

	<b>Y Block</b>	<b>Utilization of Remaining TIF Dollars</b>	<b>DSI As City Partner</b>
Our Questions	DSI has been on the record that a portion of the Y Block, because it was purchased from the state using downtown TIF funds, should be developed with amenities not found elsewhere downtown. To that end, we are supportive of a university presence built through a public-private partnership, which would still generate some property taxes. We would also be supportive of the purchase of the Y Block back from the city for the \$1.5 million originally spent, with the replenished funds being used to support small businesses in the downtown area and to help address property improvements. Are you supportive of DSI's position and which option is your preference?	DSI has advocated that the renewal of the Central Area TIF District (for a third time, unprecedented in state history) should be targeted to projects that rehabilitate vacant buildings into usable properties with residential and commercial uses, increasing downtown's tax base. Are you supportive of this approach?	DSI is the only neighborhood association supported by paid staff, who work with the business members of the association to spearhead projects that increase the economic and cultural vitality of downtown. The City of Springfield elected officials and staff are our top partners in achieving our mission. We are also a nationally accredited Main Street program, a four-point revitalization program which recognizes certain successful strategies in our work and provides a network of people around the country who are also working on revitalizing their downtown neighborhoods. Most Main Street organizations receive approximately 40% of their funding from their municipality, in recognition of the important work and partnership being conducted. For the first time in 25 years, in 2018 the City Council provided \$50,000 in the city budget for DSI's work to complete deliverables favorable to all, which is less than 12% of DSI's annual budget. This was renewed in 2019. Do you support an eventual increase in the city's contribution to DSI's work to better align with the average Main Street-municipal relationship and to achieve more, faster?
<b>MAYOR</b>			
Jim Langfelder	The Y-Block should have a university presence that includes retail services. The building would be along the northern half of 4th Street and most of Capitol Avenue. This would allow for an open space to be developed that compliments the Bicentennial Plaza and Governor's Mansion. The open space would include fountains for a lighted water feature in the summer and ice skating in the winter. The Y-Block should include some type of dedication to women that commemorates the YWCA's presence on the block and the importance of women in our lives. Having the university presence will activate the area with students on a regular basis. Prior to purchasing the block, the City should have had an appraisal done. The City purchased the block for \$1.5 million. It then has additional funds invested with the demolition of the YWCA and site prep work that included the underground storm-water mitigation. If the City were to sell the block, I would pursue reimbursement of the approximately \$3 million invested or leverage the amount towards future development requests.	The renewal of the Central Area TIF District for a second time is unprecedented in the state's history and was largely due to Corporation Counsel and my efforts. Even when some legislators and others thought it could not be done, our efforts were not deterred and we prevailed. This renewal means a projected \$30 million in TIF funds for redevelopment efforts as opposed to starting over with zero dollars. The top priority for TIF funds is for the rehabilitation of vacant buildings into usable taxable properties. Per state statute, there are other allowable expenses. One project I supported was the Bicentennial Plaza that transformed a parking lot with a vacant bank building into a walkable corridor that connects Lincoln's Home to the Governor's Mansion. One project that I was against that aldermen pushed forward was using TIF dollars for municipal center roof repairs. When I became Mayor, I put in place an Economic Development Commission to vet TIF requests. In addition, we set parameters to leverage project TIF dollars and pay a prorated share as a project progresses. This structure insures TIF dollars are not spent on the front end of a project.	Having previously served on DSI's Board, I understand the importance of DSI's and the City's partnership. When I became Mayor, I requested Corporation Counsel to find a way that we could permit DSI's Farmers Market Mural that was long sought after on the now Buzz Bomb Building. In addition, we have reduced or waived the City's costs associated with festivals and provided \$50,000 in funding to DSI. Any increase in DSI funding would be tied to deliverable initiatives or agreeable parameters that would be included in our current agreement.
Frank Edwards	I support a university presence built with a public-private partnership. This is a position I've held throughout the campaign, and brought up during the SJR editorial board interview. We would generate property tax dollars, while at the same time grow our downtown with increased foot traffic.	Yes, I absolutely support this approach. I have and will continue to advocate that Springfield makes it easier to rehabilitate downtown. We have several buildings downtown, especially 2nd and 3rd levels that could change the future of downtown. I support increasing the downtown tax base.	Without seeing the entire budget, it would be tough to guarantee an increase. I recognize the importance of the partnership, and this should be something that we discuss in more depth.

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<b>TREASURER</b>			
Misty Buscher			
Jennifer Notariano	I am supportive of DSI's position on the Y Block. However, we must be mindful that much of the real estate in downtown is occupied by the state and other non-profits that do not pay property taxes. If elected, I would advocate for uses that generate more tax revenue for the city than they cost. If that isn't property taxes, then it should be another revenue stream and/or a direct benefit to the residents of Springfield. For example, if a university campus is built then Springfield residents who enroll should be offered a grant or tuition waiver. It is imperative that residents benefit from projects. Development must not take more than it gives to taxpayers for the sake of projected revenues or benefits to the community that may never materialize.	I am supportive of using any renewal of the Downtown TIF to generate tax revenue. I would especially encourage the city to work with the state to convert vacant state-owned property, like the armory, into useable, tax-generating real estate.	I would support the city contributing more to DSI on a per-project basis. I believe that DSI has the talent and expertise to help accomplish the city's development goals, but accountability to taxpayers will always be my highest priority. I would encourage DSI to present project budgets to the city council in conjunction with the city department they intend to partner with. This would facilitate a true public-private effort to pursue economic development goals that will benefit both residents and business owners.
<b>CLERK</b>			
Frank Lesko	I support DSI. Their first option. The City should invest more TIF funds to the project		
Rianne Hawkins	I am supportive of Downtown Springfield Inc's position on the future use of the Y-Block. I think that the Y-Block provides downtown with a unique opportunity to shape our downtown for years to come. I think that a public-private partnership with a university presence makes sense for that area. Though the City Clerk is not a policy-making office, I would encourage the project by providing as much information to the public as possible. From the outside, the public sees an empty lot that has been sitting vacant for over 4 years. We need to involve the community and keep them updated on the progress that is being made on the Y-Block. And just as with any project that involves taxpayer funds, I firmly believe that we need to make sure that those expenditures are reported in the most transparent manner.	I am in agreement with Downtown Springfield Inc's position for refocusing the use of TIF dollars to projects that will ultimately add value to the City's tax base. I also think that the public needs to be kept more informed about how the TIF process works and what the money actually goes towards. There seems to be a misunderstanding that TIF money is a check directly to the developer. We know that that is not the case. But, showing the public the expenditures and the timing of the payouts will help the public better understand TIF and how it can benefit the community.	There is no doubt that Downtown Springfield Inc is an important partner in the overall economic development of our City. There are many advantages to having a vibrant downtown that the City could better harness. I do eventually see a greater commitment to Downtown Springfield Inc from the City, but I think that this needs to be a portion of an overall strategy to improve economic development throughout the City. In my view, our City Government should be leading the economic development efforts for the entire City. DSI is an important part of that larger plan. As City Clerk, I will make those plans a part of a virtual bookshelf for everyone to review. I would also push for a quarterly report to be made to the City Council to update the Council members on economic development efforts for the entire City. There are efficiencies that can be pursued through the Clerk's office as well. For example, I would advocate for an online business licensing program that would allow businesses that need to renew and eventually apply for a business license, to be able to complete those applications and renewals online. In a time where more and more people are comfortable with purchasing things online, this is yet another way to increase efficiencies so that businesses can continue to focus on growing their businesses without worrying about paperwork and paper checks.



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<b>WARD 5 (Covering north downtown)</b>			
Andrew Proctor	<p>Yes, I am supportive of DSI's position. I believe the best use of the Y-Block right now would be a university presence on the north end of the block and a park, much like the Maggie Daley Play Garden in Chicago, on the south end of the block. Because there are currently underground water storage tanks on the southern half to help reduce Downtown flooding, a large structure cannot be built on the entire block as earlier proposed. Having a university presence in Downtown Springfield would help attract more people Downtown which in turn will help attract more residents to live Downtown and help increase the number of businesses operating and open Downtown. Furthermore, having a park modeled off the Maggie Daley Play Garden built on the south end of the block above the underground water storage tanks will help attract tourists, school groups visiting Springfield, and families to Downtown on the weekends. The park must have interactive features with slides, rope ladders, towers, bridges, a video wall, seating, and some water features much like found at Maggie Daley Play Garden in Chicago, or it will not be a park that people will want to repeat visit or visit in the first place. I would also be supportive of the Y-Block being bought back for the original \$1.5 million if that was part of the funding plan with the state when they are developing their capital program that will hopefully provide for the funding of the university project.</p>	<p>Yes, I support DSI's approach on the remaining Downtown TIF Dollars that they be prioritized for targeted projects that rehabilitate vacant buildings into usable properties with residential and commercial uses that will increase downtown's tax base. I also believe that the city needs to fully develop and utilize an adaptive reuse ordinance to help lower the cost of rehabilitating the vacant buildings and the city needs to start developing a long-term plan for Downtown for after the TIF expires.</p>	<p>Yes, I support and co-sponsored the ordinance to provide city funding to DSI. I will continue to support DSI receiving city funding to further help achieve the goals of improving Downtown Springfield. And yes, I would support additional city funding to support DSI. I believe the city has a great partnership with DSI in helping improve Downtown Springfield and that partnership can only be strengthened by the city increasing its funding support to DSI.</p>
Lakeisha Purchase	<p>Yes, I am supportive of DSI's position for the future use of the Y block. Because of the newly constructed underground water tanking system, I support partial development of the block for higher education purposes and the remainder as green space. The addition of a higher education institution would be a huge asset to downtown. Students, faculty and staff living and working downtown will generate jobs and increase revenues to downtown businesses.</p>	<p>Yes, I support the use of TIF funds for projects that rehabilitate vacant properties. I am a small business owner who revitalizes historical buildings for residential use, so I understand the importance of investing in existing properties. If the Y block is developed for higher education use, we will need to increase downtown's residential property portfolio and the best way to do that is through renovating existing properties. One of the pillars of my campaign is that we need to retain our brick and mortar stores, and I am committed to supporting small businesses in downtown Springfield and across Ward 5.</p>	<p>DSI's work to bring and retain businesses to downtown Springfield is important and I would like to continue to support City Council's allocation of funds for this work. As an Alderman I will be a strong partner and take a leadership role in bringing ideas to the table for continued revitalization of downtown. This includes working with all other nine Alderman on the City Council to promote downtown events and programming through all forms of communication. You have my promise I will take action and follow through on the commitments that I make, not just during the election but all four years of my term. Business owners work hard and as elected officials we owe it to them to take an active interest in supporting their business.</p>





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<b>WARD 6</b>			
Kristin DiCenso	Yes, I am supportive of DSI's position. A university presence is a MUST for the Y-block. Whether it's the SIU law school or UIS Public Affairs program or a combination of both, we need movement and activity in that space. Room for a café and greenspace would also go along with the University. I know some ideas have been floated to have some other activities too. Whether it's a bocce ball court or ping pong tables, this should be a space that encourages use. I would like to see an amphitheater if space allows. Small outdoor music or theater productions would benefit from some type of outdoor space in the downtown area. I have been extremely vocal in the past about not using the entire Y-block as a park. I think that is a missed opportunity. In the event that we can't attract a University downtown, we need to look at other options, many of which I've discussed in the past. With proper accommodations and minimal investment, we could rent the block out to different groups coming to town for their events, have a weekly food truck festival (which have been wildly popular across the city), host weekly art and culture festivals, or downtown outdoor movie nights. The Levitt Concert Series will be an excellent case study in how this block is used and with what level of success. Bottom line? Other capital cities are thriving. Madison, Nashville, Indianapolis, Austin and Columbus have become cutting edge cities because of their willingness to create a vibrant, eclectic downtown experience. If we can't get a University in that space, we need to use some of the above ideas to do the same.	Yes, I am 100% supportive of this approach. Revitalizing downtown by rehabilitating vacant buildings is a must if we want to keep the historic charm. Again, other cities have done this quite successfully.	I am in support of an increased contribution if it goes toward the actual hiring and salary of a City Planner. I know the goal was the end goal with Nathan Bishop [DSI's Program Director in 2016]. I have always advocated for an actual City planner, but Mayor Langfelder sees things differently. I will continue to advocate for a City Planner, whether they're housed with DSI or somewhere else. My only requirement is that they are 100% dedicated to the City of Springfield.
Elizabeth Jones			
<b>WARD 7</b>			
Joe McMenamin	YES. Of course we need a quality buyer for the Y block. I agree with the goal of replenishing the Downtown TIF account with the proceeds of any sale of the Y block.	YES.	YES.
Brad Carlson	Yes, I am in favor of DSI position on the Y-Block. I would like to see a combination of development and green space. Springfield is the home of state government and with that, we have numerous parcels of property off the tax rolls. My goal would be development that will add to the tax base and take in additional tax dollars to help with the overall city budget.	Yes I am in favor of utilizing the remaining Downtown TIF Dollars for a targeted approach to projects to help rehab vacant buildings downtown. This is the very reason for a TIF District. It is to help poor or dilapidated areas. This most certainly is a TIF project. Downtown is the heartbeat of the city, I lived downtown for 4 years when I first moved to Springfield. We need to do everything we can to help downtown Springfield thrive and survive.	I would be in favor of eventually increasing the city's contribution to DSI for the previous statements above.

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Erin Conley	I am supportive of the university option, especially if that is combined with some residential and retail space and if it is done through a public-private partnership.	I am in complete agreement with DSI on how the Central Area TIF District funds should be used. I have seen improvements in the downtown where developers are working to rehabilitate some of the vacant buildings downtown, and that process needs to be encouraged and strengthened.	I have worked in downtown Springfield for over 10 years, and over that time I have seen significant improvements in our downtown that DSI has supported. It takes a focused effort to continually push for the innovative and exciting changes that are critical to reviving the heart of our city...and DSI has consistently been that voice for Springfield. I value this partnership and will work with the city council to increase the city's contribution to DSI. A vital and thriving downtown will only strengthen the city as a whole, and I look forward to partnering with DSI to continue the progress you have already made.
Dean Graven	I am supportive of there being a combination of public/private ownership. More private: for example of a four story building with first floor retail and second story office and third and four story apartments. Then the rest of the lot that is build able on should be used for SIU and UIS for educational; centers. Finally use the rest of the lot for some green space that will finish out the lot. If there is an investor wanting to do all commercial then we need to look at that option. I am not in favor of a none producing park on the tax role.	Yes.	I believe the city should work with its budget to work with DSI on funding. I am not sure what your full request would be but I do see the value in your organization and we as a city need to have the teamwork work together with downtown for growth and development. A true "Partnership" would be my goal as alderman!
Debra Kunkel	I am supportive of the DSI's position with suggestions for the Y-Block. I believe the TIF funds should be used downtown while also utilizing the assets we already have. I believe we could have a public-private university presence by remodeling already unoccupied downtown buildings. The Y-Block could be built up using the current structure to create a high rise of minimalist, environmentally friendly apartments with affordable rent for students and other tenants that would prefer downtown habitation. My vision calls for greater walkability, mixed use neighborhoods, with vibrant courtyards and city squares where people can congregate. High populations in inner cities actually leave a cleaner carbon footprint, and since they generally do not own vehicles, count on businesses and services that are within walking distance. Rather than just tax, there would be monthly rent as a city-public asset, so I would prefer it being a C Corporation, publicly owned asset such as CWLP. As a whole, other ordinance upgrades such as a livable wage and legalization of recreational marijuana in conjunction with affordable housing would naturally result in businesses and services, then more students and citizens, moving into a vibrant, prosperous city. This would foster the kind of community growth necessary for a flourishing downtown area.	I am supportive that the TIF District should be targeted to the listed rehabilitation projects, and others such as mentioned before, increasing both the tax base and generating income for the city.	I believe the city's contribution should be for downtown projects that are needed, but also generate income in their own right. As much as we would like to "make our city great again", nostalgia for the prosperity of times past will not save our cities, which are suffering from a collapse of economic, social, and cultural prosperity. We must now move forward with an honest and clear-eyed understanding that those days are over and we need to be proactive in our strategies going forward considering the economy, generational needs, looming robotics, and ever increasing unrest with social justice issues.

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<b>WARD 9</b>			
Jim Donelan	The Y Block is a significant economic development opportunity for downtown Springfield. I believe that the northern portion of the block should be developed as a combination commercial and residential development. This could include a university presence such as a satellite law school that has been discussed by Senator Andy Manar. The southern portion of the block should be dedicated for public space. This may include green space and a pavilion area for public events (due to the location of the Town Branch sewer a major structure cannot be built upon the southern portion of the block). The combined approach of commercial, residential, and public space will bring much needed "activity" to downtown. If successful, other redevelopment opportunities may be spurred around the block. It would be great if a private/public partnership would be willing to purchase the property for a development. However, since the City owns the block, using the property as a contribution towards a project that generates people and economic activity should not be ruled out.	I am in favor of utilizing TIF dollars in the Central Area TIF District for the rehabilitation of vacant buildings with residential and commercial uses. This approach will aid in ensuring a vibrant downtown, with residents and commercial activity, while increasing the tax base.	In 2018, I supported the City of Springfield's partnership with DSI which included the City's contribution of \$50,000. I am a strong advocate for the improvement of Downtown Springfield. As with any partnership the City of Springfield is involved in, I welcome the opportunity to measure the effectiveness and performance. Specifically, I am open to discussing with DSI leadership the outcomes of our recent partnership, and ways we can continue and/or enhance our future efforts.
<b>WARD 10</b>			
Ralph Hanauer	I concur with DSI. I believe the Y block should be mixed use over the north HALF of the property. It will be hard for the southern half to have any building on it due to the flood prevention tanks that are under that area. I also believe the buildings should be Private buildings to provide tax increment, and would prefer we have one or two university presence with one being a Law School.	I agree with DSI on their statement. However there may need to be times when we use TIF for Non for Profit groups in order to stimulate bringing people downtown.	Due to the budget issues we have seen at the city, I cannot agree with increasing funding for DSI. It would not look good for us to increase funding and have to cut staff (Police, Fire or Public Works). Even in tough budget times I have agreed to keep the same funding for DSI, in order for them to continue their mission, but cannot agree to increase it.
Rob Patino	I will not comment on the option about there being a university presence on the Y block because I work for the SIU System. However, I do not think a business incubator should be placed there. Such an incubator would be better suited closer to where there is a rich amount of innovation and this is probably best located in the Medical District. If public money is not used to build a building there, then I'd actually like to see a park with perhaps an ice-skating ring or some other multipurpose outdoor facility placed there. I'm not sure I fully understood the buy back option . . . that might have been limited to the public-private option mentioned previously in the question. The proposed use of those funds to improve downtown buildings seems like a reasonable suggestion if that is what comes out of the Y block being developed with public-private funds.	Yes, I like DSI's position on the downtown TIF funds.	I would support an increase if I appreciated how the increased funding would be used. I think I would have to see a proposal first.
Olajide Animasaun	On the Y block matter, I support DSI position. I also support a structure that will be beneficial to the public in general. A university fits perfectly while a civic center would also be a welcoming idea.	I support using the remaining TIF fund to rehabilitate vacant buildings for both residential and commercial purposes and such will boost tax revenues.	I support and canvass for more support of DSI works from the city. I pray the city can increase their support of DSI works should the funding be available because it better for greater Springfield I the long run and the down town can benefit a lot from it.