

383097

DENNIS KNOBLOCH
MONROE COUNTY RECORDER
WATERLOO, IL
RECORDED ON

05/06/2016 02:47:43PM

MISC R FEE: 29.00

PAGES: 8

BOOK _____ PAGE _____

ORDINANCE NO 3252

ORDINANCE NO. 3252

APR 18 2016

AN ORDINANCE OF THE CITY OF COLUMBIA, MONROE AND ST. CLAIR COUNTIES, ILLINOIS, APPROVING THE TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT FOR THE MAIN STREET ABBEY REDEVELOPMENT PROJECT AREA
City Clerk

WHEREAS, the City Council (the "Corporate Authorities") of the City of Columbia, Monroe and St. Clair Counties, Illinois (the "Municipality"), have heretofore determined that the stable economic and physical development of the Municipality is endangered by the presence of conditions that lead to blight as often manifested by progressive and advanced deterioration of structures, by a lack of physical maintenance of such structures, by the advanced age of such structures, excessive vacancies, structures below minimum code standards, and declining Equalized Assessed Valuation (EAV), with a resulting decline of the Municipality which impairs the value of private investments and threatens the sound growth and the tax base of the Municipality and the taxing districts having the power to tax real property in the Municipality (the "Taxing Districts") and threatens the health, safety, morals and welfare of the public; and

WHEREAS, the Corporate Authorities have heretofore determined that in order to promote and protect the health, safety, morals and welfare of the public, conditions that lead to blight in the Municipality need to be eradicated and redevelopment of the Municipality be undertaken in order to remove and alleviate adverse conditions; encourage private investment; and, restore and enhance the tax base of the Municipality and the Taxing Districts; and

WHEREAS, the Municipality has heretofore caused to be conducted an eligibility study to determine whether the proposed Main Street Abbey Tax Increment Financing Redevelopment Project Area (the "Proposed Area") qualifies as a "redevelopment project area" pursuant to the *Tax Increment Allocation Redevelopment Act* (the "TIF Act") 65 ILCS 5/11-74.4-1 *et seq.*; and

WHEREAS, the Municipality has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the Municipality for the Proposed Area; and

WHEREAS, the Municipality was advised on November 16, 2015, that the Proposed Area qualifies as a "Redevelopment Project Area" under Section 11-74.4-3 of the TIF Act; and

WHEREAS, it is therefore concluded by the Corporate Authorities that the Proposed Area remains qualified as a "redevelopment project area" under Section 11-74.4-3 of the TIF Act as of the date hereof; and

WHEREAS, the Municipality has further caused the preparation of and made available for public inspection a Tax Increment Financing Redevelopment Plan and Project for the Main Street Abbey Redevelopment Project Area which includes a proposed redevelopment plan and project for the Proposed Area (the "Plan" and the "Project"); and

WHEREAS, the Plan and the Project sets forth in writing the program to be undertaken to accomplish the objectives of the Municipality and includes estimated redevelopment project costs for the Proposed Area, evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Proposed Area on or any increased demand for services from any taxing district affected by the Plan and any program to address such financial impact or increased demand, the sources of funds to pay costs, the nature and term of the obligations to be issued, the most recent equalized assessed valuation of the Proposed Area, an estimate as to the equalized assessed valuation after redevelopment, the general land uses to apply in the Proposed Area, a commitment to fair employment practices, and the Plan and the Project accordingly complies in all respects with the requirements of the TIF Act; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by resolution adopted the 16th day of February, 2016, called a public hearing (the "Hearing") relative to the Plan and Project and the designation of the Proposed Area as a redevelopment project area under the TIF Act and fixed the time and place for such Hearing, being the 4th day of April, 2016, at the Columbia City Hall, 208 S. Rapp Avenue, Columbia, Illinois; and

WHEREAS, due notice in respect to such Hearing was given pursuant to section 11-74.4-5 of the TIF Act, said notice, together with a copy of the Plan, was sent to Taxing Districts and to the Illinois Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on February 17, 2016, by publication on March 23, 2016, and April 3, 2016, and by certified mail to taxpayers within the Proposed Area on March 21, 2016; and

WHEREAS, notice of the availability of the Report and the Plan, including how to obtain this information, was provided by mail on February 18, 2016, to all residential addresses that, after a good faith effort, the City determined are located outside the boundaries of the proposed Project Area which are within 750 feet of the boundaries of the Proposed Area; and

WHEREAS, the City has established and given public notice of an "interested parties registry" for the Proposed Area in compliance with the requirements of the TIF Act; and,

WHEREAS, the City has given such notice to all persons and organizations who

have registered for information with such registry, all in the manner and at the times as provided in the TIF Act; and

WHEREAS, the Municipality has heretofore convened a Joint Review Board as required by and in all respects in compliance with the provisions of the TIF Act; and,

WHEREAS, the Joint Review Board has met at the time and as required by the TIF Act and has reviewed the public record, planning documents and a form of proposed ordinance approving the Plan and Project; and

WHEREAS, the Joint Review Board has approved by a majority vote an advisory, non-binding recommendation that the Municipality proceed to implement the Plan and Project and to designate the Proposed Area as a redevelopment project area under the TIF Act; and

WHEREAS, the Municipality held the Public Hearing on April 4, 2016, at the Columbia City Hall, 208 S. Rapp Avenue, Columbia, Illinois; and

WHEREAS, at the Hearing, any interested person or affected Taxing District was permitted to file with the Municipal Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the Municipality heard and determined all protests and objections at the Hearing; and

WHEREAS, the Hearing was adjourned on the 4th day of April, 2016; and,

WHEREAS, the Plan and Project set forth the factors which cause the Proposed Area to qualify as a "conservation area", and the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing and have reviewed other studies and are generally informed of the conditions in the Proposed Area which could cause the area to be a "conservation area" as that term is defined in the TIF Act; and

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and have reviewed the conditions pertaining to lack of private investment in the Proposed Area to determine whether private development would take place in the Proposed Area as a whole without the adoption of the proposed Plan and Project; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the Proposed Area to determine whether contiguous parcels of real property and improvements thereon in the Proposed Area would be substantially benefitted by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have made an assessment of any

financial impact of the Proposed Area on or any increased demand for services from any Taxing District affected by the Plan and Project and any program to address such financial impact or increased demand; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the Municipality as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the Municipality.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Columbia, Monroe and St. Clair Counties, Illinois, as follows:

Section 1. *Findings.* The Corporate Authorities hereby make the following findings:

- (a) The Proposed Area is legally described in *Exhibit A* attached hereto and incorporated herein as if set out in full by this reference. A map showing the street location for the Proposed Area is attached hereto as *Exhibit B* and incorporated herein as if set out in full by this reference.
- (b) There exist conditions which cause the Proposed Area to be subject to designation as a redevelopment project area under the TIF Act and to be classified as a conservation area as defined in Section 11-74.4-3 of the TIF Act.
- (c) The Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Plan.
- (d) The Plan and Project conform to the comprehensive plan for the development of the Municipality as a whole.
- (e) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of Phase I of the Project is 24 months from the date that the Municipality and Main Street Developers, LLC ("Developer") enter into a Redevelopment Agreement regarding the Project, and the estimated date of completion of Phase II of the Project is five (5) years from the completion of Phase I of said Project.
- (f) The parcels of real property in the Proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefitted by the proposed Project improvements are included in the Proposed Area.
- (g) The Plan and Project will not result in displacement of residents from 10 or more inhabited residential units, and there are no low-income households or very low-income households in the Proposed Area.

Section 2. *Exhibits Incorporated by Reference.* The Plan and Project that were the subject matter of the public hearing held on the 4th day of April, 2016, are hereby adopted and approved. A copy of the Plan and Project is set forth in *Exhibit C* attached

hereto and incorporated herein as if set out in full by this reference.

Section 3. *Invalidity of Any Section.* If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. *Superseder and Effective Date.* All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Alderman Agne moved the adoption of the above and foregoing Ordinance; the motion was seconded by Alderman Niemietz, and the roll call vote was as follows:

YEAS: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and

Martens.

NAYS: None.

ABSENT: None.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor, this 18th day of April, 2016.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEFFKEN, City Clerk
(SEAL)

Exhibit A***Legal Description***

THE "ORIGINAL TOWN OF COLUMBIA", RECORDED IN THE SURVEYOR'S OFFICIAL PLAT RECORD "A" TOWN LOTS ON PAGE 28

BEGINNING AT THE INTERSECTION OF THE NORTHWEST LINE OF EAST LIBERTY STREET WITH THE NORTHEAST LINE OF SOUTH METTER STREET; THENCE SOUTHEAST ALONG SAID NORTHEAST LINE OF SOUTH METTER STREET TO THE INTERSECTION WITH THE SOUTHEAST LINE OF EAST MADISON STREET; THENCE SOUTHWEST TO THE INTERSECTION WITH THE NORTHEAST LINE OF SOUTH MAIN STREET; THENCE SOUTHWEST TO THE INTERSECTION WITH THE SOUTHWEST LINE OF SOUTH MAIN STREET AND THE SOUTHEAST LINE OF WEST MADISON STREET; THENCE SOUTHWEST TO THE EASTERLY PROLONGATION OF THE SOUTHWEST LINE OF LOT 37; THENCE NORTHWESTERLY ALONG SAID EASTERLY PROLONGATION AND THE SOUTHWEST LINES OF LOTS 37 AND 38 AND THE NORTHWESTERLY PROLONGATION OF LOT 38 TO THE NORTHWEST LINE OF WEST WASHINGTON STREET; THENCE NORTHEAST TO THE SOUTHWEST LINE OF SOUTH MAIN STREET; THENCE NORTHWEST TO THE NORTHWEST LINE OF WEST LIBERTY STREET; THENCE ACROSS SOUTH MAIN STREET TO THE NORTHWEST LINE OF EAST LIBERTY STREET; THENCE NORTHEAST ALONG THE NORTHWEST LINE OF EAST LIBERTY STREET TO THE POINT OF BEGINNING.



Exhibit B

Redevelopment Project Area Boundary

Main Street Abbey Redevelopment Project Area
City of Columbia, Illinois

PCAV PLANNERS



Tax Increment Financing Redevelopment Plan & Project

Main Street Abbey Redevelopment Project Area

Prepared for

City of Columbia, Illinois

Prepared by

PGAV PLANNERS

February 5, 2016

CITY OF COLUMBIA, ILLINOIS

MAYOR

Kevin B. Hutchinson

CITY COUNCIL

James H. Agne, Ward I
Steven D. Reis, Ward I
Mark Roessler, Ward II
Kevin Martens, Ward II

Gene Ebersohl, Ward III
Jeff Huch, Ward III
Mary Ellen Niemietz, Ward IV
Steve Holtkamp, Ward IV

CITY CLERK

Wes Hoeffken

CITY TREASURER

Robert Naumann

CITY ADMINISTRATOR

Jimmy Morani

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT

Paul Ellis

CITY ATTORNEY

Terry Bruckert

This page intentionally blank

TABLE OF CONTENTS

	PAGE
SECTION I INTRODUCTION	1
SECTION II STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS.....	5
A. Introduction	5
B. Summary of Findings	6
SECTION III BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS	7
A. Introduction	7
B. Statutory Qualifications.....	7
C. Investigation and Analysis of Blighting Factors.....	10
D. Analysis of Conditions in the Area.....	10
E. Summary of Eligibility Factors for the Area	18
SECTION IV REDEVELOPMENT PLAN	21
A. Introduction	21
B. General Land Uses to Apply	21
C. Objectives	21
D. Program Policies to Accomplish Objectives	22
E. Redevelopment Projects.....	22
F. Estimated Redevelopment Project Costs.....	23
G. Description of Redevelopment Project Costs	25
SECTION V OTHER FINDINGS AND REQUIREMENTS	29
A. Conformance with Comprehensive Plan	29
B. Area, on the Whole, Not Subject to Growth and Development through Investment by Private Enterprise.....	29
C. Would Not be Developed "but for" TIF	30
D. Assessment of Financial Impact	30
E. Estimated Date for Completion of the Redevelopment Projects	31
F. Most Recent Equalized Assessed Valuation.....	31
G. Redevelopment Valuation.....	31
H. Source of Funds.....	31

I.	Nature and Term of Obligations	32
J.	Fair Employment Practices and Affirmative Action.....	32
K.	Reviewing and Amending the TIF Plan.....	32

EXHIBITS

A – Redevelopment Project Area Boundary.....	3
B – Summary of Blighting and Conservation Area Factors	12
C – Existing Conditions Map	13
D – Comparison of EAV Growth Rates (2009-2014).....	18
F – Estimated Redevelopment Project Costs & Financing Sources.....	24

APPENDIX

- Attachment A – Resolution 10-2015
- Attachment B – Existing Conditions Photos
- Attachment C – Immaculate Conception Church Analysis, Building & Zoning Dept.

SECTION I

INTRODUCTION

On November 16, 2015, the Columbia City Council passed **Resolution 10-2015** providing for a feasibility study and report with respect to the designation of a portion of the City as a tax increment finance ("TIF") redevelopment project area pursuant to the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, the "Act"). A copy of this Resolution is contained in this report as **Attachment A** in the Appendix). The area being considered for designation as a TIF area includes the properties now or formerly owned by the Immaculate Conception Roman Catholic Church located on S. Main Street between W. Liberty Street and W. Madison Street. The area is referred to herein as the Main Street Abbey Redevelopment Project Area (the "Area").

The Area contains approximately 6.0 acres, including street rights-of-way (3.6 acres net of rights-of-way). There are two parcels of real property, the largest of which contains the now vacant Immaculate Conception Church (the "ICC"), a mostly vacant former convent, a vacant rectory and the currently active Immaculate Conception School (the "ICS"). The other tract is a surface parking lot for use by the ICC parishioners and visitors. The building and other site improvements in the Area suffers from age, physical deterioration and obsolescence. All of the buildings in the Area do not meet minimum code standards. Also, a significant amount of vacant building space exists in the Area.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce significant investment of private capital in the Area, which will result in the conversion of this tax exempt property into a taxable mixed use development. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed because any redevelopment plan to be prepared for the Area will not result in the displacement of any inhabited housing units (all housing units in the Area are vacant).

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence, and documentation required by the Act.

This Page Intentionally Blank

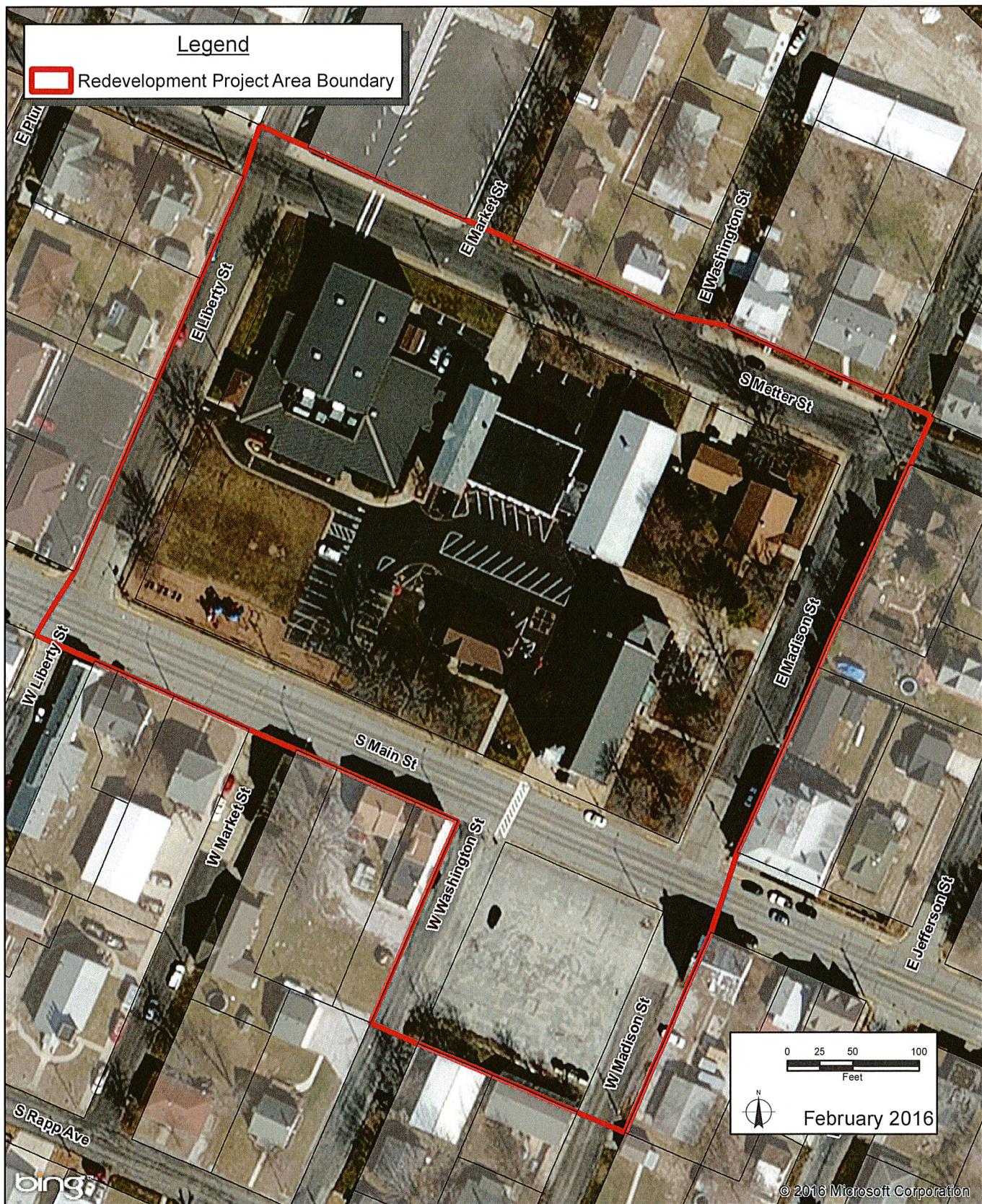


Exhibit A

Redevelopment Project Area Boundary

Main Street Abbey Redevelopment Project Area
City of Columbia, Illinois

PCAV PLANNERS



This Page Intentionally Blank

SECTION II

STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

A. Introduction

Tax increment financing (TIF) is a local funding mechanism created by the "Tax Increment Allocation Redevelopment Act" (the "Act"). The Act is found at 65 ILCS 5/11-74.4-1 *et seq.*

As used, herein, the term **Redevelopment Project** means any public and private development project in furtherance of the objectives of a Redevelopment Plan. The term **Redevelopment Project Area** means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions that cause the area to be classified as an industrial park conservation area, a blighted area or a conservation area, or a combination of both blighted areas and conservation areas. **Redevelopment Plan** means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the Redevelopment Project Area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.

The concept behind the tax increment law is straightforward and allows a municipality to carry out redevelopment activities on a local basis. Redevelopment that occurs in a designated Redevelopment Project Area results in an increase in the equalized assessed valuation ("EAV") of the property and, thus, generates increased real property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, and other redevelopment project costs as permitted by the Act.

The Illinois General Assembly made various findings in adopting the Act; among them were:

1. That there exists in many municipalities within the State blighted, conservation and industrial park conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a Redevelopment Plan. One of these requirements is that the municipality must demonstrate that a Redevelopment Project Area qualifies under the provisions of the Act. With the definitions set forth in the Act, a Redevelopment Project Area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

B. Summary of Findings

The following findings and evidentiary documentation are made with respect to the proposed Redevelopment Project Area:

1. The Area, as a whole, meets the statutory requirements as a **conservation area**. The Area, is not yet blighted, but because of a combination of three or more factors specified in the definition of "conservation area" is detrimental to the public safety, health, morals or welfare and such Area may become a blighted area.
2. The Area exceeds the statutory minimum size of 1-1/2 acres.
3. The Area contains contiguous parcels of real property.
4. If this Plan is adopted and implemented by the City, it is reasonable to say that all properties included in the Area would benefit substantially from being included in the Area.
5. The Redevelopment Project Area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to occur without public assistance. Further evidence of this is presented in Section V and throughout this document.

SECTION III

BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

A. Introduction

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, or combination thereof, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act.

This Section documents the relevant statutory requirements and how the subject area meets the eligibility criteria.

B. Statutory Qualifications

The Act defines the factors that must be present in order for an area to qualify for TIF. The following provides the statutory definitions of the qualifying factors relating to a blighted area and a conservation area:

1. Eligibility of a Blighted Area

The Act states that a "...**blighted area**" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:¹

"If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area."

- a. **"Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed."

¹ Emphasis added with bold or underlined text.

- b. "Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use."
- c. "Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces."
- d. "Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes."
- e. "Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards."
- f. "Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies."
- g. "Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building."
- h. "Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area."

- i. **Excessive land coverage and overcrowding of structures and community facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.”
- j. **Deleterious land use or layout.** The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.”
- k. **Environmental clean-up.** The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.”
- l. **Lack of community planning.** The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.”
- m. **The total equalized assessed value** of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States

Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated."

2. Eligibility of a Conservation Area

The Act further states that a "... "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which **50% or more of the structures in the area have an age of 35 years or more**. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the [13 factors applicable to the improved area] is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area." *[Bracketed text replaces "following factors" from the Act.]*

C. Investigation and Analysis of Blighting Factors

In determining whether or not the Area meets the eligibility requirements of the Act, research and field surveys were conducted by way of:

- On-site field examination of conditions within the Area by experienced staff of PGAV in conjunction with two of the City's building inspectors.
- Tour of the buildings and review of information provided by the ICS principal, who has worked for the School in various capacities for over 45 years and is very knowledgeable of the history and condition of all of the buildings in the Area. This was followed up with numerous discussions with the principal.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective January 10, 1977.

The result and documentation of this effort are summarized below.

D. Analysis of Conditions in the Area

On December 4, 2015, PGAV staff and two of the City of Columbia building inspectors conducted inspections of building and site improvements to document existing conditions in the Area. PGAV staff conducted further building exterior and site improvement inspections on December 15th. This field work was supplemented with information provided the ICS School principal. **Exhibit B - Summary of Blighting and Conservation Area Factors** provides a quantitative breakdown of the various factors found to exist in the Area. **Exhibit C - Existing Conditions Map** provides a graphic depiction of these blighting factors.

1. Findings on Improved Area

The following presents the findings on the conservation area factors that are present to a meaningful extent within the Area.

- a. Summary of Findings on Age of Structures: Age is a prerequisite factor in determining if all or a portion of a redevelopment project area qualifies as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures in the redevelopment project area must have an age of 35 years or greater in order to meet this criteria. Of the 7 buildings in the Area, 6, or 86%, in the Area were determined to be over 35 years old.
- b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on all 7 (100%) buildings in the Area, although the newest building (the gymnasium and locker rooms) had a relatively small degree of deterioration. In addition, there were deteriorated site improvements, including the parking lots paved playground area. Cost estimates prepared for the developer proposing the renovation/retrofit of the buildings indicates that approximately \$357,000 will be necessary to address these deteriorated conditions, including:
 - 1) Replacement of all windows in the school buildings built in 1921 and 1960.
 - 2) Structural shoring and concrete work on all of the buildings.
 - 3) Tuck pointing on all of the buildings.
 - 4) Reinforcement for concrete block walls of gymnasium.
 - 5) Removal of plaster walls in the Rectory and expose and seal the brick.
 - 6) Overlayment and restriping of the parking lot across S. Main Street.

Deteriorated conditions were also found within the street rights-of-way. This included deteriorated street pavement, curb and gutters and a storm drain inlet. **Attachment B** in the **Appendix** provides **photographic evidence** of the conditions found on the properties and within the street rights-of-way located within the Area.

Exhibit B
**SUMMARY OF BLIGHTING AND
CONSERVATION AREA FACTORS**
Main Street Abbey Redevelopment Project Area
City of Columbia, Illinois

	Total	%
No. of improved parcels	2	100%
No. of vacant parcels	0	0%
Total parcels	2	100%
No. of buildings	7	100%
No. of buildings 35 years or older	6	86%
No. housing units	10	
No. housing units occupied	0	
Sub-Area Count	1	100%
IMPROVED LAND FACTORS:		
No. of buildings with deterioration present to a minor extent	2	29%
No. of buildings with deterioration present to a major extent	5	71%
No. of parcels with site improvements that are deteriorated	2	100%
Deteriorated street and/or sidewalk pavement (by Sub-Area)	1	100%
No. of dilapidated buildings	0	0%
No. of obsolete buildings	7	100%
No. of structures below minimum code	7	100%
No. of buildings lacking ventilation, light or sanitation facilities		nd ¹
No. of building with illegal uses		nd ¹
Approximate total building square footage	61,405	
Approximate vacant building square footage	17,638	29%
No. of parcels with excessive land coverage or overcrowding of structures	0	0%
Inadequate utilities (by Sub-Area)		nd ¹
Deleterious land use or layout (by Sub-Area)	0	0%
Lack of community planning	0	0%
Declining or Sub-par EAV Growth		YES

¹ Not determined.



Exhibit C

Existing Conditions

Main Street Abbey Redevelopment Project Area
City of Columbia, Illinois

PCAV PLANNERS



This Page Intentionally Blank

c. Summary of Findings on Obsolescence: All of the buildings in the Area are obsolete. The fact that the ICC has already built a new replacement church and plans to build a new school as well, is indicative of the buildings becoming ill-suited for their original use. The nature of obsolescence by building is described below:

1) Church: The vacant Church building was too small for the Parish population. The Church nave, choir loft, sanctuary has an occupancy load of approximately 350 to 375 persons according the ICS School principal. The new ICC Church building has a capacity of 800 persons and expandable to 1,000. Other features of the Church building that have made it obsolete include:

- i. Lack of ADA compliance. While a side entry ramp was installed to allow for wheelchair accessibility to the nave of the Church, it's not the ideal location. The restrooms are not ADA compliant.
- ii. Having a vestibule that is inadequately sized and the proximity of the main entrance to S. Main Street creates a safety hazard. The main entrance stairs are only about 10 feet distant from the north curb of S. Main Street. The small amount of sidewalk space in front of the Church along with the extremely small vestibule inhibits the ability of parishioners and visitors to congregate before or after services. This circumstance creates pedestrian safety issues when crowds of people spill over into S. Main Street.
- iii. The choir loft is small and the stairs to it are too narrow. The ICC's new church, as with most modern day catholic churches, does not have a choir loft. The choir area is typically located off to one side of the sanctuary in one of the transepts.
- iv. Lack of a Eucharistic-reservation chapel.
- v. Inadequately sized cry room.

2) School: The ICS School teaches students from Pre-Kindergarten to the 8th grade. Safety and security were big concerns expressed by the School principal. The lower the age the more diligence is needed and, therefore, all safety issues like child drop-off are more pronounced. Such concerns will be addressed in the new school to be designed and built at another location to replace these obsolete buildings. These safety and security concerns, along with other obsolete features of the School include:

- i. Student drop-off zones are significantly inadequate. There isn't a proper off-street bus drop off zone. Parents drop children off on all four sides of the block and some drop them off in the parking lot across S. Main Street necessitating students to cross S. Main Street.
- ii. Safe rooms are lacking (e.g., for tornado warnings).
- iii. Only two exterior doorways are monitored with security video equipment and remote lock releases. The other exterior doors are permanently locked from the outside with no security peep holes (e.g., exterior door to kitchen for delivery of supplies).
- iv. There is no secure vestibule for observing visitors before entry into the school.
- v. The restrooms are not properly designed for small children.
- vi. Unable to bank multiple classrooms of all grade levels and six of the 23 classrooms are too small.
- vii. The playground is too small.
- viii. Locker rooms in the gymnasium are too small.
- ix. Lack of ADA compliance, including no elevator.
- x. Lack of three phase electric power.

3) Former Convent: The mostly vacant former Convent was originally designed for community use by nuns with very small rooms and common bathrooms on each of the resident floors. The Convent slept around 10 at its peak. It hasn't been used for this purpose for many years. Currently, a portion (approx. 1,200 sq. ft.) of the 1st floor is currently being used for pre-K and latchkey programs. In addition to lack of ADA compliance, the stairways are poorly configured.

4) Rectory: The vacant Rectory was built to house multiple priests with 5 bedrooms and a common bathroom on the second story. A common kitchen and living area was located on the first level. A housekeeper/cook had a

bedroom office and bathroom via a first floor addition on the north side of the Rectory. With the slope of the site and the differential of floor elevations between the first floor and garage, the resident priests had to constantly navigate steps, which became troublesome for priests in their advanced years. In modern times, the Catholic Church has moved away from this type of living arrangement. Instead, an individual or a small number of priests are housed in a more common single-family type residential building or apartment and not necessarily on the church property.

- d. Summary of Findings Regarding Structures below Minimum Code Standards: On December 4, 2015, two building inspectors from the City of Columbia Building and Zoning Department performed a brief inspection of each of the buildings in the Area. They found a number of items not in compliance with the City's adopted codes and other state and federal regulations in all of the buildings. While certain violations may be "grandfathered", all violations will require correction if there is to be a change of occupancy, change of ownership or change of use. A summary report by the Building and Zoning Department is contained in the **Appendix** as **Attachment C**.
- e. Summary of Findings Regarding Excessive Vacancies: Of the six buildings in the Area, two are entirely vacant (the Church and Rectory) and one is mostly vacant (the Convent building). Based on square footage of building space, approximately 17,640 of the total 61,400 square feet of building space is vacant for a relatively high 29% vacancy rate. The current day care center will be vacating the space it uses in the former Convent building this coming May, which would increase the vacancy rate to 31%. The vacancy rate will increase to 100% once the new ICS School is built at a different location.
- f. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: Both of the parcels of real estate in the Area are tax exempt and have been so for decades. Thus, when compared to inflation, the total equalized assessed valuation (EAV) for the Area has not kept pace with the Consumer Price Index (the "CPI") for five (5) out of the last five (5) years. **Exhibit D, Comparison of EAV Growth Rates (2009-2014)** shows how the EAV of the Area compares the CPI.

Exhibit D
COMPARISON OF EAV GROWTH RATES (2009-2014)
Main Street Abbey Redevelopment Project Area

Assessment Year	Project Area EAV ¹	Consumer Price Index (CPI) ²	Area Growth Rate Less Than CPI?
2009	\$ -	214.537	
2010	\$ -	218.056	
Annual Percent Change	0.0%	1.6%	YES
2011	\$ -	224.939	
Annual Percent Change	0.0%	3.2%	YES
2012	\$ -	229.594	
Annual Percent Change	0.0%	2.1%	YES
2013	\$ -	232.957	
Annual Percent Change	0.0%	1.5%	YES
2014	\$ -	236.736	
Annual Percent Change	0.0%	1.6%	YES

¹ Source: Monroe County Assessor data.

² Source: U.S. Bureau of Labor Statistics.

E. Summary of Eligibility Factors for the Area

The study found that the Area contains conditions that qualify it as a **conservation area**. The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area:

- **Age** – Of the seven buildings located in the Area six (86%) are greater than 35 years old, which exceeds the statutory threshold of 50% (prerequisite for a “conservation area”).
- **Deterioration** – Five of the seven buildings (67%) have deteriorated conditions present to a major extent, and the non-building site improvements on both parcels exhibit signs of deterioration. Deteriorated conditions were also found within the public right-of-way, including street pavement, curb and gutters.
- **Excessive Vacancies** – 29% of the total building space in the Area is found to be vacant during the field survey, which is relatively high. This vacancy rate will increase to 31% when the day care operations vacate the premises in May 2016. The vacancy rate will increase to 100% once the ICS School is relocated to new facilities to be built at a different location.

- **Structures below minimum code standards** – All of buildings in the Area do not meet the City's current code standards.
- **Sub-par EAV trends** – The growth in the Area's EAV has not kept pace with inflation for five out of the last five years.

This study finds that the Area contains conditions that qualify it as a ***conservation area***, as this term is defined in the Act, and that these conditions that may lead to blight without a program of intervention to induce investment in the Area. The qualifying conditions that exist in the Area will be expensive to remedy. These conditions have proven to deter interest on the part of other religious entities to purchase the property for continued use a place of worship and a parochial school. The opportunity now exists for a developer to purchase the property and convert it to a mixed use development, which will become taxable real estate. However, the developer proposing the mixed use development will not proceed with the project without the ability to offset some of the extraordinary costs to remedy the deteriorated conditions, bring the buildings up to code, and to retrofit the buildings for private commercial use. The private re-use of the Area contemplated in this tax increment program will serve to reduce or eliminate the deficiencies identified herein and enhance the long-term interests of the taxing districts.

Therefore, it is concluded that public intervention is necessary because of the conditions documented herein. The City Council should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of a Redevelopment Plan and establishment of the Redevelopment Project Area, pursuant to the Act. Once in place, the goal will be to use TIF to incent private investment that will ultimately improve property values over the long term.

This Page Intentionally Blank

SECTION IV

REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan and Project for the Main Street Abbey Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as a conservation area, blighted area, combination of conservation and blighted area, or industrial park conservation area, a Redevelopment Plan must be prepared. A **Redevelopment Plan** is defined in the Act as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the Redevelopment Project Area as a 'blighted area' or 'conservation area' or combination thereof or 'industrial park conservation area', and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

B. General Land Uses to Apply

The proposed general land uses to apply to the Area is a unique mixed-use development involving the adaptive reuse of a church, school, convent and rectory for commercial and residential use.

C. Objectives

The objectives of the Redevelopment Plan are:

1. Significantly reduce or eliminate those conditions that qualify the Area as eligible for tax increment financing by carrying out the Redevelopment Plan.
2. Prevent the recurrence of blighting conditions.
3. Enhance the real estate tax base for the City and all overlapping taxing districts through the implementation and completion of the activities identified herein.
4. Encourage and assist private investment in the redevelopment of the Area through the provision of financial assistance as permitted by the Act.
5. Provide for safe and efficient traffic circulation within the Area.
6. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

D. Program Policies to Accomplish Objectives

The City has determined that it is appropriate to provide limited financial incentives for private investment within the Area. It has been determined, through communications with the prospective developer, that tax increment financing constitutes a key component of making the project feasible. The City will incorporate appropriate provisions in any redevelopment agreement between the City and developer to assure that redevelopment projects achieve the objectives stated herein and accomplish the proposed redevelopment project.

E. Redevelopment Projects

Improvements and activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:

Proposed private redevelopment will include a phased retrofitting and renovation of approximately 61,000 square feet of existing buildings, along with other site improvements. This redevelopment project, known as the Main Street Abbey, is estimated to involve a total investment of approximately \$5.7 million. The first phase of the project will include the repair, retrofitting and renovation of the church, convent and rectory. The second phase, expected to occur within five years after the completion of the first phase, will be the repair, retrofitting and renovation of the school buildings. More specifically, the proposed uses include:

Phase I:

- Events center in the former church
- Retail/service on the first floor and 3 apartment lofts in the former convent
- 4 apartments in the former rectory
- Off-street parking areas

Phase II:

- Microbrewery & garden restaurant in the gymnasium/cafeteria portion of the school, including outdoor dining area
- 22 room bed & breakfast type hotel in the balance of the school

2. Public Redevelopment Activities:

Public improvements and TIF financial support will be used to induce and leverage private investment in the Area. These may include, but are not limited to, the following activities:

- a. *Public works improvements:* Repairs and/or upgrades to public facilities within the street rights-of-way within the Area, such as sidewalks and streetscape amenities.
- b. *Land assembly and site preparation.* In order to facilitate the redevelopment project, TIF may be used to help finance land acquisition, site preparation, environmental remediation, and other steps to prepare the site for a mixed-use development.
- c. *Building repairs and renovation:* In order to facilitate the redevelopment project, TIF may be used to help finance the costs to repair and renovate the buildings in the Area.
- d. *Other programs of financial assistance as may be provided by the City.* The Act defines eligible redevelopment project costs that are summarized in Section F below. The City's involvement with redevelopment activities may include all those authorized by the Act, as needed.

3. Land Assembly & Displacement Certificate:

To achieve the objectives of the Plan, property located within the Area will be acquired by the developer to implement the redevelopment project. Since there are no inhabited housing units located within the Area, such property assembly will not involve the displacement of inhabited housing units (see below).

Displacement Certificate:

Pursuant to Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Act, by adoption of this Redevelopment Plan by the City, the City hereby certifies that this Redevelopment Plan will not result in the displacement of more than nine (9) inhabited residential units.

F. Estimated Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit F**, on the following page, entitled **Estimated Redevelopment Project Costs**. This estimate includes reasonable or necessary costs incurred, or estimated to be incurred, in the implementation of this Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include public financing costs or interest payments that may be incurred in conjunction with redevelopment projects.

In addition to the proposed TIF funding, the City may seek the assistance of various State of Illinois Departments (Department of Transportation, Department of Commerce and Economic Opportunity, etc.), or appropriate agencies of the Federal Government to assist in funding site preparation, infrastructure, or other required projects or improvements. To the extent additional funds can be secured from the State of Illinois, or any Federal program or other public or private sources, the City may use such funding sources in furtherance of the Redevelopment Plan and Project.

Exhibit F

ESTIMATED REDEVELOPMENT PROJECT COSTS & FINANCING SOURCES¹

Main Street Abbey Redevelopment Project Area
City of Columbia, Illinois

	<u>Estimated Cost</u>
Estimated Redevelopment Project Costs to be Financed by TIF Obligations: ^{2,3 & 4}	
A. Public Works or Improvements <i>(Improvement of streets, curb and gutters, sidewalks, utilities and other public improvements)</i>	\$50,000
B. Property Assembly <i>(Property acquisition and site preparation)</i>	\$400,000
C. Building Renovation/Retrofit/Repair	\$900,000
D. Planning, Legal and Professional Services	\$27,000
E. General Administration	\$60,000
F. Financing Costs	See footnote 3
G. Contingency	\$144,000
Total Estimated Project Costs to be Financed by TIF Obligations	\$1,581,000
Total Estimated Project Costs to be Privately Financed⁵	\$4,159,000
TOTAL ESTIMATED PROJECT COSTS	\$5,740,000

1. All costs shown are in 2016 dollars.
2. Project costs to be financed by TIF obligations limited to "redevelopment project costs" as defined in the Act. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Municipal financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total redevelopment project cost if and when such financing costs are incurred.
4. The total estimated redevelopment project costs to be financed with TIF obligations shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.
5. The total estimated project costs to be privately financed are NOT limited to "redevelopment project costs" as defined in the Act.

G. Description of Redevelopment Project Costs

Costs that may be incurred by the City in implementing the Redevelopment Plan may include project costs and expenses as itemized in Exhibit F, subject to the definition of “redevelopment project costs” as contained in the Act, and any other costs that are eligible under said definition included in the “Contingency” line item. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the Act **[bold typeface added for emphasis]**. Note that some of the following narrative has been paraphrased (see full definitions in the Act).

1. **Costs of studies, surveys, development of plans and specifications, wetland mitigation plans, implementation and administration of the Redevelopment Plan**, including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, financial, planning or other services, subject to certain limitations:
 - a. There are limitations on contracts for certain professional services with respect to term, services, etc.
 - b. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan.
 - c. Marketing costs are allowable if related to marketing sites within the Redevelopment Project Area to prospective businesses, developers and investors.
2. **Property assembly costs**, including but not limited to **acquisition of land** and other property, real or personal or interest therein, **demolition of buildings, site preparation**, site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
3. **Costs of rehabilitation**, reconstruction or repair or remodeling of **existing public or private buildings, fixtures and leasehold improvements**; and the cost of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification.

4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 of the Act unless either
 - a. the construction of the new municipal building implements a redevelopment project that was included in a Redevelopment Plan that was adopted by the municipality prior to November 1, 1999; or
 - b. the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
5. **Cost of job training and retraining projects**, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area.
6. **Financing costs**, including but not limited to, all necessary and incidental expenses **related to the issuance of obligations** (see definition of "obligations" in the Act), and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and project.
8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or it is required to make payment of relocation costs by Federal or State law or in order to satisfy Subsection 11-74.4-3 (n) (7) of the Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).

9. **Payments in lieu of taxes** (not common; see definition in Act).
10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs:
 - a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and
 - b. when incurred by a taxing district(s) other than the municipality, are set forth in a written agreement between the municipality and the taxing district or taxing districts, which agreement describes the programs to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
11. **Interest costs incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - b. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project, plus (ii) redevelopment project costs, excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;

12. Unless explicitly stated in the Act, the cost of **construction of new privately owned buildings shall not be an eligible redevelopment project cost.**
13. **None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area, while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.** For purposes of this paragraph, termination means closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a Redevelopment Project Area; **but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.**
14. 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 item (14) means
 - a. place or structure that is included or eligible for inclusion on the National Register of Historic Places or
 - b. contributing structure in a district on the National Register of Historic Places.

This item (14) 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.

SECTION V

OTHER FINDINGS AND REQUIREMENTS

A. Conformance with Comprehensive Plan

The redevelopment project proposed to be undertaken in implementing this Redevelopment Plan conforms to the City of Columbia's "20/20 Master Plan", dated February 21, 2005. In particular, the Main Street Abbey mixed use project would help achieve the following goal established in this Plan for Main Street:

*"Achieve the preservation and enhancement of Main Street as a vibrant commercial and historical center of the City with a variety of activities and a selection of goods and services where people can walk, ride bicycles or drive to take advantage of these amenities."*²

Under the Land Use Elements section of the Master Plan Update, it states:

*"Joint residential/commercial use should be encouraged in the downtown areas"*³

The Plan Update also observes:

*"An effective preservation policy can promote the re-use of old structures and often prevent buildings from deteriorating to a point where demolition is the only alternative."*⁴

B. Area, on the Whole, not Subject to Growth and Development Through Investment by Private Enterprise

It can be argued that the fact that the property in the Area is owned by a tax-exempt, non-profit religious organization that there has been no investment by private enterprise. The context of the term "private enterprise" would suggest a business organization or an industrious and systematic activity driven for profit. Clearly, from this viewpoint the Area hasn't been subject to growth and investment by private enterprise. With regard to investments made by the Immaculate Conception Church and School, it has been limited to fixing some structural spans in the Church and replacing the roof thereon about six years ago. About three years ago, the roof was replaced on the 1950 portion of the school complex. In total, these major maintenance items cost in the range of \$37,000

² Chapter III City Wide Plan, Section A Goals and Objectives, *Columbia, Illinois 20/20 Master Plan*, James Pona & Associates, February 21, 2005.

³ Chapter III City Wide Plan, Section B Land Use Elements, *ibid.*

⁴ *Ibid.*

to \$44,000 according to the ICS School principal. Therefore, it is concluded that other than these major maintenance expenses that have been incurred over the past six years, the Area has not been subject to growth and development by investment by private enterprise or any other entity.

C. Would Not be Developed “but for” Tax Increment Financing

The City has found that the Area would not reasonably be developed without the use of tax increment revenues. The City further commits that such incremental revenues will be utilized for the development and revitalization of the Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the certainty that there will not be commitments for private development and revitalization without the City's commitment to provide such municipal financial assistance. Even with public financial assistance, redevelopment projects will be a challenge. Furthermore, the eligibility factors documented in this Plan contribute to the “but for” argument.

This but for position has also been express by the developer intending to purchase the ICC/ICS property for conversion into a private mixed-use and taxable real estate project. The developer has made it clear that the project cannot take place without TIF to help recover a portion of the extraordinary costs of property assembly, building renovation/repairs, site preparation, and related costs. Estimated costs associated with building renovation and repairs, alone, are in excess of \$2.6 million. The total project costs are estimated to be approximately \$5.74 million. Converting this cost to a square foot of building basis is about \$94 per square foot. By comparison, commercial and commercial/residential buildings renovated by the same developer along Main Street are being appraised by Monroe County at about \$35 to \$45 per square foot of building space (total fair market value of land and improvements). The developer has expressed that the level of risk in making this size of an investment is too great without being able to recover some of the cost to convert this institutional use into a private, mixed-use development.

D. Assessment of Financial Impact

The City finds adoption of this Redevelopment Plan will not place significant additional demands on facilities or services for any local taxing body. Police and fire services and facilities appear to be adequate for the foreseeable future. However, the Plan could result in a net increase in enrollment in the Columbia School District albeit highly unlikely. The propose Main Street Abbey project proposes seven 1 and 2 bedroom apartment units (4 in the former Rectory and 3 in the former Convent). This type residential development caters to young professionals, single person and empty nester households. However, to the extent these apartment dwellings cause an increase in enrollment, the School District may be entitled to receive a portion of the tax increment (see 65 ILCS 11-74.4-3 (q) (7.5)).

The City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impediments are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

E. Estimated Date for Completion of the Redevelopment Projects

The estimated date for completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31st of the year in which the payment to the City Treasurer, as provided in subsection (b) of Section 11-74.4-8 of the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Area is adopted.

F. Most Recent Equalized Assessed Valuation

The most recent total EAV for the Area is \$0.00. The County Clerk of Monroe County will verify the base EAV for each parcel after adoption of the City ordinances approving the Redevelopment Plan and establishing the Area. After adoption of the TIF Plan, establishing the boundaries of the Redevelopment Project Area and adopting tax increment financing for said Area by the City Council, the City will make a request to the County Clerk of Monroe County to certify the base EAV for the two parcels of real estate located within the Area.

G. Redevelopment Valuation

Contingent on the adoption of this Plan and completion of the propose Main Street Abbey project, it is estimated that the EAV of the Area will increase by \$800,000 to \$900,000 (2016 dollars).

H. Source of Funds

The primary source of funds to pay for redevelopment project costs associated with implementing this Plan shall be funds collected pursuant to tax increment financing to be adopted by the City. Under such financing, tax increment revenue resulting from an increase in the EAV of property in the Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay redevelopment project costs and retire any obligations incurred to finance redevelopment project costs.

In order to expedite implementation of this Redevelopment Plan and construction of the public improvements, the City, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for the eligible redevelopment project costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, applicable revenues from any adjoining tax increment financing areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

I. Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into a Special Tax Allocation Fund to be established by action of the City's City Council for the purpose of depositing monies received from the taxes on the increased EAV (above the initial EAV) of real property in the Area. These monies may be used to reimburse private or public entities for the redevelopment project costs incurred or to amortize obligations issued pursuant to the Act for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on bonds or payment of other obligations and not needed for any other redevelopment project costs or early bond retirement shall be declared as surplus and become available for distribution to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the any projects. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

J. Fair Employment Practices and Affirmative Action

The City will insure that all private and public redevelopment activities are constructed in accordance with fair employment practices and affirmative action by any and all recipients of TIF assistance.

K. Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Act. Also, the City shall adhere to all reporting requirements and other statutory provisions.

APPENDIX

This Page Intentionally Blank

RESOLUTION NO. 10-2015

NOV 16 2015

**A RESOLUTION PROVIDING FOR A FEASIBILITY STUDY ON THE
DESIGNATION OF A PORTION OF THE CITY OF COLUMBIA AS A
REDEVELOPMENT PROJECT AREA AND TO INDUCE DEVELOPMENT
INTEREST WITHIN SUCH AREA (PROPOSED PLANNED
DEVELOPMENT DISTRICT MAIN STREET ABBEY TIF
REDEVELOPMENT PROJECT AREA)**

Dale J. Hoff
City Clerk

WHEREAS, the City of Columbia (the "City") is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 11-74.4-1, *et seq.* (the "Act"), to finance redevelopment project costs in connection with redevelopment project areas established in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, pursuant to the Act, to implement tax increment financing ("TIF"), it is necessary for the City to adopt a redevelopment plan and redevelopment project, designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and

WHEREAS, the City desires to undertake a feasibility study to determine whether findings may be made with respect to an area of the City (referred to as the "Main Street Abbey Redevelopment Project Area"), which may be designated as a redevelopment project area, to qualify the area as a blighted area and/or a conservation area as defined in the Act, and other research necessary to document the lack of growth and development through private enterprise; and

WHEREAS, the exact extent and boundaries of the TIF redevelopment project area (the "TIF Area") are not precisely defined at this time but the area being considered is generally delineated on Exhibit A attached hereto, and that the actual redevelopment project area to be established may contain more or less land than that shown on Exhibit A; and

WHEREAS, the City will be expending certain funds to determine eligibility of the proposed redevelopment project area and to prepare the required redevelopment plan (the "TIF Plan") if the City decides to implement tax increment financing for all or a portion of the proposed TIF Area; and

WHEREAS, the City may expend other funds in furtherance of the objectives of the anticipated TIF Plan; and

WHEREAS, it is the intent of the City to recover these expenditures from proceeds of the TIF program, if established; and

WHEREAS, the City wishes to encourage Main Street Developers LLC to pursue plans for the redevelopment of the proposed TIF Area and make such expenditures as are reasonably necessary in that regard with confidence that TIF eligible expenditures may be allowable redevelopment project costs under the TIF Plan once adopted and subject to a redevelopment agreement between the City and the developers/property owners; and

WHEREAS, the purpose of the proposed redevelopment plan and project is to generate private investment in the TIF Area, thereby eliminating or reducing blighted conditions and provide for the long-term sound growth of the community; and

WHEREAS, tax increment allocation financing utilizes the increase in real estate taxes ("tax increment") resulting from the increase in value of properties located in a redevelopment project area to pay for certain redevelopment projects costs as provided for in the Act; and

WHEREAS, at this time none of the purposes of the proposed redevelopment plan or proposed redevelopment project area is to result in the displacement of residents, the feasibility study is not required to include the preparation of any housing impact study as described in Section 11-74.4-4.1 (b) of the Act.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Columbia, Illinois, as follows:

Section 1. The City Council has examined the proposed area and circumstances and at this time believes that it is reasonable to believe that a TIF plan can be adopted for said area and that expenditures of development costs in furtherance of the TIF Plan and potential development should be allowable project costs under the Plan, provided that this Resolution is not a guarantee that any such plan will be adopted but rather an expression of the sense of the City at this time;

Section 2. The person to contact for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the area shall be:

Kevin B. Hutchinson
Mayor
City of Columbia
208 S. Rapp Avenue
Columbia, IL 62236
Telephone: 618-281-7144

Section 3. This Resolution shall be in full force and effect from and after its passage and approval, as provided by law.

Alderman Huch moved the adoption of the above and foregoing Resolution; the motion was seconded by Alderman Niemietz, and the roll call vote was as follows:

YEAS: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Reis, Holtkamp and Martens.

NAYS: None.

ABSENT: None.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor, this 16th day of November, 2015.



KEVIN B. HUTCHINSON, Mayor

ATTEST:


WESLEY J. HOEFFKEN, City Clerk

(SEAL)

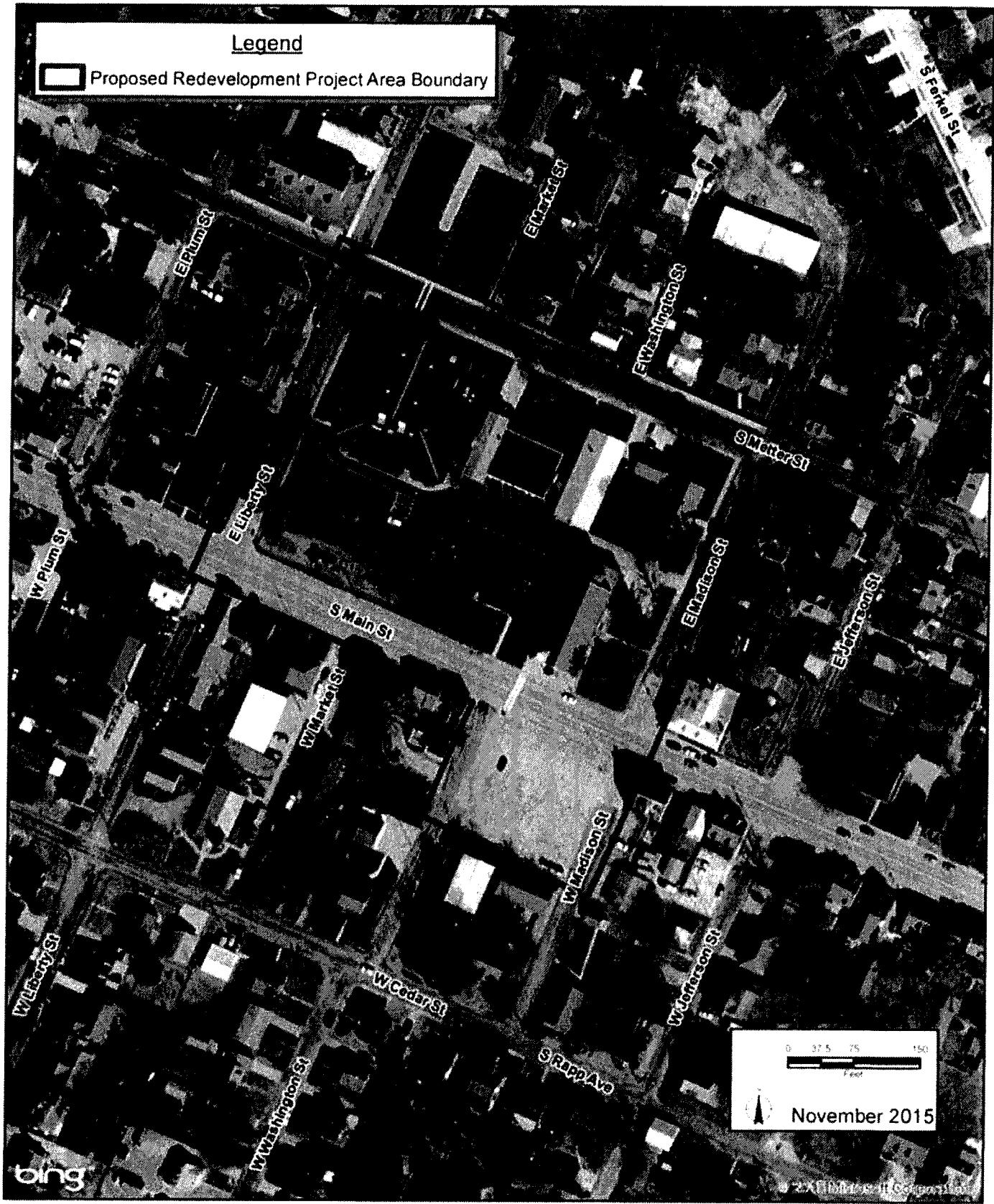


Exhibit A

TIF Study Area Boundary Map

Proposed Main Street Abbey TIF Redevelopment Project Area City of Columbia, Illinois

PGAV PLANNERS



ATTACHMENT B

Existing Conditions Photos

This Page Intentionally Blank

On December 4th and 15th, 2015, PGAV PLANNERS staff conducted a field review of the properties and improvements located inside the Main Street Abbey Redevelopment Project Area (the "Area"). The following pages contain a series of photographs taken on these dates, which PGAV PLANNERS believes to be representative of the conditions of the Area.

The Church

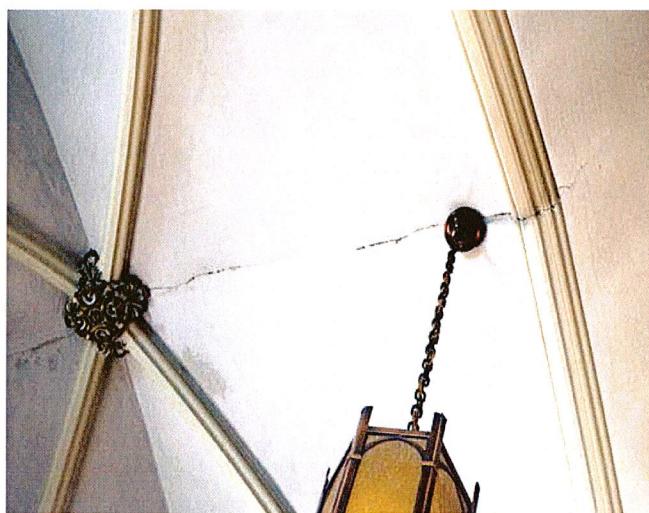
The following pages contain pictures of the vacant Immaculate Conception Church.



Above: The rotted window frame and deteriorated plaster at the corner of this window indicate interior water infiltration.



Above & Below: Interior water damage of the vacant church.



Above: cracking in the vaulted ceiling of the vacant church.



PHOTOGRAPHS OF EXISTING CONDITIONS

Main Street Abbey Redevelopment Project Area

Columbia, Illinois

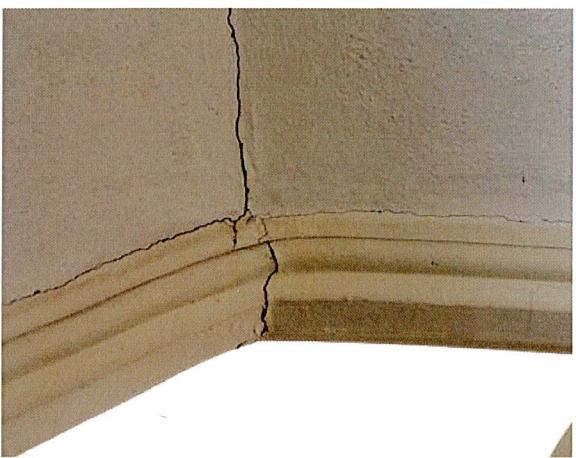
The Church (cont'd)



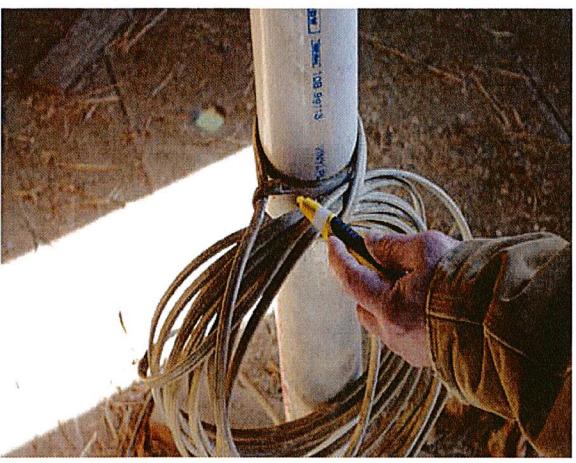
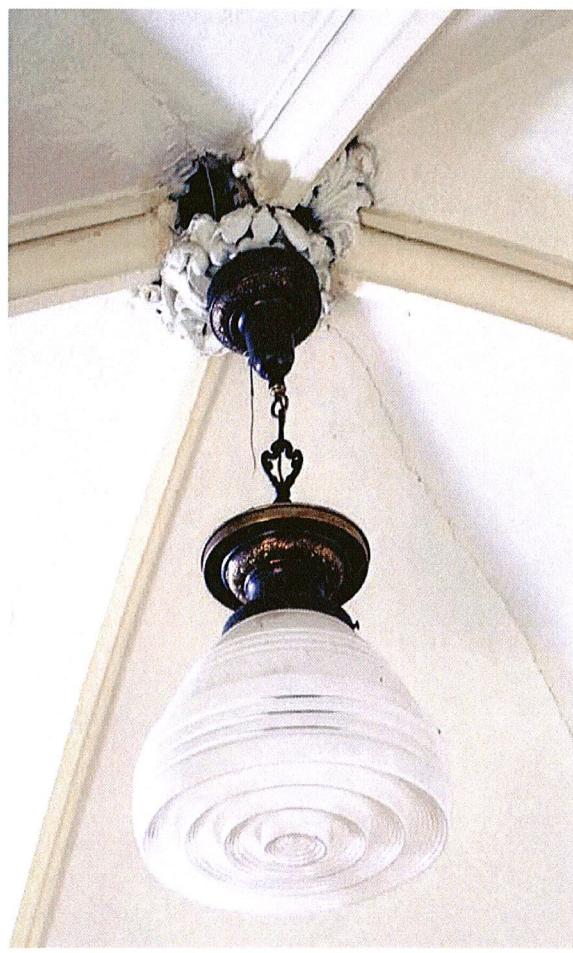
Left & Right:
Cracking in the
plaster and mold-
ing of the church
ceiling.



Left: Cracking in
an archway inside
the vacant church.



Right: The medal-
lion supporting
the light fixture
in the church has
detached from the
ceiling, leaving the
fixture hanging.



Left: A live, un-
capped wire in
the steeple of the
church.

PHOTOGRAPHS OF EXISTING CONDITIONS

Main Street Abbey Redevelopment Project Area

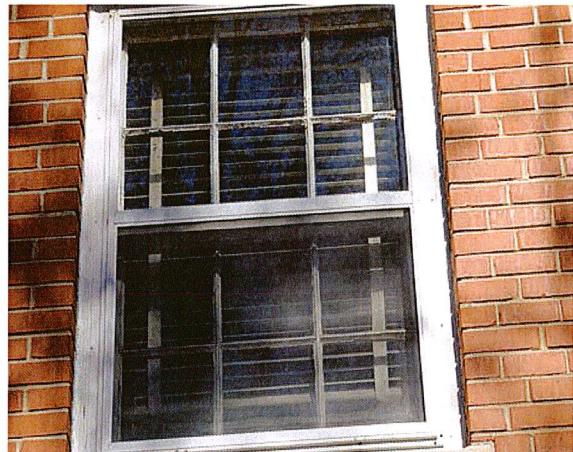
Columbia, Illinois

The Convent

The following pages contain pictures of former convent.



Left & Right: The windows on the former convent are deteriorated and need to be replaced.



Left & Right: Interior water damage at the former convent.



Left: The concrete on the interior basement walls is spalling.

Right: The drains for the sinks, located in each living quarter, are uncapped and could potentially allow sewer gases into the building.



PHOTOGRAPHS OF EXISTING CONDITIONS

Main Street Abbey Redevelopment Project Area

Columbia, Illinois

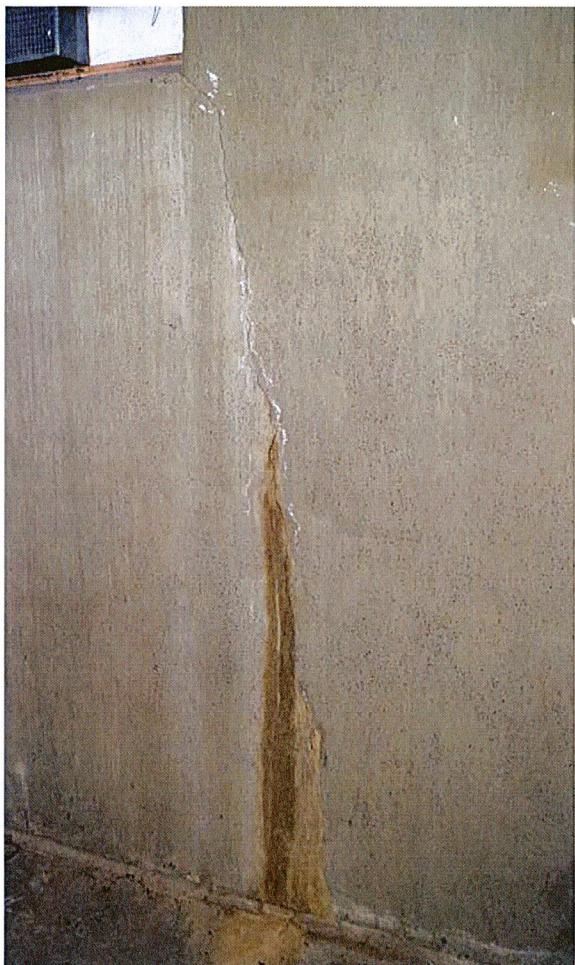
The Rectory

The following pages contain pictures of former rectory.



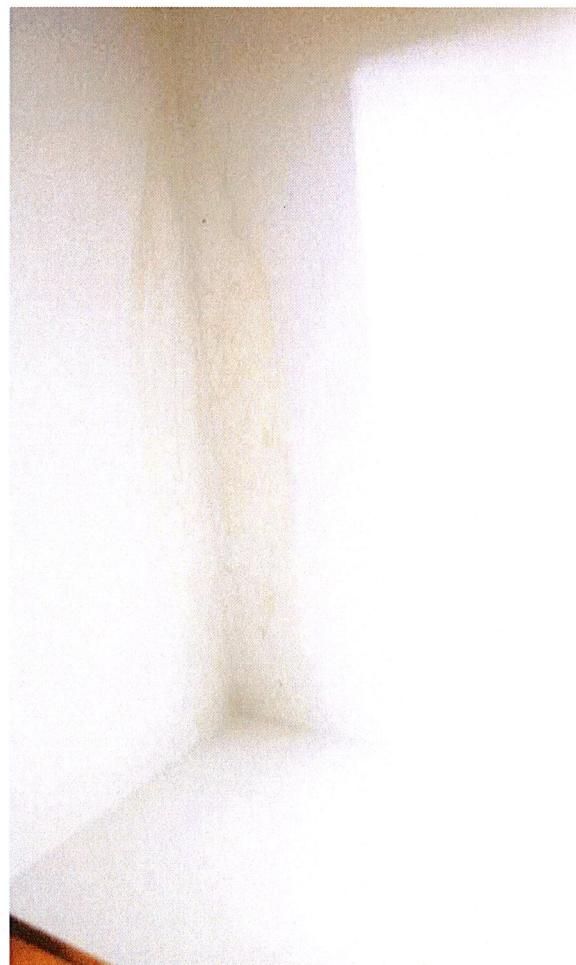
Left: Moisture in the window of the former rectory due to a broken seal.

Right: Step cracking in the concrete block wall of the garage for the rectory.



Left: A below grade crack in the basement foundation of the former rectory allowing water to infiltrate the structure.

Right: Interior water damage in the former rectory.



PHOTOGRAPHS OF EXISTING CONDITIONS

Main Street Abbey Redevelopment Project Area

Columbia, Illinois

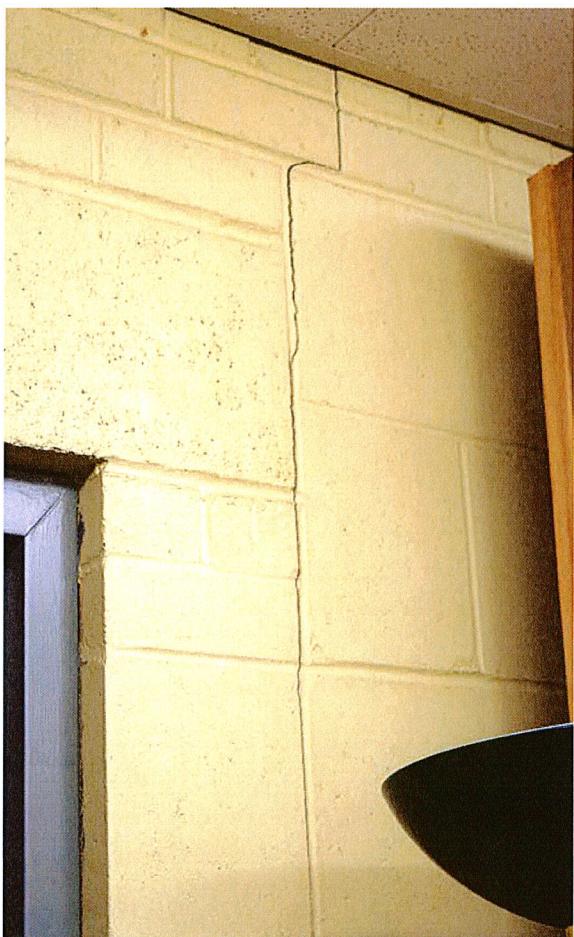
The Rectory (cont'd)



Left: The side-lite windows on the rectory are cracked.



Right: The metal frame under the side-lite of the rectory has rusted.



Left: Cracking in the concrete block wall inside of the former rectory.



Right: Interior water damage to the ceiling tiles inside of the former rectory.

Right: Interior water damage to the ceiling tiles inside of the former rectory.



PHOTOGRAPHS OF EXISTING CONDITIONS

Main Street Abbey Redevelopment Project Area

Columbia, Illinois

The Rectory (cont'd)

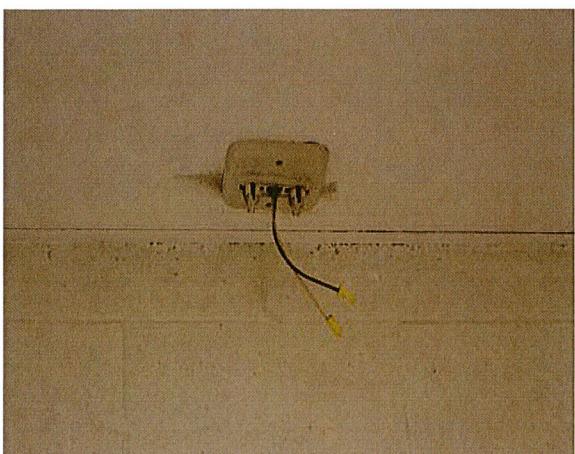


Left, Right and Middle Left: Examples of cracking in the plaster found throughout the interior of the former rectory.



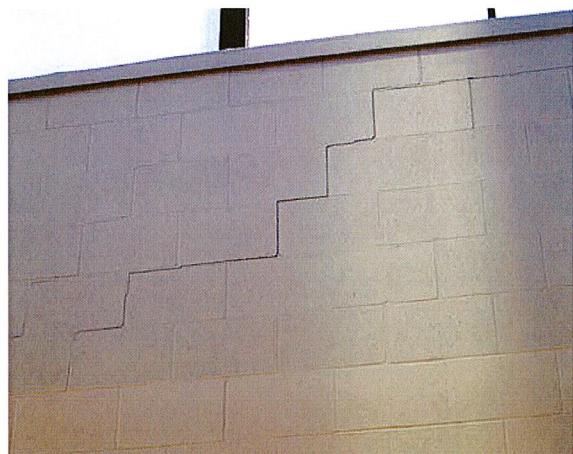
The School

The following pages contain pictures of Immaculate Conception School.



Left: Capped wiring hanging from the hallway ceiling where an exit sign is missing.

Right: Step cracking in the south gymnasium wall.



Photos taken 12/04/2015, except as noted

PHOTOGRAPHS OF EXISTING CONDITIONS

Main Street Abbey Redevelopment Project Area

Columbia, Illinois

The School (cont'd)



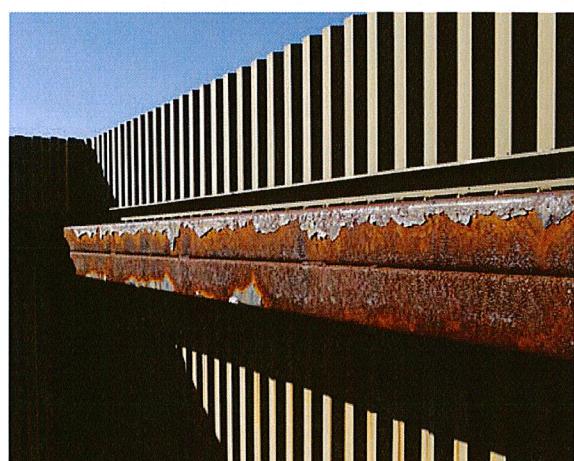
Left: Step cracking in the north gymnasium wall that has been covered by a quilt.



Right: Standing water on the mezzanine roof. Note: pipe being held up by stacked wood blocks.



Left & Right: The beams supporting the parapet wall on the mezzanine hold water between the flanges, resulting in the beams rusting.



Left: Interior water damage located inside of the locker rooms.



Right: The outlet located next to the slop sink is not GFCI protected.

PHOTOGRAPHS OF EXISTING CONDITIONS

Main Street Abbey Redevelopment Project Area

Columbia, Illinois

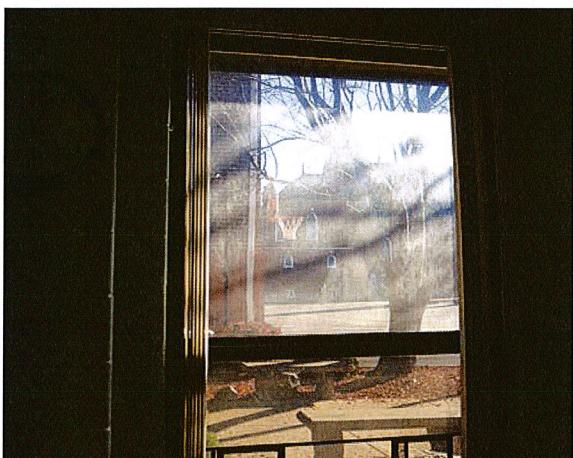
The School (cont'd)



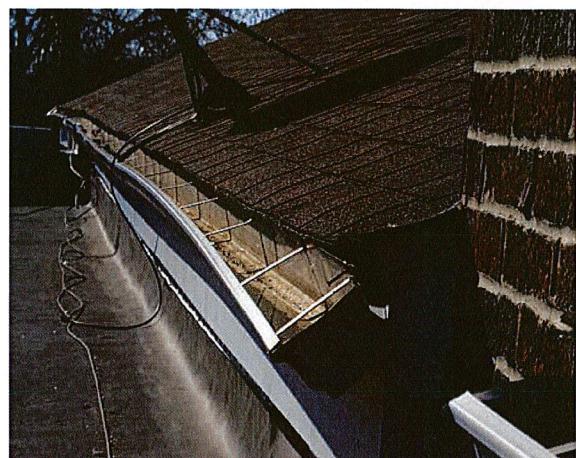
Left: Step cracking in the concrete block wall inside of the cafeteria.



Right: Cracking in the drywall inside of one of the classrooms.



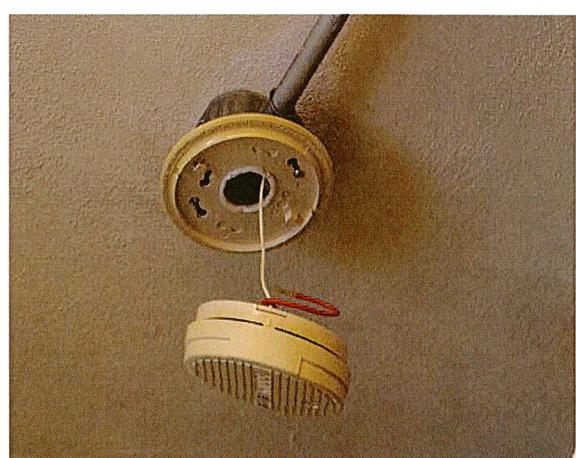
Left: Moisture between the window panes due to a broken seal. Fourteen of the classrooms need new windows.



Right: Damaged guttering on the roof of the school.



Left: Interior water damage to the inside of one of the classrooms.



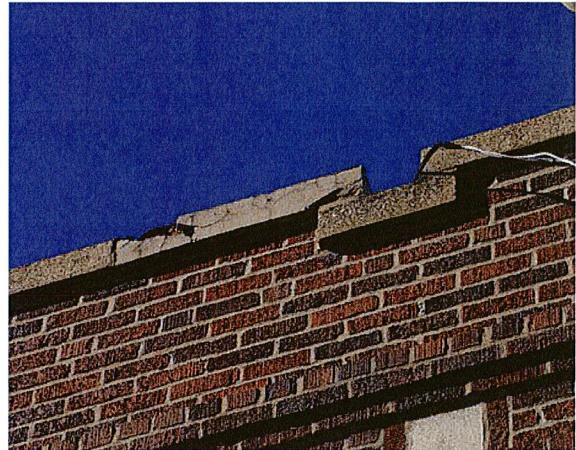
Right: A smoke detector that has become dislodged and is hanging by its wiring.

The School (cont'd)



Left: A window air conditioning unit that is supported by a 2x4.

Right: The cap on the parapet wall on the school is cracked and deteriorated.

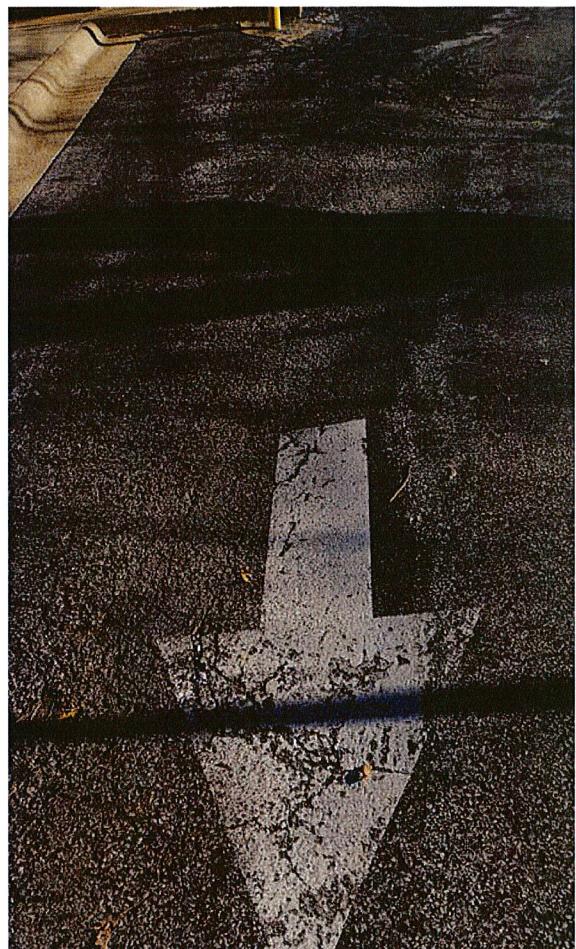


Deterioration (Site Improvements)

The following pages contain pictures of deteriorated site improvements.



Left & Right: The asphalt around the school playground and parking lots has extensive alligator cracking.



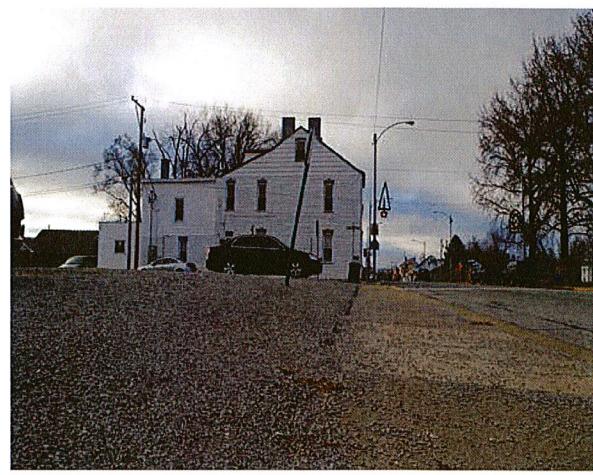
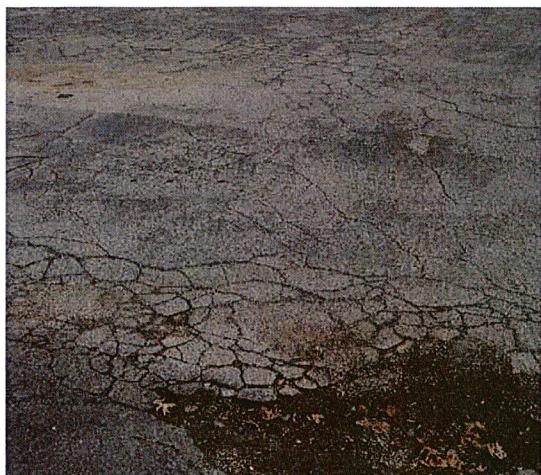
PHOTOGRAPHS OF EXISTING CONDITIONS

Main Street Abbey Redevelopment Project Area

Columbia, Illinois

Deterioration (Site Improvements) (cont'd)

This page contains photos of the Immaculate Conception church parking lot, located across South Main Street. This parking lot is deteriorated, contains standing water, and un-screened dumpsters. The paving on the parking surface has been built up so much that an abrupt transition exists along the frontage of Main Street. Photos taken December 15, 2015.



Photos taken 12/04/2015, except as noted

Deterioration (Right-of-Way)

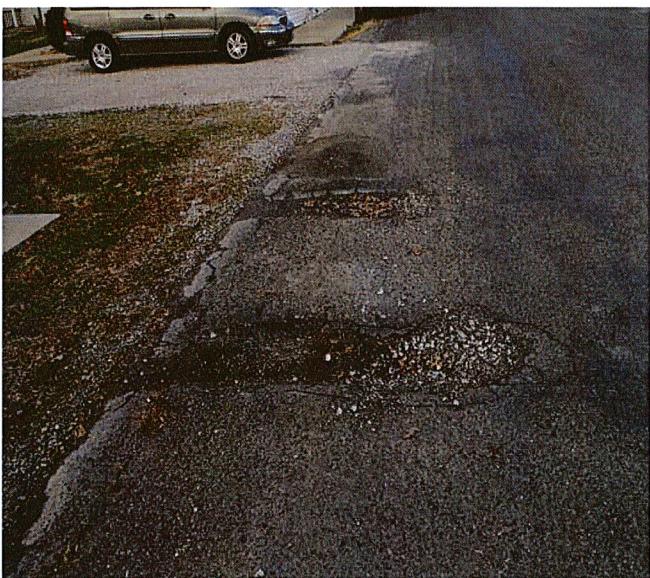
The following pages contain pictures of deterioration in public right-of-way (Sidewalk, street pavement and/or curb and gutters).



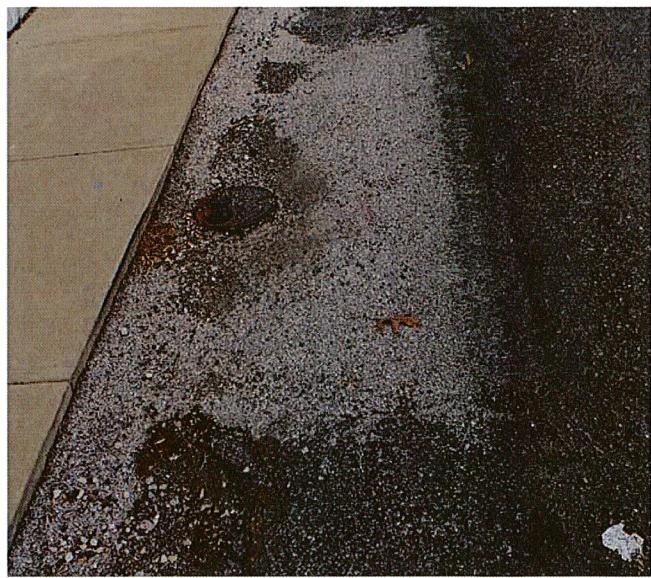
Above: A missing curb and deteriorated edge of pavement along South Metter Street.



Above: A deteriorated storm drain lid located along South Metter Street.



Above: Potholes located in West Washington Street. (December 15, 2015)



Above: The edge of the pavement along West Washington Street is deteriorated. (December 15, 2015)

This Page Intentionally Blank

ATTACHMENT C

**Immaculate Conception Church Analysis
Building & Zoning Department
City of Columbia**

This Page Intentionally Blank



**Immaculate Conception Church Analysis
Building & Zoning Department
City of Columbia, Illinois
December 2015**

On December 4, 2015 the City of Columbia's Building and Zoning Department performed a brief inspection of the Immaculate Conception Church Complex located on Parcel Number 04-15-369-016-000. The intention of the inspection was to locate areas that do not comply with current adopted codes. This will guide the redevelopment of this parcel. I will identify each structure and its use during this report. I will give a brief analysis of its interior and exterior violations regulated by locally adopted building and zoning codes. Some areas will be summarized in a general description of where non-compliance exists. These violations will require correction if there is to be a change of occupancy, change of ownership or change of use. Currently the City of Columbia is regulated by the following standards.

- 2006 International Building Code (IBC)
- 2006 International Residential Code (IRC)
- 2006 International Mechanical Code (IMC)
- 2006 International Fuel & Gas Code (IF&GC)
- 2006 International Fire Code (IFC)
- 2004 State of Illinois Plumbing Code
- 2005 National Electric Code (NEC)
- City of Columbia Zoning Code
- 2010 ADA Standards for Accessible Design
- Illinois Accessibility Code

The first structure will be the Rectory. This structure was formerly used as a single family dwelling. If this structure were occupied as a residential dwelling it will require an occupancy inspection. During that inspection the following items will be noted for correction.

Electrical

1. GFCI protection shall be installed on all receptacles in dedicated wet areas. The dedicated wet areas will include the basement, garage, bathroom, kitchen counter, breezeway, outside and any receptacle within six (6) foot of a water source.
2. All receptacles shall have an approved grounding system.
3. The Electrical Panel and sub panels shall be updated to current code compliance.
 - i. Complete labeling of circuits.
 - ii. Removal of wiring from entering the side of the panel box.
 - iii. Removal of open junction boxes near panel.

Mechanical

4. All exposed electrical wiring supplying a mechanical appliance shall be covered in a rigid conduit from the unit to a location inside the structural framing. The conduit shall be secure to structural elements for support.
5. All gas lines servicing mechanical equipment shall have an approved shut off on the supply line just before the appliance.
6. All mechanical equipment that requires the use of electric shall have an individualized electrical shut off and shall be located near the appliance.
7. All exterior vent covers shall be in good working condition.

Stairs, Guards and handrails

8. All guards on stairs shall comply with the 2006 IRC specifications.
9. All guards protecting finish grades higher than thirty inches shall comply with 2006 IRC specifications.
10. All staircases shall include handrails that comply with 2006 IRC specifications.

Finish Wall & Ceiling Coverings

11. Garage ceiling shall comply with current fire resistant approved materials. This will require a minimum of $\frac{1}{2}$ " gypsum board.
12. Installation of a minimum of 1-3/8" thick solid wood or steel honey comb 20 minute fire rated door between the garage and main living space shall be required.

Plumbing

13. All plumbing shall be functional.
14. Replace main water shut off in basement.
15. All waste vents terminating the exterior shall comply with the current State of Illinois Plumbing Code.

Property Maintenance

16. Repair broken windows at front door.

The second structure will be the Church. If the use was to change or renovations occur, such will require the installation of accessible entrances and bathrooms. This structure shall comply with the 2006 IBC (International Building Codes) that pertain to life safety. Those items would include an automatic fire suppression, emergency lighting, emergency notification and emergency door hardware. Other violations that have been noted for the structure are as follows:

Electrical

1. Installation of GFCI protection on receptacles in all dedicated wet areas. This shall include the basement, outside, bathroom and any receptacle within six (6) foot of a water source.
2. All electrical receptacles shall have an approved grounding system.
3. Most of the electrical wiring in the basement will be required renovations. Wiring shall run inside framing members or inside conduit. Wiring that runs along the foundation walls shall be inside approved conduits. All electrical wires shall be secured in accordance with the adopted codes.
4. The Electrical Panels in the basement and upstairs sub panels shall be updated to current code compliance.
 - i. Complete labeling of circuits.
 - ii. Removal of wiring from entering the side of the panel box or install in conduit.
 - iii. Removal of open junction boxes near panel.
5. All exposed wiring located on the face of wall coverings and ceiling coverings shall be installed in conduits.

Mechanical

6. All exposed electrical wiring supplying a mechanical appliance shall be covered in a rigid conduit from the unit to a location inside the structural framing. The conduit shall be secure to structural elements for support.
7. All gas lines servicing mechanical equipment shall have an approved shut off on the supply line just before the appliance.
8. All mechanical equipment that requires the use of electric shall have an individualized electrical shut off and be located near the appliance.

Stairs, Guards and handrails

9. All guards on stairs shall comply with the 2006 IBC specifications.
10. All stairs shall include handrails that comply with 2006 IBC specifications.
11. All finished floor elevations that exceed thirty inches in height shall be required a guard that is compliant with 2006 IBC specifications. This will include the mezzanine and outside stairs.

Finish Wall & Ceiling Coverings

13. Wall and ceiling coverings inside the building shall be repaired to a satisfactorily condition. Condition must prevent further deterioration and provide sanitary conditions.

Outside Utility Location

14. The clear floor space and access identified in the 2006 IBC to appliances, shutoffs, panels and meters shall be required.

The next structure will be referred as to the Former Convent. This was formerly used as residential living quarters for members of the church and for school purposes. This structure would need to come into compliance with 2006 IBC if the use were to change. Other items that are non compliant with local adopted codes are as listed.

Electrical

1. Installation of GFCI protection on receptacles in dedicated wet areas. This shall include the basement, outside, bathroom, kitchen and any receptacle within six (6) foot of a water source.
2. All electrical receptacles shall have an approved grounding system.
3. Wiring shall run inside framing members or inside conduit. Wiring that runs along the foundation walls, face of wall coverings or the face of ceiling coverings shall be inside approved conduits. All electrical wires shall be secured in accordance with the adopted codes.
4. The Electrical Panels in the basement and upstairs sub panels shall be updated to current code compliance.
 - i. Complete labeling of circuits.
 - ii. Removal of wiring from entering the side of the panel box or install in conduit.
 - iii. Removal of open junction boxes near panel.

Mechanical

5. All exposed electrical wiring supplying a mechanical appliance shall require to be covered in a rigid conduit from the unit to a location inside the structural framing. The conduit shall secure to structural elements for support.
6. All gas lines servicing mechanical equipment shall have an approved shut off on the supply line just before the appliance.
7. All mechanical equipment that requires the use of electric shall have an individualized electrical shut off and shall be located near the appliance.
8. Verify mechanical exhaust is code compliant and installed according to manufacture specifications.
9. Verify all outside exhaust lines have an approved screening at termination point.

Stairs, Guards and handrails

7. All guards on stairs shall comply with the 2006 IBC specifications.
8. All staircases shall include handrails that comply with 2006 IBC specifications.
9. All guards protecting finish grades higher than thirty inches shall comply with 2006 IBC specifications.

Plumbing

10. All plumbing shall be functional or properly terminated.
11. All waste vents terminating the exterior shall comply with the current State of Illinois Plumbing Code. The current plumbing vent is undersized and multiple lines not terminated correctly.

The School building will be the last structure noted in our report. Currently this structure is occupied as an Elementary and Jr. High School. If this structure was to change occupancy, ownership or use it will require a Business License Inspection/Occupancy Inspection. This structure will then be required to become compliant with 2006 IBC regarding life safety items. Several life safety items shall require correction or addition such as automatic fire suppression, emergency lighting, emergency notification devices and emergency door hardware. Other items that will require correction or addition are as listed.

Electrical

1. GFCI protection shall be required on receptacles in dedicated wet areas. The dedicated wet areas shall be the basement, garage, bathroom, kitchen counter, breezeway, outside and any receptacle within six (6) foot of a water source.
2. All receptacles shall have an approved grounding system.
3. All electrical panels shall be located in a dedicated electrical room.
4. All electrical panels and sub panels shall be updated to current code compliance.
 - i. Complete labeling of circuits.
 - ii. Removal of wiring from entering the side of the panel box.
 - iii. Removal of open junction boxes near panel.
5. Electrical wiring shall run inside framing members or inside conduit. Wiring that runs along the foundation walls, face of wall coverings or the face of ceiling coverings shall be inside approved conduits. All electrical wires shall be secured in accordance with the adopted codes.
6. All outside overhead lighting fixture wiring shall be reworked and installed in conduit. This is located at several locations around the school structure.
7. Electrical wiring installed on the roof shall be in rigid conduit and secured.
8. All junction boxes and panels shall have approved covers.

Mechanical

9. All exposed electrical wiring supplying a mechanical appliance shall be required to be covered in a rigid conduit from the unit to a location inside the structural framing. The conduit shall secure to structural elements for support.
10. All gas lines servicing mechanical equipment shall have an approved shut off on the supply line just before the appliance.
11. All mechanical equipment that requires the use of electric shall have an individualized electrical shut off and shall be located near the appliance.
12. All mechanical flues shall be installed according to manufacturer's specifications and local codes.
13. All exterior vent covers shall be in good working condition.
14. All mechanical rooms shall be fire separated in accordance with IBC specifications.

Stairs, Guards and handrails

15. All guards on stairs shall comply with the 2006 IBC specifications.
16. All guards protecting finish grades higher than thirty inches shall comply with 2006 IBC specifications. This will include main staircases to the second level.
17. All staircases shall include handrails that comply with 2006 IBC specifications.

Finish Wall & Ceiling Coverings

18. Wall and ceiling coverings inside the building shall be repaired to a satisfactorily condition. Repairs shall prevent further deterioration and provide sanitary conditions.

Plumbing

19. All plumbing shall be functional.

Roof Access

20. All access areas shall have an approved stationary ladder system.

Property Maintenance

21. Repair gutters where falling off the structure.
22. Repair cracks in gymnasium walls.

Many of the areas of the property shall require compliance with current Federal and State guidelines. Some violations with the properties are listed below.

1. Accessible parking spaces shall be reconstructed for compliance.
2. Some accessible ramps shall be reconstructed due to settlement.
3. Many bathrooms are missing accessible grab bars and dispensers or are not in the correct locations.
4. Some of the structures shall have accessible bathrooms added since they do not currently exist.
5. Some of the entrances shall be reconstructed to become accessible.

This report is a comprehensive summary of the City of Columbia's Building and Zoning Department's brief courtesy inspection. This report does not constitute a Business License or an Occupancy Inspection nor does this report substitute for zoning compliance. The intent of this report is to give a brief analysis of items that were found non compliant with locally adopted building codes to guide future redevelopment. The items that have been found non compliant will require correction. This would become effective in the event of an occupancy change, ownership change or change of use.