

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1135 · Fax 309-444-9779

<http://www.washington-illinois.org>

joiliphant@ci.washington.il.us

MEMORANDUM

TO: Finance & Personnel Committee
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: TIF funding request – S&S Properties, 116-124 Peoria Street
DATE: March 15, 2017

We have received an application from Scott Fitzgerald of S&S Properties for TIF assistance to make some site and building improvements for the business units at 116-124 Peoria Street. The application form and supporting materials are attached for your review and consideration.

The work would remove and replace the concrete sidewalks and sealcoat and stripe the parking lot. Renovations to the building would include refinishing the fascia, polishing the aluminum window frames and doors, removing and replacing the handrail, refinishing the windows, painting the back wall, and adding soffit lights.

Mr. Fitzgerald has submitted quotes for this project that total \$19,245. Staff would recommend a base 20-percent base subsidy for this project. Based on this level, staff would recommend a subsidy not-to-exceed amount of **\$3,849** to be paid in three installments.

This item is scheduled for review and action by the Finance Committee at their meeting on March 20, 2017

CITY OF WASHINGTON, ILLINOIS
APPLICATION FOR TAX INCREMENT FINANCING (TIF) ASSISTANCE
PRIVATE REDEVELOPMENT INCENTIVE

Complete this form in its entirety and attach all necessary documents. Submit the completed application to the Planning & Development Department at 301 Walnut Street, Washington, IL 61571. If you have any questions, contact Jon Oliphant, Planning & Development Director at 444-1135 or by email at joliphant@ci.washington.il.us.

Applicant name: Scott Fitzgerald S+S properties (please print or type)
Mailing address: 508 Patricia St Fax: _____
Daytime Phone: (309) 453-8216 Email Address: fitz.250@hotmail.com
I would like to receive correspondence by: ☒ Mail ☐ Email

1. Applicant interest in property (check one): ☒ Owner/Mortgagor ☐ Purchaser ☐ Tenant
2. Property owner name: Scott and Stephanie Fitzgerald
3. Business name(s): S+S properties
4. Project address or location: 116 thru 124 Peoria St
5. Property tax ID number(s): _____
6. Current use of property: rental (business)
7. Proposed use of property: same
8. Choose the applicable project (check all that apply):
☒ Exterior renovation/restoration ☐ Relocation ☐ New construction ☐ Interior renovation
☐ Site improvement ☐ Other
9. Describe the nature of work proposed for the property: New concrete, refinishing of blacktop parking lot, refinishing windows, refinishing fascia, polishing aluminum, repainting back wall, replacing lights, + power washing
10. Estimated total project cost: \$ _____
11. Attach the following documentation to support the project and to complete the application for TIF assistance:
☒ Preliminary, itemized cost estimates or quotes from a contractor or design professional;
☒ Scaled plans, renderings, and/or photos, as applicable, clearly illustrating the proposed improvements; and
☒ A copy of the Warranty Deed, including a legal description and owner name for the property.
12. Sign and date below to complete the application.

Scott Fitzgerald
Applicant signature

3/15/17
Date

IMPORTANT: If the Finance Committee votes on a level of assistance it will be included in a contract agreement between the City and redeveloper. NO WORK SHALL BEGIN UNTIL THE CONTRACT DOCUMENTS ARE APPROVED BY THE CITY COUNCIL. Any work that begins prior to contract approval shall be ineligible for TIF assistance.

FOR OFFICE USE ONLY

Committee action & form of assistance: _____ Date of Finance Committee review: _____
Comments: _____
City Council review and action by ordinance: _____ Date of First reading: _____ Date of Second reading: _____

S:\P&D dept\applications\TIF app.doc

ELIGIBLE EXPENSES	ESTIMATE	SUBSIDY %	BASE SUBSIDY AMT.	HISTORIC REHAB. BONUS %	HISTORIC REHAB. BONUS AMT.	TOTAL SUBSIDY %	TOTAL SUBSIDY AMT.
Exterior Work							
Remove/replace concrete walks	\$ 8,495.00	20%	\$ 1,699.00	0%	\$ -	20%	\$ 1,699.00
Driveway sealcoating/stripping	\$ 2,000.00	20%	\$ 400.00	0%	\$ -	20%	\$ 400.00
Refinish fascia	\$ 1,500.00	20%	\$ 300.00	0%	\$ -	20%	\$ 300.00
Polish aluminum window frames/doors	\$ 2,000.00	20%	\$ 400.00				\$ 400.00
New handrail	\$ 1,500.00	20%	\$ 300.00				\$ 300.00
Refinish windows	\$ 1,500.00	20%	\$ 300.00				\$ 300.00
Paint back wall	\$ 2,000.00	20%	\$ 400.00				\$ 400.00
Soffit lights	\$ 200.00	20%	\$ 40.00				\$ 40.00
Powerwash existing concrete	\$ 50.00	20%	\$ 10.00				\$ 10.00
SUBTOTAL	\$ 19,245.00	20%	\$ 3,849.00	0%	\$ -	20%	\$ 3,849.00
Interior Work							
SUBTOTAL	\$ -		\$ -		\$ -		\$ -
TOTALS	\$ 19,245.00		\$ 3,849.00		\$ -		\$ 3,849.00

(NOT TO EXCEED)

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 year

Year 1	\$1,283.00
Year 2	\$1,283.00
Year 3	\$1,283.00