

**SPECIAL COMMITTEE OF THE WHOLE
MONDAY – APRIL 3, 2017
LIBRARY MEETING ROOM - 380 N. WILMOR ROAD
WASHINGTON, ILLINOIS**

Mayor Manier called the special Committee of the Whole meeting of April 3, 2017 to order at 6:30 p.m. in the Library meeting room at Five Points Washington.

Present: Aldermen Brownfield, Brucks, T. Gee, Moss, Butler, Dingledine, and Moehle.

Absent: Alderman J. Gee.

Also present: City Administrator Culotta, Public Works Director Andrews, Controller Baxter, P & D Director Oliphant, Police Chief Miller, City Treasurer Dingledine, and City Clerk Brown.

MINUTES

1. Aldermen wishing to be heard on non-agenda item – None.
2. Citizens wishing to be heard on a non-agenda item – None.
3. **BUSINESS ITEMS**

- A. **TIF Funding Request – C-Note & Cornerstone Inn, 101-103 Washington Square** – P & D Director Oliphant shared the following: 1) received application for a TIF funding request from Brock Heider, Heider Properties, LLC for work on the basement and upper level of Denhart's which they recently purchased from Tom and Judy Gross; 2) Brock has recently reopened Denhart's restaurant; 3) the funding request for the renovation work to the upper level, Cornerstone Inn includes repairs to the beams, walls and subfloor, drywall, millwork, new lighting fixtures, plumbing, electrical upgrades, new cabinetry, tile flooring, walls and showers, hardwood flooring, carpet installation, and new doors and windows; 4) the funding request for the renovation work to the lower level, C-Note (would take over the name Blacksmith's Steakhouse once it moves there and become less formal than its current location on N. Cummings Lane) includes installation of a dumbwaiter, custom millwork for a new bar, new flooring, drywall, painting, light fixtures, and sealing the brick; 5) the funding request for renovation work to the exterior includes, modifications to the entrance of the Inn to enhance its appearance and take advantage of the new City parking lot across the street; 6) submitted estimates total \$467,000 and it should be noted that about \$50K of that work would be for new furnishings for the Inn and would not be eligible for TIF funding assistance which brings the eligible total to about \$417,000; 7) Brock is requesting a subsidy of \$350K which is approximately 84% of the total TIF eligible work and about 75% of the total renovation cost; and 8) a rough template for a possible redevelopment agreement is included in the packet of information and basically takes a lot of what we had in the prior agreement with Scott Gregg of McGregor Group.

Brock Heider shared that Jon's presentation covered most everything in the agreement but shared a concern with Section 1, Item F requiring him to agree to operate a restaurant in both the main and lower levels. He shared that he has opened the Denhart's portion and has a concern that if they are not successful it locks them in for four years. He shared that Blacksmith's will be open all the time for lunch and dinner and he would not have a concern about adding this to the contract. Alderman Dingledine asked if Denhart's is now open for breakfast and lunch and Brock replied yes, that it is open from 7:00 a.m. until 2:00 p.m. and that if things go forward Blacksmith's would open for dinner around 3:00 or 4:00 p.m. Alderman Butler asked if a better definition of the scope of work could be provided to help in understanding the total scope of the project as it is a big commitment on both parties and shared his appreciation for what has been provided thus far. Brock indicated that he can have a better scope put together and will get it to the City soon. Butler shared that any drawings would be helpful as well and asked if Brock would be opposed to an alternative in changing the language on the Denhart's portion to reflect a mutually agreeable business in the location if Denhart's were to cease. He added that he would be supportive of this as renovations are not occurring on this main level. Brock shared that he would be open to any ideas on this matter.

Alderman Brucks shared that he would like to see more detail in the scope of work as well, including the \$32K amount for general fees and permits. Alderman Butler shared that it is a good proposal and he would like to see the City informed about the furnishing expenses being paid outside of the subsidy as well as the payoff on the lease as they are part of the overall project costs. Mayor Manier shared that they did a walk through on Saturday with other business owners and two had shared that they didn't see a person go buy for two days when the restaurant closed. Brock mentioned that they will fight hard to keep the restaurant open and make it work but it's hard to look four years down the road on what that looks like. It was the general consensus to move this item forward for more discussion.

At 6:48 p.m. Alderman Brucks moved and Alderman Brownfield seconded to adjourn. Motion carried unanimously by voice vote.

A handwritten signature in cursive script that reads "Patricia S. Brown".

Patricia S. Brown, City Clerk

**COMMITTEE OF THE WHOLE
MONDAY – APRIL 10, 2017
LIBRARY MEETING ROOM - 380 N. WILMOR ROAD
WASHINGTON, ILLINOIS**

Mayor Manier called the Committee of the Whole meeting of April 10, 2017 to order at 6:33 p.m. in the Library meeting room at Five Points Washington.

Present: Aldermen Brownfield, Brucks, T. Gee, Moss, Butler, and Dingledine.

Absent: Aldermen J. Gee and Moehle.

Also present: City Administrator Culotta, Controller Baxter, Public Works Director Andrews, P & D Director Oliphant, Police Chief Miller, City Treasurer Dingledine, and City Clerk Brown.

MINUTES

4. Aldermen wishing to be heard on non-agenda item – None.
5. Citizens wishing to be heard on a non-agenda item – None.
6. Approval of Minutes: Alderman Dingledine moved and Alderman Brucks seconded to approve the minutes of the March 13, 2017 regular Committee of the Whole meeting. Motion carried unanimously by voice vote.

7. **BUSINESS ITEMS**

- B. TIF Subsidy Request – C-Note and Cornerstone Inn, 101-103 Washington Square – P & D Director Oliphant provided the following: 1) a breakdown of the \$32K contractor fee, which includes a general contractor fee of \$31,350 to manage the project and a \$650 building permit fee; 2) the total project fee without the \$32K is \$385,233 and Brock Heider, Heider Properties, LLC is requesting a \$350,000 subsidy for the project which is 84% of the total TIF eligible renovation cost when considering the \$32K contractor fee and 90% when it is not considered; 3) the revised development agreement notes the changes that incorporate language on a mutually-agreed upon sales tax producing business on the first level if the restaurant were to close, that at least two meals are served per day at least six days per week on the lower and/or first floors, and that the third subsidy payment would be made after all invoices have been submitted indicating the purchase of all furnishings for the inn on the second floor; and 4) would like to incorporate language that speaks to requiring any exterior work to receive a certificate of appropriateness through the Historic Preservation Commission before it would begin.

Following a brief discussion, it was noted that the total project cost does not reflect the purchasing of furnishings for the Inn and that language be amended to state that of the two meals being served each day that at least half need to be served from the lower level. It was the general consensus to move this forward to City Council at its next meeting for consideration.

- C. 911 Consolidation Update – Police Chief Miller provided the following: 1) the ETSB Board recently sent our RFPs for the purpose of hiring a consultant to study the 911 consolidation process for Tazewell County and drafting a consolidation plan to present to the state; 2) four responses have been received from companies that range in size and all have done prior work in IL; 3) the larger companies would do the study remotely while the smaller would have boots on ground here in IL; 4) we have very compressed timeline and need to move quickly with all companies reporting that they meet the specifications and can fulfill the timeline; 5) the proposals received are Aecomm at \$115,520, Mission Critical at \$73,980, IXP at \$69,750, and Richard S. Tucker Associates at \$23,555 with all using similar methodology; 6) the ETSB Board would most likely be responsible for the costs; 7) the ETSB Board will meet on April 19th to discuss and potentially award the contract; and 8) as your voting representative would like to gather input if you have any for me to share.

Mayor Manier commented that it is a state mandate that he is not in favor of but unfortunately, we don't have a choice. He shared his main concern is with employees, that we will still need to man the store, and there will be additional unforeseen costs. Alderman Dingleline expressed his concern with such a wide disparity in the bid amounts. He asked if anyone has had experience with any of these companies and are there guarantees that they have the capability of going through with it. Police Chief Miller shared that they have all done other consolidations and we are checking them out early as the Board had similar concerns. He shared that the lower amount is more in line with what they were told to expect and it seems as though the larger companies have provided a boilerplate template that is not drilled down to us. He shared that they plan to have them all vetted out before decisions are made. Alderman Brucks expressed the same concerns and the larger companies are not giving the appearance that they want to do the job. Police Chief Miller thanked everyone for their comments.

8. Other Business – None.
9. At 6:53 p.m. Alderman Dingleline moved and Alderman Brucks seconded to adjourn. Motion carried unanimously by voice vote.



Patricia S. Brown, City Clerk