MEMORANDUM OF AGREEMENT
AMONG
THE CITY OF PEORIA AND
THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
PURSUANT TO 36 CFR SECTION 800.5(e)(4)
REGARDING 801 PERRY

WHEREAS, the City of Peoria, Illinois (the City) proposes to administer grant funding through HUD to the YWCA of Peoria to develop supportive housing proposed as the GlenPerry Apartments; and

WHEREAS, the IHPA has determined that the project will have an adverse effect on a property located in the North Side Historic District which was listed on the National Register of Historic Places on November 21, 1983; and

WHEREAS, the City has consulted with the Illinois State Historic Preservation Officer (SHPO) in accordance with Section 106 of the National Historic Preservation Act of 1966, 16 U.S.C. Section 470 (NHPA), and its implementing regulations (36 CFR Part 800) to resolve the adverse effect of this project on historic properties; and

WHEREAS, the City and the SHPO have invited the YWCA to participate in consultation and concur in this Memorandum of Agreement (MOA);

NOW, THEREFORE, the City and the SHPO agree that, upon the City's decision to proceed with the project, the City shall ensure that the following stipulations are implemented in order to take into account the effects of the project on historic properties.

STIPULATIONS

The City shall ensure that the following measures are implemented:

1. The YWCA, in consultation with the SHPO and the City, shall offer 801 Perry for sale for a period of not less than four months (120 days). For the sale, the YWCA shall prepare a marketing plan for the building which shall include the following elements:

    a. An information package about the building including:

        1. Photographs and site plan of the building
        2. Information regarding the property's historic significance as a contributing property within the North Side Historic District
        3. Information on financial incentives available in conjunction with the purchase and rehabilitation of the building
        4. Notification that the purchaser must rehabilitate the building in accordance with the recommended approaches of the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"
        5. Disclosure of toxic mold and other conditions of the property.

    b. An advertising plan and schedule
    c. A process for receiving and reviewing offers
    d. Notification of the requirement for a restrictive preservation covenant in the deed transfer document

2. Upon the SHPO's agreement with the marketing plan, the City and the YWCA shall implement the plan and review all offers received in consultation with the SHPO prior to acceptance. The

City shall ensure that transfer of the property incorporates a preservation covenant on the property with the SHPO.

3. If there is an acceptable offer for the 801 Perry property, the YWCA may market the adjoining property at 803 Perry in accordance with stipulations 1 and 2 above.

4. If there is no acceptable offer for the property at or near the list price (fair market value $72,000 plus asbestos abatement costs $8,600) and which will conform to the Secretary of the Interior's "Standards", the YWCA, with the written approval of the SHPO and the City, may sell the building without a covenant or may demolish the building.

5. An acceptable offer shall include the offeror providing an acceptable plan for rehabilitation, timetable, evidence of financial capability and expertise, and agreement to bring the property to code compliance within a time acceptable to the City.

Prior to sale without a covenant or demolition of the building, the YWCA shall document the property in accordance with Level III of the Illinois Historic American Buildings Survey (IL HABS). The SHPO will review the completed IL HABS documentation and accept the final submittal in writing in accordance with IL HABS Standards prior to disposition of the historic property.

Execution of this Memorandum of Agreement by the City and the SHPO, evidences that the City has complied with Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations 36 CFR 800 and that the City has taken into account the effects of this project on historic properties.

CITY OF PEORIA

By: Patricia S Fowler Date: 10/22/04

Approved as to Form:

Randall Rogers Date: 10/25/04
Corporation Counsel

ILLINOIS STATE HISTORIC PRESERVATION OFFICER

By: Anne E. Haas Date: 11/05/04

Concur: YWCA OF PEORIA

By: Pamela R. Schubert Date: 10-22-04