PROPERTY ACQUISITION
Mr. Ronald P. Ulmer  
City of Peoria  
Department of Community Development  
419 Fulton St. - Room 402  
Peoria, IL 61602

Dear Mr. Ulmer:

RE: PEORIA RIVERFRONT PROPERTY ACQUISITION  
Funding: $600,000-USDOJ  
SAI #81 04 27 08

The review of the referenced subject has been completed in accordance with OMB Circular A-95, Revised. Representatives of State agencies whose activities might be affected by action on this subject have been provided an opportunity for review and comment. This letter certifies that you have complied with Part I of OMB Circular A-95 and that the referenced subject has been deemed to be not inconsistent with the plans, policies, and priorities of the State of Illinois.

This letter is valid for one year from this date unless you have a written statement from this Office extending the expiration date. Also, an updated SF 424 must be submitted to the State Clearinghouse if the referenced subject is revised or if continuation or augmentation is sought from the funding agency.

To quicken and simplify the review process, please reference the SAI number in all future correspondence on this project. Thank you for your cooperation.

Respectfully yours,

[Signature]

David Scoville  
Illinois State Clearinghouse

DS:lr  
cc: Dale Hench  
Tri-County Regional Planning Commission
May 14, 1981

Mr. Robert Pinkerton, Director
Tri-County Regional Planning Commission
P.O. Box 2200
East Peoria, IL 61611

Dear Bob:

As you recall, several months ago the City of Peoria submitted an application for assistance in purchasing the Rock Island property. The funding source was to be contingency funds under the LAWCON grant of the Department of the Interior. At that time it was uncertain if, indeed, funds would be available due to the new Administration's budget cuts. It is still uncertain at this time; however, the application is still pending review.

After discussions with Mr. Dale Hench of the Illinois Department of Conservation, the City will be seeking further assistance under the State LAWCON program. Mr. Hench has advised the City that it is not necessary to resubmit the application for the A-95 review process because only the funding source is changing - the application goals and objectives remain the same. I felt I would advise you of his decision so that you might remain informed on the process and status of this particular application. Of course, if you have any questions or comments, we will be happy to respond to them.

Sincerely,

Rodney D. Haynes
Program Manager

RDH/smk
April 10, 1981

Mr. Ronald P. Ulmer
Department of Community Development
City of Peoria
419 Fulton Street Room 402
Peoria, Illinois 61602

RE: SAI #

Dear Mr. Ulmer:

Enclosed find the Commission resolution adopted at the Tri-County Regional Planning Commission meeting of April 9, 1981, with relevant comments where applicable attached, for your application to City of Peoria – RIVERFRONT PROPERTY ACQUISITION GRANT APPLICATION.

A copy of the resolution has been sent to the Illinois State Clearinghouse.

This letter and attachments must accompany the application to the funding agency and will remain valid for one year after the date of this letter. If the application is submitted after that date, or if the scope or impact of the proposal changes significantly before submission, you are required to submit a revised "Letter of Intent" for Clearinghouse review. It should be understood that the final authority for approval of this grant request rests with the funding agency. The purpose of this letter is to inform you and the funding agency that the substate/metropolitan A-95 review procedure has been completed by this agency. The Illinois State Clearinghouse comments, which you must submit as a part of your application will be sent to you by the State Clearinghouse.

If you have any questions, please call.

Yours very truly,

Robert L. Pinkerton, AICP
Executive Director

RGL:RLP:jr
Attachment
RESOLUTION # 81-47

RESOLUTION OF AREAWIDE CLEARINGHOUSE REVIEW OF CITY OF PEORIA - RIVERFRONT PROPERTY ACQUISITION GRANT APPLICATION. SAI#

WHEREAS, the Tri-County Regional Planning Commission, hereafter referred to as the Commission, pursuant to the U.S. Office of Management and Budget, Circular A-95 Revised, serves as the designated Areawide Clearinghouse for Peoria, Tazewell and Woodford Counties; and

WHEREAS, the Commission has notified the following local units of government and affected agencies of the above described application in accordance with the requirements of Circular A-95:

Gary Stella - Chairman - Peoria County Board
Rhodell Owens - Director - Peoria Park District
Tim Soldwedel - Chairman - Tri-County Riverfront Forum
Walt Brakeman - Chairman - Open Space and Recreation Advisory Committee

WHEREAS, upon review of comments received from the above, the Commission has found no adverse statements nor purported conflicts of the proposed project with other public plans, policies, projects or proposals, finds the proposal consistent with the Commission’s Areawide Goals and Objectives; and

WHEREAS, upon review, the Open Space and Recreation Advisory Committee and Land Use Advisory Committee have recommended approval of the project; and

WHEREAS, upon review, Commission staff has found no conflicts with the loss of certain rail yard trackage.

THEREFORE BE IT RESOLVED BY the Commission as follows:

That the Commission, serving in its capacity as Areawide Clearinghouse, having found no objections to the proposal submitted by the City of Peoria, hereby finds the proposal consistent with known public plans, policies, projects, and proposals.

Presented this 9th day of April, 1981.

Adopted this 9th day of April, 1981.

Dorothy B. Sinclair, Chairman
Tri-County Regional Planning Commission

ATTEST:

Robert L. Pinkerton, Executive Director
Tri-County Regional Planning Commission
ATTACHMENT 2

NARRATIVE STATEMENT
PROJECT NARRATIVE

Capitalizing on a long history as a riverfront town, Peoria continues its efforts to return an optimum amount of waterfront property to public use as the opportunities present themselves. The Illinois River, as a commercial waterway, led to the founding and development of Peoria and eventually to the industrial uses of the twentieth century that have allowed Central Illinois to prosper. Like most river cities, Peoria zoned most of its waterfront land for industrial uses, thereby limiting public access to a few small and inconvenient locations. Some industrial users have treated their riversides with extreme care, but many outdated or abandoned facilities and underutilized land still exist. As industries move away from the riverfront, Peoria has made every effort to secure attractive, people-oriented uses for the river. Public and private marinas, restaurants and shops, small parklands, new light industrial users and some public conscientious investment are the beginnings of "cleaning up" Peoria's riverfront. The City of Peoria, the Peoria Park District and the Riverfront Action Forum have joined forces in a planning effort to further enhance our primary natural resource, the Illinois River.

Several months ago the City of Peoria came upon a unique opportunity to convert 36 acres of industrially-zoned land to public accessibility. This opportunity for Peoria sprung from the unfortunate demise of the Rock Island Railroad. As the Rock Island ceased their passenger service and freight handling due to bankruptcy, the City initiated inquiries as to the future disposition of the acreage in question, which had been utilized as a rail freight yard. Communication with the Federal Railway Administration
and the ICC indicated that any future carrier on the Rock Island lines would not be authorized to use these yards, particularly since renovation costs were prohibitive.

At this point, the critical nature of this property for public access and use and its strategic relationship to the Central Business District becomes apparent to all of the parties interested in Peoria's riverfront, catapulting the proposed project to the top of our priority list. The reasons are quite evident. No other opportunity has presented itself or appeared on the horizon to acquire as much linear footage for public use in Peoria's urbanized area. Secondly, the property is the focal point as one enters Peoria from the east on I-74. A barge terminal and a cement company have been asked to move from City-owned, adjacent land that they lease by March of 1982. By removing all industrial uses, this property can be properly rezoned and converted into an aesthetic complement to the City's front door. Finally, the property rests at the edge of one of the most comprehensive Central Business District revitalization programs in the nation.

In a ten-year span from 1975-1985, Peoria will witness over $600 million in private and public investment. Recently the River Station Square restaurant opened, following a $2.8 million renovation of the old Rock Island passenger terminal. This historic structure is leased from the City and is on land in close proximity to the parcel in question. The parking lot, formerly Eckwood Park, is utilized each summer as the mooring for the Julia Belle Swain, a paddle-wheel riverboat that attracts thousands of visitors each year.
For the past several years, the week-long "Steamboat Days" festival has been the highlight of summer recreational events in Central Illinois. Last year the Jaycees used this area to stage a Fourth of July celebration and drew an unprecedented 50,000 spectators. Farmers' markets, Oktober-fests and other events make frequent use of the area; however, these and other desired uses are finding the space far too small to accommodate the growing crowds returning to Peoria's downtown riverfront. The property in question is the only parcel that can provide space for the continuation and expansion of these activities, as well as opportunity for more passive use by area residents or the thousands of downtown workers and visitors who may wish to view passing barges, sail regattas, or quietly engage in fishing from the banks.

The City has a three-phased strategy for the development of this urban waterfront. The first and most critical phase is the acquisition of the 36 acres in question from the Rock Island Railroad, as will be discussed later in terms of project financing. Due to the bankruptcy proceedings, time is of the essence in resolving the fate of this property. The second phase is the completion of a comprehensive development plan for the entire CBD waterfront area, including the parcel in question, adjacent City land, and discussion of compatibility with surrounding uses. The City is about to engage the services of a noted urban architect, Angelos Demetriou, the author of Peoria's Downtown Development Plan, to serve as consultant for this effort. The Peoria Park District and the Riverfront Action Forum have also pledged their entire involvement in this planning effort to ensure the continuation of Peoria's policy of maximum public partnership in the planning process. The final phase

-3-
will be the actual implementation of the plan. Since the parameters have already been set by the City Council to utilize the area for public access, the development of the site will principally be a government responsibility. It is anticipated that the final plan will be a quite detailed framework plan which will serve as an implementation guide. The City will forward the final plan for review upon its completion.

PROJECT FINANCING

At the point in time this application is being submitted, complete estimates of project costs are speculative. The development plan will produce more appropriate cost figures; however, the funding methodology will remain consistent with this section.

1. Land Acquisition

The City will negotiate a price acceptable to the Rock Island. Ultimately, however, the offer will have to be accepted by the Federal Bankruptcy Court assigned to this case. In addition, to $600,000 of Discretionary Funds, the City intends to utilize General Revenue Sharing Funds, as well as a loan to the project by General Obligation Bond proceeds. This loan would come from a 1978 bond issue which included funds for downtown project improvements. The City could shift these funds temporarily to aid in covering acquisition, which then could be reimbursed as other downtown projects or waterfront projects materialize.
2. **Development Plan - $30,000**

It is anticipated that the Demetriou proposal will cost approximately $30,000. As project coordinator, Demetriou will receive in-kind assistance from the City, the Park District and the Riverfront Action Forum.

3. **Project Implementation**

This long-range estimate anticipates a modest development (green space and walkways) with no structures on the 36 acres in question. Development costs are currently unavailable. However, once the conceptual plan is complete, rather firm estimates should be available. The City will provide that information when completed. Several known revenue sources can be pledged to assist in the implementation of the plan:

a. **Spin-off Proceeds from Downtown Development Projects:**

Peoria has taken a businesslike approach to utilizing public funds for long-term return. By lending UDAGs and other federal funds to private developments and leveraging their return, a sizeable portion of the development costs can be found due to the high priority of this project. In addition, tax increment financing by leveraging adjacent projects is also a possible source of revenue.
b. **Lease Revenues from Waterfront Development:**

As mentioned earlier, the City presently leases an historic railroad terminal to a major restaurant operation. These proceeds (minimum of $40,000 per year) are pledged to riverfront development. Additional lease revenue may come from vendor operations on the waterfront property or nearby areas.

c. **Corporate and Foundation Contributions:**

Due to the unique characteristics of this project, the City will join forces with other interested parties in searching for or soliciting private funds to develop this area.

**CONCLUSION - RISK OF NO ACTION**

Prompt action and sound financial planning can make this strategically important property an attribute to Peoria's riverscape. If action is not taken when the opportunity arises, this area will most likely continue in its deteriorated state and not realize its optimum use, which undisputedly is for people-oriented development. Realizing that public funds are rapidly becoming a scarce resource at all levels, the City of Peoria will leave no stone unturned in its attempts to acquire and develop this area.
March 20, 1981

Dale M. Hench, Chief
Division of Grant Administration
Illinois Dept. of Conservation
605 Wm. Stratton Bldg.
400 S. Spring St.
Springfield, IL 62706

Dear Mr. Hench:

Enclosed is a copy of our request for federal assistance in the amount of $600,000 for the purpose of acquiring riverfront property for the City of Peoria. It is the objective of this assistance to enhance the aesthetics of the riverfront in the City of Peoria as well as to provide substantial amount of open space for the enjoyment of the citizens of Peoria.

If you have any additional comments or questions, please do not hesitate to contact our office.

Sincerely,

Ronald P. Ulmer
Director

cc: Bureau of Budget
DOC 1

GENERAL PROJECT DATA
STATE OF ILLINOIS/DEPARTMENT OF CONSERVATION
PROJECT APPLICATION

HERITAGE CONSERVATION AND RECREATION SERVICE

3. COUNTY Peoria

5. BRIEF DESCRIPTION OF PROJECT: (Attach additional sheets if necessary.)
Acquisition of riverfront property for eventual development of a park.

6. APPLICANT'S NAME, ADDRESS & PHONE NUMBER

City of Peoria
419 Fulton Street, Room 402
Peoria, IL 61602

7. APPLICANT'S DESIGNATED CONTACT PERSON'S NAME, ADDRESS, PHONE NUMBER & TITLE AVAILABLE FROM 8 AM TO 5 PM.
Ronald P. Ulmer, Director
Rodney D. Haynes, Program Manager
(309) 672-8534

8. APPLICANT'S OFFICIAL LAND AVAILABILITY (IN ACRES)
OWNED N/A

9. LIST ANY OTHER STATE OR FEDERAL GRANT PROGRAMS INVOLVED IN THIS PROJECT, PREVIOUS OR ANTICIPATED.
(List applicable project numbers and status)

10. IF NONE, CHECK HERE ☐

11. TYPE OF PROJECT: ☑ ACQUISITION ☐ DEVELOPMENT ☐ ACQUISITION/DEVELOPMENT COMBINATION (DONATION ONLY)

12. (FOR ACQUISITION PROJECTS ONLY)
ESTIMATED ACQUISITION COSTS $1,200,000
ESTIMATED RELocation COST $0
TOTAL PROJECT COST $1,200,000
% GRANT ASSISTANCE REQUESTED 50
GRANT ASSISTANCE REQUESTED $600,000

13. (FOR DEVELOPMENT PROJECTS ONLY)
ESTIMATED DEVELOPMENT COST $
% GRANT ASSISTANCE REQUESTED
GRANT AMOUNT REQUESTED $

14. SOURCE(S) OF LOCAL FUNDS:
☑ NON-REFERENDUM BONDS ☐ REFERENDUM BONDS ☑ REVENUE SHARING ☐ GENERAL FUNDS ☐ DONATIONS (OTHER)
☐ COMMUNITY DEVELOPMENT

DOC 1. GENERAL PROJECT DATA

1. PROJECT SPONSOR City of Peoria
2. PROJECT TITLE Downtown Riverfront Park
4. CENSUS TRACT 12, 13, 14
DOC 2

ACQUISITION DATA
Four (4) buildings - the disposition of which will be addressed in the plan.

### Acquisition Schedule:

<table>
<thead>
<tr>
<th>Code</th>
<th>Parcel Number</th>
<th>Acreage</th>
<th>Date Acquired</th>
<th>Relocation Costs</th>
<th>Total Estimated Cost</th>
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</table>

**Code:**

1) Negotiated Purchase
2) Condemnation
3) Donation

**ACQUISITION STATUS**

1. All or part of the project is in condemnation (If yes, submit copy of petition to condemn)

2. All or part of the project is covered in a purchase contract (If yes, submit copy of contract)

3. All or part of the project is covered in an option agreement (If yes, submit copy of option)

4. All or part of the project is covered in a lease agreement (If yes, attach a copy of the lease)

5. All or part of the project is covered by any form of agreement other than noted above which binds local agency to acquire property (If yes, submit copy of agreement)

Any inaccuracies in reporting the acquisition status or entering into any of the above, excepting leases, prior to DOC authorization will be cause for eligibility and obligation withdrawal.

A parcel is defined by individual ownership. A project may contain many parcels within its scope.
DOC 2A

ACQUISITION CERTIFICATION
I, ______________, City of Peoria - City Manager
Name
Title-Agency

hereby certify, under penalty for willful misstatement (18 U.S.C. 1001) that at the time of the acquisition and last known displacement on the project lands for which this Federal financial assistance is being sought, no planning had been initiated by this agency to obtain this financial assistance for the development of the same property.

__________________________________
Signature

__________________________________
Date
DOC 3

RESOLUTION OF AUTHORIZATION
ATTACHMENT TO DOC-3

The City of Peoria is currently unable to signify that they have 100% of the funds necessary to complete the pending LAWCON request. After final approval by the City Council of the City of Peoria, a completed resolution will be forwarded to your office.
STATE OF ILLINOIS
DEPARTMENT OF CONSERVATION
HERITAGE CONSERVATION AND
RECREATION SERVICE
PROJECT APPLICATION

DOC-3 RESOLUTION OF AUTHORIZATION

1. PROJECT SPONSOR City of Peoria
2. PROJECT TITLE Downtown Riverfront Park

The ________ (project sponsor) hereby signifies that it has 100% of the funds necessary to complete the pending LAWCON request within the Department of Conservation imposed timeline for project administration (100% funding includes cash and donations of land).

Failure to adhere to the timeline or withdrawal of the project because of insufficient funds will be cause for termination of the project and will result in the ineligibility of the local sponsor to submit any LAWCON requests for the next two (2) grant cycles.

Acquisition Projects

I am aware that I have 6 months after project approval to acquire the subject property (condemnation cases – petition filed, court date) and reimbursement billing request submitted no later than 8 months after approval notice (excluding condemnation cases). Failure to meet this timeline will be cause for forfeiture of grant.

Development Projects

I am aware that I have 6 months after project approval to start development of project and it must be completed no later than 18 months after approval and 1-Final Billing received no later than 1 month after completion. Failure to meet this timeline will be cause for forfeiture of the grant.

BE IT FURTHER PROVIDED that the ________ (project sponsor) will comply with the Uniform Relocation and Real Property Assistance Act (PL 91-646); will comply with Title VI of Civil Rights Act of 1964 (PL 83-352); will comply with all applicable State and Federal regulations; will maintain the completed project in an attractive, inviting and safe manner; keep the facilities open to the general public during reasonable hours consistent with the type of the facility; and will obtain from the State of Illinois, Department of Conservation, approval in writing for any change or conversion of the planned outdoor recreation use of the project site, and that such approval will be received prior to the usage change.

BE IT FURTHER PROVIDED that the ________ (project sponsor) certifies that the data provided within the attached application is true and correct to the best of the below signifier’s knowledge.

Adopted this _______ day of __________________, 19____.

I hereby certify that the foregoing resolution was duly adopted by the ________ (project sponsor) at a legal meeting held on _______ day of __________________, 19____.

Authorized Signature __________________________

Title __________________________
DOC 5

PRELIMINARY RELOCATION PLAN
STATE OF ILLINOIS
DEPARTMENT OF CONSERVATION
HERITAGE CONSERVATION AND RECREATION
SERVICE
PROJECT APPLICATION

DOC-5 PRELIMINARY RELOCATION ESTIMATE

1. PROJECT SPONSOR: City of Peoria

2. PROJECT TITLE: Downtown Riverfront Park

3. NEIGHBORHOOD DESCRIPTION. (Comment on the characteristics of and the means of livelihood for those to be displaced. Comment on property values and types or kinds of improvements. Attach additional sheet(s) if necessary.)

Not Applicable

4. APPROXIMATE NUMBER OF INDIVIDUALS TO BE DISPLACED: 0

5. APPROXIMATE NUMBER OF FAMILIES TO BE DISPLACED: 0

6. APPROXIMATE NUMBER OF BUSINESSES TO BE DISPLACED: 0

7. APPROXIMATE NUMBER FARMS TO BE DISPLACED: 0

8. APPROXIMATE NUMBER OF NON-PROFIT ORGANIZATIONS TO BE DISPLACED: 0

9. REPLACEMENT HOUSING. (Give statement as to the probable availability, to all persons, of decent, safe and sanitary replacement housing within the financial means of those expected to be displaced. Attach additional sheet(s) if necessary.)

Not Applicable

10. REPLACEMENT HOUSING ANALYSIS. (Analyze the results of the survey and include a statement concerning the probable availability of suitable replacement facilities. Enumerate any special problems of minority groups, low-income families, large families, handicapped or elderly occupants and proposed solutions. Attach additional sheet(s) if necessary.)

Not Applicable

11. ESTIMATED COSTS. (List by relocation unit (such as Dwelling-Farm-Business) and estimate relocation costs. If available, identify by assigned parcel number. Attach additional sheet(s) if necessary.)

Not Applicable
DI 1350
CIVIL RIGHTS COMPLIANCE
The City of Peoria (hereinafter called "Applicant-Recipient")

HEREBY AGREES THAT IT will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and all requirements imposed by or pursuant to the Department of the Interior Regulation (43 CFR 17) issued pursuant to that title, to the end that, in accordance with Title VI of that Act and the Regulation, no person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant-Recipient receives financial assistance from Department of Conservation and Bureau or Office.

Hereby Gives Assurance That It will immediately take any measures to effectuate this agreement.

If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant-Recipient by Department of Conservation and Bureau or Office, Applicant-Recipient, or in the case of any transfer of such property, any transferee for the period during which the real property or structure is used for a purpose involving the provision of similar services or benefits. If any personal property is so provided, this assurance obligates the Applicant-Recipient for the period during which it retains ownership or possession of the property. In all other cases, this assurance obligates the Applicant-Recipient for the period during which the Federal financial assistance is extended to it by Department of Conservation and Bureau or Office.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property discounts or other Federal financial assistance extended after the date hereto to the Applicant-Recipient by the bureau or office, including installment payments after such date on account of arrangements for Federal financial assistance which were approved before such date. The Applicant-Recipient recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this assurance, and that the United States shall reserve the right to seek judicial enforcement of this assurance. This assurance is binding on the Applicant-Recipient, its successors, transferees, and assignees, and the person or persons whose signature appear below are authorized to sign this assurance on behalf of the Applicant-Recipient.

Dated

APPLICANT-RECIPIENT

By (President, Chairman of Board or Comparable authorized Official)

City of Peoria
519 Fulton St - Room 402
Peoria, Illinois 61602

APPLICANT-RECIPIENT'S MAILING ADDRESS
ATTACHMENT 1

424 FORM
ENVIROMENTAL ASSESSMENT STATEMENT

The reader should be cognizant when reading the following environmental review that the area in question is in the built-up area of the heart of Downtown Peoria and has been developed for many years. Most of the checklist items provided by the State seem to apply to undeveloped land. Under those circumstances, the alternative of doing nothing is not only viable, but maybe even advantageous. In Peoria's case, the alternative of no action means that the area will remain industrially zoned and under-utilized. The reader should again visualize the tract at it stands today - unpaved, overgrown, and basically an eyesore and hazard to the citizens of the City.

I. Description of Proposed Action

The City of Peoria seeks grant assistance to provide open-space park facilities in the downtown area of the City. The land in question is currently used for heavy and light industrial uses and a railroad switching yard. The proposed area also serves as the visual front door to the City as visitors enter from westbound I-74.

The acquisition of said property will allow for orderly and well-planned open space events and development. Every year, a great many people visit the riverfront to participate in many different events. There currently are no proper facilities available, and thus the maximum potential of this downtown riverfront is not realized. The objective of this grant is to allow the City to begin to realize the maximum potential of its riverfront.
The project location has been described in the narrative, and detailed project dimensions are outlined as part of Exhibit 1.

The project costs are undetermined at this time. For a more detailed analysis of the total financial package, the reader should reference the project financing section of the narrative.

Timing of this particular aspect of the project is critical. The Rock Island Railroad, due to bankruptcy proceedings, needs to dispose of this property. It is an unusual opportunity for the City to be able to acquire this riverfront land. The City is convinced that if they do not purchase the land, a private developer will purchase it and will retain its heavy industrial characteristics. Thus, rapid purchase is essential if the project is to move forward.

The project concept is far-reaching. The reader should again reference the narrative so it is clear as to the larger objective of total and complete riverfront revival. The project has the potential of fully complementing other major redevelopment efforts currently taking place.

The project description and phases are described in the narrative. Also, there is no existing park land that is immediately adjacent to the proposed site.

This project complements, and is in substantial compliance with, the goals of local, State and regional recreation plans. In fact, it is possible that this project will encourage even more riverfront acquisition.
for open space in other parts of the City. Reference Exhibit 1 to ascertain the other acquisition efforts being conducted by the Riverfront Action Forum.

Many various studies support the need for open space along the riverfront and the unique opportunities that it will provide. The studies include: Comprehensive Plan, City of Peoria; Masterplan Digest, Peoria Park District; Open Space and Recreation, Tri-County Regional Planning Commission; Blueprint for the Future, Tri-County Regional Planning Commission; Preliminary Comprehensive Master Plan for the Management of the Upper Mississippi River System, Upper Mississippi River Basin Commission; Outdoor Recreation in Illinois, Illinois Department of Conservation.

Relationship to Long-Range Plans

Acquisition and development of these parcels are related to the following plans:

(1) Local Comprehensive Plan - Peoria County's Comprehensive Plan for Peoria County, Illinois, published in 1976, recognized the need to acquire 40 acres of conservation land per 1,000 residents. (This figure was also cited as the minimum amount of acreage per 1,000 people in the City of Peoria's Comprehensive Plan). To meet this need, the County stated that an additional 5,487.4 acres of conservation land must be acquired in Peoria County by 1980.
(2) Local Recreation Plan - On December 14, 1964, the Peoria Park District Board of Trustees unanimously passed a Land Acquisition Policy, which stated in part "... the Board generally designates the wooded hillsides paralleling the Illinois River to the North, (and) Illinois River frontage ... as desirable general location of ... park land."

(3) Regional Recreation Plan - According to the Tri-County Regional Planning Commission's Open Space and Recreation plan, it is primarily the responsibility of local governments to acquire and preserve open space acreage. The Tri-County Planning Commission indicated there should be 40 acres of conservation acreage per 1,000 people. Using this figure as a guideline, the Peoria Park District, with a population of 145,000, should have 5,800 acres of conservation land. Currently the Park District identifies 3,947 acres of land as belonging in this category.

The Tri-County Regional Planning Commission stated that its number one goal for open space areas within the Tri-County region was to provide "sufficient and adequate recreational facilities for all people within the region ..." To achieve this goal, the Commission suggested in part establishing and developing a "system of recreation facilities and programs adequate for all the population." The proposed usage is in compliance with this objective.

(4) State Comprehensive Outdoor Recreation Plan - The State of Illinois committed itself in Illinois Outdoor Recreation to help achieve a ... balanced, effective outdoor recreation system - one in which
the needs of the individual looking for a place to take a quiet walk through the woods are considered equally with the needs of the individual desiring to engage in more active outdoor pursuits.

II. Description of Environment

Physiography

The area is currently built up as industrial land, unpaved and overgrown. Over the years a tenant has dumped broken concrete into the river and gradually built up the shoreline. This was not a planned land reclamation project.

Several soil analyses have been done for projects adjacent to this project. Basically, one will find that most of the land has been filled over the years with a variety of material. In most cases, the deposits along this bank are glacial outwash deposits and overlaid by recent deposits of floodplain alluvium, alluvial sand material and dune sand. The area is relatively level and drains toward the river. No other checklist items would seem to be applicable. Due to the fact that major construction will not take place on the site, boring samples were not requested.

Hydrology

The area is within the 100-year floodway of the Illinois River. Thus, the City feels that open space is the perfect solution for addressing the proper use for this parcel. The river is used as a major barge
transportation network as well as by numerous pleasure craft for the residents of the Tri-County area. The water quality of the Illinois River has been, and currently is, undergoing review by the Illinois EPA to determine improvements that need to be made.

The river widens to form Peoria Lake at this site, which increases its use by pleasure craft. There are no streams on the site, and groundwater level is dependent upon the actual river level.

Flora

No significant flora or vegetation currently grow on the site. As stated earlier, the area is overgrown along the tracks, and no significant vegetation is present in the other heavy industrial areas. Thus, the category is not applicable.

Fish and Wildlife

No significant game or non-game species populate the site or the adjacent river. Thus, the category is not applicable.

Atmosphere

Air quality standards are monitored by the staff of the City of Peoria. It is anticipated that the development of the park will have no significant impact on the air quality or climate of the City.
Processes and Events

The flood frequency has been detailed by the flood insurance study, which led to the development of the floodway maps. Again, the City feels that open space is the perfect solution to addressing development in this area due to flooding. Other elements such as erosion, noise, waste disposal, pesticides, land reclamation and channelization are not applicable to this project. No federal or State permits are currently anticipated for this project.

Cultural

No known historical, architectural or archaeological sites are in the project area or immediately adjacent to the project area. However, a new restaurant in close proximity, leased by the City, has been refurbished and is on the National Register.

Housing and Relocation

The Township Assessor does not currently have the amount of taxes paid on the property. Railroad property is assessed through a different process than other property in the State. The City has attached, as Exhibits 2 and 3, maps showing both existing and future land uses, which includes the site.

Energy

No unique or unusual energy requirements are necessary for the construction of a park. Mineral resources are not jeopardized. Utilities
are available to the site. The reader should bear in mind that a park does not utilize great amounts of energy. The City has not attached utility maps for this reason. There are no special energy conservation techniques planned for this project.

Recreation and Open Space

As stated previously in the narrative, although many activities occur at the riverfront, there are not proper facilities to provide for maximum utilization. It is anticipated that these events can be of longer duration and better attended with the development of the park. Reference the existing land use for open space in the City of Peoria's jurisdiction. Future needs for park land in the City are detailed in the Park District's Master Plan Digest.

Site Accessibility

Current accessibility to the site itself is limited. However, immediately adjacent to the site is adequate transportation. Only minor improvements will be needed to make the actual site accessible. The City has been able to secure mass transit to areas after they are developed, and it is anticipated they would be available to this site also. The site will probably contain walking and bike paths as well as handicapped facilities. Vehicular access will be provided by the current transportation network of the City.

Agriculture

Not applicable.
III. Impact of Proposed Action

The impact of the proposed action can only be viewed as positive. This is not meant to serve as justification of the project, only as the rational result. Under-utilized industrial land can be purchased by the City; this will be the only time that such a large tract will be for sale under these circumstances. Open space will be provided for not only the regional area, but also for the immediate neighborhood. An honest evaluation cannot find any substantial negative impacts. This is probably because the area is built up and developed as industrial land and has been for many years. Infrastructure and transportation will be available at little cost, and the potential is indeed great. Also, the impact will have a far-reaching effect of solidifying and strengthening many redevelopment projects which are currently taking place in downtown Peoria.

Any short-term adverse effects such as construction noise, dirt and congestion cannot be mitigated, but are an inherent part of any redevelopment project. Otherwise, the City is not aware of any mitigating measures which need to be taken.

The negative environmental conditions which currently exist will continue unless action is taken which will allow this land to be developed as open space. It is anticipated that the remainder of the planning process will identify which needs will be addressed first in order to capture the greatest potential possible, as quickly as possible. The demand figures have been documented in the many plans mentioned before.
The City does not feel that action on this project commits any irreversible or irretrievable resource.
ATTACHMENT 7

COPY OF HUD FLOOD MAP FOR PROJECT AREA.
ATTACHMENT B

THREE SLIDES OF PROJECT AREA

(Will be forthcoming under separate cover)
ATTACHMENT 9

COPY OF LOCAL MASTER PLAN
ATTACHMENT 10

APPRAISER QUALIFICATIONS
QUALIFICATIONS OF THE APPRAISER

J. Gary Bontjes, M.A.I., G.R.E., SKPA

PRESENT EMPLOYMENT

Morton Community Service Corporation, Redbud Court, Ill S. MacArthur, Morton, Illinois 61550

EDUCATION

Graduate of Bradley University, BS Degree, 1959; MBA Degree, 1960. Short Course in Home Construction, University of Illinois, July 1965.

Society of Real Estate Appraisers:

Course I (Principles and Techniques of Residential Appraising), University of Nevada, March 1967.

Residential II Examination, August 1969.

Graduate Realtors Institute of Illinois, 1969.

American Institute of Real Estate Appraisers:

Course I (Basic Principles, Methods and Techniques), Indiana University, February 1968;

Course II (Urban Appraisal), Southern Methodist University, June 1968;

Course III (Rural Appraising), University of Nebraska, April 1969;

Course IV (Condemnation Appraisal), Lake Shore Teaching Laboratory, Chicago, September 1971;

Course VII (Industrial Properties), Lake Shore Teaching Laboratory, Chicago, April 1974;

Course VIII (Residential Appraisal), University of Southern California, August 1968.


Attended various seminars on Condemnation, Report Writing, Income Approach, Depreciation Analysis, Zoning, Mortgage Equity Capitalization Workshop, (December 1979) Valuation of Leases and Leasehold Interests, and related topics.

GOVERNMENTAL AND INSTITUTIONAL CLIENTS

State of Illinois Department of Transportation
Peoria Park District
City of Peoria
City of East Peoria

EXPERT TESTIMONY

Circuit Courts, Peoria, Tazewell, and Woodford Counties
City of Peoria Zoning Commission
City of East Peoria Planning Commission and City Council
Peoria County Board of Review
Illinois Property Tax Appeals Board
EXPERIENCE

Types of properties appraised include Residential, Commercial, Rural, Industrial, Leaseholds, and Special Purpose. A partial list of clients follows:

Caterpillar Tractor Co.
Caterpillar Employees Credit Union
Peoria Water Company
Central Illinois Light Company
Morton Metalcraft Company
Greater Peoria Airport Authority
Toledo, Peoria & Western Railroad Company
Midland Coal Company
Chicago Title & Trust Company
Pioneer Industrial Park
Commercial National Bank of Peoria
First National Bank of Peoria
First National Bank of Morton
Security Savings & Loan Association, Peoria
First Federal Savings & Loan Association, Peoria
Provident Federal Savings & Loan Association, Peoria
Peoria Savings & Loan Association, Peoria
Morton Federal Savings & Loan Association, Morton
McLean County Board of Review

PROFESSIONAL MEMBERSHIPS

American Institute of Real Estate Appraisers
American Society of Real Estate Counselors
Society of Real Estate Appraisers
American Institute of Farm Managers and Rural Appraisers
Illinois Society of Professional Farm Managers and Rural Appraisers
American Right of Way Association
Peoria Board of Realtors
Peoria Association of Building Owners and Managers
Peoria Area Chamber of Commerce
Morton Chamber of Commerce

EDUCATIONAL CERTIFICATION

The American Institute of Real Estate Appraisers conducts a voluntary program of continuing education for its designated members. MAI and RMs who meet the minimum standards of this program are awarded periodic educational certification. I am certified under this program through December 31, 1983.

PROFESSIONAL DESIGNATIONS

M.A.I. - Member of the Appraisal Institute, American Institute of Real Estate Appraisers
C.R.E. - Counselor of Real Estate, American Society of Real Estate Counselors
SRPA - Senior Real Property Appraiser, Society of Real Estate Appraisers
G.R.I. - Graduate, Realtors Institute of Illinois
March 11, 1981

MEMO

In Re: Additional Projects which I have Appraised or
been involved with Consulting regarding River
Front and Railroad Properties.

Over the past 18 years, I had occasion to appraise a number of
parcels of land located along the Illinois River and also been
involved with the appraisal of numerous properties involving
railroads. These include, but are not limited to, extensive
appraisal work for the T.P. & W. Railroad Company; some work
for the P. & P.U. Railroad, and some railroad right-of-way for
a variety of industrial plants which had rail service. These
latter companies would include, but not be limited to,
Caterpillar Tractor Company, The Quaker Oats Company, Bergner's
Department Store warehouse in Pioneer Industrial Park, and
others.

I have also had occasion to appraise or be involved in real
estate consulting on a number of properties fronting along the
river. Recent examples would be work for the Peoria Park
District and the Forest Park Foundation. I have also done some
work for the City of Peoria in this regard. In addition, I have
appraised industrial property located on both sides of the
Illinois River, being Peoria and East Peoria areas. Further,
I have had occasion to appraise a number of parcels along the
river for the Illinois Department of Conservation and some of
these involved land subject to flooding and others involved
recreational type land used for hunting or fishing. Some other
river front clients are the Tri-County Planning Commission,
Illinois Department of Transportation, and Central Illinois
Light Company.

J. Gary Bontjes, M.A.I., C.R.E.,
SRPA

JGB:kr
Mr. Joel B. Merrill  
Peoria City Hall  
419 Fulton Street  
Peoria, Illinois 61602

Dear Mr. Merrill:

In accordance with your request, I enclose a copy of my general appraisal qualifications.

With regard to the appraisal of river property, I have had extensive experience in appraising industrial properties on both sides of the Mississippi River, in Missouri and in Illinois. The primary client for riverfront properties has been the U. S. Corps of Engineers but I have also done work for private corporations.

I have made many appraisals of industrial properties served by rail but have made only a few railroad right-of-way appraisals. I did appraise the Union Station in St. Louis within the past year for a lawyer who represented Amtrak.

If you should require additional information, please call.

Yours truly,

Harry G. Herring, M.A.I.

HGH:v11

Enclosure
Qualifications of Appraiser, Harry G. Herring

A. Born June 14, 1922, St. Louis, Missouri.

   2. Attended Washington University in 1941-1942.

C. 1. Entered real estate business in 1946 and is owner of the
    Harry Herring Company, established in 1947.
   2. Engaged in appraisal and consultant work, since 1948,
      for lending institutions, lawyers, agents, individuals,
      major corporations and governmental agencies.
   3. Qualified as expert witness in real estate matters in
      various Circuit and Federal Courts.
   4. Partial list of clients appears on the following page.

D. Member in good standing of the following organizations:

   National Association of Real Estate Boards
   Missouri Real Estate Association
   Real Estate Board of Metropolitan St. Louis
   American Right of Way Association
   American Institute of Real Estate Appraisers

E. Past Director Real Estate Board of Metropolitan St. Louis, Missouri.
   Past Director Missouri Real Estate Association.

F. Past Director, Past President St. Louis Chapter No. 12,
   American Institute of Real Estate Appraisers.
Partial List of Clients

American Oil Company
American United Life Insurance Company
Bank of St. Louis
Community Federal Savings and Loan Association
Continental Casualty Company
Continental Oil Company
First National Bank of Clayton
Ford Motor Company
General Foods Corporation
General Motors Corporation
Hamiltonian Federal Savings and Loan Association
Home Federal Savings and Loan Association
I.B.M. Corporation
Laclede Gas Company
Mercantile Trust Company
Mississippi River Transmission Corporation
Monsanto Company
Northwestern Mutual Life Insurance Company
Owens-Illinois Glass Company
Ryerson Steel Company
St. Louis University
Southern Illinois University
Texaco, Inc.
The Principia
Union Electric Company of Missouri
United States Fidelity and Guaranty Company
Williamson County Airport Authority
  City of Clayton, Missouri
  City of Ferguson, Missouri
  City of Florissant, Missouri
  City of Kirkwood, Missouri
  City of Olivette, Missouri
  City of University City, Missouri
  City of Woodson Terrace, Missouri
Department of Housing and Redevelopment
  City of Canton, Illinois
  City of Carbondale, Illinois
  City of East St. Louis, Illinois
  City of Kinloch, Missouri
  City of Kirkwood, Missouri
  City of Mt. Vernon, Illinois
  City of Olivette, Missouri
  City of Peoria, Illinois
  City of University City, Missouri
  City of Webster Groves, Missouri
  City of West Frankfort, Illinois
Illinois Division of Highways
Metropolitan St. Louis Sewer District
Missouri State Highway Commission
St. Louis County, Missouri
U. S. Corps of Engineers
FEDERAL ASSISTANCE

2. APPLICANT'S APPLICATION IDENTIFIER: 19

4. LEGAL APPLICANT/RECIPIENT:
   a. Applicant Name: City of Peoria
   b. Organization Unit: Department of Community Development
   c. Street/P.O. Box: 419 Fulton St. - Room 402
   d. City: Peoria
   e. County: Peoria
   f. State: Illinois
   g. Zip Code: 61602
   h. Guarentee Person (Name): Ronald P. Ulmer
   i. Telephone No.: 309-672-8634

7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT:
   Application for federal funding to assist in the acquisition of vacant Rock Island Railroad property on the Downtown Riverfront.

10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.): City of Peoria

11. ESTIMATED NUM- BER OF PERSONS BENEFITING: 130,000

12. TYPE OF APPLICATION:
   a. Federal
   b. Local
   c. Federal-Local

15. TYPE OF CHANGE (Per 11 or 16):
   a. Increase
   b. Decrease

22. SIGNED:
   a. Signature:
   b. Date Signed: 1981 3 20

25. APPLICATION RECEIVED:
   b. Date Received: 19

26. ADMINISTRATIVE OFFICE:
   a. Contact for Additional Information (Name and Telephone Number):
   b. Date Contacted: 19

32. FUNDING:
   a. Federal
   b. Local
   c. Other

33. ACTION DATE: 19

34. STARTING DATE: 19

35. ENDING DATE: 19

37. REMARKS ADDED:
   a. Yes
   b. No