

**FOR DISTRIBUTION AT THE
REGULAR CITY COUNCIL
MEETING
OCTOBER 4, 2022**

AGENDA NO. 2022-446

AN ORDINANCE AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH CITY OF SPRINGFIELD, OFFICE OF PUBLIC UTILITIES, TO UPGRADE WATER INFRASTRUCTURE TO SUPPORT FIRE SUPPRESSION FOR THE ENTIRE BLOCK OF 300 E. ADAMS STREET UTILIZING CENTRAL AREA TAX INCREMENT FINANCE FUNDS THROUGH THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT FOR AN AMOUNT NOT TO EXCEED \$100,000.00

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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 Redevelopment Project Area (as defined in the Redevelopment Agreement attached hereto) and known as the Central Area Tax Increment Redevelopment Plan and Project ("Plan"), pursuant to "The Tax Increment Allocation Redevelopment Act, as amended" 65 ILCS 5/11-74.4-1, et seq. ("Act"); and

WHEREAS, pursuant to the provisions of the Act, the City, has adopted a Tax Increment Redevelopment Plan and Project (hereinafter referred to as the "Plan") pertaining to the redevelopment of the downtown area, a copy of which Plan is on file with the City Clerk of the City of Springfield; and

WHEREAS, City of Springfield, Office of Public Utilities ("Redeveloper") desire to upgrade water infrastructure to support fire suppression for the entire block of 300 E. Adams Street in the Redevelopment Project Area; and; and

WHEREAS, the Redeveloper is requesting Central Area Tax Increment Finance funds in the amount of \$100,000.00 to upgrade water infrastructure to support fire suppression for the entire block of 300 E. Adams Street; and

WHEREAS, it is necessary to enter into a Redevelopment Agreement with City of Springfield Office of Public Utilities; and

WHEREAS, a copy of the agreement will 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 approves a redevelopment agreement with City of Springfield, Office of Public Utilities for use of Central Area Tax Increment Finance funds in the amount of \$100,000.00 to upgrade water infrastructure to support fire suppression for the entire block of 300 E. Adams Street.

Section 2: That the Office of Budget and Management is authorized to make payment not to exceed \$100,000.00 to City of Springfield, Office of Public Utilities, upon satisfactory completion of the project from account number 084-111-DEVL-SPAL-2110.

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

PASSED: _____, 2022

SIGNED: _____, 2022

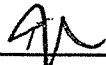
RECORDED: _____, 2022

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

300 Block E Adams Street, Springfield IL 62701

Property Address	Owner Name	1st floor tenant	Future First Floor Tenant	Completed Upper Story Units	Future Upper Story Units	General Timeframe
322 E Adams	Laurel Dineff	vacant	concept unknown	0	0	1 eventually
316 E Adams	Martin and Laurie Haxel	Whimsey Tea	complete	2	2	0 complete
314 E Adams	Martin and Laurie Haxel	The Refillery	complete	2	2	0 complete
312 E Adams	Martin and Laurie Haxel	in progress	concept unknown	0	0	2 soon
310 E Adams	Martin and Laurie Haxel	Haxel Law	complete	0	0	2 eventually
308 E Adams	David Lee and Brian Frieze	in progress	Ad Astra Wine Bar	0	0	4 soon
306 E Adams	David Lee and Brian Frieze	in progress	Wildly Rooted Boutique	0	0	4 soon
304 E Adams	Kenneth Lockhart	in progress	concept unknown	0	0	4 eventually
302 E Adams	Tom Garvey	Templegate	complete	0	0	4 eventually
300 E Adams	Ellen Giacomini	JP Kelly's	complete	0	0	1 soon
			Future First Floor Tenants	5	Future Upper Story Units	21
			First Floor Tenants Coming "Soon"	3	Upper Story Units Coming "Soon"	11

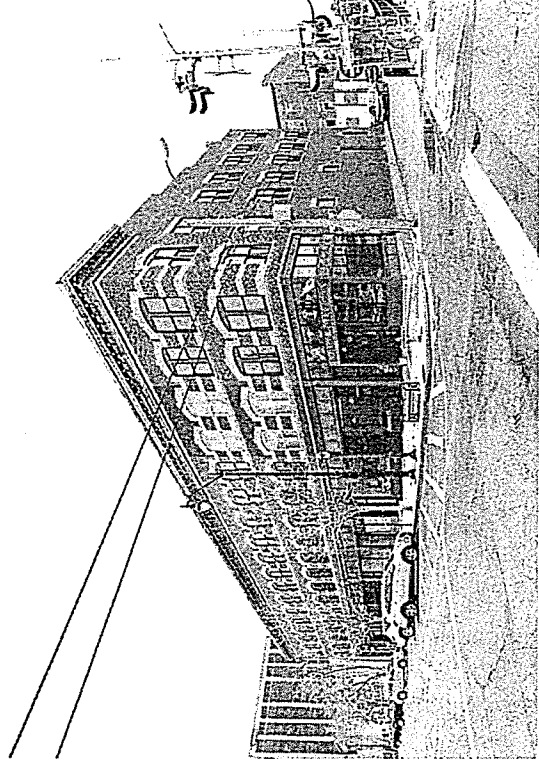
REQUEST: Upgraded water infrastructure to support fire suppression for entire block of 300 E Adams Street. Most of the cost is in the labor, so doing entire block at once is economical, beneficial to developing upper stories, and raises the value of all buildings.

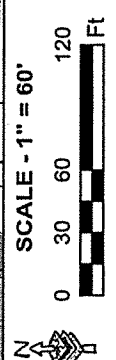
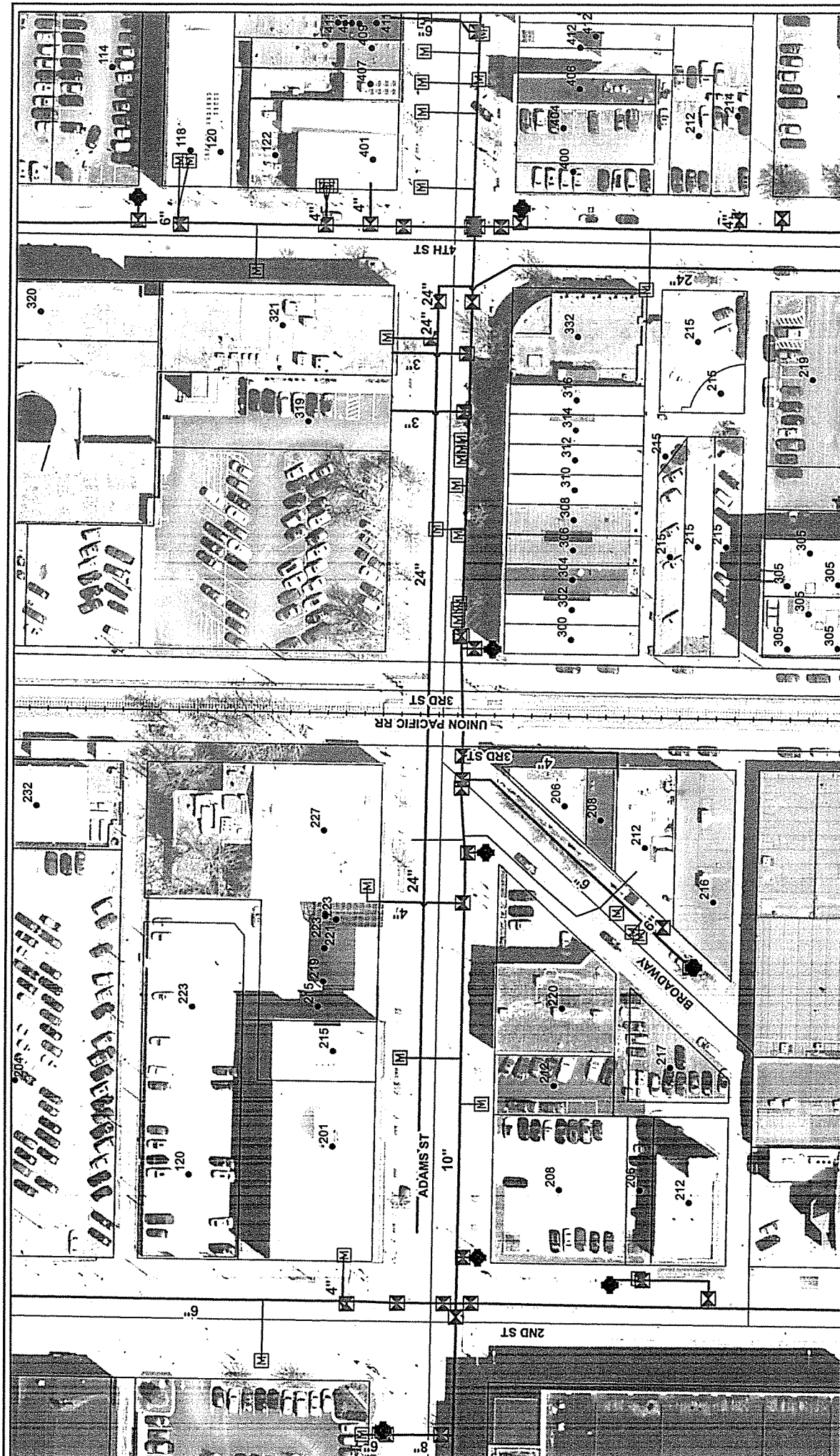
OUTCOME: Upgraded water infrastructure will allow for the fire suppression system that aids the development of first floor and upper story units, per the city building code. There are three first floor tenants on the block opening within the next 6 months, and 11 upper story units to be completed immediately if the request is approved and infrastructure is upgraded. An additional 2 first floor tenants and 10 upper story units could be developed as well. Many of these buildings have been left vacant for decades and are in need of extensive renovations. Filling these units will improve the safety and greatly increase the value of the buildings. The completion of these projects are contingent on the infrastructure upgrades.

TIMEFRAME: CWLP scheduled to begin work 10/19. CWLP estimates their portion taking 4-6 working days. Plumbing crew carries out finishing work and street and sidewalk repairs are made. Project completed by October 28th.

COST: \$100-150K

RETURN: Temporary construction jobs: 12. Permanent jobs at new first floor tenants starting 11/1/22: 12. 3 new first floor businesses opening, with two immediately opening once infrastructure work is completed. 11 upper story apartments to be completed in next 6 months once infrastructure work completed. Value of all buildings on the block goes up exponentially, increasing tax basis. Blight and vacancy removed and increased vitality and activity on the block.





308 E Adams
CWLP Water Utility Map
September, 2022

FOR REFERENCE PURPOSES ONLY
THE FINAL JUDGEMENT OF SUITABILITY
FOR ANY SPECIFIC APPLICATION IS THE
SOLE RESPONSIBILITY OF THE END USER
2022 City of Springfield, IL

ORDINANCE FACT SHEET

REQUEST FORM NO: _____

DATE OF 1ST READING: _____

10/4/22

OFFICE REQUESTING: OPED

CONTACT PERSON: _____

PHONE NUMBER: 789-2200

EMERGENCY PASSAGE: No ☒ Yes ☐ If yes, explain justification.

TYPE OF ORDINANCE: REDEVELOPMENT AGREEMENT

FISCAL IMPACT: \$100,000.00

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

SUGGESTED TITLE:

AN ORDINANCE AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH CITY OF SPRINGFIELD, OFFICE OF PUBLIC UTILITIES, TO UPGRADE WATER INFRASTRUCTURE TO SUPPORT FIRE SUPPRESSION FOR THE ENTIRE BLOCK OF 300 E. ADAMS STREET UTILIZING CENTRAL AREA TAX INCREMENT FINANCE FUNDS THROUGH THE OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT FOR AN AMOUNT NOT TO EXCEED \$100,000.00

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

CONTRACTOR / VENDOR NAME: City of Springfield, Office of Public Utilities

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)

☐ Low Bid

☐ Other: _____

Previous Ord #'s _____

☐ Low Bid Meeting Specs

☐ Exception: _____

Is Purchasing Agent approval required? No ☐ Yes ☐

☐ Low Evaluated Bid

Code Provision: _____

Is Purchasing Agent approval attached? No ☐ Yes ☐

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	084	111	DEVL	SPAL	2110	\$100,000.00
2						
3						
4						

FUNDS CHECK BY: _____

Date: _____

DIRECTOR / SUPERVISOR SIGNATURE _____

Date: _____

CITY PURCHASING AGENT: _____

Date: _____

COMMENTS

The upgraded water infrastructure will support fire suppression for the entire block of 300 E. Adams Street.

SIGN OFF: _____

(Mayor's Signature)

(Director of OBM)

S:\Excel\Fact Sheet\Water 300 block Adams CWLP TIF\Water 300 block Adams CWLP TIF

The information supplied on this form is not confidential information.

Revised 5/26/04

Add 10/4/22
2022-11-11