



CITY OF DECATUR ILLINOIS

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FOR IMMEDIATE RELEASE

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Council renews abandonment to rehab program, establishes Central TIF district

Decatur, IL – Highlights from the May 6, 2024 Decatur City Council meeting include renewal of the Central Illinois Landbank Authority's abandonment to rehab program, and the establishment of the Central TIF district.

Abandonment to Rehab program renewal

On Monday night the Decatur City Council renewed their support of the abandonment to rehab program. The City has partnered with the Central Illinois Landbank Authority (CILBA) to save abandoned homes from the demolition list, fully rehabilitate them, and then sell them to first-time homebuyers. Council has acknowledged this is another key strategy of neighborhood revitalization.

The first home completed in this program at 439 S Maffit St. was sold in March 2024 for \$64,900 – significantly higher than the fair market value of \$18,000 in that specific neighborhood. This has led to improved home values in the Johns Hill neighborhood as a result. Another five home rehabs are underway in other parts of the city that should be ready for sale later this summer.

The Council's \$250,000 investment from American Rescue Plan (ARPA) funds matches a \$337,000 grant from the Illinois Housing Development Authority to fund more home rehabs.

Central TIF District

Council also finalized the establishment of the Central Tax Increment Financing District (Central TIF). TIFs are a special economic development and funding tool used by the City to promote public and private investment across the city. It can be used to help alleviate blight from an area; invest in improved sidewalks, utilities, and streets; and encourage and assist with private investment and redevelopment.

The Central TIF covers 750 acres in the west-central area of Decatur, including portions of downtown and the Eldorado Street corridor, as well as a large residential area (primarily Neighborhood United) that needs infrastructure improvements, renovation, and redevelopment. The district is generally

bounded by Fairview Avenue on the west, Waggoner Street on the north, the CN railroad tracks east, and Decatur street on the south. It covers portions of the Olde Town TIF District, which will expire at the end of 2024. The new Central TIF will exist for 23 years.

Some proposed projects that will benefit from the Central TIF include the renovation of the Barnes Citizen building into a hotel, apartments, and office space, along with a redevelopment agreement also approved Monday with the owner of the Flora Gems and Giggles buildings. Merchant Street South, LLC plans to upgrade the exterior of the office/retail building (Flora Gems) and renovate the upper floors into modern office spaces, and the upper floors of the Giggles building will be turned into apartments.

Learn more about the Central TIF and other TIFs at www.decatutil.gov/tif

Other business

In other business...Council continued its investment at the City's South Water Treatment Plant and other water facilities. Concentric Integration, LLC will conduct an \$850,000 upgrade to programmable logic controllers (PLCs) within the Supervisory Control and Data Acquisition System (SCADA). The system helps control and monitor water treatment operations. This capital project is part of the City's Water Utility Long Term Sustainability Plan and is included in the budget from the Non-Lake Capital Fund.

More information about these topics can be found in the City Council meeting packet, downloadable/viewable here: www.decatutil.gov/mayor-and-council/council-meetings/

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