



**CITY OF WASHINGTON, ILLINOIS**  
**City Council Agenda Communication**

**Meeting Date:** November 4, 2019

**Prepared By:** Jon Oliphant, AICP, Planning & Development Director

**Agenda Item:** TIF Pay Request – Jeff Woods, 108-112 N. Main Street

**Explanation:** On July 15, 2019, the City entered into a TIF redevelopment agreement with Jeff Woods to allow for exterior building improvements at the building he co-owns with his wife, Julia, at 108-112 N. Main Street. The improvements were completed recently and consisted of the removal and replacement of the existing metal awning structure above the first floor and to terminate the electric that powers the lights above the awning. The awning had been installed in 2002 and the owners figured it was at least somewhat attributable to water entering the building, which was constructed in 1920. The awning was replaced with a slate gray canvas awning that is a better fit both architecturally and to hopefully eliminate a cause of the water issues.

The original quotes submitted for this project totaled \$5,150 for the removal of the existing awning and an estimate of \$5,000-\$10,000 for its replacement. The TIF agreement provides for a 20-percent base subsidy in a not-to-exceed amount of \$1,030 for the first phase. The second phase provides for a 20-percent base subsidy and an additional 10-percent bonus for the new awning following approval of a Certificate of Appropriateness from the Historic Preservation Commission, which was approved on August 21. This allows for a not-to-exceed amount of \$3,000 for the new awning and the total subsidy for both phases would be paid in a single installment. The invoices submitted for this project totaled \$5,080 for the removal and \$12,250 for the installation. Based on these totals, the TIF agreement would require a payment of \$4,016.

**Fiscal Impact:** Payment of the subsidy in an amount of \$4,016 from the TIF Fund.

**Recommendation/**

**Committee Discussion Summary:** The City Council approved the TIF agreement on July 15 following recommendation from the Finance and Personnel Committee on June 17. Staff recommends approval of the payment to Jeff Woods.

**Action Requested:** Approval of the payment at the November 4 City Council meeting on the consent agenda.