



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: August 16, 2021

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

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

Explanation: On October 19, 2020, The City entered into a TIF redevelopment agreement with Curt Reynolds of Brunk’s Sports Center to complete interior and exterior building improvements at 122 N. Main Street. The improvements were recently completed and the invoices have been submitted.

The building was constructed in 1939 and is part of the local Square Historic District. The exterior improvements consisted of the installation of new front doors and windows and to coat and repair the roof to eliminate leaks. The doorway provides for full ADA accessibility. The interior work consisted of the demo and replacement of the flooring and ceiling, framing of the walls, adding spray insulation, upgrading interior and exterior electrical (including four LED gooseneck light fixtures on the upper façade), replacing the HVAC system, and installing a power vent water heater. The interior modifications created a small kitchen area on both the main floor and basement to allow for the production of lip balms, soaps, and honey-based candies to be sold in the store under the name “Brandi’s Bees.” This allows for a greater diversification of the business.

The invoices submitted total \$70,955, which is slightly less than the estimate of \$77,855. This was largely due to an invoice for plumbing improvements not being included with the other invoices that were submitted.

Fiscal Impact: The TIF agreement provides for payment of a not-to-exceed amount of \$31,142 to be paid in one installment or 40% of the project, whichever is less. Therefore, the payment will be in an amount of \$28,382.

Recommendation/

Committee Discussion Summary: The City Council approved the TIF agreement on October 19 following a recommendation from the Finance and Personnel Committee. Staff recommends approval of the payment.

Action Requested: Approval of the payment at the August 16 City Council meeting on the consent agenda.