

**CITY OF WASHINGTON
WASHINGTON, ILLINOIS**

TO: Mayor Manier and City Council
FROM: Finance & Personnel Committee
DATE: April 14, 2017
SUBJECT: Report of Proceedings of Finance & Personnel Committee Meeting Held on Monday,
March 20, 2017

The meeting was called to order by Chairman Moss at 4:30 p.m.

Present: Chairman Moss, Mayor Manier, Jon Moehle

Absent: Alderman Moehle

Also Present: City Administrator Culotta, Controller Baxter, Treasurer Dingledine, Planning & Development Director Oliphant, Alderman Brucks, Scott Fitzgerald – S & S Properties, Brock Heider – Heider Properties

AGENDA

1. Non-member Alderman wishing to be heard on a non-agenda item – None.
2. Citizens wishing to be heard on a non-agenda item – None.
3. Approval of minutes

Mayor Manier made a motion and Chairman Moss seconded to approve the January 17, 2017 regular session minutes. Motion carried.

Mayor Manier made a motion and Chairman Moss seconded to approve the February 20, 2017 regular session minutes. Motion carried.

4. Business Items

A. TIF Funding Request – S & S Properties – 116-124 Peoria Street

Scott Fitzgerald discussed his proposal to make improvements to the business units at 116-124 Peoria Street. He proposes to remove and replace the concrete sidewalks and sealcoat and stripe the parking lot, refinish the fascia, polish the aluminum window frames and doors, remove and replace the handrail, refinish the windows, paint the back wall and add soffit lights. Total quotes for the project are \$19,245 all of which qualifies for the base 20% subsidy. The total subsidy would be in a not-to-exceed amount of \$3,849 to be paid in three installments.

Following discussion, the Committee agreed to direct Staff to bring a redevelopment agreement to the City Council.

B. TIF Funding Request – C-Note and Cornerstone Inn – 101-103 Washington Square

Brock Heider, who has purchased the Denhart Building from Tom and Judy Gross was in attendance to discuss his proposal. Proposed improvements for the C-Note (which would be renamed Blacksmith's) include installing a dumbwaiter, custom millwork for a new bar, new flooring, drywall, painting, light fixtures, and sealing the brick. The entrance to the Cornerstone Inn would also be modified through some tuckpointing. The total cost of the project is \$1,148,222.40 with \$467,222 being eligible for TIF funding. The request is for funding in the amount of \$350,000 similar to what was approved for a former potential purchaser. The total TIF eligible % is 74.91% with 30.48% of funding as compared to the total project cost.

Following discussion, Manier made a motion, seconded by Moss to have a special Committee of the Whole meeting prior to the April 3 City Council meeting to further discuss the proposal with the entire Council. Motion carried.

5. Other Business – None.
6. There being no further business to come before the Committee, the meeting was adjourned at 4:55 p.m.