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February 21, 2023

Mayor and Alderpersons
City of Springfield
800 E Monroe Street
Springfield, IL 62701

Dear Mayor Langfelder and Alderpersons:

This letter is in reference to Agenda Item 2023-040, which is listed for action within the Consent Agenda for your council meeting on February 21, 2023. Passing this ordinance would authorize the use of TIF funds for demolition of 618 East Washington Street. This proposed action would be in violation of the Tax Increment Allocation Redevelopment Act, as the building is listed in the National Register of Historic Places as a contributing structure to the Central Springfield Historic District.

Section 11-74.4.3(a)(q) of the Tax Increment Allocation Redevelopment Act (65 ILCS 5, Illinois Municipal Code) states:

No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this paragraph means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This paragraph does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

As building stabilization and rehabilitation options have not been considered nor exhausted, **the City of Springfield's approval of TIF expenditures as presented would violate this state law.** We respectfully request that Agenda Item 2023-040 be removed from the consent agenda and tabled.

We encourage the city to explore how the TIF can best support reuse and revitalization options, achieving the TIF's purpose to spur economic development in the historic downtown.

Sincerely,

Quinn Adamowski
Regional Advocacy Manager