



## **CITY OF WASHINGTON, ILLINOIS**

### **Finance & Personnel Committee Agenda Communication**

**Meeting Date:** July 20, 2020

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

**Agenda Item:** TIF Funding Request – Brunk’s Sports Center, 122 N. Main Street

**Explanation:** Curt Reynolds of Brunk’s Sports Center has submitted an application for TIF assistance to restore the front façade at 122 N. Main Street. He also intends to install new exterior signage. The application form is attached for your review and consideration.

The building was constructed in 1939 and is part of the local Square Historic District. This work will consist of replacing the brick on the upper portion of the façade from the windows to the parapet. A block backup would be installed with a new stone coping cap and some roof demolition and patching is required. While the brick has been less than aesthetically pleasing for years, pieces of it began falling during the recent Walldogs project and the replacement of it is now urgent to protect the public’s health and safety. An estimate obtained by a local contractor for the project ranges from \$18,000-22,000.

The Historic Preservation Commission held a meeting on July 16 to approve a Certificate of Appropriateness for the brick replacement and new sign. Its recommendation is that the upper portion of the brick be painted the same dark grey color as the lower portion. A smaller projecting sign up to 15 square feet to more closely resemble a sign that was on the building in the 1940’s was recommended by the HPC. This would be similar to recent signs erected at Phillips, Salmi & Associates and Parish’s Pub.

**Fiscal Impact:** Staff recommends covering all of the cost associated with the brick replacement due to the pressing need for the work to be completed. Staff recommends that the owner be solely responsible for the cost of the signage and painting. Based on this level, a not-to-exceed amount of \$22,000 is recommended to be paid in one installment. This would be reimbursed from the TIF Fund upon completion of the project and the submittal of the paid invoice. This project would help restore this building and make it more inviting for visitors coming to the Square, which has the potential to increase the sales tax revenue generation from Brunk’s.

**Action Requested:** A recommendation on a subsidy level at the July 20 Finance and Personnel Committee meeting prior to consideration of a redevelopment agreement to be placed on the City Council’s agenda.

**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](mailto:joliphant@ci.washington.il.us).

Applicant name: Curt Reynolds (please print or type)

Mailing address: 122 N. Main St. Daytime Phone: 444-2556

Email Address: brunks122@frontier.com I would like to receive correspondence by: ☐ Mail ☐ Email

1. Applicant interest in property (check one): ☒ Owner/Mortgagor ☐ Purchaser ☐ Tenant  
☐ Third-Party (name) \_\_\_\_\_

2. Property owner name: Reynolds & Lucas, LLC

3. Business name(s): Brunk's Sports Center

4. Project address or location: 122 N. Main St.

5. Property tax ID number(s): 02-02-23-207-016

6. Current use of property: Sporting Goods Business

7. Proposed use of property: Sporting Goods Business

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: The removal and replacement of the existing brick between the windows and parapet (approximately 8'x35'). The work would include the temporarily removal of the awning, installing new brick with block backup and a new stone coping cap, and the demolition and demolition of the roof.

10. Estimated total project cost: \$ 18,000-22,000

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property owner signature (if different from applicant)

\_\_\_\_\_  
Date

**IMPORTANT:** If the Finance Committee votes on a level of assistance, it will be included in a contract agreement between the City and applicant. 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.