



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: February 21, 2022

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Agenda Item: TIF Pay Request – Washington Historical Society, 128 Washington Square

Explanation: On May 17, 2021, the City entered into a TIF redevelopment agreement with the Washington Historical Society to complete interior building improvements to the first and second floors to the Danforth building at 128 Washington Square. The second floor is used office, research, display, and meeting space for WHS while the first floor is now occupied by Wishing Star Boutique. The work has been completed and paid invoices have been submitted for that work.

The improvements consisted of the installation of two new windows on the main level, the replacement of the rear door, electrical upgrades to both levels (new breakers, separating the electric services, and reconstructing the second-floor service), and constructing a divider on the main floor to allow for dedicated access to the elevator and basement. The bulk of the work was for the second floor and included a new ceiling, upgrading the HVAC, restoring and painting the walls, installing new flooring, and removing non-structural walls to facilitate having a larger room.

Fiscal Impact: The TIF agreement provides for payment of a not-to-exceed amount of \$48,596.40 or 30% of the project, whichever is less, to be issued after the submittal of paid invoices. The invoices for the completed work paid for by WHS total \$174,828.09. As a result of a couple of the completed project components being slightly less than the estimates, the subsidy for this portion of the project is \$46,439.78.

Action Requested: Approval of the payment in an amount of \$46,439.78 at the February 21 City Council meeting on the consent agenda.