



AGENDA ITEM NO. 7K

FOR COUNCIL: December 18, 2017

SUBJECT: Consideration of a Resolution to use Tax Increment Financing money to pay for repair of a portion of sidewalk at Front and Center.

RECOMMENDATION/MOTION: That Council approve a Resolution of the City of Bloomington, McLean County, Illinois Authorizing a Redevelopment Project in the Downtown-Southwest Redevelopment Project Area, and authorize the Mayor and City Clerk to execute the necessary documents.

STRATEGIC PLAN LINK: 2. Upgrade City Infrastructure and Facilities

STRATEGIC PLAN SIGNIFICANCE: 2a. Better quality roads and sidewalks

BACKGROUND: Along Front Street, much of the north sidewalk along the block west of Center Street is in a serious state of decay. This is along the building known as the Front and Center building. A smaller portion of sidewalk on the Center Street side also is in immediate need of attention. As this block has been much-discussed as a redevelopment site, Public Works had avoided repairs to the sidewalk during the previous years. The thought was that redevelopment might include full sidewalk replacement and, therefore, it was prudent to wait.



Earlier this year, Connect Transit set up a bus stop along the sidewalk. Complaints soon followed. An inspection by the Engineering Division revealed that the sidewalk, already in poor condition, had rapidly deteriorated in the past year. Public Works closed the sidewalk and the bus stop had to be relocated. Temporary patching options were examined but staff concluded that the damage is too extensive to make patching practical.

The Front Street sidewalk stretches approximately 215 linear feet. Public Works plans to replace panels along 120 linear feet. Combined with a smaller fix on the Center Street side, the job entails replacement of approximately 1,484 square feet of concrete, plus associated curb work and repair to a portion of the Front Street parking lane. The Department will use its street, alley and sidewalk maintenance contract.

The engineering estimate is \$30,000. Actual cost will be the exact cost for time and materials under the maintenance agreement. As is routine under this and other Public Works maintenance

contracts, City staff will monitor the project to ensure efficient, quality work. The work will occur as weather permits.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Connect Transit.

FINANCIAL IMPACT: The maintenance contract that will be used will be the \$200,000 with George Gildner, Inc. approved by the City Council on May 8, 2017, Item 7J. Sufficient funds are still available on the Purchase Order that was created for \$200,000 (PO# 20180056) to cover the estimated Engineering estimate of \$30,000. This will be paid out of the Capital Improvement-Street Resurfacing account (40100100-72530). Stakeholders can locate this in the FY 2018 Budget Book titled “Adopted Other Funds Budget” on pages 97 and 293. The project qualifies for TIF reimbursement, once TIF funds accumulate, if the Council supports the resolution. The TIF money comes from the increment of increase in property values within the TIF District. If the Council declines to support the resolution, the repair under the maintenance contract still will be required, as the sidewalk is a public safety issue in its present condition.

COMMUNITY DEVELOPMENT IMPACT:

Link to Comprehensive Plan

D4. A clean and safe Downtown.

N-2.3 Enhance Bloomington’s Public Realm

HL-1.3 Enhance the walking, jogging, and biking trails systems

HL-3.2 Ensure accessibility of parks, open spaces, and other recreational facilities to all residents.

Link to Downtown Strategy

Goal 6. Improve the Perception of Downtown as a Clean and Safe Place

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY

CONSTRUCTION: *Not applicable*

Respectfully submitted for Council consideration.

Prepared by: Stephen Arney, Engineering Technician

Reviewed by: Jim Karch, PE CFM, Director of Public Works

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

Community Development review by: Katie Simpson, City Planner

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Steve Rasmussen
Interim City Manager

Attachments:

- Resolution

**A RESOLUTION OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS
AUTHORIZING A REDEVELOPMENT PROJECT IN THE DOWNTOWN SOUTHWEST
REDEVELOPMENT PROJECT AREA**

WHEREAS, the City of Bloomington, McLean County, Illinois (the “*City*”) is a duly organized and validly existing home-rule municipality created in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970 and as such may exercise any power and perform any function pertaining to its government and affairs; and,

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended (the “*TIF Act*”), the Mayor and City Council of the City (the “*Corporate Authorities*”) are empowered to undertake the development or redevelopment of designated areas within municipal boundaries of the City in which existing conditions permit such areas to be classified as a “blighted area” as defined in Section 11.74.4-3(a) of the TIF Act or as a “conservation” area as defined in 11-74.4-3(b) of the TIF Act; and,

WHEREAS, on October 24, 2016, the Corporate Authorities by Ordinance Nos. 2016-114, 2016-115 and 2016-116 approved a Tax Increment Financing Redevelopment Plan for the Downtown-Southwest Redevelopment Project Area (the “*Redevelopment Plan*”); designated the Downtown-Southwest Redevelopment Project Area as a “redevelopment project area” under the TIF Act (the “*Project Area*”); and, adopted tax increment financing for the Project Area; and,

WHEREAS, pursuant to the Redevelopment Plan certain goals and objectives were established including improvements to the infrastructure serving the Project Area; and,

WHEREAS, a proposal has been received by the City to replace a large section of sidewalk along Front Street at an estimated cost of \$30,000 which proposal has been reviewed by the City Council and deemed to be a project in furtherance of the Redevelopment Plan; and,

therefore, is prepared to authorize the City Manager to proceed to undertake this improvement in accordance with the procedures mandated by the City Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bloomington, McLean County, Illinois, that the proposal to replace portions of sidewalk along Front Street and Center Street, from Madison to Center streets, is hereby approved and the City Manager, and staff are hereby directed to proceed with this project as a redevelopment project in furtherance of the Redevelopment Plan for the Downtown-Southwest Redevelopment Project Area.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the Mayor and city Council of the City of Bloomington, Illinois, this 18th day of December, 2017.

AYES: 9

NAYS: 0

ABSENT: 0

APPROVED:



Mayor

Attest:



City Clerk