

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 – Foster's Jewelry, 106 N. Main St.
DATE: May 10, 2017

We have received an application from Ed Foster of Foster's Jewelry for TIF assistance to make exterior building improvements for his business at 116-124 Peoria Street. The application form and supporting materials are attached for your review and consideration.

The work would excavate and waterproof the front foundation wall; tuckpoint the front, south side, and rear facades; and repair the bowed south side wall. Additionally, the contractor (Arch Masonry) has included the removal and replacement of three sidewalk squares in front of the store. These currently slope towards the storefront and the replacement would ensure that water is diverted away from the business. Staff has talked with both the owner and contractor about a possible larger sidewalk replacement project around the Square and the potential ADA impact. While staff encourages all property owners to participate in the replacement of dilapidated sidewalk, it is unknown at this point whether these particular sidewalk sections can be replaced without touching sections on either side to ensure that the ADA regulations are met. After further discussion with City staff and the contractor, it may be best for the City to do this work and for the City to reimburse the owner for a portion of the cost.

Mr. Foster has submitted quotes for this project that total \$46,700, which includes the sidewalk construction. If the sidewalk work was excluded at this time, the total cost would be \$45,100. This work is intended to restore the facades to their prior appearances based on a couple of photos that the Washington Historical Society provided (see attached). The City has never completed a TIF agreement for renovations of this building and this would be beneficial for the entire Square. As a result, staff would recommend a base 20-percent base subsidy for the building components plus an additional 20-percent historic preservation subsidy. Staff would recommend a 50-percent subsidy for the sidewalk replacement, though this may need to be delayed depending on if those sections can be replaced soon. Based on these levels, staff would recommend a subsidy not-to-exceed amount of **\$18,840** to be paid in three installments.

This item is scheduled for review and action by the Finance Committee at their meeting on May 10, 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: JOSEPH E FOSTER (please print or type)
Mailing address: 106 N. MAIN ST WASHINGTON, IL 61571 Fax: 2
Daytime Phone: 309-444-4310 Email Address: _____
I would like to receive correspondence by: ☒ Mail ☐ Email

1. Applicant interest in property (check one): ☒ Owner/Mortgagor ☐ Purchaser ☐ Tenant
2. Property owner name: JOSEPH E. FOSTER
3. Business name(s): FOSTER JEWELRY
4. Project address or location: 106 N. Main St. Washington, IL 61571
5. Property tax ID number(s): 02-02-23-207-021
6. Current use of property: RETAIL
7. Proposed use of property: _____
8. Choose the applicable project (check all that apply): ☐ New construction ☐ Interior renovation
☒ Exterior renovation/restoration ☐ Relocation ☐ Site improvement ☐ Other
9. Describe the nature of work proposed for the property: RESTORE FRONT + SOUTH SIDE
POSSIBLY BACK

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.

JE Foster
Applicant signature

5/8/17
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

Date of Finance Committee review: _____

Committee action & form of assistance: _____

Comments: _____

City Council review and action by ordinance. Date of First reading: _____ Date of Second reading: _____

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ELIGIBLE EXPENSES	ESTIMATE	BASE SUBSIDY %	BASE SUBSIDY AMT.	HISTORIC REHAB. BONUS %	HISTORIC REHAB. BONUS AMT.	TOTAL SUBSIDY %	TOTAL SUBSIDY AMT.
<u>Exterior Work</u>							
Excavating/waterproof front foundation	\$ 2,400.00	20%	\$ 480.00	20%	\$ 480.00	40%	\$ 960.00
Storefront tuckpointing	\$ 16,450.00	20%	\$ 3,290.00	20%	\$ 3,290.00	40%	\$ 6,580.00
Misc. tuckpointing (basement, side)	\$ 5,800.00	20%	\$ 1,160.00	20%	\$ 1,160.00	40%	\$ 2,320.00
Repair bowed south wall	\$ 18,500.00	20%	\$ 3,700.00	20%	\$ 3,700.00	40%	\$ 7,400.00
Water diversion, misc. tuckpoint rear	\$ 1,950.00	20%	\$ 390.00	20%	\$ 390.00	40%	\$ 780.00
Remove/replace three sidewalk square	\$ 1,600.00	20%	\$ 320.00	30%	\$ 480.00	50%	\$ 800.00
SUBTOTAL	\$ 46,700.00	20%	\$ 9,340.00	0%	\$ 480.00	20%	\$ 18,840.00
<u>Interior Work</u>							
			\$ -		\$ -		\$ -
SUBTOTAL	\$ -		\$ -		\$ -		\$ -
TOTALS	\$ 46,700.00		\$ 9,340.00		\$ 480.00	20%	\$ 18,840.00 (NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 year

Year 1 \$6,280.00
Year 2 \$6,280.00
Year 3 \$6,280.00

EXHIBIT C

Arch Masonry Inc.

114 Shadow Creek
Washington, IL. 61571
309.303.6583
kurthartter@gmail.com

Proposal

Foster's Jewelry
106 N. Main St.
Washington, IL. 61571

Scope: Arch Masonry Inc. proposes to remove and replace front (3) squares of concrete with negative slope away from storefront. Also included is a cost for tuckpointing on building store front.

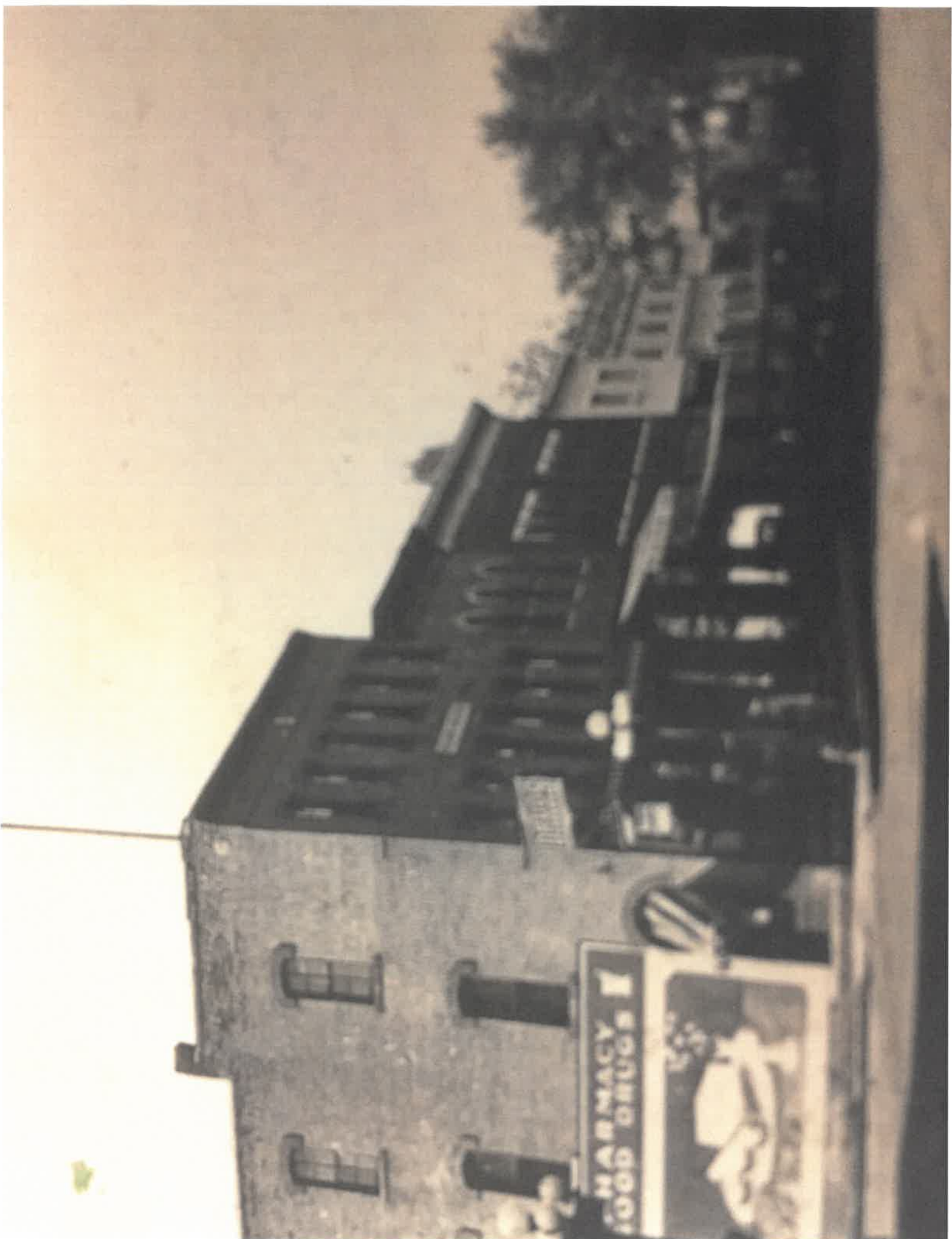
(3) concrete squares	1,600.00
Excavating and water proofing front foundation wall	2,400.00
Store front tuckpointing	16,450.00
Miscellaneous Tuckpointing (basement, side of building)	5,800.00
Repair Bowed south wall	18,500.00
Water diversion, misc. tuck pointing on back of building	1,950.00

Proposal includes all labor and materials.

*Note - If upon inspection additional problems are found on front foundation walls evaluation will need to be done at that time.

Submitted for your consideration,

Kurt Hartter
Arch Masonry Inc.
309.303.6583





THREE-STORY BUILDING AT WASHINGTON, ILL. RAZED FOR FILLING STATION
The Zinser building, built about 1875, at Washington, Ill., is being torn down to give place to a filling station. It is shown from across the Washington square.

—Journal-Transcript Photo