

**FOR DISTRIBUTION AT THE
REGULAR CITY COUNCIL MEETING
APRIL 19, 2022**

AGENDA NO. 2022-178

AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT WITH WRS LEGACY, LLC, FOR REDEVELOPMENT ASSISTANCE FOR THE PROPERTY LOCATED AT 700 NORTH 9TH STREET UTILIZING ENOS PARK TAX INCREMENT FINANCE FUNDS IN AN AMOUNT NOT TO EXCEED \$1,500,000.00

AGENDA NO. 2022-179

AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT WITH BDP SPRINGFIELD NORTH RE, LLC, FOR REDEVELOPMENT ASSISTANCE FOR THE PROPERTY STRUCTURE LOCATED AT 2501 MARKETPLACE DRIVE UTILIZING NORTHEAST TAX INCREMENT FINANCE FUNDS IN AN AMOUNT NOT TO EXCEED \$250,000.00

AGENDA NO. 2022-180

AN ORDINANCE AUTHORIZING EXECUTION OF A CONTRACT WITH BANK OF SPRINGFIELD AND/OR UNITED CEREBRAL PALSY OF THE LAND OF LINCOLN, FOR PURCHASE OF THE LAND AND ALL IMPROVEMENTS SITUATED AT 130 NORTH 16TH STREET AND 1415 EAST JEFFERSON STREET FOR AN AMOUNT NOT TO EXCEED \$400,000.00

**AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT
WITH WRS LEGACY, LLC, FOR REDEVELOPMENT ASSISTANCE FOR
THE PROPERTY LOCATED AT 700 NORTH 9TH STREET UTILIZING
ENOS PARK TAX INCREMENT FINANCE FUNDS IN AN AMOUNT NOT
TO EXCEED \$1,500,000.00**

WHEREAS, the City of Springfield is a home rule unit as defined in Article VII, Section 6(a) of the 1970 Illinois Constitution and has jurisdiction over matters pertaining to its government and affairs; and

WHEREAS, the City has adopted a program for the Redevelopment Project Area known as the Central Area Tax Increment Redevelopment Plan, in the City of Springfield, pursuant to Chapter 65, Section 5/11-74.4-1, *et. seq.* of the Illinois Compiled Statutes, "The Tax Increment Allocation Redevelopment Act, as amended"; and

WHEREAS, the total project costs are projected at \$5,000,000.00; and

WHEREAS, WRS Legacy, LLC, has requested the assistance of tax increment financing funds for redevelopment of the building located at 700 North 9th Street located in the Project Area; and

WHEREAS, it is in the best interest of the City of Springfield to enter into a Redeveloper's Agreement with WRS Legacy, LLC for the use of Enos Park tax increment finance funds in an amount not to exceed \$1,500,000.00; and

WHEREAS, a copy of the Redeveloper's Agreement shall be on file in the Office of the City Clerk.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, ILLINOIS:

Section 1: That the City Council hereby authorizes a Redeveloper's Agreement with WRS Legacy, LLC, for redevelopment of the building located at 700 North 9th Street utilizing Enos Park tax increment finance funds for an amount not to exceed \$1,500,000.00. TIF reimbursement payments shall be paid from the TIF increment generated by the Project. The Mayor and City Clerk are hereby authorized to execute the Redeveloper's Agreement and any other documents necessary to comply with this ordinance on behalf of the City of Springfield.

Section 2: That the Office of Budget and Management is authorized, upon submission of proper documentation from the Office of Planning and Economic Development, to pay WRS Legacy, LLC, an amount not to exceed \$1,500,000.00 from account number 028-111-DEVL-ENOS-2110 for the Enos Park Project Area as set forth in the Redeveloper's Agreement.

Section 3: That this ordinance shall become effective immediately upon its passage and recording by the City Clerk.

PASSED: _____, 2022

SIGNED: _____, 2022

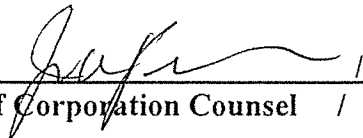
RECORDED: _____, 2022

Mayor James O. Langfelder

ATTEST: _____
City Clerk Frank J. Lesko

Approved as to legal sufficiency:

Requested by: Mayor James O. Langfelder



Office of Corporation Counsel / Date

EXHIBIT A

1) Project Scope

Work includes demolition of 461,997 cubic feet of active warehouse space, parking lots, and loading dock to accommodate the expanded railroad right-of-way. New work consists of constructing of a new 463,480 cubic feet warehouse which is 19,400sf, 30ft. tall. In addition, a new 100' longwall will be constructed to enclose the existing warehouse after the demolition of the eastern portion of the warehouse.

Site improvements include restructuring and repaving parking lots and roads as required to accommodate incoming electrical material shipments and to deliver those materials to job sites throughout central Illinois. Site drainage is being improved, and a new three bay recessed truck dock will be constructed.

2) Project Site:

"Site" means the real property located at 700 North 9th St. Springfield, Illinois.

3) Estimated Project Budget:

General Contractor	\$3,420,000
HVAC	\$123,350
Plumbing	\$148,000
Sprinkler	\$67,847
Roofing	\$620,593
Electrical	\$412,110
Contingency	\$208,100
Total	\$5,000,000

4) TIF Participation:

TIF Participation will be in the form of annual property tax rebates (not to exceed \$1.5 million) to reimburse TIF eligible Project expenses on an annual basis.

The cost of these annual TIF eligible Project rebates shall be determined by the annual property tax payments made by the Redeveloper.

5) Estimated Job Creation/Retention:

Springfield Electric estimated 70-80 jobs being retained/created

50-60 construction related jobs being created

6) Community Benefits:

As electricity became more readily available in Central Illinois, Charles Meador opened Meador Electric Company, an electrical contractor and supply company, in 1912 in Springfield, Illinois. A few years later in 1919, William R. Schnirring, Sr. began his career

at Meador Electric after graduating from Brown College business school in Springfield, IL. Within one year of working at Meador, Bill Sr. became a partner at Meador Electric before acquiring sole ownership in 1929 and changing the name to Schnirring Electric Company.

By January 1932, Bill Sr. transitioned the company to focus exclusively on electrical wholesale distribution. Finding success, even during the great depression, the company re-incorporated as Springfield Electric Supply Company. William (Bill) Schnirring, Jr. joined the firm in 1950 and under his leadership, for 50 years, the Company expanded significantly. Since the 1950's, the company's Springfield branch operation and corporate headquarters have occupied the 700 block of North 9th Street in Springfield, Illinois.

For almost a century, Springfield Electric has focused on providing value to each customer throughout the electrical supply chain. The company has strategically expanded to include distribution centers through-out the Midwest to better serve all customers- locally and internationally. Today, Springfield Electric's family owners, in partnership with hundreds of ESOP employee owners, strive to continue the legacy of delivering exceptional customer service and value to the markets they serve.

ORDINANCE FACT SHEET

ORD. REQUEST FORM NO:

DATE OF 1ST READING:

04/19/22

OFFICE REQUESTING: PLANNING & ECONOMIC DEVELOPMENTCONTACT PERSON: Ravi D. DoshiPHONE NUMBER: 789-2377EMERGENCY PASSAGE: No ☐ Yes ☒ If yes, explain justification.TYPE OF ORDINANCE: Approving Redeveloper AgreemenFISCAL IMPACT: \$1,500,000.00

(If amending a previous ordinance, please attach a copy of the previous ordinance)

SUGGESTED TITLE:

AN ORDINANCE AUTHORIZING THE COST OF TIF ELIGIBLE EXPENSES FOR WRS LEGACY, LLC IN AN AMOUNT NOT TO EXCEED \$1,500,000, AND REBATED ANNUALLY OUT OF THE PROPERTY TAX INCREMENT COLLECTED IN THE ENOS PARK TIF FOR THE PROPERTY LOCATED ON 700 NORTH 9TH ST., SPRINGFIELD, IL., 62702 FOR THE CITY OF SPRINGFIELD OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT.

Please list supporting documentation (i.e., contract, agreement, change order, bid book, etc.)

CONTRACTOR / VENDOR NAME: _____

VENDOR NO: _____

CONTRACT TERM: _____

Change in Scope Yes ☐ No ☒CONTRACT AMOUNT: \$1,500,000.00

(Original amount if change order)

Change Order # _____

Additional Amount _____

Method of Purchase (check one)

☐ Low Bid☐ Other: _____☐ Low Bid Meeting Specs☐ Exception: _____☐ Low Evaluated Bid

Code Provision: _____

Previous Ord #'s _____

Is Purchasing Agent approval required? No ☐ Yes ☒Is Purchasing Agent approval attached? No ☐ Yes ☐

Accounting information (if more than four accounts, please attach list)

REVENUE

	Fund	Agency	Org	Activity	Object	Amount
1						
2						
3						
4						

EXPENDITURE

	Fund	Agency	Org	Activity	Object	Amount
1	028	111	DEVL	ENOS	2110	1,500,000.00
2						
3						
4						

COMMENTS

AN ORDINANCE AUTHORIZING THE COST OF TIF ELIGIBLE EXPENSES FOR WRS LEGACY, LLC IN AN AMOUNT NOT TO EXCEED \$1,500,000, AND REBATED OUT OF THE PROPERTY TAX INCREMENT COLLECTED IN THE ENOS PARK TIF FOR THE PROPERTY LOCATED ON 700 NORTH 9TH ST., SPRINGFIELD, IL., 62702 FOR THE CITY OF SPRINGFIELD OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT.

SIGN OFF:

(Mayor's Signature)

(Director of OBM)

FUNDS CHECK BY: _____

Date: _____

DIRECTOR / SUPERVISOR SIGNATURE _____

Date: _____

CITY PURCHASING AGENT: _____

Date: _____

**AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT
WITH BDP SPRINGFIELD NORTH RE, LLC, FOR REDEVELOPMENT
ASSISTANCE FOR THE PROPERTY STRUCTURE LOCATED AT 2501
MARKETPLACE DRIVE UTILIZING NORTHEAST TAX INCREMENT
FINANCE FUNDS IN AN AMOUNT NOT TO EXCEED \$250,000.00**

WHEREAS, the City of Springfield is a home rule unit as defined in Article VII, Section 6(a) of the 1970 Illinois Constitution and has jurisdiction over matters pertaining to its government and affairs; and

WHEREAS, the City has adopted a program for the Redevelopment Project Area known as the Central Area Tax Increment Redevelopment Plan, in the City of Springfield, pursuant to Chapter 65, Section 5/11-74.4-1, *et. seq.* of the Illinois Compiled Statutes, "The Tax Increment Allocation Redevelopment Act, as amended"; and

WHEREAS, BDP Springfield North RE, LLC, has requested the assistance of Northeast tax increment financing funds for redevelopment of the property structure located at 2501 Marketplace Drive located in the Project Area; and

WHEREAS, the total Project costs are projected at \$6,500,000.00; and

WHEREAS, it is in the best interest of the City of Springfield to enter into a Redeveloper's Agreement with BDP Springfield North RE, LLC for the use of Northeast tax increment finance funds in an amount not to exceed \$250,000.00; and

WHEREAS, a copy of the Redeveloper's Agreement shall be on file in the Office of the City Clerk.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, ILLINOIS:

Section 1: That the City Council hereby authorizes a Redeveloper's Agreement with BDP Springfield North RE, LLC, for redevelopment of the property structure located at 2501 Marketplace Drive utilizing Northeast tax increment finance funds for an amount not to exceed \$250,000.00, which shall be used for environmental testing and remediation. The Mayor and City Clerk are hereby authorized to execute the Redeveloper's Agreement and any other documents necessary to comply with this ordinance on behalf of the City of Springfield.

Section 2: That the Office of Budget and Management is authorized, upon submission of proper documentation from the Office of Planning and Economic Development, to pay BDP Springfield North RE, LLC, an amount not to exceed \$250,000.00 from account number 048-107-BMGT-ACCT-2110 for the Northeast Project Area as set forth in the Redeveloper's Agreement.

Section 3: That this ordinance shall become effective immediately upon its passage and recording by the City Clerk.

PASSED: _____, 2022

SIGNED: _____, 2022

RECORDED: _____, 2022

Mayor James O. Langfelder

ATTEST: _____
City Clerk Frank J. Lesko

Approved as to legal sufficiency:

Requested by: Mayor James O. Langfelder

Office of Corporation Counsel / Date

Exhibit A

1) Project Scope:

Construct a new Planet Fitness facility consisting of a primary structure of ~20,000 square feet. In addition, there will be sufficient parking for the Planet Fitness patrons across the parcel. Furthermore, this project will make ready an outlot prepared for future commercial/retail development. All work will be in compliance with applicable federal, state, and local law, including, but not limited to, health, safety, and building codes.

2) Project Site:

"Site" means the real property located at 2501 Marketplace Drive, Springfield, IL.

3) Estimated Project Budget:

Land acquisition: \$1,285,000
Environmental remediation: \$100,000
Outlot Infrastructure: \$150,000
Replatting and other legal services: \$50,000
Architectural Services: \$115,000
General Contractor building: \$4,800,000

Total \$6,500,000

4) TIF Participation:

\$250,000 TIF shall be used to reimburse TIF eligible Project expenses. Reimbursements shall occur on an annual basis.

The cost of these annual TIF eligible Project reimbursement payments (not to exceed \$250,000 in total) shall be divided as follows:

1. \$100,000 (not to exceed) will be reimbursed by the Northeast TIF.
2. \$150,000 (not to exceed) will be rebated back to the Redeveloper across the Redeveloper's annual property tax payments in the Northeast TIF.

5) Estimated Job Creation:

Planet Fitness will create an estimated 10 full time jobs and 10 part-time jobs upon completion.

30-40 construction jobs are estimated to be created.

6) Community Benefits:

Planet Fitness has been in the Springfield community on Wabash Ave. for almost 10 years and has been providing health and wellness opportunities for residents during that entire time. Because a Planet Fitness membership starts at \$10/month, the opportunity to improve health outcomes is accessible to nearly every economic demographic in the community. With the development of this new location on the northeast side of Springfield, we will be able to more conveniently serve more residents in this community.

ORDINANCE FACT SHEET

ORD. REQUEST FORM NO: _____

DATE OF 1ST READING: _____

04/19/22

OFFICE REQUESTING: PLANNING & ECONOMIC DEVELOPMENTCONTACT PERSON: Ravi D. DoshiPHONE NUMBER: 789-2377EMERGENCY PASSAGE: No ☒ Yes ☐ If yes, explain justification.TYPE OF ORDINANCE: Approving Redeveloper AgreementFISCAL IMPACT: \$250,000.00

(If amending a previous ordinance, please attach a copy of the previous ordinance)

SUGGESTED TITLE:

AN ORDINANCE AUTHORIZING THE COST OF TIF ELIGIBLE EXPENSES FOR BDP, SPRINGFIELD NORTH RE LLC IN AN AMOUNT NOT TO EXCEED \$250,000. \$100,000 OF THIS \$250,000 WILL BE REIMBURSED FROM THE NORTHEAST TIF AND \$150,000 WILL BE REBATED ANNUALLY OUT OF THE PROPERTY TAX INCREMENT COLLECTED IN THE NORTHEAST TIF FOR THE PROPERTY LOCATED ON 2501 MARKETPLACE DR., SPRINGFIELD, IL., 62702 FOR THE CITY OF SPRINGFIELD OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT.

Please list supporting documentation (i.e., contract, agreement, change order, bid book, etc.)

CONTRACTOR / VENDOR NAME: _____

VENDOR NO: _____

CONTRACT TERM: _____

Change in Scope Yes ☐ No ☒CONTRACT AMOUNT: \$250,000.00

(Original amount if change order)

Change Order # _____

Additional Amount _____

Method of Purchase (check one)

☐ Low Bid☐ Other: _____☐ Low Bid Meeting Specs☐ Exception: _____☐ Low Evaluated Bid

Code Provision: _____

Previous Ord #'s _____

Is Purchasing Agent approval required? No ☐ Yes ☒Is Purchasing Agent approval attached? No ☐ Yes ☐

Accounting information (if more than four accounts, please attach list)

REVENUE

	Fund	Agency	Org	Activity	Object	Amount
1						
2						
3						
4						

EXPENDITURE

	Fund	Agency	Org	Activity	Object	Amount
1	048	107	BMGT	ACCT	2110	\$250,000.00
2						
3						
4						

COMMENTS

AN ORDINANCE AUTHORIZING THE COST OF TIF ELIGIBLE EXPENSES FOR BDP, SPRINGFIELD NORTH RE LLC IN AN AMOUNT NOT TO EXCEED \$250,000. \$100,000 OF THIS \$250,000 WILL BE REIMBURSED FROM THE NORTHEAST TIF AND \$150,000 WILL BE REBATED ANNUALLY OUT OF THE PROPERTY TAX INCREMENT COLLECTED IN THE NORTHEAST TIF FOR THE PROPERTY LOCATED ON 2501 MARKETPLACE DR., SPRINGFIELD, IL., 62702 FOR THE CITY OF SPRINGFIELD

FUNDS CHECK BY: _____

Date: _____

DIRECTOR / SUPERVISOR SIGNATURE _____

Date: _____

CITY PURCHASING AGENT: _____

Date: _____

SIGN OFF: _____

(Mayor's Signature)

(Director of OBM)

2022-179

AN ORDINANCE AUTHORIZING EXECUTION OF A CONTRACT WITH BANK OF SPRINGFIELD AND/OR UNITED CEREBRAL PALSY OF THE LAND OF LINCOLN, FOR PURCHASE OF THE LAND AND ALL IMPROVEMENTS SITUATED AT 130 NORTH 16TH STREET AND 1415 EAST JEFFERSON STREET FOR AN AMOUNT NOT TO EXCEED \$400,000.00

WHEREAS, the City of Springfield is a home rule unit as defined in Article VII, Section 6(a) of the 1970 Illinois Constitution and has jurisdiction over matters pertaining to its government and affairs; and

WHEREAS, Bank of Springfield and/or United Cerebral Palsy of the Land of Lincoln owns the land and improvements located at 130 North 16th Street and 1415 E. Jefferson Street; and

WHEREAS, the City of Springfield desires to purchase said real estate in an amount not to exceed \$400,000.00; and

WHEREAS, it is in the best interests of the City of Springfield to enter into a contract for the purchase and sale of said property; and

WHEREAS, the Contract for Purchase and Sale of Real Estate shall be located in the Office of the City Clerk.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, ILLINOIS:

Section 1: That the City Council hereby a Contract for Purchase and Sale of Real Estate with Bank of Springfield and/or United Cerebral Palsy of the Land of Lincoln owns the land and improvements located at 130 North 16th Street and 1415 E. Jefferson Street for an amount not to exceed \$400,000.00.

Section 2: That after passage the Mayor and City Clerk are hereby authorized and directed to execute any documents on behalf of the City, which may be necessary to complete the purchase of the property approved by this ordinance, provided that all contingencies and other terms and conditions of the purchase contract are fulfilled.

Section 3: That this ordinance shall become effective upon its passage and recording by the City Clerk.

PASSED: _____, 2022

SIGNED: _____, 2022

RECORDED: _____, 2022

Mayor James O. Langfelder

ATTEST: _____
City Clerk Frank J. Lesko

Approved as to legal sufficiency:

Requested by: Mayor James O. Langfelder

Office of Corporation Counsel / Date

ORDINANCE FACT SHEET

REQUEST FORM NO: _____

DATE OF 1ST READING: _____

April 19, 2022

OFFICE REQUESTING: Office of the Mayor

CONTACT PERSON: _____

PHONE NUMBER: _____

217 789-2200EMERGENCY PASSAGE: No ☒ Yes ☐ If yes, explain justification.TYPE OF ORDINANCE: Purchase of Real EstateFISCAL IMPACT: \$400,000.00

(If amending a previous ordinance, please attach a copy of the previous ordinance)

SUGGESTED TITLE:

AN ORDINANCE AUTHORIZING EXECUTION OF A CONTRACT WITH BANK OF SPRINGFIELD AND/OR UNITED CEREBRAL PALSY OF THE LAND OF LINCOLN, FOR PURCHASE OF THE LAND AND ALL IMPROVEMENTS SITUATED AT 130 NORTH 16TH STREET AND 1415 EAST JEFFERSON STREET for an amount not to exceed \$400,000.00

Please list supporting documentation (i.e., contract, agreement, change order, bid book, etc.)

CONTRACTOR / VENDOR NAME: _____

VENDOR NO: _____

CONTRACT TERM: _____

CONTRACT # _____

Change in Scope Yes ☐ No ☐

CONTRACT AMOUNT: _____

(Original amount if change order)

Change Order # _____

Additional Amount _____

Method of Purchase (check one)

Previous Ord #'s _____

☐ Low Bid☐ Other: _____Is Purchasing Agent approval required? No ☐ Yes ☐☐ Low Bid Meeting Specs☐ Exception: _____Is Purchasing Agent approval attached? No ☐ Yes ☐☐ Low Evaluated Bid

Code Provision: _____

Accounting information (if more than four accounts, please attach list)

REVENUE

	Fund	Agency	Org	Activity	Source	Amount
1						
2						
3						
4						

EXPENDITURE

	Fund	Agency	Org	Activity	Object	Amount
1						\$400,000.00
2						
3						
4						

FUNDS CHECK BY: _____

Date: _____

DIRECTOR / SUPERVISOR SIGNATURE _____

Date: _____

CITY PURCHASING AGENT: _____

Date: _____

COMMENTS

The City of Springfield desires to purchase real estate located at 130 North 16th St. and 1415 East Jefferson St. for an amount not to exceed \$400,000.00. There is a \$300,000.00 state grant set aside for programming for the Teen Empowerment Zone.

SIGN OFF: _____

(Mayor's Signature)

(Director of OBM)