

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Mayor Manier and City Council
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: TIF Pay Request #2 – Foster's Jewelry, 106 N. Main St.
DATE: September 11, 2018

Summary: Staff seeks authorization to make the first of three annual TIF subsidy payments to Foster's Jewelry in an amount of \$6,013.33 as reimbursement for exterior building improvements at 106 N. Main Street.

Background: On June 19, 2017, the City entered into a TIF redevelopment agreement with Ed Foster of Foster's Jewelry to allow for exterior building improvements for his business at 106 N. Main Street.

The work consisted of the excavation and waterproofing of the front foundation wall; tuckpointing the front, south side, and rear facades; and repairing the bowed south side wall. Additionally, the contractor (Arch Masonry) had planned to remove and replace three sidewalk squares in front of the store to allow for the contractor to complete the waterproofing work and ensure that water will be diverted away from the building and meet ADA compliance. This work may be done at a later time upon further consultation with the City's public works crew.

Staff has reviewed the invoices that were submitted for this project, which total \$45,500. This work has helped to restore the facades to their prior appearances. Mr. Foster previously submitted a quote for this project that totaled \$45,100 (not including the sidewalk work). The redevelopment agreement stated that there be a 20% base subsidy and an additional 20% historic preservation subsidy for the non-sidewalk work. As a result, the total not-to-exceed subsidy for the non-sidewalk construction is \$18,040 to be paid in three installments. Staff requests authorization to make the first payment in an amount of \$6,013.33.

This item is scheduled for consideration as a consent agenda item at the September 17 City Council meeting.