

**City of Washington  
Joint Review Board Annual Meeting  
Tax Increment Financing District**

Friday, October 23, 2020  
Washington Fire Department Conference Room  
200 N. Wilmor Road

**TIF 2 (Washington Square) – 10:00**

**Preliminary Meeting Agenda**

1. Call to order
2. Roll call
3. Nomination and election of a Chairperson
4. Approval of minutes
5. Review of annual report
6. Other TIF business
7. Adjournment

Please arrange to send a representative in your place if you are unable to attend. If you are unable to attend, please contact Jon Oliphant at 444-1135 or [joliphant@ci.washington.il.us](mailto:joliphant@ci.washington.il.us)

**JOINT REVIEW BOARD**  
**TAX INCREMENT FINANCING (TIF) DISTRICT**  
**(DOWNTOWN SQUARE TIF)**  
**WASHINGTON, ILLINOIS**

**Minutes**

Friday, October 25, 2019

10:00 a.m.

City Hall

301 Walnut Street

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**Present** Kristal Bachman, Jim Bremner, Ray Forsythe, Pat Minasian, Brian Tibbs, Roger Traver  
**Absent** Dr. Shelia Quirk-Bailey, Joe Sander, Lexie Walsh  
**Also Present** Jon Oliphant, TIF Administrator/Planning & Development Director

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**Call to Order** Mr. Oliphant called the meeting to order at 10:02 a.m.

**Election of a Chairperson** A motion was made and seconded to nominate Mr. Bremner for the position of Chairman. No other nominations were offered. Motion carried unanimously.

**Selection of Public Member** Mr. Oliphant informed the Board that there is currently a vacancy for the public member. State statute does not provide much clarification on who that person can be other than it must either be a resident or business owner within the city limits. The position will remain vacant until filled. A motion was made and seconded to nominate Mr. Forsythe to fill the role of the City of Washington member. Motion carried unanimously.

**Approval of Minutes** A motion was made and seconded to approve the minutes from the October 26, 2018, meeting as presented. Motion carried unanimously.

**Review Annual Report** Mr. Oliphant provided an overview of the Annual Report for the fiscal year ending April 30, 2019. The report covered both financial and project aspects of the TIF program. Beginning and ending fund balances were discussed, including cumulative activity in the TIF fund since inception. Six subsidies were paid during the reporting period. The City entered into one private redevelopment agreement for a building renovation at 118 Peoria Street. A Phase I Engineering streetscape project was started on the Square through a grant received from IDOT as part of its Illinois Transportation Enhancement Program (ITEP). The EAV slightly increased from \$2.787 million to \$2.821 million over the past year. TIF funds are currently budgeted for capital expenses, such as future infrastructure improvements to Zinser Alley, streetscape modifications, and for current and future private redevelopment expenses to businesses within the district boundaries. The City plans to apply for another ITEP grant that would complete the design engineering and the construction of the streetscape improvements. Staff anticipates applying during the next cycle in the Summer/Fall of 2020 after the completion of Phase 1 engineering. The TIF is set to expire in December 2021. Consideration has begun to what will happen with the expiration of the TIF district at the end of 2021. One city in Illinois (Springfield) has extended the life of its TIF for another 12 years, which requires going through the same process as with the initial extension and receiving the support of the taxing districts. The geographic boundaries of the TIF could also be modified or reduced. Should the TIF expire, the remaining funds would be given back to the taxing districts on the same proportional basis. A question was asked about whether TIF funds can be used for fire protection measures. This likely would be an eligible expense through TIF, particularly given the higher cost of meeting building code regulations in older historic buildings.

**Adjournment** With no further business to discuss, upon a motion duly made and seconded, the meeting adjourned at 10:30 a.m.

Respectfully Submitted,

Jon R. Oliphant, AICP  
Planning & Development Director

**CITY OF WASHINGTON, ILLINOIS  
BALANCE SHEET  
INCREMENTAL TAX FUND  
APRIL 30, 2020**

**ASSETS**

Cash and cash equivalents	\$ 613,471
Investments	506,424
Receivables	
Property taxes	236,492
Other	<u>21,660</u>
	<u><u>\$ 1,378,047</u></u>

**LIABILITIES, DEFERRED INFLOWS OF RESOURCES  
AND FUND BALANCES**

<b>Liabilities</b>	
Accounts payable and accrued liabilities	\$ 2,569
<b>Deferred inflows of resources</b>	
Unavailable revenue - property taxes	<u>257,652</u>
<b>Fund balances</b>	
Restricted	<u>1,117,826</u>
	<u><u>\$ 1,378,047</u></u>

See accompanying notes.

**CITY OF WASHINGTON, ILLINOIS  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCE  
INCREMENTAL TAX FUND  
YEAR ENDED APRIL 30, 2020**

<b>REVENUES</b>	
Property taxes	\$ 230,595
Interest	<u>17,291</u>
	247,886
 <b>EXPENDITURES</b>	
General government	208,783
Capital outlay	<u>50,470</u>
	<u>259,253</u>
 Net change in fund balance	 (11,367)
 <b>FUND BALANCE, BEGINNING OF YEAR</b>	 <u>1,129,193</u>
 <b>FUND BALANCE, END OF YEAR</b>	 <u><u>\$ 1,117,826</u></u>

See accompanying notes.

**CITY OF WASHINGTON, ILLINOIS**  
**DOWNTOWN SQUARE TIF**

REPORT PERIOD: 5/01/19 – 4/30/20

DATE OF REPORT: October 21, 2020

**ATTACHMENT D**

**STATEMENT OF ACTIVITIES**

*Setting forth activities undertaken furthering the objectives of the redevelopment plan*

The City issued subsidy payments pursuant to prior redevelopment agreements during the reporting period, as detailed below:

- Third and final subsidy payment of \$1,283 to S&S Properties, LLC, for the building exterior improvements at 116-126 Peoria Street;
- Third and final subsidy payment of \$2,202.79 to S&S Properties, LLC, for the building interior improvements at 116-126 Peoria Street;
- Third and final subsidy payment of \$6,013.33 to Foster's Jewelry for the building exterior improvements at 106 N. Main Street;
- Third and final subsidy payment of \$9,116.67 to Black Panther Holdings, LLC, for the building interior and exterior improvements at 104 N. High Street;
- First subsidy payment of \$96,153.33 to Aberdeen Enterprises, LLC, for the building interior and exterior improvements at 114 and 118 Peoria Street;
- First and final subsidy payment of \$2,083.50 to Brecklin's Service Center for the building exterior improvements at 119 Walnut Street;
- First and final subsidy payment of \$5,605.08 to Columbus Club for the building interior improvements at 120 Walnut Street;
- First and final subsidy payment of \$4,016 to Jeffrey and Julia Woods for the building exterior improvements at 108-112 N. Main Street;
- First and final subsidy payment of \$1,469.62 to Lindy's Red Fox Food Marts, Inc., for the building exterior improvements at 110 Peoria Street;
- First and final subsidy payment of \$1,569 to Jeff Pohl for the building exterior improvements at 104 Walnut Street; and
- First and final subsidy payment of \$7,217.94 to Jeremiah and Kayla Boyd for the building interior improvements at 124 Peoria Street.

The City Council, as part of its FY 19-20 budget, made its annual decision to reserve/earmark funds for the TIF district. Funds were earmarked for specific capital improvements and for undesignated private redevelopment assistance. The reservation of funds is done for purposes of long-term planning in the TIF.

On Friday, October 25, 2019, the City convened the annual meeting of the TIF 2 Joint Review Board (JRB). City staff discussed the recent activities within TIF 2 and reviewed with the JRB the TIF redevelopment plan and budget.

**CITY OF WASHINGTON, ILLINOIS**  
**DOWNTOWN SQUARE TIF**

REPORT PERIOD: 5/01/19 – 4/30/20

DATE OF REPORT: October 21, 2020

**ATTACHMENT E**

**AGREEMENTS**

*Agreements entered into by the municipality*

The City entered into eight (8) agreements with individual property owners to assist with private improvements or to purchase/sell real estate within the TIF District. The agreements are summarized below:

The City entered into an agreement with Columbus Club to renovate the interior of the building at 120 Walnut Street. The estimated total project cost is \$18,683.59. The agreement called for the City to reimburse Columbus Club the lesser of \$5,605.08 or thirty percent (30%) of the actual project cost to be paid in a single installment. The agreement was approved on May 6, 2019.

The City entered into an agreement with Thomas D. Brecklin to renovate the exterior of the building at 119 Walnut Street. The estimated total project cost is \$6,945. The agreement called for the City to reimburse Mr. Brecklin the lesser of \$2,083.50 or thirty percent (30%) of the actual project cost to be paid in a single installment. The agreement was approved on May 20, 2019.

The City entered into an agreement with Jeffrey W. Woods to renovate the exterior of the building at 108-112 N. Main Street. The estimated total project cost is \$15,150. The agreement called for the City to reimburse Mr. Woods up to \$4,030 of the actual project cost to be paid in a single installment. The agreement was approved on July 15, 2019.

The City entered into an agreement with Jeffrey and Kelly Pohl to renovate the exterior of the building at 104 Walnut Street. The estimated total project cost is \$5,230. The agreement called for the City to reimburse Mr. and Mrs. Pohl the lesser of \$1,569 or thirty percent (30%) of the actual project cost to be paid in a single installment. The agreement was approved on August 19, 2019.

The City entered into an agreement with Lindy's Red Fox Food Marts, Inc. to renovate the exterior of the building at 110 Peoria Street. The estimated total project cost is \$4,898.74. The agreement called for the City to reimburse Lindy's the lesser of \$1,469.62 or thirty percent (30%) of the actual project cost to be paid in a single installment. The agreement was approved on October 7, 2019.

The City entered into an agreement with Kayla and Jeremiah Boyd to renovate the interior of the building at 124 Peoria Street. The estimated total project cost is \$32,010.68. The agreement called for the City to reimburse Mr. and Mrs. Boyd the lesser of \$9,603.20 or thirty percent (30%) of the actual project cost to be paid in a single installment. The agreement was approved on December 2, 2019.

The City entered into an agreement with Washington Historical Society to renovate the exterior of the building at 122 N. Main Street. The estimated total project cost is \$6,100. The agreement called for the City to reimburse Washington Historical Society the lesser of \$1,830 or thirty percent (30%) of the actual project cost to be paid in a single installment. The agreement was approved on April 20, 2020.

The City entered into an agreement with Bonnie Alexander Declaration of Trust Dated January 4, 2019, to renovate the interior and exterior of the building at 117 Peoria Street. The estimated total project cost is \$59,570.56. The agreement called for the City to reimburse Bonnie Alexander Declaration of Trust Dated January 4, 2019, the lesser of \$17,871.17 or thirty percent (30%) of the actual project cost to be paid in two (2) installments. The agreement was approved on April 20, 2020.