

ORDINANCE NO. 2512

NOV 20 2006

AN ORDINANCE TO EMPLOY PECKHAM, GUYTON, ALBERS & VIETS, INC. (PGAV) OF ST. LOUIS, MISSOURI TO RENDER PROFESSIONAL AID AND ASSISTANCE TO THE CITY OF COLUMBIA, ILLINOIS CONCERNING A TIF AREA ELIGIBILITY STUDY, TASK ORDER TWO AND A BUSINESS DISTRICT IMPLEMENTATION, TASK ORDER THREE, CONCERNING THE G.J. GREWE, INC. OF ST. LOUIS, MISSOURI DEVELOPMENT OF COLUMBIA CROSSING



City Clerk

WHEREAS, the City Council of the City of Columbia, Illinois (the "City") has found and determined and does hereby declare that it is necessary and appropriate that the City negotiate with G.J. Grewe, Inc. for purpose of executing various sections of the Master Development Agreement authorized by Ordinance #2275 including the First Amendment to the Master Development Agreement authorized by Ordinance #2361, in connection with the City's Highway 1-255 Fish Lake Interchange project and the development adjoining I-255 at and around the subject location to be known as "Columbia Crossing";

WHEREAS, the City Council of the City has further found and determined and does hereby declare that it is necessary and appropriate that the City employ Peckham, Guyton, Albers & Viets, Inc. ("PGAV") to provide professional and technical consulting services to the City in connection with the Master Development Agreement between the City and G.J. Grewe, Inc.

WHEREAS, the City Council has found and determined that the expenses incurred in the employment of PGAV will be subject to reimbursement as indicated in the Master Development Agreement; and,

WHEREAS, the City Council of the City approved ordinance #2368 on June 20, 2005 and entered into a contract to employ PGAV to provide the services aforesaid; and,

WHEREAS, the City Council of the City has found and determined that it is necessary and appropriate that the City Council shall authorize commencement of performance of Task Order 2 (entitled: "TIF Eligibility Study and Redevelopment Plan PGAV Project No. 82601) and Task Order 3 (Business District Implementation PGAV Project No. 82602) by PGAV as soon as practicable.

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

Section 1. The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the City Council of the City of Columbia, Illinois.

Section 2. The City Council of the City does hereby authorize the employment of PGAV to provide the professional technical consulting services and assistance to the City involved in Task Order 2 (entitled: "TIF Eligibility Study and Redevelopment Plan PGAV Project

No. 82601) and Task Order 3 (Business District Implementation PGAV Project No. 82602) attached to the previously approved Contract for Technical Services authorized by Section 2 of Ordinance #2368. In accordance with the Technical Services Contract and Task Order 2 and 3 aforesaid, the City Administrator is hereby authorized and directed to execute said Task Order 2 and 3 for and on behalf of the City, in as many counterparts as the City Administrator shall determine and to deliver at least one (1) fully executed copy of Task Order 2 and 3 and a certified true copy of this ordinance to John W. Brancaglione, Vice President, Urban Consulting, PGAV, as soon as possible

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

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

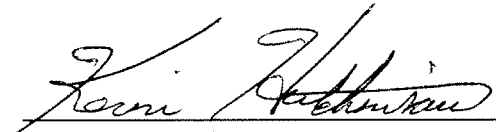
YEAS: Aldermen Ebersohl, Agne, Niemietz, Koesterer, Huch and Mayor Hutchinson.

NAYS: Alderman Unnerstall.

ABSENT: Aldermen Conrad and Row.

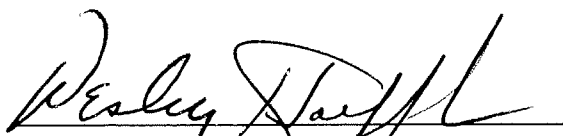
ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 20th day of November, 2006.



Kevin B. Hutchinson, Mayor

ATTEST:



Wesley J. Hoefken, City Clerk

(SEAL)

Peckham Guyton Albers & Viets, Inc.

Architecture
Planning
Urban Consulting

Graphics
Interiors
Exhibits

Saint Louis Place
200 North Broadway
Suite 1000
St. Louis, Missouri 63102

314 231 7318
314 231 7433 FAX
www.pgav.com

Member,
American Institute
of Architects

June 7, 2005

Mr. Anthony Traxler
City Administrator
City of Columbia
P.O. Box 467
Columbia, IL 62236

**Re: Task Order 2: TIF Eligibility Study and Redevelopment Plan
PGAV Project NO. 82601**

Dear Mr. Traxler:

Pursuant to our Technical Services Agreement with the City of Columbia, we have outlined the anticipated scope of services associated with the development and implementation of a Tax Increment Financing District for all or a portion of the Development Area as depicted on Exhibit A in the Master Development Agreement (MDA) between the City and the Developer.

I. SCOPE OF SERVICES

The anticipated sub-tasks associated with the Task Order are as follows:

Task A: Interested Parties Registry

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

1. Newspaper notice of registration for the interested parties registry regarding the proposed TIF district.
2. Updated TIF interested parties registration form.

Task B: TIF Project Area Confirmation

The general area being considered for use of tax increment financing is referred to herein as the Development Area depicted on Exhibit A, as noted above, or some portion thereof. The Consultant will meet with City Staff and officials, and the Developer, to determine the boundaries of the Project Area to be investigated as a part of the work to be conducted in Task B.

Task C: Eligibility Analysis Documentation

The Consultant will, utilizing available data supplemented by original research and detailed field surveys, undertake an evaluation of conditions in the redevelopment project area as defined in Task B. The Consultant will collect the most recent equalized assessed valuation (E.A.V.) of each parcel in the TIF Area from the County Assessor's office, including name and address of property owners. While collecting this information, the Consultant will obtain the historical E.A.V. for each parcel going back to 1998 to allow for analysis of the trends in equalized assessed valuation of all properties located within the project area. Research data and field survey work will, as appropriate, be documented in narrative and tabular form to be incorporated in the Redevelopment Plan.

Task D: Tax Increment Redevelopment Plan

1. Redevelopment Plan/Statutory Requirements:

The Consultant will prepare a Redevelopment Plan for the Project Area. As provided for in the TIF statute, this Plan will include:

- i. Redevelopment plan objectives.
- ii. Generalized land use for the area.
- iii. Description of private projects and necessary public actions.
- iv. Implementation schedule and strategy.
- v. Estimated redevelopment project costs.
- vi. Estimate of equalized assessed value of the area after redevelopment.
- vii. The eligibility findings for the Area as documented in Task C of this scope of services.
- viii. Utilizing information derived from the work activities described above, prepare a Redevelopment Plan as required by the Illinois TIF Statute, (65 ILCS 5/11-74.4-1 et. seq., as amended).
- ix. Include documentation that "but for TIF" the Plan will not be implemented.

- x. Include evidence that the subject area has not been subject to growth and development by private enterprise.

Task E: Attendance at Meetings

The Consultant will present the proposed Redevelopment Plan and Project to the Joint Review Board and at the required public hearing.

Task F: Approval Process

The Consultant shall provide guidance to the City in the formal approval process of the TIF Plan. This shall include general advice and sample notices for the: Joint Review Board; public hearing; approval ordinances, etc., and notices to taxing bodies, property owners and residential addressees located within 750 feet of the Project Area.

II. INFORMATION TO BE PROVIDED BY THE CITY

The City will accomplish the tasks or provide the items outlined below (unless otherwise noted):

- A. Provide (or cause the Developer to provide) the legal description of the proposed Redevelopment Project Area.
- B. Require the Developer to provide for certification by a Registered Professional Engineer as to chronic flooding and/or watershed drainage problems that the redevelopment project will help alleviate (if in fact such circumstances exist).
- C. Develop a list of all residential addresses within 750 feet of the Project Area boundaries.
- D. Provide for the publication of the required public hearing notices in the local newspaper and mailing of required notices to taxing districts, property owners within the Redevelopment Project Area and residential addressees within 750 feet of the proposed Project Area boundary.

III. ESTIMATED FEE

The estimated fee to conduct this work will be an amount not to exceed Thirty-five Thousand Dollars (\$35,000) plus reimbursable expenses. This estimate is based upon the City's conduct of the Tasks or provision of certain items as outlined above and is subject

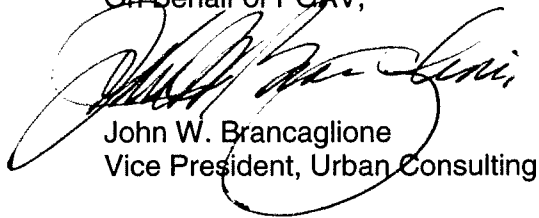
to a determination as a result of the work performed in Task I.C that the contemplated TIF Area can meet the eligibility criteria.

IV. TIME OF PERFORMANCE

The work will be conducted in accordance with the schedule to be mutually established between the City and the Consultant at the outset of the work.

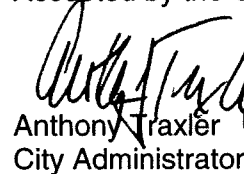
We will consider our notice to proceed with this work, the City's acceptance of this Task Order as indicated below. Please return an executed copy to our office. If you believe that changes or additions to this task order are necessary, just let us know.

On Behalf of PGAV,



John W. Brancaglione
Vice President, Urban Consulting

Accepted by the City of Columbia,



Anthony Traxler
City Administrator

Peckham Guyton Albers & Viets, Inc.

Architecture
Planning
Urban Consulting

Graphics
Interiors
Exhibits

Saint Louis Place
200 North Broadway
Suite 1000
St. Louis, Missouri 63102

314 231 7318
314 231 7433 FAX
www.pgav.com

Member,
American Institute
of Architects

June 7, 2005

Mr. Anthony Traxler
City Administrator
City of Columbia
P.O. Box 467
Columbia, IL 62236

**Re: Task Order 3: Business District Implementation
PGAV Project NO. 82602**

Dear Mr. Traxler:

Pursuant to our Technical Services Agreement with the City of Columbia, we have outlined the anticipated scope of services associated with the development and implementation of an Illinois Business District for all or a portion of the Development Area as depicted on Exhibit A in the Master Development Agreement (MDA) between the City and the Developer.

I. SCOPE OF SERVICES

A. Development of a Project Map and Determination of Eligibility

1. The Consultant will prepare a base map of the Study Area to depict land use, zoning, and other pertinent data about the Study Area gathered in subsequent tasks outlined below.
2. The Consultant will investigate the existing conditions in the Study Area to determine its ability to qualify as a "Blighted area" under the provisions of the Illinois Business District Act as cited above. Data that can be provided by the City and/or other sources considered reliable will be incorporated into the analysis as appropriate. In conducting this sub-task, an initial recommendation will be made with respect to potential boundaries for the proposed Business District and the findings of the existing conditions investigation.

B. Report to City Staff and Officials

1. The Consultant will document its findings and prepare a preliminary written report (herein referred to as the "Blighting Analysis") in accordance with standard urban planning principles. This report will include reduced copies of any larger size maps which are developed using the base map created in Task A.1 above for purposes of depicting the Consultant's findings.

2. The Consultant will meet with the Client's legal counsel and appropriate City staff (if necessary) to discuss the preliminary report and findings contained therein as provided for in Task A.1 above.

C. Final Report

1. If the work conducted in Tasks A and B above indicates that the Study Area can qualify as a Blighted Area under the terms of the Act, the Consultant will prepare a final report.
2. The proposed Business District Development or Redevelopment Plan shall set forth in writing:
 - a. A specific description of the proposed boundaries of the district, including a map illustrating the boundaries;
 - b. A general description of each project proposed to be undertaken within the Business District, including a description of the approximate location of each project;
 - c. The name of the proposed Business District;
 - d. The estimated Business District project costs;
 - e. The anticipated source of funds to pay Business District project costs;
 - f. The anticipated type and terms of any obligations to be issued; and
 - g. The rate of any tax to be imposed pursuant to subsection (12) or (13) of Section 11-74.3-3 and the period of time for which the tax shall be imposed.

As well as a formal finding of the following:

- h. The Business District is a blighted area that, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use; and

- i. The Business District on the whole has not been subject to growth and development through investment by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Development or Redevelopment Plan.
3. The Consultant will meet with the Client and those designated by the City to present the Blighting Analysis and assist in providing information to be presented at the public hearings to be held in conjunction with designation of the Illinois Business District in accord with the provisions of the Act.

D. Revenue Projections

The Consultant will develop projections of new revenues to be generated by the imposition of an Illinois Business District sales and services tax resulting from the proposed program of renovation and redevelopment of the Study Area.

E. Assistance at Meetings

The Consultant will provide assistance to the Client through participation in meetings with City elected officials and staff. These services will include attendance at public meetings, presentations, hearings, and meetings with City staff and municipal officials as deemed necessary by the Client, to perform the services provided for in this agreement.

II. INFORMATION TO BE PROVIDED BY THE CLIENT

- A. The Client will provide to PGAV available data as follows:
 1. Data which the Client has, or that may be readily acquired without extensive research, which may assist in the establishment of blighting conditions in the area, including information regarding, but not necessarily limited to, building code violations, crime data, fire data, building conditions, infrastructure problems, and vacancy rates; and
 2. Existing conditions data and plans which are pertinent to the preparation of the eligibility analysis, as required by the Illinois Business District Act.
- B. The Client will provide (or cause the Developer to provide) a written boundary description of the Business District Area boundaries required for the Business District Plan and ordinance designating the Business District.

III. ESTIMATED FEE

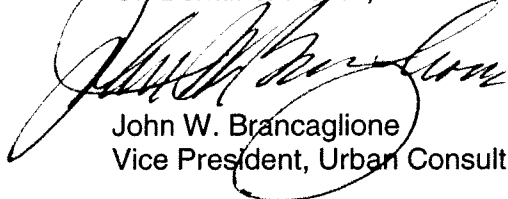
The estimated fee to conduct this work will be an amount not to exceed Fifteen Thousand Dollars (\$15,000) plus reimbursable expenses. This estimate is based upon the assumption that the City will be responsible for final formatting of the text of the ordinance for review by the Planning Commission, the Mayor, and the Aldermen. The City shall also be responsible for all notices to be provided in accord with Illinois statutes. In addition, this estimated fee and the overall work to be conducted is subject to a determination as a result of the work performed in Task I.A that the area contemplated for designation as an Illinois Business District can meet the definition of a "Blighted area" as set forth in the Statute.

IV. TIME OF PERFORMANCE

The work will be conducted in accordance with the schedule to be mutually established between the City and the Consultant at the outset of the work.

We will consider our notice to proceed with this work, the City's acceptance of this Task Order as indicated below. Please return an executed copy to our office. If you believe that changes or additions to this task order are necessary, please let us know.

On Behalf of PGAV,



John W. Brancaglione
Vice President, Urban Consulting

Accepted by the City of Columbia,



Anthony Traxler
City Administrator