

**CITY OF WASHINGTON
WASHINGTON, ILLINOIS**

DRAFT

TO: Mayor Manier and City Council
FROM: Finance & Personnel Committee
DATE: September 28, 2017
SUBJECT: Report of Proceedings of Finance & Personnel Committee Meeting Held on Monday,
September 18, 2017

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

Present: Chairman Brucks, Mayor Manier, Alderman Cobb

Also Present: City Administrator Culotta, Controller Baxter, Treasurer Dingledine, Planning &
Development Director Oliphant

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

Alderman Cobb made a motion and Mayor Manier seconded to approve the August 21, 2017 regular session minutes. Motion carried.

4. Business Items (Item B moved before Item A due to interest of members of the audience)

B. TIF Funding Request – Black Panther Holdings, LLC, 104 N. High Street

Trevor Heil from Black Panther Holdings, LLC presented a proposal for improvements to the interior and exterior of 104 N. High Street, the former Riggsville building. The exterior work includes painting, soffit/facia repair, siding improvements, window/door improvements, roof repairs, parking lot repairs, period signage, landscaping of the parking lot and electrical upgrades and the interior work consists of construction of a new bathroom and plumbing upgrades. The total eligible cost for a TIF subsidy is \$99,500.

Staff recommends a 20% subsidy for all work with an additional 10% for exterior work for a recommended subsidy of \$27,350. The request from the developers was for a subsidy in the neighborhood of 40% for all work done. Thomas Fuller, a member of the audience, voiced his concern about TIF funds not being used for blighted areas which was the original intent of the law.

Following discussion by the Finance & Personnel Committee, Cobb made a motion, seconded by Manier to recommend the City Council approve a subsidy NTE \$27,350 to be paid in 3 installments of \$9,116.67 each. Motion carried.

A. Financial Dashboard

Staff presented some proposed financial indicators and metrics in an attempt to identify items for the Financial Dashboard that is being created. Each indicator and metric was reviewed with the Committee and feedback was requested. In addition, a Financial Distress Checklist was also proposed that would provide a warning signal if any of the indicators were present.

Final numbers from the audited financial statements to be presented the end of October, will be used to populate the different calculations and the Financial Dashboard will be created and brought to the November meeting for final review and approval.

5. Other Business – Chairman Brucks indicated that the Utility Billing Team has been meeting and some of the issues being discussed include electronic bill presentment and payment options, using intelligent bar codes to realize savings on postal costs, exploring outsourcing printing and mailing of utility bills and ways to encourage residents to elect direct debit.
6. There being no further business to come before the Committee, the meeting was adjourned at 5:25 p.m.