

5/8 Preservation Coalition Meeting

Present: Quinn from Landmark Illinois, Robbie O. Catalyst, Sarah L. HPC, Paul S. HPC/Hewn, Noah T. STBN, Gretchen K. STBN, Taylor K. BLM, Hannah H. BLM, Alissa P. BLM

Landmark Illinois, Historic Preservation Nonprofit for Illinois:

- ~Work on comp plans

- ~change ordinances

- ~Work with developers to gather resources.... TIF, Special Service Area (SSA), Business Development/Improvement District.

 - SSAs can be tapped into for beautification and improvements in a certain district

 - BID/BDD up to a 1% sales tax on a certain area to fund improvements in the district

 - CLG Grants are around every year can be used for surveys, 70% 30% match

Communities that move forward with these, tend to see more movement

Local incentives are a good way to do development.

Buildings here lend themselves to historic tax credits, StudioGWA for more information on Historic Tax Credits

2018 Building Code and alternative codes allowed in Bloomington

Don't need to follow Illinois Energy Codes for historic buildings

- Talk to Mike Jackson based in Springfield Upstairs Downtown for ways around building code

Bloomington is primed for revitalization and ready to go, need to have a holistic approach

- We have good tools, but bad legal and admin departments

 - Repair is not incentivized, could do the math to see how many fines could to pay for work

Best use of TIF in Duquoin, IL and used it to replace all roofs on downtown buildings

Create Receivership Act in Illinois

- City can take buildings from bad owners

Bloomington has a CDC but not really using it, under control of the EDC and needs to be revamped

- New director of Community Impact & Development, Corderrel Patrick

Land Bank in Central Illinois

PILOT Project of redevelopment