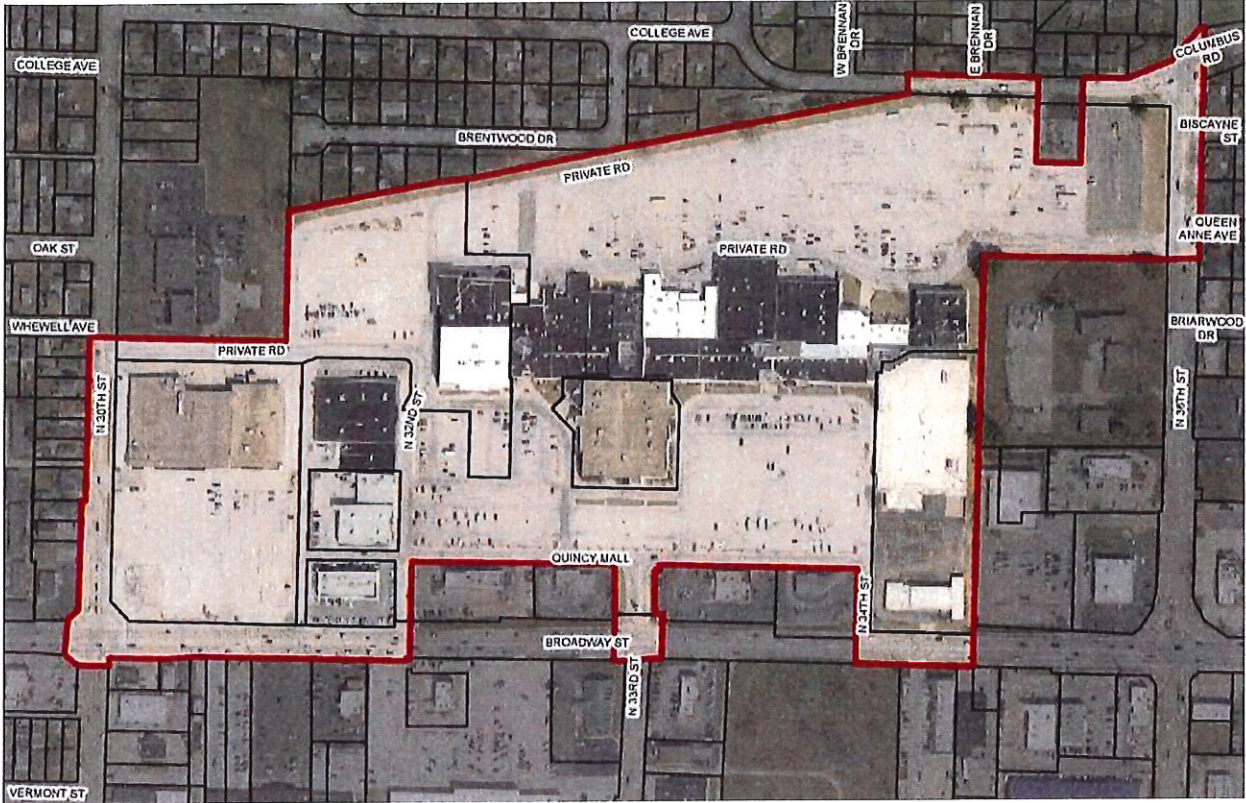


Business District Plan

Mid-Town Business District



Prepared for
City of Quincy, Illinois

Prepared by
PGAV PLANNERS LLC

February 22, 2021

ACKNOWLEDGEMENTS

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SECTION 1

INTRODUCTION

PURPOSE OF THIS REPORT

The City of Quincy (the "City") recognizes that its long-term viability depends, in part, on maintaining the strength of its commercial base. The City hereby determines that it is essential to its economic and social welfare to identify and promote opportunities for development, redevelopment, and private investment to attract sound and stable commercial growth, thereby enhancing the tax base of the City. Like many regional malls throughout the U.S., Quincy Mall suffered from the loss of several anchor tenants that occurred between 2015 and 2018 and, in turn, some smaller mall tenants left as a result. Additionally, malls are attractors for adjacent and surrounding retail and other types of commercial uses. A multitude of employers left the mid-town area in recent years including JCPenney, Bergner's, Sears, Kmart, Shopko, and AMC Theaters. When their traffic declines, other retail and commercial uses are impacted. In order to preserve and expand Quincy's retail commercial base, Quincy Mall and certain adjacent properties have been identified by the City for designation under the provisions of Division 74.3 (Business District Development and Redevelopment) of Article 11 (Public Health, Safety and Welfare) of the Illinois Municipal Code, 65 ILCS 5/11-74.3-1 *et seq.*, as supplemented and amended (the "Act" or the "Business District Act").

The City has chosen to name the Business District the "Mid-Town Business District" (the "Area" or "Business District"). The Area is generally located North of Broadway St between 30th St and 36th St. The area includes the entirety of Quincy Mall, a small multi-tenant retail center, and a former County Market grocer. The boundaries of the Mid-Town Business District are shown on **Exhibit A - Business District Boundary Map** in the **Appendix** and are described by metes and bounds also in the **Legal Description** also found in the **Appendix**.

AREA BACKGROUND AND NEED FOR THE DISTRICT

The Business District contains Quincy Mall and certain surrounding out lots and adjacent commercial uses. Quincy Mall originally started life as an outdoor shopping complex that opened in 1958, and it was later enclosed in 1978. Quincy Mall contained three national department store anchors and their presence further encouraged the development of surrounding retail properties, restaurants, and service businesses along the Broadway corridor.

Quincy Mall's economic performance has suffered in recent years from the loss of its anchor stores and increased retail competition within the City and beyond. US Retail space in the United States was, and still is, overbuilt. For many years, US has had more retail square footage per capita than any other developed nation. This ultimately meant some destinations, especially older ones, were doomed to fail. Locations like Quincy weren't immune to these trends, but they may have been impacted later than most because they served a more distant population where trips to the regional location were still an event attracting a broader audience.

The popularity of malls as a "gathering place" has been fading for years, in part due to demographic changes and consumer preferences. The department store bankruptcies and store closures have had a cascading effect on the relevancy of mall properties as they were originally conceived. One successful concept for recreating mall properties focuses on mixed-use scenarios combining multi-family residential, office, retail, entertainment, restaurant, and in some cases institutional uses, in a sort of "town-center" environment.

In addition to Quincy Mall, the Area contains a large grocery-anchored building that previously contained a County Market which closed several years ago. One part of the building contains an active CVS drug store, representing approximately 30% of the total building space.

Another contributing factor to the vacancies plaguing the Mid-Town Business District is the dominance of online shopping (sometimes termed the Amazon phenomenon). The “old line” department stores were greatly impacted because they were slow to embrace the online trend. Unlike some general merchandise stores such as Wal-Mart and Target who quickly pivoted to online sales in addition to brick-and-mortar locations, department stores continue to rely on foot traffic for in-person sales.

Although the COVID-19 pandemic of the last 12 months accelerated the challenges facing the modern retail sector we see today, many of these threats to retail were present before the virus came. The City is concerned that without assistance through the Business District, the Area will not be redeveloped and adapted for the future. Potential future decline of this portion of the City will likely have a detrimental impact on the tax base of the City and other taxing bodies.

The goal of the Mid-Town Business District program is to promote the renovation and repurposing of portions of Quincy Mall and the other properties within the Area to make them more resistant to future retail and commercial development trends and facilitate their redevelopment. To this end, the mall’s owner wants to bring major medical employers to the property to support job creation and success among the retail tenants. Economic assistance through the Business District and other sources will allow the property owners to address the extraordinary costs of redevelopment associated with the age and condition of the existing buildings and properties.

MUNICIPAL AUTHORITY

The Business District Act (65 ILCS 5/11-74.3-1 *et seq.*) authorizes Illinois municipalities to designate areas within the municipality as business districts. A business district must be established in conformance with a specific plan for business districts officially approved by the corporate authorities of the municipality after public hearings. A business district must also conform to the municipality’s comprehensive plan. This Plan for the Business District is prepared according to the provisions of the Act.

The exercise of the powers provided for in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts. The use of such powers for the development and redevelopment of business districts is a public use essential to the public interest. In accordance with the Act, the City may exercise the following powers in carrying out a Business District development or redevelopment plan:

- 1) *To approve all development and redevelopment proposals for a business district.*
- 2) *To exercise the use of eminent domain for the acquisition of real and personal property for the purpose of a development or redevelopment project.*
- 3) *To acquire, manage, convey or otherwise dispose of real and personal property acquired pursuant to the provisions of a development or redevelopment plan.*
- 4) *To apply for and accept capital grants and loans from the United States and the State of Illinois, or any instrumentality of the United States or the State, for business district development and redevelopment.*

- 5) *To borrow funds as it may be deemed necessary for the purpose of business district development and redevelopment, and in this connection issue such obligation or revenue bonds as it shall be deemed necessary, subject to applicable statutory limitations.*
- 6) *To enter into contracts with any public or private agency or person.*
- 7) *To sell, lease, trade or improve such real property as may be acquired in connection with business district development and redevelopment plans.*
- 8) *To employ all such persons as may be necessary for the planning, administration and implementation of the business district plans.*
- 9) *To expend such public funds as may be necessary for the planning, execution and implementation of the business district plans.*
- 10) *To establish by ordinance or resolution procedures for planning, execution and implementation of business district plans.*
- 11) *To create a Business District Development and Redevelopment Commission to act as agent for the municipality for the purposes of business district development and redevelopment.*
- 12) *To impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.*
- 13) *To impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.*
- 14) *To issue obligations in one or more series bearing interest at rates determined by the corporate authorities of the municipality by ordinance and secured by the business district tax allocation fund set forth in Section 11-74.3-6 for the business district to provide for the payment of business district project costs.*

In accordance with the Act, this Plan sets forth the necessity for the objectives of and the development program for the Mid-Town Business District in the City of Quincy, Illinois.

SECTION 2**ANALYSIS OF BLIGHTING FACTORS****ADDITIONAL STATUTORY PROVISIONS**

In accordance with the Act (Sec. 11-74.3-5), if the corporate authorities of a municipality desire to impose a tax by ordinance pursuant to subsection (12) or (13) of Section 11-74.3-3 [see Section I of the Plan for a description of subsection (12) and (13)], the following additional procedures shall apply to the designation of the business district and the approval of the business district development or redevelopment plan:

- (1) *The corporate authorities of the municipality shall hold public hearings at least one week prior to designation of the business district and approval of the business district development or redevelopment plan.*
- (2) *The area proposed to be designated as a business district must be contiguous and must include only parcels of real property directly and substantially benefited by the proposed business district development or redevelopment plan.*
- (3) *The corporate authorities of the municipality shall make a formal finding of the following:*
 - (i) *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*
 - (ii) *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.*
- (4) *The proposed business district development or redevelopment plan shall set forth in writing:*
 - (i) *a specific description of the proposed boundaries of the district, including a map illustrating the boundaries;*
 - (ii) *a general description of each project proposed to be undertaken within the business district, including a description of the approximate location of each project;*
 - (iii) *the name of the proposed business district;*
 - (iv) *the estimated business district project costs;*
 - (v) *the anticipated source of funds to pay business district project costs;*
 - (vi) *the anticipated type and terms of any obligations to be issued; and*
 - (vii) *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.*

This section evaluates the conditions that are present relative to the “blight” provisions of the Act (Sec. 11-74.3-5(3)). Subsequent sections of this report will discuss the *redevelopment plan* (Sec. 11-74.3-5(4)). It is the intent of the City to impose a Business District Retailers Occupation Sales Tax and a Business District Service Occupation Sales Tax to support Business District activities.

QUALIFICATIONS ANALYSIS

The existing conditions were identified and analyzed to determine if the Mid-Town Business District meets the qualifying criteria. PGAV staff conducted a field investigation of interior and exterior conditions on February 5, 2021. Examples of these conditions are provided in the **Appendix C, Photographs of Existing Conditions**. Information gathered for this analysis was derived from several sources, including the City of Quincy, Adams County, the developer/property owners, and other sources considered reliable.

Deterioration of Site Improvements

Based on the PGAV staff field review and data provided by the developer/property owner and the City, the following conditions related to the site improvements are noted.

- Quincy Mall and adjacent parking surfaces are generally in good condition; however, several spaces lack HVAC, plumbing, and other essential items because they have never been occupied.
- The building that housed the vacant County Market and contains an existing CVS pharmacy is in deteriorated condition. The interior finishes demonstrate deterioration and deferred maintenance. The roofing, particularly for the larger space that was the County Market, is in deteriorated condition and caused interior water damage. This has created damaged ceiling areas, deteriorated electrical fixtures, and damaged flooring. According to the developer/property owner, the HVAC and sprinkler systems, flooring, and roof will need to be replaced.
- The non-anchor mall spaces comprise approximately 165,600 square feet of space. Approximately 31% of this space is currently vacant. Outparcel buildings represent approximately 58,500 square feet of space and have a vacancy rate of approximately 12%. This represents about 7,200 square feet of floor area. By normal commercial real estate occupancy standards, a vacancy rate of 5% to 6% is typically considered “full occupancy.” Additionally, many of the mall’s tenants are on month-to-month leases and the vacancy rate may increase if the economic situation does not improve.
- The former Sears building contains approximately 72,800 square feet that is completely vacant. Flooring throughout is deteriorated and the boiler system and other HVAC components are outdated and require updating. This structure is not conducive to the market and requires extensive renovations.

Exhibit B entitled **Vacant Building Space** is provided on the following page and generally depicts the vacant buildings and/or floor space within buildings located in the Area. Not shown on this map are the large vacancies within buildings located adjacent to the District boundaries on the south side of Broadway Street and the west side of North 36th Street. As noted previously in this report the decline of the Mall and the loss of its anchor tenants has, at least in part, negatively influenced adjacent businesses.

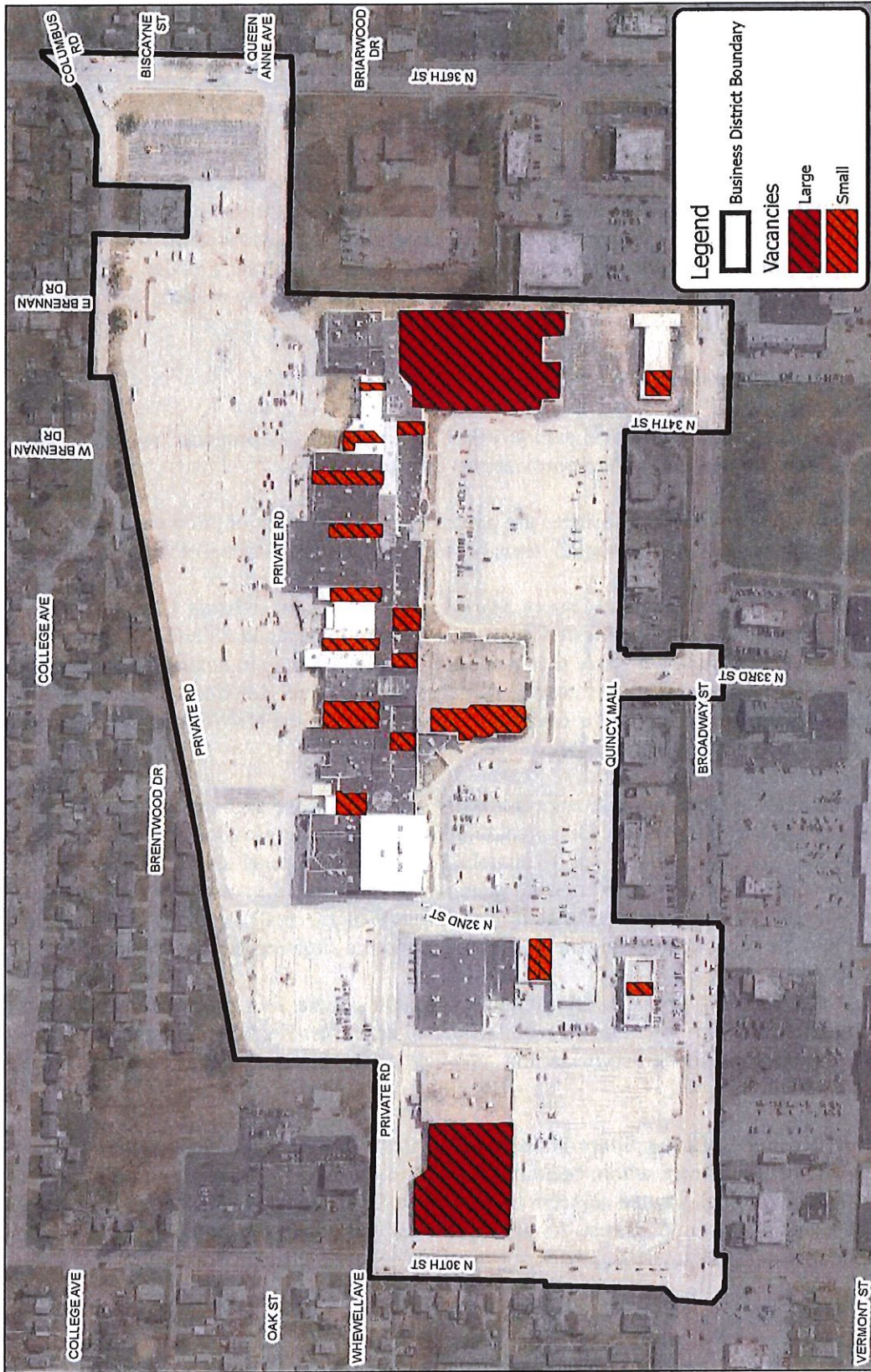


Exhibit B - Vacant Building Space

Quincy, IL



Economic Liability

Declining economic vitality at Quincy Mall and the other properties within the Mid-Town Business District represents an economic liability for both the community and the property owners. The closure of the mall anchors, County Market, mall shops, and outparcel users has contributed to a significant decline in overall sales volume, which has had a negative impact on the generation of sales and property tax dollars for affected taxing jurisdictions.

The Equalized Assessed Valuation (EAV) of the Area has decreased in value over the past seven calendar years. **Table 1, EAV History** below displays the historic EAV of the Area between 2014 and 2020.

**TABLE 1
EAV HISTORY**

Quincy Mall EAV & Real Estate Tax Review by Taxing Jurisdiction
10/16/2020

PI # OWNER'S NAME	ADDRESS	TENANT	2020 ASSESSED \	2019 Tax Rate	2019 Property Taxes
23-; CULLINAN LLC MULTI CINEMA	3429 BROADWAY	THEATRE ONLY	\$ 191,660	0.0683852	\$ 13,106.71
23-; QUINCY CULLINAN	3301 BROADWAY	QMG CANCER/SURG-BUILDING ONLY	\$ 1,000,000	0.0683852	\$ 68,385.20
23-; QUINCY CULLINAN	3301 BROADWAY	LAND THAT QMG SETS ON	\$ 233,680	0.0683852	\$ 15,980.25
23-; QUINCY CULLINAN	405-415 N 32ND ST	PETCO/QDOBA	\$ 681,720	0.0683852	\$ 46,619.56
23-; LARSON FAMILY REAL ESTATE	3203 BROADWAY	SLUMBERLAND	\$ 721,710	0.0683852	\$ 49,354.28
23-; QUINCY CULLINAN	3237-3423 QCY MALL	QUINCY MALL & JO-ANN FABRICS,	\$ 4,330,270	0.0683852	\$ 296,126.38
23-; QUINCY MALL OUTLOT LLC	3115-3131 BROADWAY	STARBUCKS STRIP MALL	\$ 348,150	0.0683852	\$ 23,808.31
23-; CHARES & KATHIE MARX	3400 QUINCY MALL	SEARS BUILDING	\$ 416,660	0.0683852	\$ 28,493.38
			\$ 7,923,850		\$ 541,874.07

Taxing Jurisdiction	Qcy Mall Total EAV	2019 Tax Rate	2019 Property Taxes
SD 172	\$ 7,923,850	0.0389154	\$ 308,359.79
City of Quincy	\$ 7,923,850	0.0107721	\$ 85,356.50
Adams County	\$ 7,923,850	0.0080361	\$ 63,676.85
Qcy Park District	\$ 7,923,850	0.0059455	\$ 47,111.25
JWCC	\$ 7,923,850	0.0042274	\$ 33,497.28
Qcy Township	\$ 7,923,850	0.0004887	\$ 3,872.39
			\$ 541,874.07

Trend in Qcy Mall EAV	Assesed Value	Percent Change
2020	\$ 7,923,850	\$ 0.00
2019	\$ 7,906,650	\$ (0.01)
2018	\$ 7,999,050	\$ (0.08)
2017	\$ 8,709,710	\$ (0.09)
2016	\$ 9,605,360	\$ 0.02
2015	\$ 9,394,040	\$ 0.02
2014	\$ 9,222,520	

Note: All of the Quincy Cullinan parcels are currently under appeal with Adams Cty Board of Review.
chuck/Qcy Mall/Qcy Mall EAV & Taxes 10-16-20

Table 1 shows that the assessed value peaked in 2016 at \$9,605,360 and dropped in 2020 to \$7,923,850, a decline of \$1,681,510 (or 17.5%) in five years. As noted in the table footnote, the value of all of the Cullinan owned parcels are being appealed and will likely have a further reduction in assessed value. As evidenced by the recent historical EAV trends, the Area properties have been declining in value since 2016 and within the overall time frame shown in Table 1. Therefore, the District has become a declining real estate asset and underperforming economic generator of real estate taxes to support the community's services. The Area is not generating taxes commensurate with its prominent location along the City's primary commercial corridor, as well as its position as the regional hub for commercial activity in the greater Quincy region. As more retail chains experience financial hardship and close their doors, it is likely that the value of mall properties will continue to decline.

Healthy regional malls and adjacent concentrations of large retail and service developments provide a significant benefit to “host” communities by generating sales tax revenues for a city and other sales taxing entities. However, the District’s sales tax contributions have declined with the loss of mall tenants and closure of County Market. While sales tax data cannot be stated due to State and property owner disclosure laws, dates provided by the mall property owner regarding overall calendar year sales trends shows that between 2017 and 2019, total sales at Quincy Mall declined by more than \$4.7 million or nearly 14%. It should be noted that this doesn’t reflect the loss of sales from adjacent large retailers outside Quincy Mall.

As one of the primary revenue sources of the City, sales tax collections are important to the fiscal stability of the City. Property and sales tax collection trends and other factors as discussed previously in this report indicate that the Area is an economic liability to the City and other affected taxing districts. The existing vacancy rates for the mall shops, outparcels, other properties within the District and the potential for additional vacancies are a substantial economic liability for the property owners, the City, and the taxing districts.

Department stores that typically acted as anchors for regional malls are an outdated and conversion of the spaces for other uses is often difficult. Given the age of the buildings in the District, HVAC, electrical, telephone, and data service components are likely to be outdated contributing to the difficulty and cost of repurposing or redeveloping the buildings and tenant spaces. Generally, the architectural design and materials are obsolete, as today’s mall consumer expects a high quality, engaging mall shopping experience.

The principal property owners within the District have articulated that “but for” an infusion of capital investment to overcome the physical deficiencies and obsolescence prevalent throughout the Area, the future of the properties is in peril. As a result, the property owners have requested assistance through the formation of a Business District in order to provide for a source to repay the initial capital investment needed to reposition the Area to attract new retailers and expand the economic base of the City by attracting additional shoppers. In its current condition, the District is an economic liability to the City and other taxing bodies.

QUALIFICATION SUMMARY

The blighting conditions present in the Mid-Town Business District include:

- The Area exhibits physical deterioration inside the former Sears and County Market properties;
- By reason of the adverse conditions in the Area including property values, high vacancy rates, and decreasing sales tax collections, the Area is an economic liability to the City, affected taxing districts and the property owners; and
- Unless a program of redevelopment can be devised to eliminate the blighting influences that exist within the Area, further physical and economic decline is likely and private investment is not likely to occur.

Thus, if taken as a whole, the District meets the standards as a “blighted area” per Section 11-74.3-5(3) in the Act for designation as a “Business District” for purposes of qualifying the Business District as a business district under the Act and imposing a tax pursuant to subsections (12) or (13) of Section 11-74.3-3 of the Act. The District represents a portion of the City 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.

SECTION 3

BUSINESS DISTRICT DEVELOPMENT PLAN

DESCRIPTION OF THE BUSINESS DISTRICT

The Area is generally located North of Broadway St between 30th St and 36th St. The area includes the entirety of Quincy Mall, a small multi-tenant retail center, and a former County Market grocer. The boundaries of the Mid-Town Business District are shown on **Exhibit A - Business District Boundary Map** in **Appendix A** and are described by metes and bounds in **Appendix B, Business District Legal Description**. The Area comprises approximately 58 acres.

FUTURE LAND USE AND ZONING

All projects shall be subject to the provisions of the City of Quincy's zoning ordinance and other applicable codes, as may be in existence, and that may be amended from time to time. The proposed commercial land uses within the Area are consistent with the City's Future Land Use Map.

THE BUSINESS DISTRICT DEVELOPMENT PROJECT

The Mid-Town Business District Development Project (the "Project") proposes to leverage private investment for the renovation, upgrade, and/or construction of new buildings within the District of the Mall buildings, the Sears building (which is under separate ownership but attached to the Mall), the County Market building, certain outparcel buildings, certain parts of the property not presently developed, and supporting infrastructure. Specifically, the Project for the Plan includes:

1. Improvements to the Quincy Mall, including but not limited to such items as building systems replacement or upgrade (e.g. HVAC, fire suppression, electrical or data service), façade and entryway renovation, remodeling of common areas, assistance with tenant build outs, addition of new signage, landscaping and lighting, roof repairs, and other building and site improvements that may be necessary to correct the physical deficiencies and obsolescence;
2. Street repair and improvements, including repair or construction of sidewalk and curb and gutter and interior drives and parking areas, as needed;
3. Demolition and/or site preparation for purposes of new construction or renovation of existing structures;
4. Upgrade of utility services to the District properties; and other activities and related project costs as may be permitted under the provisions of the Business District Act.

The objective of the Business District Plan is to advance the goals of the City of Quincy, including enhancement of commercial business opportunities and increasing economic activity. It is important to note this Plan be viewed as a framework for the City's financial participation (or "Economic Development Assistance") in the Project. This Plan is subject to future amendment by the City, if necessary, depending on implementation experience.

BUSINESS DISTRICT OBJECTIVES

Objective #1: Renovate and/or repurpose Quincy Mall and the other properties within the District to ensure the District continues to be a retail and commercial anchor for the Quincy community.

Objective #2: Expansion of Quincy's economic base.

Objective #3: Stimulate development in Quincy.

PRIVATE DEVELOPMENT ACTIONS

The City and the developers and/or property owners will negotiate a redevelopment agreement which will include the terms of economic development assistance as part of the City's public assistance for certain Projects in the Area. The Business District Project is anticipated to be undertaken by developers upon establishment of the Business District. Future development in the Area is expected to occur with private investment from developers at some future date. Any development rights and economic development assistance from the District will be subject to approval by the City via a redevelopment agreement or other appropriate instruments as provided under Illinois statutes.

PUBLIC DEVELOPMENT ACTIONS

As noted above, the City intends to enter into an agreement with developers and/or property owners for implementation of the Business District Project. The public commitment under this agreement will be to reimburse these entities or incur debt, secured by sales taxes from the project, to cover a portion of the extraordinary costs to renovate and/or repurpose the Mall and the other properties within the District.

BUSINESS DISTRICT PROJECT COSTS

Economic development assistance shall include all or part of the eligible expenditures for Business District Project costs as shown on **Table 2, Estimated Business District Project Costs** (such costs constituting "Business District Project Costs" under the Act). It should be noted that these costs are estimates based on the Business District Development Project described herein. This table should not be construed to limit the ability of the City to enter into development agreements, which provide for other costs, additional costs, or a different distribution of these costs among the various line items. Specific limitations on such cost items and any distribution between them will be specified in development agreements by and between the City and the Developer.

**Table 2
Estimated Business District Project Costs
Mid-Town Business District**

Description	Estimated Cost
A. Public Works <i>(Construction of streets, traffic signals, and other public improvements)</i>	\$2,004,800
B. Property Assembly <i>(Acquisition of land and other real and personal property)</i>	\$1,002,400
C. Site Preparation	\$1,002,400
D. Construction of Buildings & Other Site Improvements	\$3,508,400
E. Planning, Legal & Professional Services	\$300,720
F. General Administration	\$200,480
G. Relocation Costs	\$1,002,400
H. Financing Costs	See Note 3
I. Contingency	\$1,002,400
Total Estimated Costs	\$10,024,000

1. All costs shown are in 2021 dollars.
2. 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 business district project cost if and when such financing costs are incurred.
4. Private redevelopment costs and investment are in addition to the above.
5. The total estimated business district project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Business District Plan was approved, per subsection 11-74.3-2 (f) of the Business District Law.

AREA, ON THE WHOLE, NOT SUBJECT TO GROWTH AND DEVELOPMENT

Upon examination of the Area’s EAV, decline in sales generation, and the conditions of deterioration and resulting economic liability for the Area, it is found that the Area on the whole has not been subject to growth and investment and would not be developed or redeveloped without the assistance offered through the Business District.

THE NEED FOR PUBLIC FINANCIAL ASSISTANCE

Without the requested assistance, the Developer will be unable to absorb the “extraordinary costs” associated with redevelopment while maintaining an economically viable Project. The economic development assistance is intended to ensure high-quality development that will induce the expenditure of private funds, creating a Project that will have long-term economic benefits for the City and other taxing districts.

SOURCES OF FUNDS TO PAY BUSINESS DISTRICT PROJECT COSTS

A portion of the funds necessary to pay for Business District project costs are to be derived from the following Business District Sales Taxes in accordance with Section 11-74.3-3 (10) and (11) of the Business District Law:

...retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs...

and

...a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs...

These taxes are to be imposed at the rate of 1% and are defined in Section 11-74.3-6 as follows:

“(b) ...a Business District Retailers' Occupation Tax levied upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of this State's government, and at retail in the business district at a rate of 1.0% of the gross receipts from the sales made in the course of such business... The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.”

“(c) ...a Business District Service Occupation Tax shall also be imposed upon all persons engaged, in the business district, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the business district, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. The tax shall be imposed at the same rate as the Business District Retailers' Occupation Tax, a rate of 1.0% of the selling price of tangible personal property so transferred within the business district,... The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.”

“(d) ...an occupation tax upon all persons engaged in the business district in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators' Occupation Tax Act, at a rate not to exceed 1% of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the business district,...excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators' Occupation Tax Act, and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act.”

Other sources of funds to be used to pay the costs of implementation of the Business District objectives may include (but are not required by this Plan):

- Capital which is available to developers and/or property owners through their own cash reserves or financing entities;
- Improvements by third party tenants; and,
- Other sources of public financing that may be identified at such time in the future to fund project costs.

Business District revenues received under Section 11-74.3-6 of the Business District Act shall be deposited into or credited to the Business District Tax Allocation Fund, which the City shall establish and maintain as required by the Business District Act. The City may also issue obligations secured by the Business District Tax Allocation Fund to provide for the payment of Business District project costs. Those obligations, if so issued, shall be retired in the manner provided in the ordinance authorizing the issuance of those obligations and shall be for a term not later than 20 years after the date of issue or the dissolution date of the Business District, whichever is earlier.

ESTABLISHMENT AND TERM OF THE BUSINESS DISTRICT

The establishment of the Business District shall become effective upon adoption of an ordinance by the City Council adopting this Plan and designating the Business District as a business district under the Act (the "Commencement Date").

The Business District shall expire no later than the expiration of twenty-three (23) years from the applicable Commencement Date. For purposes of this Plan, a year means each twelve-month period beginning on the Commencement Date and ending on the day next preceding the anniversary of such Commencement Date in the next year.

BUSINESS DISTRICT OBLIGATIONS

The City may issue obligations in one or more series, maturing and bearing interest at rates and having such other terms and provisions determined by the City by ordinance and in whole or in part secured and/or paid from funds or deposits credited to the Business District Tax Allocation Fund for the Mid-Town Business District.

SECTION 4**FINDINGS AND AMENDMENTS
TO THE BUSINESS DISTRICT PLAN****FINDINGS**

The City hereby finds and determines as follows:

- 1) This Plan constitutes a specific plan for the Mid-Town Business District in the City of Quincy, Adams County, Illinois.
- 2) The designation of the Business District as identified in this Plan, and more specifically described in the **Appendix**, will assure opportunities for development and attraction of quality commercial growth to the City.
- 3) This Plan and the Business District conform with the City's Future Land Use Map,
- 4) The City's exercise of the powers provided in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of the Business District and the use of the powers for the development and redevelopment of the Business District as provided in this Plan and is declared to be a public use essential to the public interest of the residents of the City of Quincy, Adams County, Illinois.
- 5) The Area 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.
- 6) 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 this Business District Plan.

PLAN AMENDMENTS

The procedure for amending this Plan shall also be in conformance with the provisions of the Business District Act.

APPENDIX

Legal Description



Four Points Land Surveying & Engineering, Inc.

17 Northport Plaza • Hannibal, MO. 63401 • Phone: 573-406-5533

CITY OF QUINCY
SEC. 31, T1S, R8W,
CITY OF QUINCY, ADAMS CO, IL

Suggested Description

A tract of land lying in part of the Southeast Quarter of Section 31, Township 1 South, Range 8 West and part of the Northeast Quarter of Section 6, Township 2 South, Range 8 West of the Fourth Principal Meridian, City of Quincy, Adams County, Illinois being more particularly described as follows;

Beginning at the Northwest corner of Lot 2 of Quincy Mall Subdivision Phase 5 plat as recorded in Document #2020-01229; thence in Northeasterly along the North line of said Lot 2 a distance of 1568 feet more or less to the intersection of said North line and the North line of the South half of said Southeast Quarter, said point also being on the South line of College Avenue; thence North to the North line of said College Avenue; thence East along said North line a distance of 305 feet more or less to the point of intersection of said North line and the West line and its Northerly extension of a tract shown as Parcel #23-7-0661-005 on said Quincy Mall Subdivision Phase 5 plat; thence South along said West line and its Northerly extension a distance of 210.5 feet more or less to the Southwest corner of said tract; thence East along the South line of said tract a distance of 110 feet more or less to the Southeast corner of said tract; thence North along the East line and its Northerly extension of said tract a distance of 210.5 feet more or less to the North line of said College Avenue; thence East along said North line to the Southeast corner of Lot 4 of Colonial Courts Subdivision; thence Northeasterly along the South line of said Lot 4 a distance of 113.04 feet; thence Southeasterly to the Northwest corner of Lot 1 in Block 1 of Town & Country Subdivision, said point being on the East line of North 36th Street; thence South along the East line of said North 36th Street a distance of 440 feet more or less to the point of intersection of said East line and the South line of said Lot 2 of Quincy Mall Subdivision Phase 5; thence West along said South line and its Easterly extension of said Lot 2 a distance of 530 feet more or less to a property corner along the South and East line of said Lot 2; thence South continuing along the East line of said Lot 2 and its Southerly extension to the South right-of-way of FA 745 (IL 104) – Broadway Street; thence West along said South line to the point if intersection of said South right-of-way and the East line of Lot 5 and its Southerly extension of said Quincy Mall Subdivision Phase 5; thence North along said East line and its Southerly extension to the Northeast corner of said Lot 5; thence West along the North line of said Lot 5 and Lot 1 of said Quincy Mall Subdivision Phase 5 to the Northwest corner of said Lot 1; thence along the West line of said Lot 1 the following 5 courses, South 00 degrees 02 minutes East a distance of 12.00 feet; thence North 89 degrees 55 minutes West a distance of 12.00 feet; thence South 00 degrees 02 minutes 105.00 feet; thence South 89

degrees 55 minutes East a distance of 22.00 feet; thence South 00 degrees 02 minutes along said West line and its Southerly extension to a point on the Southerly right-of-way of said FA 745 (IL 104) – Broadway Street; thence West along said Southerly right-of-way a distance of 137.00 feet more or less to the point of intersection of said Southerly right-of-way and the East line and its Southerly extension of a tract shown as Parcel #23-7-0661-004 on said Quincy Mall Subdivision Phase 5 plat; thence North along said East line and its Southerly extension to the Northeast corner of said tract; thence West along the North line of said tract and the North line of Lot 7 of said Quincy Mall Subdivision Phase 5 to the Northwest corner of said Lot 7; thence South along the West line and its Southerly extension of said Lot 7 to the Southerly right-of-way of said FA 745 (IL 104) – Broadway Street; thence West along said Southerly right-of-way to a point at FA 745 (IL 104) Station 36+47, 51.65 feet right; thence Southwesterly continuing along said Southerly right-of-way to a point on the Easterly right-of-way of FA 745 - North 30th Street at Station 9+12, 40.00 feet right; thence Westerly to a point on the Westerly right-of-way of said FA 745 - North 30th Street at Station 8+99.63, 39.30 feet left; thence Northwesterly to a point on said FA 745 (IL 104) – Broadway Street right-of-way at Station 34+82.01, 57.58 feet right; thence North to a point on the Northerly right-of-way of said FA 745 (IL 104) – Broadway Street right-of-way at Station 34+92.23, 38.58 feet left; thence Northeasterly to a point on the Westerly right-of-way of said FA 745 - North 30th Street at Station 10+57.75, 53.72 feet left; thence continuing along said Westerly right-of-way to a point at Station 10+82.61, 41.73 feet left; thence continuing along said Westerly right-of-way to a point at Station 12+31.38, 42.32 feet left; thence continuing along said Westerly right-of-way to a point at Station 12+31.44, 30.32 feet left, said point being the Southeast corner of Lot 5 of James N. Whewell Addition; thence continuing along said Westerly right-of-way and the East line of said James N. Whewell Subdivision to the Northeast corner of Lot 14 of said James N. Whewell Subdivision; thence Easterly to the Northwest corner of the roadway for the Quincy Mall Subdivision Phase 5, said point also being the Southwest corner of a tract as shown as Parcel #23-7-0664-000 on said Quincy Mall Subdivision Phase 5 plat; thence North 89 degrees 56 minutes along the North side of said roadway a distance of 420.00 feet; thence North 00 degrees 04 minutes a distance of 316.00 feet to the Point of Beginning.

21-0030

Prepared By:

Norman D. Ellerbrock

Illinois Professional Land Surveyor #35-3159

License Expires 11/30/2022

Four Points Land Surveying, Inc.

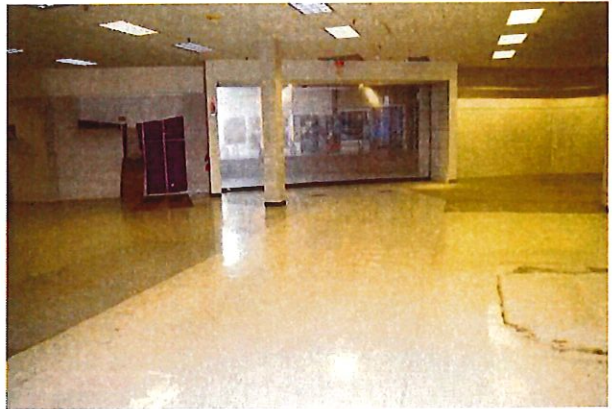
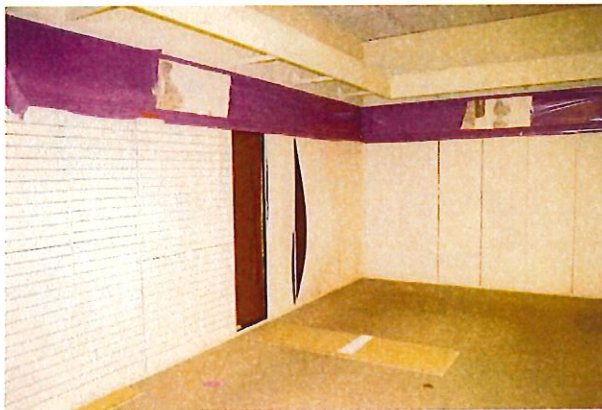
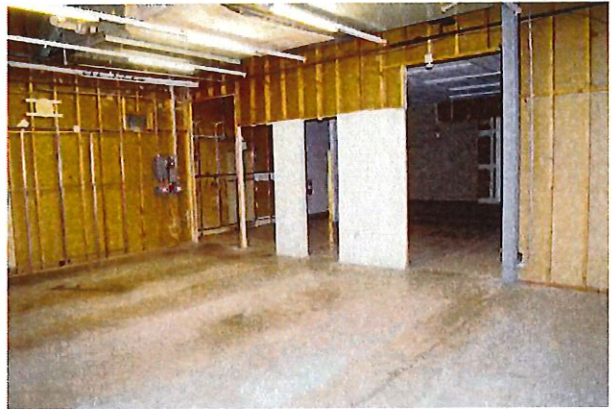
Illinois Professional Design Firm #184-006044

Photographs of Existing Conditions

The following photographs are indicative of the large number of vacant storefronts in Quincy Mall and the shopping center directly to the West of the primary mall structure. The photos show vacant spaces at various stages in their transition back to productive use.



The following photographs are indicative of the conditions found with the vacant former Sears store.



The following photographs are indicative of the conditions found within the vacant, former County Market grocery store.

