

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

Friday, October 29, 2021  
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 23, 2020

10:00 a.m.

Washington Fire Department  
200 N. Wilmor Rd.

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<b>Present</b>	Steve Anglin, Kristal Bachman, Jim Bremner, Pat Minasian, Joe Sander, Matt Suellentrop, Lexie Walsh
<b>Absent</b>	Sheila Quirk-Bailey
<b>Also Present</b>	Ray Forsythe, City Administrator; Kris Hasten, Business Owner; Jon Oliphant, TIF Administrator/Planning & Development Director; Lili Stevens, Alderman

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**Call to Order** Mr. Oliphant called the meeting to order at 10:05 a.m.

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

**Approval of Minutes** A motion was made and seconded to approve the minutes from the October 25, 2019, 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, 2020. 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. Eleven subsidies were paid during the reporting period. The City entered into eight private redevelopment agreements for building renovations at various locations around the Square. A Phase I Engineering streetscape project on the Square has been nearly completed through a grant received from IDOT as part of its Illinois Transportation Enhancement Program (ITEP). Staff will be submitting another ITEP application for submittal by November 2 that would complete engineering and construction. If awarded the project in the spring of 2021, engineering would likely be completed by the end of the year and construction would commence in the spring of 2022. The EAV slightly increased from \$2.821 million to \$2.825 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 TIF is set to expire in December 2021. Consideration has begun about 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. There are still several possible viable public infrastructure and private redevelopment projects that would continue to enhance the Square. An initial outreach has been made with our elected state representation to see if they would be supportive of sponsoring a second extension bill. The geographic boundaries of the TIF could also be modified or reduced. Mr. Bremner asked if the boundaries could be extended to include a future park on Business 24 west of the TP&W RR viaduct. The TIF Act does allow for parkland development as an eligible TIF expense. Should the TIF expire, the remaining funds would be given back to the taxing districts on the same proportional basis.

**Adjournment** With no further business to discuss, upon a motion duly made and seconded, the meeting adjourned at 10:24 a.m.

Respectfully Submitted,

Jon R. Oliphant, AICP  
Planning & Development Director

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

REPORT PERIOD: 5/01/20 – 4/30/21

DATE OF REPORT: October 26, 2021

**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:

- Second subsidy payment of \$96,153.33 to Aberdeen Enterprises, LLC, for the building interior and exterior improvements at 114 and 118 Peoria Street;
- First subsidy payment of \$8,615 to Bonnie Alexander Declaration of Trust Dated January 4, 2019, for the building interior and exterior improvements at Alexander Financial at 117 Peoria Street;
- First and final subsidy payment of \$1,316 to Washington Historical Society for the building exterior renovation at 122 N. Main Street;
- First and final subsidy payment of \$5,037 to Washington Historical Society for the building interior and exterior improvements at 101 Zinser Place;
- First and final subsidy payment of \$19,000 to Curt Reynolds of Brunk's Sports Center for the building exterior improvements at 122 N. Main Street;
- First and final subsidy payment of \$12,401 to Charlotte and Timothy Beck of Goldenfinch Boutique for the building interior and exterior improvements at 120 N. Main Street;
- First and final subsidy payment of \$7,738 to SKL Partnership of Sentimental Journey for the building interior and exterior improvements at 123 Washington Square; and
- First and final subsidy payment of \$11,200 to Faire Coffee, LLC for the building interior improvements at 101 Washington Square.

The City Council, as part of its FY 20-21 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 23, 2020, 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**

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**ATTACHMENT E**

**AGREEMENTS**

*Agreements entered into by the municipality*

The City entered into six (6) 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 Washington Historical Society to renovate the interior and exterior of the building at 101 Zinser Place. The estimated total project cost is \$22,657. The agreement called for the City to reimburse Washington Historical Society the lesser of \$6,797.10 or thirty percent (30%) of the actual project cost to be paid in a single installment. The agreement was approved on July 20, 2020.

The City entered into an agreement with Curt Reynolds of Reynolds & Lucas, LLC, to renovate the exterior of the building at 122 N. Main Street. The estimated total project cost is \$19,000. The agreement called for the City to reimburse Reynolds & Lucas, LLC, a not-to-exceed amount of \$22,000 to be paid in a single installment. The agreement was approved on July 20, 2020.

The City entered into an agreement with Kris Hasten of SKL Partnership to renovate the interior and exterior of the building at 123 Washington Square. The estimated total project cost is \$21,592.51. The agreement called for the City to reimburse Ms. Hasten the lesser of \$8,637 or forty percent (40%) of the actual project cost to be paid in a single installment. The agreement was approved on October 19, 2020.

The City entered into an agreement with Charlotte and Timothy Beck to renovate the interior and exterior of the building at 120 N. Main Street. The estimated total project cost is \$31,002. The agreement called for the City to reimburse Mr. and Mrs. Beck the lesser of \$12,401 or forty percent (40%) of the actual project cost to be paid in a single installment. The agreement was approved on October 19, 2020.

The City entered into an agreement with Reynolds & Lucas, LLC, to renovate the interior and exterior of the building at 122 N. Main Street. The estimated total project cost is \$77,855. The agreement called for the City to reimburse Reynolds & Lucas the lesser of \$31,142 or forty percent (40%) of the actual project cost to be paid in a single installment. The agreement was approved on October 19, 2020.

The City entered into an agreement with Faire Coffee, LLC, to renovate the interior of the building at 101 Washington Square. The estimated total project cost is \$28,000. The agreement called for the City to reimburse Faire Coffee the lesser of \$11,200 or forty percent (40%) of the actual project cost to be paid in a single installment. The agreement was approved on November 16, 2020.