



**SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]**

FY 2022

Name of Redevelopment Project Area:

SHA (Madison Park Place)

**Primary Use of Redevelopment Project Area\*:** Combination/Mixed

\*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types: Retail/Residential

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act

Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, 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)] <b>If yes, please enclose the amendment (labeled Attachment A).</b> For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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)] <b>If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).</b>		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)] <b>Please enclose the CEO Certification (labeled Attachment B).</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)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		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)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>		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)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	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)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	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)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>		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)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality, setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (labeled Attachment J).</b>	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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		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)] <b>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).</b>		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)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. <b>If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).</b>	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)]**

**FY 2022**

**Name of Redevelopment Project Area:**

**SHA (Madison Park Place)**

**Provide an analysis of the special tax allocation fund.**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 2,414,668

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	\$ 306,054	\$ 4,418,830	98%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 7,674	\$ 72,395	2%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other ()			0%

All Amount Deposited in Special Tax Allocation Fund \$ 313,728

Cumulative Total Revenues/Cash Receipts \$ 4,491,225 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 92,746

Transfers to Municipal Sources \$ -

Distribution of Surplus  

Total Expenditures/Disbursements \$ 92,746

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 220,982

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 2,635,650

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

**Previous Year Explanation:**

**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 2022

Name of Redevelopment Project Area:

**SHA (Madison Park Place)**

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
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.		
		\$ -
2. Annual administrative cost.		
Personal Services	37,581	
Contractual Services	55,000	
EDP	165	
		\$ 92,746
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
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.		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -







SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2022

Name of Redevelopment Project Area:

SHA (Madison Park Place)

**Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source**

FUND BALANCE BY SOURCE	\$ 2,635,650
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
<b>Total Amount Designated for Obligations</b>	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Business Infrastructure Improvement	\$	2,500,000
SHA TIF Homeowner Rehabilitatoin	\$	175,000
<b>Total Amount Designated for Project Costs</b>	\$	2,675,000

TOTAL AMOUNT DESIGNATED	\$ 2,675,000
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SURPLUS/(DEFICIT)	\$ (39,350)
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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 2022**

**Name of Redevelopment Project Area:**

**SHA (Madison Park Place)**

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
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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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

**SECTION 5 [20 ILCS 620/4.7 (7)(F)]**

**FY 2022**

**Name of Redevelopment Project Area:**

**SHA (Madison Park Place)**

**PAGE 1**

Page 1 **MUST** 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. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
--	--

2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	<b>X</b>
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2a. The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	<b>1</b>
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**LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:**

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 1,560,000	\$ -	\$ 1,560,000
Ratio of Private/Public Investment	0		0

**Project 1\*: Projects Closed Out In Previous Years**

Private Investment Undertaken (See Instructions)	\$ -		\$ -
Public Investment Undertaken	\$ 1,560,000		\$ 1,560,000
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

**SECTION 6** [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2022

Name of Redevelopment Project Area:

SHA (Madison Park Place)

**SECTION 6.1-**For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
N/A	N/A	N/A	\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

**SECTION 6.2-**For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement
N/A	N/A

**SECTION 6.3-**For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement
N/A	N/A

**SECTION 6.4-**For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, if any:

N/A
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**SECTION 7** [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

**FY 2022**

**Name of Redevelopment Project Area:**

**SHA (Madison Park Place)**

**Provide a general description of the redevelopment project area using only major boundaries.**

See attached legal description and map.

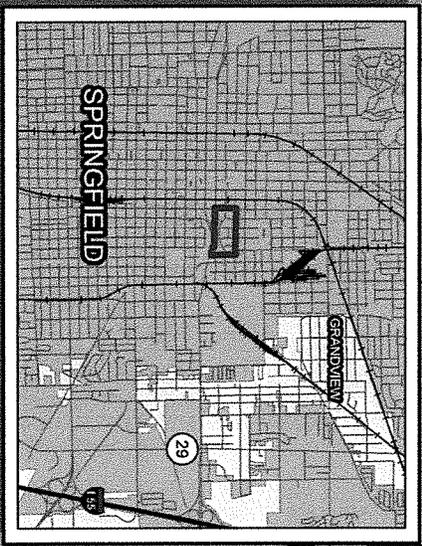
<b>Optional Documents</b>	<b>Enclosed</b>
Legal description of redevelopment project area	Yes
Map of District	Yes



**EXHIBIT A**

The Redevelopment Project Area consists of the territory legally described as follows:

Beginning at a point, said point being the NE corner of Lot 1, Block 5, J. Whitney's Addition and thence northerly along the west ROW line of N. 11th Street a distance of 899.23 feet to a point, said point being the SE corner of Lot 16, Block 10, Wells and Peck's Addition, thence easterly along the N. ROW line of E. Reynolds Street a distance of 1,889.37 feet to the SE corner of Lot 8, Block 15, Springfield Savings Bank Addition. Thence, southerly across Reynolds Street and continuing southerly along the East line of Lot 8, Block 10B, Springfield Savings Bank Addition and continuing southerly across an alley running East and West across Block 10 and continuing in a southerly direction along the East line of Lot 8, Block 10C, Springfield Savings Bank Addition; thence continuing southerly across Mason Street and continuing along the East line of Lot 15, Block 9, Hickox and Chestnut's Addition and proceeding southerly across an alley running East and West in Block 9 and continuing southerly along the East line of Lot 8, Block 9, Hickox and Chestnut's Addition; thence, continuing southerly across Madison Street and continuing southerly along the East line of Lot 15, Block 4, Hickox and Chestnut's Addition to the N. ROW line of Clear Lake Avenue a total distance of 1,018.88 feet. Thence Northwesterly along the N. ROW line of said Clear Lake Avenue a distance of 348.02 feet. Thence northerly a distance of 57.56 feet to the S. ROW line of Madison Street; thence westerly along said S. ROW line of Madison Street a distance of 1,501.10 feet to a point, said point being the intersection of the S. ROW line of Madison Street and the East ROW line of N. 11th Street. Thence southerly and westerly across N. 11th Street a distance of 72.31 feet to the point of beginning. The total area of the described area amounts to 1,708,326.24 square feet, or 39.22 acres, more or less.



# SHA TIF District

Start Date: 2/16/1999  
 End Date: 2/17/2022

1 in = 200 feet  
 Data Source:  
 Sangamon County GIS  
 1/18/2019



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Office of Planning & Economic Development  
City of Springfield, Illinois

**James O. Langfelder**  
Mayor

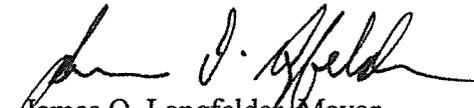
November 1, 2022

Ms. Susana A. Mendoza  
Comptroller, State of Illinois  
Office of the Comptroller  
100 W. Randolph, Suite 15-500  
Chicago, IL 60601

Dear Ms. Mendoza,

In my capacity as Mayor of the City of Springfield, a Illinois municipal corporation, I, James O. Langfelder certify that in the preceding fiscal year the City of Springfield, Illinois has complied with all requirements of the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.1 *et seq.*, as amended), as it applies to the following Tax Increment Financing Districts of Springfield, Illinois: Central Area (Downtown), Far East, Enos Park, SHA (Madison Park Place), Northeast, Jefferson Crossing, MacArthur Boulevard Corridor, Dirksen Parkway Commercial, Peoria Road, and Lumber Lane in the preceding fiscal year.

Sincerely,

  
James O. Langfelder, Mayor  
City of Springfield

**Sr. Assistant Corporation Counsel**  
Linda A. O'Brien  
Steven C. Rahn  
Kateah McMasters



Rm. 313 Municipal Center East  
800 East Monroe Street  
Springfield, IL 62701-1689

**Assistant Corporation Counsel**  
Brandon Woudenberg  
Nicholas Correll

**OFFICE OF CORPORATION COUNSEL  
CITY OF SPRINGFIELD, ILLINOIS**

Phone: (217) 789-2393  
Fax: (217) 789-2397

**JAMES K. ZERKLE**  
Corporation Counsel

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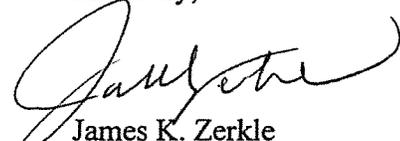
November 1, 2022

Ms. Susana A. Mendoza  
Comptroller, State of Illinois  
Office of the Comptroller  
100 W. Randolph, Suite 15-500  
Chicago, IL 60601

Dear Ms. Mendoza,

In my capacity as legal counsel for the City of Springfield, I have reviewed the procedures of the City in relation to the requirements of the Public Act [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]. In my opinion, the City of Springfield is in compliance with the Tax Increment Allocation Redevelopment act, 65 ILCS 5/11-74.4-1 *et seq.*, and the Industrials Job Recovery Law, 65 ILCS 5/11-74.6-1 *et seq.*, for each redevelopment project area in the City, namely, the Central Area (Downtown), Far East, Enos Park, SHA (Madison Park Place), Northeast, Jefferson Crossing, MacArthur Boulevard Corridor, Dirksen Parkway Commercial, Peoria Road, and Lumber Lane Tax Increment Finance Districts.

Sincerely,

  
James K. Zerkle  
Corporation Counsel

## ATTACHMENT D

### CENTRAL AREA (DOWNTOWN)

Statement setting forth activities: The City of Springfield provided **\$2,525.00** to the Illinois Tax Increment Association for membership fees and registration. The city provided **\$1,400,000.00** to the Sangamon County Treasurer in property tax rebate. The city provided **\$500,000.00** to the Young Men's Christian Association of Springfield for a project. The city provided **\$25,000.00** to Innovate Springfield Inc for business training services.

### FAR EAST

Statement setting forth activities: The City of Springfield provided **\$4,360.50** to City Water, Light & Power for postage. The city provided **\$90.00** to the Sangamon County Recorder for recording fees. The city provided **\$10,830.00** to homeowners for rehabilitation. The city provided **\$82,915.00** to Sangamon County as Trustee for purchase of surplus properties by ordinance.

### ENOS PARK

Statement setting forth activities: The City of Springfield provided **\$25,859.48** to the Department of Public Works for demolition of unsafe and dangerous vacant structures. The City provided **\$500,000.00** to the Young Men's Christian Association for eligible project expenses. The City returned **\$14,250.00** to Cynthia Mehl for a homeowner exterior rehabilitation project that did not take place.

### SHA (MADISON PARK PLACE)

Statement setting forth activities: The City of Springfield provided **\$165.12** to the Frye-Williamson Press for envelopes. The City provided **\$697.88** to the State Journal-Register for advertising. The City provided **\$56,927.65** to the PGAV Planners for consulting, studies, and redevelopment plans.

### NORTHEAST

Statement setting forth activities: The City of Springfield provided **\$257,950.42** to Sangamon County for TIF surplus payment.

### JEFFERSON CROSSING

Statement setting forth activities: The City of Springfield provided **\$28,109.91** to the Sangamon County Treasurer as a property tax increment refund for closure of the TIF.

**MACARTHUR BOULEVARD CORRIDOR**

Statement setting forth activities: There was no activity in this tax increment district.

**DIRKSEN PARKWAY COMMERCIAL**

Statement setting forth activities: There was no activity in this tax increment district.

**PEORIA ROAD**

Statement setting forth activities: There was no activity in this tax increment district.

**LUMBER LANE**

Statement setting forth activities: There was no activity in this tax increment district.

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH, AND PAYMENT IN AN AMOUNT NOT TO EXCEED \$55,000.00 TO, PGAV PLANNERS, LLC (PGAV) TO PROVIDE FOR A FEASIBILITY STUDY AND REDEVELOPMENT PLAN FOR AMENDING THE BOUNDARY OF THE SHA (MADISON PARK PLACE) TAX INCREMENT FINANCING DISTRICT**

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, this agreement involves a feasibility study and redevelopment plan regarding a Tax Increment Finance District by PGAV PLANNERS, LLC (PGAV) in an amount not to exceed \$55,000.00 for amending the boundary of the SHA (Madison Park Place) Tax Increment Financing District to add an area generally bounded by North Grand Avenue on the north, 10<sup>th</sup> Street on the west, Reynolds Street on the South and 19<sup>th</sup> Street on the east; and

WHEREAS, the City Purchasing Agent has made a determination that this contract is exempt from the provisions of the City Purchasing code requiring sealed competitive bidding pursuant to the exceptions contained in Section 38.42 pertaining to Professional Services; and

WHEREAS, a copy of the agreement with PGAV shall be placed 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 the execution of an agreement with, and payment in an amount not to exceed \$55,000.00 to, PGAV PLANNERS, LLC for a feasibility study and redevelopment plan for amending the boundary of the SHA (Madison Park Place) Tax Increment Financing District to add an area generally bounded by North Grand Avenue on the north, 10th Street on the west, Reynolds Street on the South and 19th Street on the east. The Mayor and City Clerk are authorized to execute and attest the agreement on behalf of the City of Springfield.

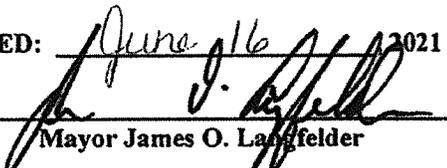
**Section 2:** That the Office of Budget and Management is hereby authorized to make payment to PGAV Planners, LLC, in an amount not to exceed \$55,000.00, from account number 007-111-DEVL-MADI-2110 in accordance with the agreement.

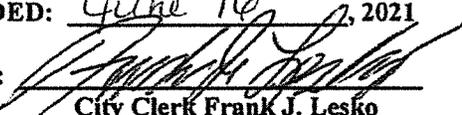
**Section 3:** That this ordinance shall become effective immediately upon its passage and recording by the City Clerk.

PASSED: June 15, 2021

SIGNED: June 16, 2021

RECORDED: June 16, 2021

  
Mayor James O. Langfelder

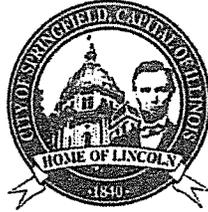
ATTEST:   
City Clerk Frank J. Lesko

Approved as to legal sufficiency:

Requested by: Mayor James O. Langfelder

1 June  
Office of Corporation Counsel / Date

261-06-21



OFFICE OF BUDGET AND MANAGEMENT  
PURCHASING DEPARTMENT  
CITY OF SPRINGFIELD, ILLINOIS

**MEMORANDUM**

**TO:** Abby Powell  
**FROM:** Anthony Quinones – Central Purchasing *AQ*  
**DATE:** May 25, 2021  
**SUBJECT:** Professional Services Determination

I have reviewed the Ordinance Fact Sheet for professional services to PGAV Planners LLC for Professional Service - Feasibility Study and Redevelopment Plan for amending boundary of SHA (Madison Park Place) TIFD in an amount not to exceed \$55,000.00 for CWLP – Water Distribution.

Based on the information provided, I have determined that this vendor possesses a high degree of professional skill and expertise in the required area. Pursuant to Section 38.42 of the City Purchasing Code, this purchase is exempt from the City's requirements for Sealed Competitive Bids.

261-06-21

**CONTRACT FOR PROFESSIONAL SERVICES  
BETWEEN  
THE CITY OF SPRINGFIELD, ILLINOIS  
AND  
PGAV PLANNERS, LLC.**

(2021 Amendment to SHA TIF)

**THIS AGREEMENT** is entered into on the date and by execution shown hereafter, by and between the City of Springfield, Illinois, (the "City") and PGAV Planners, LLC ("PGAV").

**WITNESSETH:**

**Whereas**, in 1991 the City adopted a Tax Increment Redevelopment Plan and Redevelopment Project (the "TIF Plan") for a redevelopment project area known as SHA (Madison Park Place) in accordance with the provisions of the Illinois Tax Increment Allocation Redevelopment Act (the "TIF Act"); and

**Whereas**, the City desires to amend the TIF Plan and its boundaries (the "Original Project Area") to include additional properties; and

**Whereas**, the City desires to obtain assistance from PGAV to prepare an amendment to the Plan (the "2021 Amendment"), including documenting eligibility of the area proposed to be included in the expanded TIF Area (the "Study Area"), updating estimated redevelopment project costs, preparation of the Plan Amendment report and assist with the statutory process of amending the Plan boundaries; and

**Whereas**, PGAV is duly experienced in preparing and amending Tax Increment Redevelopment Plans.

**Now, Therefore**, the parties hereto do mutually agree as follows:

**I. SCOPE OF SERVICES**

PGAV will assist the City with amending the Plan. The principal changes anticipated include expanding the boundaries to the extent such expansion area qualifies; updating the Plan proposals; updating the estimated project costs, all of which must comply with the latest provisions of the TIF Act. Because of the nature of the proposed 2021 Amendment, the process of amending the Plan will include all aspects related to the original adoption of the Plan, including a Joint Review Board meeting, notifications, public hearing, etc. Below is the Scope of Services that PGAV will provide to accomplish the 2021 Amendment:

**A. Feasibility Study & Inducement Resolution:**

PGAV will prepare, for use by the City, a draft of a resolution indicating the City's intent to amend the Original Project Area and to induce private investment in said area. It is understood that the City will indicate its intent to certify in the 2021 Plan Amendment that said Plan Amendment will not result in the displacement of more than ten inhabited housing units. If a redevelopment project requires the

displacement of more than ten inhabited housing units, the City will hire PGAV to perform a Housing Impact Study pursuant to the TIF Act.

**B. Interested Parties Registry:**

PGAV will assist the City in complying with the requirements of the TIF Act regarding the "interested parties' registry." This assistance includes providing the City with drafts of the following:

1. A newspaper notice of registration for the interested parties' registry regarding the proposed 2021 Amendment.
2. Prepare an updated TIF interested parties registration form, if necessary.

**C. Eligibility Analysis and Boundary Determination:**

1. The area being considered for addition to the TIF Area is delineated on Exhibit A – Proposed SHA Boundary Amendment attached hereto. The boundaries of the proposed addition are preliminary and for study purposes only. The boundaries may be adjusted based upon the findings of eligibility factors.
2. An eligibility analysis of properties to be considered for addition to the TIF Area will be accomplished. This analysis shall include information on conditions in areas proposed for inclusion in the Area. This work will include on-site inspection of conditions of the property to determine the presence of eligibility factors per statutory requirements.
3. PGAV will meet with City representatives to identify and discuss issues that need to be considered for the proposed TIF program, including any issues affecting the TIF program; projects desired for inclusion in the program; and any other ideas, thoughts, or suggestions the City wants to transmit to PGAV at this stage of the process.
4. Based upon the findings of the field work, PGAV will recommend a final boundary for the expanded TIF Area. Upon concurrence by the City's point of contact, PGAV will prepare findings on eligibility and incorporate said findings in the Redevelopment Plan as described in Task D below:

**D. Tax Increment Redevelopment Plan Amendment:**

1. Redevelopment Plan/Statutory Requirements:

PGAV will prepare an amendment to the TIF Plan. This 2021 Amendment will update and/or otherwise change the following as provided for in the TIF Act:

- a. Redevelopment plan objectives.
- b. Generalized land use for TIF Area No. 1 as amended.
- c. Description of private projects and necessary public actions.

- d. Implementation strategy.
- e. Estimated redevelopment project costs.
- f. Estimate of equalized assessed value of the Project Area after redevelopment.
- g. The eligibility findings for the expanded portion of the TIF Area as documented in Task C of this scope of services.
- h. Include documentation that "but for TIF" the Plan will not be implemented, with respect to the expanded portion of the TIF Area.
- i. Include evidence that the expanded portion of the TIF Area has not been subject to growth and development by private enterprise as may be revealed from assessed value data and/or building permit records.

2. Exhibits:

PGAV will prepare the following maps and/or exhibits, as deemed necessary by PGAV, to document the Redevelopment Plan.

- a. Redevelopment Project Area Map for the expanded portion of the TIF Area.
- b. Eligibility factors matrix and map for the expanded portion of the TIF Area.
- c. Updated estimated redevelopment project costs.

**E. Approval Process and Attendance at Meetings:**

- 1. PGAV will prepare, for the City's use, a schedule that documents the Redevelopment Plan review and approval process. Included on this schedule will be dates for publications and mailing of required notices pursuant to the requirements of the TIF Act.
- 2. PGAV will provide guidance to the City in the formal approval process of the Redevelopment Plan amendment. This shall include general advice and sample notices for the: public meeting (an informational meeting held early in the process), Joint Review City; public hearing; approval ordinances, etc., and notices to taxing bodies, property owners and residential addressees located within the SHA TIF Area and within 750 feet of the TIF Area.
- 3. PGAV will present the proposed 2021 Amendment to the Joint Review Board and at the required public hearing.

## II. INFORMATION TO BE PROVIDED OR TASKS TO BE UNDERTAKEN BY THE CITY

The City will provide (or cause to be provided by others) the following:

- A. A person to serve as a point of contact with the City, who will interact with PGAV staff, coordinate with other City staff or consultants, as needed, and be responsible for tasks to be completed by the City. In addition, the City's point of contact or building inspector shall be made available to assist the PGAV staff person in the conduct of the field inspections of property within the proposed area for expansion of SHA.
- B. Provide, or cause to be provided, ArcGIS map files, and a database of all properties in SHA and the Study Area that should include parcel lines, street names, railroads, water features, parcel identification numbers (PINs), ownership information (including mailing addresses). In addition, provide in high-resolution digital aerial photography of SHA and the Study Area.
- C. Collect the most recent equalized assessed valuation (EAV) of each parcel in the redevelopment planning area from the County Assessor, including name and address of property owners. While collecting this information, the City will obtain the historical EAV for each parcel going back to 2014.
- D. Prepare the legal description of the area to be added to SHA.
- E. Be responsible for the publication of the required public hearing notices in the local newspaper and mailing of various required notices to taxing districts, property owners within the redevelopment planning area. The City will be responsible for ensuring that such publications and mailings take place in accordance with the schedule prepared by PGAV under Section 1 of this Agreement.
- F. Accomplish amendments to the City's Comprehensive Plan, if necessary, so that the proposed land uses contained in the amended TIF Redevelopment Plan are consistent with the Comprehensive Plan for the City as a whole.

## III. TIMING OF PERFORMANCE

Upon the signing of this Agreement, PGAV will commence services as provided herein. PGAV shall complete the assignment in accordance with a work schedule to be mutually prepared by PGAV and the City.

## IV. FEE & METHOD OF COMPENSATION

- A. The fee for the completed services shall be \$55,000, exclusive of reimbursable expenses as stated below.
- C. Reimbursable expenses will consist of reasonable travel expenses, local mileage, long distance telephone charges, express delivery charges, photographic expenses, the cost of printing or other reproduction of documents, fees or charges for documents owned by others, and other "out-of-pocket" expenses required to provide the services described. Such expenses will be billed at their direct cost to PGAV. Reimbursable expenses will not exceed \$1,200 without written permission from the City.
- D. Invoices for fees and expenses shall be submitted to the City monthly based on the percentage of the work completed and the actual cost of reimbursable expense items. Payment of invoices will be made

by the City within 30 days of receiving invoice. If no payment has been received within 60 days after receipt of our initial statement, PGAV will suspend services under this Agreement until PGAV has been paid in full the amounts due for services and expenses.

## V. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

The scope of the work to be performed by PGAV shall be as provided for herein. The following work elements are hereby specifically noted as not included as tasks to be performed in conjunction with the terms of this Agreement:

- A. Revisions to the eligibility analysis or TIF redevelopment plan if the proposed TIF Area expansion boundaries change after the City's concurrence with PGAV's recommended boundary configuration.
- B. Undertaking special studies such as market studies, economic impact studies, traffic impact studies and any other special studies that may be useful to the City in making decisions on specific development proposals within the existing or expanded TIF Area.
- C. Preparation of the required annual TIF reports that are required to be submitted to the Illinois Comptroller's Office.
- D. Preparation of and/or review of redevelopment agreements between the City and private parties wishing to receive TIF assistance.
- E. Preparation of a housing impact study, which would be required if the City determined that it cannot certify in the 2021 Plan Amendment that the Plan will not result in the displacement of 10 or more inhabited residential units. A separate agreement will be signed to complete this work.

These services shall be considered additional work beyond the scope of this Agreement. The City may acquire such services by PGAV at an additional cost to be negotiated and provided for in the form of an addendum to this or separate Agreement.

## VI. PROJECT STAFFING & MANAGEMENT

- A. PGAV hereby agrees to provide the qualified professional, technical, and clerical staff available within the firm to conduct the work in accordance with the tasks as outlined in Section I of this Agreement.
- B. If, in the opinion of PGAV and the City, a particular assignment (e.g., extra services) requires specialized expertise not available within the PGAV staff, the accomplishment of such tasks may be achieved through subcontract with firms or individuals subject to prior approval of the City.

## VII. TERMINATION OF AGREEMENT

If, for any reason, the City wishes to terminate this Agreement the City shall notify PGAV in writing. The date of said termination shall occur upon receipt of the written notice of termination by PGAV via the U.S. Postal Service or facsimile (followed by receipt of an original signature copy). The City will pay to PGAV an amount representing the percentage complete of the work performed to the date of termination, plus any reimbursable expenses that have been incurred by PGAV to that date.

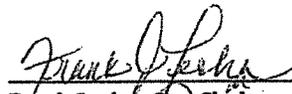
**VIII. OTHER TERMS AND CONDITIONS**

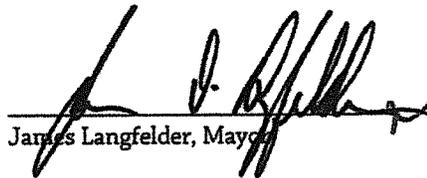
The Scope of Services, provided in Section I of this Agreement, is based upon the provisions of the TIF Act as of the date of this Agreement. Should anything occur that would cause TIF Redevelopment Plan to be prepared and processed under the terms of any subsequent amendments, the applicable portions of this Agreement shall be amended as appropriate.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Agreement to be executed this 16 day of June, 2021.

ATTEST:

CITY OF SPRINGFIELD, ILLINOIS

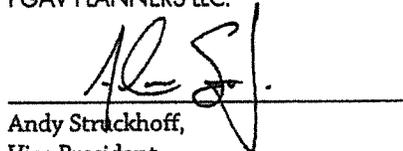
  
\_\_\_\_\_  
Frank Lesko, City Clerk

  
\_\_\_\_\_  
James Langfelder, Mayor

ATTEST:

PGAV PLANNERS LLC.

  
\_\_\_\_\_  
Adam Stroud,  
Senior Project Manager

  
\_\_\_\_\_  
Andy Struckhoff,  
Vice President

Attachment: Exhibit A - Proposed Boundary Amendment





**Office of Planning & Economic Development  
City of Springfield, Illinois**

**James O. Langfelder  
Mayor**

Annual Joint Review Board Meeting  
November 22, 2021  
3:00 p.m.

This year, the Annual Joint Review Board Meeting will be held in-person, in the **Council Chambers** located on the 3<sup>rd</sup> Floor of the Municipal Center West Building.

Email Ravi D. Doshi at [ravi.doshi@springfield.il.us](mailto:ravi.doshi@springfield.il.us) with questions or call 217.789.2377 ext. 5477.

**Agenda**

- I. Introductions
- II. Explanation of JRB
- III. Review of Springfield's TIF Districts:
  - a. Central Area
  - b. Far East Side
  - c. Enos Park Neighborhood
  - d. S.H.A. (Madison Park Place)
  - e. Northeast
  - f. Jefferson Crossing
  - g. MacArthur Boulevard
  - h. Dirksen Parkway Commercial
  - i. Peoria Road
  - j. Lumber Lane
- IV. Public Comments
- V. Adjourn

**Horath, Aaron W.**

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**From:** Wooden, Lynne  
**Sent:** Monday, November 14, 2022 6:30 PM  
**To:** Zerkle, James  
**Cc:** Horath, Aaron W.; Langfelder, Jim; Frevert, Julia  
**Subject:** Re: JRB Agenda November 22 2021.doc  
**Attachments:** JRB Agenda November 18 2021.doc

Thanks,  
Lynne

Sent from my iPhone

On Nov 14, 2022, at 5:16 PM, Zerkle, James <James.Zerkle@springfield.il.us> wrote:

Please see attached the agenda for the JRB meeting held last November 22, 2021 in the City Council chambers --- there would be an audio or video recording of the meeting --- thank you --- Jim Z

CITY OF SPRINGFIELD, ILLINOIS

Madison Park Place TIF Project - Special Revenue Fund  
 Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 For the Fiscal Year Ended February 28, 2022

	Original Budget	Final Budget	Actual	Variance with Final Budget
<b>Revenues</b>				
<b>Taxes</b>				
Property Taxes	\$ 300,700	300,700	306,054	5,354
Investment Income	6,000	6,000	7,674	1,674
<b>Total Revenues</b>	<b>306,700</b>	<b>306,700</b>	<b>313,728</b>	<b>7,028</b>
<b>Expenditures</b>				
<b>Economic Development</b>				
Personal Services	29,946	134,746	37,581	97,165
Contractual Services	2,600,000	2,495,000	55,000	2,440,000
Electronic Data Processing	—	200	165	35
<b>Total Expenditures</b>	<b>2,629,946</b>	<b>2,629,946</b>	<b>92,746</b>	<b>2,537,200</b>
<b>Net Change in Fund Balance</b>	<b>(2,323,246)</b>	<b>(2,323,246)</b>	<b>220,982</b>	<b>2,544,228</b>
Fund Balance - Beginning			<u>2,414,668</u>	
Fund Balance - Ending			<u>2,635,650</u>	



**INDEPENDENT AUDITORS' REPORT  
ON COMPLIANCE**

October 25, 2022

The Honorable City Mayor  
Members of the City Council  
City of Springfield, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Springfield, Illinois, as of and for the year ended February 28, 2022, and have issued our report thereon dated October 25, 2022. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance with laws, regulations, contracts, and grants applicable to tax increment financing districts is the responsibility of the City of Springfield, Illinois' management. In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing," insofar as it relates to accounting matters for the Central Area (Downtown) Tax Increment Financing District, the Dirksen Parkway Commercial Tax Increment Financing District, the ENOS Park Neighborhood Tax Increment Financing District, the Far East Side Tax Increment Financing District, the MacArthur Boulevard Corridor Tax Increment Financing District, the Northeast Tax Increment Financing District, the SHA (Madison Park Place) Tax Increment Financing District, and the Peoria Road Redevelopment Area Tax Increment Financing District, however, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

Cordially,

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP