

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 and Personnel Committee
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: TIF funding request – Jeff Pohl, 140 Washington Square
DATE: July 10, 2019

We have received an application from Jeff Pohl, who co-owns the 140 Washington Square property with his wife, Kelly, for TIF assistance to install an exterior door to allow access from Walnut Street. Work has already begun with a new women's boutique anticipated to open in this space soon. The application form and contractual estimate are attached for your review and consideration. A new address (likely 104 Walnut Street) is anticipated for this space, as it will be separated from the remainder of the space that is currently occupied by LeBakery.

Mr. and Mrs. Pohl purchased the property in 2012. They did a TIF project in 2012 for the 104 and 106 Walnut spaces that reconstructed each of the facades. Repairs were also done to the existing roof. Interior improvements included the construction of doors, ceilings, and walls to accommodate a new kitchen and retail areas. New flooring was installed; plumbing, HVAC, and electrical was upgraded; and new bakery and kitchen equipment was installed.

Mr. Pohl has submitted a quote for this project that totals \$5,230. This would install a 36" wide swing door by cutting an opening into the brick. Staff would recommend a base 20-percent base subsidy and an additional 10-percent subsidy for improving the accessibility for this building. Based on this level, staff would recommend a subsidy not-to-exceed amount of **\$1,569** to be paid in a single installment prior to the current expiration of the TIF in 2021.

This is scheduled for consideration at the July 15 Finance and Personnel Committee meeting to receive a recommendation on a subsidy level for this project prior to the drafting of a redevelopment agreement to be scheduled for approval at an upcoming City Council meeting.

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: Jeff Pohl (please print or type)
Mailing address: 723 Anne St, Washington IL 61571 Fax: _____
Daytime Phone: _____ 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: Jeff & Kelly Pohl
3. Business name(s): Pohl Properties
4. Project address or location: 140 Washington Square, Washington IL
5. Property tax ID number(s): 02-02-24-108-016
6. Current use of property: vacant
7. Proposed use of property: women's boutique
8. Choose the applicable project (check all that apply):
☒ Exterior renovation/restoration ☐ Relocation ☐ New construction ☐ Site Improvement ☐ Interior renovation ☐ Other
9. Describe the nature of work proposed for the property: Addition of exterior door on Walnut St for ingress/egress to new business

10. Estimated total project cost: \$ 5200
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.


Applicant signature

7-10-19
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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Christopher Michael LLC

Estimate

For: Jeff pohl
cmjconstruction@yahoo.com
Washington sq / boutique space

Estimate No: 239
Date: 05/23/2019

Description	Amount
Install exterior 36" out swing door w hardware	\$5,230.00
Cut brick opening / steel lintel	
Trim exterior w azek	
Trim interior / blend	
Subtotal	\$5,230.00
0%	\$0.00
Total	\$5,230.00

Total

\$5,230.00

ELIGIBLE EXPENSES	ESTIMATE	BASE SUBSIDY %	BASE SUBSIDY AMT.	HISTORIC REHAB./SCOPE BONUS %	HISTORIC REHAB./SCOPE BONUS AMT.	TOTAL SUBSIDY %	TOTAL SUBSIDY AMT.
Exterior Work							
Install new door	\$ 5,230.00	20%	\$ 1,046.00	10%	\$ 523.00	30%	\$ 1,569.00
SUBTOTAL	\$ 5,230.00	20%	\$ 1,046.00	10%	\$ 523.00	30%	\$ 1,569.00
Interior Work							
			\$ -		-		\$ -
			\$ -		-		\$ -
SUBTOTAL	\$ -		\$ -		\$ -		\$ -
TOTALS	\$ 5,230.00		\$ 1,046.00		\$ 523.00		\$ 1,569.00

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 year

Only Payment \$1,569.00

EXHIBIT B