, 2018.

Very truly yours,

KATHLEEN FIELD ORR & ASSOCIATES



KATHLEEN FIELD ORR

ATTACHMENT C

**City of Bloomington Downtown-Southwest TIF District
FY 2018 Annual Report
(May 1, 2017 – April 30, 2018)**

**Attachment D – Activities Statement &
Attachment F – Additional Information**

The following activities have been undertaken to date in furtherance of the objectives of the Downtown-Southwest Redevelopment Plan:

1. During FY 2018:

- a. On December 18, 2017, the City Council approved Resolution 2017-52 authorizing a Redevelopment Project to replace a portion of failed sidewalk along the north side of Front Street adjacent to the 102 North Center Street (the Front N Center Building) as a TIF eligible project (George Gildner, Inc. contractor). This project was in furtherance of the objectives of the TIF Redevelopment Plan to “reduce or eliminate those conditions that qualify the Area as eligible for tax increment financing” and “provide for safe and efficient traffic circulation within the Area” (p. 27-28). This project will be included in the FY2019 TIF Report as the TIF will need to reimburse the City for work performed.
- b. With the assistance of PGAV Planners and Kathi Field Orr and Associates, City staff consulted with multiple developers pursuing projects within the TIF District.
- c. City staff continued to market opportunities available within the TIF District.

2. During FY 2016 and FY 2017:

- a. The City retained the services of economic development consulting firm SB Friedman Development advisors to review a proposal for a hotel and conference center to be constructed within the TIF District.
- b. On March 14, 2016, the City Council passed an Inducement Resolution (2016-09) in connection with a proposed redevelopment project from Bloomington Downtown Redevelopment Partners, LLC for the redevelopment of the Commerce Bank and Front N' Center buildings in downtown Bloomington into a hotel, conference center and restaurant cluster.
- c. On May 9, 2016, the City contracted with PGAV Planners to prepare an Eligibility Study and Redevelopment Plan for the TIF District (Ordinance 2016-43).
- d. The City contracted with Brian A Finch, Inc., a MAI certified appraiser, to obtain appraisals of multiple properties within the TIF District.
- e. On August 22, 2016, the City Council passed resolution 2016-30 rejecting the assistance request from Riverside Lodging Bloomington LLC / Bloomington Downtown Redevelopment Partners LLC based on the Recommendation of SB Friedman Development Advisors' final evaluation of Riverside's proposal for a downtown hotel and conference Center.
- f. On October, 24, 2016, the City Council established the TIF District (Ordinances 2016-114, 115, and 116).

Additional information about the Downtown-Southwest TIF District can be found at www.cityblm.org/TIF

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



**SUMMARY MINUTES OF THE
JOINT REVIEW BOARD
FOR THE DOWNTOWN SOUTHWEST
REDEVELOPMENT PROJECT AREA
CITY HALL CONFERENCE ROOM
109 E. OLIVE ST., BLOOMINGTON, IL
THURSDAY, JANUARY 25, 2018 3:00 P.M.**

1. Call to Order

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

2. Roll Call

Public Body Representatives: Dr. Barry Reilly, Superintendent, District 87; Doug Minter, Vice President of Business Services, Heartland Community College; Don Adams, Asst. County Administrator, McLean County and Kathi Field Orr, Partner, Kathi Field Orr & Associates (*attending via telephone*).

Public Body Representative absent: Deb Skillrud, Township Supervisor, City of Bloomington Township.

Staff Present: Patti-Lynn Silva, Finance Director; Bob Mahrt, Interim Community Development Director; Austin Grammer, Economic Development Coordinator; Cherry Lawson, City Clerk; Alyssa Cooper, Graduate Fellow, Office of Economic Development.

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

Motion by Patti-Lynn Silva, seconded by Dr. Barry Reilly, to appoint Austin Grammer as the JRB Public Member.

Motion carried, (viva voce).

4. Selection of JRB Chairperson

Motion by Austin Grammer, seconded by Doug Minter, to appoint Patti-Lynn Silva as the JRB Chairperson.

Motion carried, (viva voce).

5. Approval of Minutes

Motion by Doug Minter, seconded by Dr. Barry Riley, that the Minutes of the September 8, 2016 Downtown-Southwest TIF Joint Review Board Meeting be approved.

Motion carried, (viva voce).

6. Review of Annual Report of the Downtown-Southwest TIF

Austin Grammer addressed the Board. Mr. Grammer reviewed the Annual Report of the Downtown-Southwest TIF District, highlighting the activity for that district for FY2017 (May 1, 2016 – April 30, 2017).

7. Public Comment

Patti-Lynn Silva opened the meeting for public comment. No one came forward to address the Board.

8. Adjournment:

Motion by Doug Minter, seconded by Bob Mahrt to adjourn the Downtown-Southwest TIF District Joint Review Board Meeting. Time: 3:15 p.m.

Motion carried, (viva voce).

Respectfully submitted,

Alyssa Cooper
ISU Graduate Fellow, Office of Economic Development
City of Bloomington

4018.89
JS
8/2/16

Legal Description
Downtown-Southwest Redevelopment Project Area

A part of the SW¼ 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 north right of way line of West Washington Street and the east right of way line of North Center Street, being the southwest corner of Lot 40 in the Original Town of Bloomington; thence South on the east right of way line of said North Center Street and the southerly extension thereof to the south right of way line of West Front Street; thence West on the south right of way line of said West Front Street to the point of intersection with the southerly extension of the west line of Parcel 3 as described in a Trustee's Deed recorded as Document No. 2015-15491 in the McLean County Recorder of Deeds Office; thence North on said southerly extension, the west line of said Parcel 3 and the northerly extension thereof to the north right of way line of said West Washington Street; thence East on said north right of way line to the Point of Beginning.

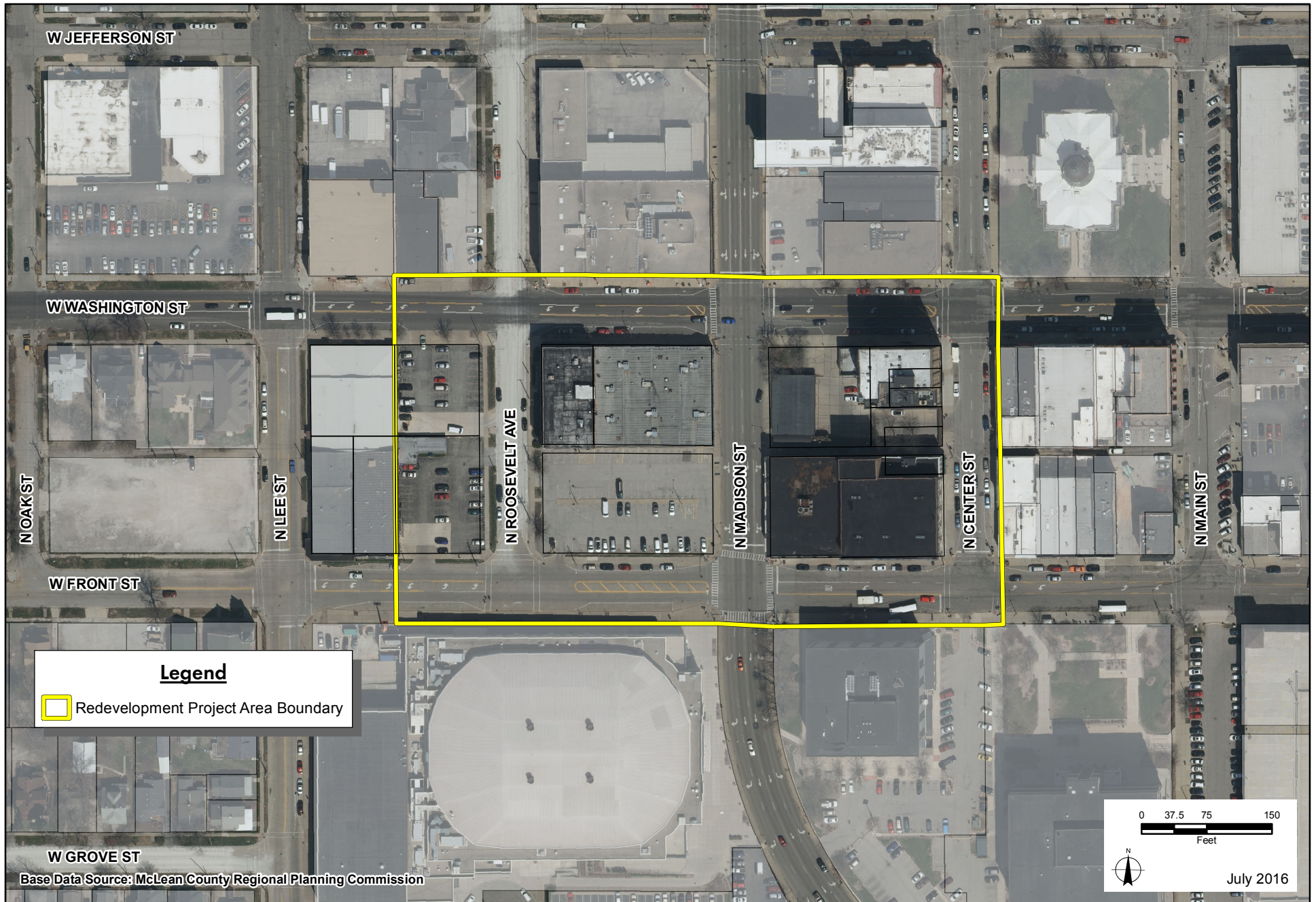


Exhibit A - Redevelopment Project Area Boundary

Downtown-Southwest Redevelopment Project Area