



## CITY OF WASHINGTON, ILLINOIS

### City Council Agenda Communication

**Meeting Date:** September 19, 2022

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

**Agenda Item:** TIF Pay Request #1 – Square Restaurant and Brewpub, 140 Washington Square/112 Walnut Street

**Explanation:** On December 20, 2021, the City entered into a TIF redevelopment agreement with CL Real Estate Group, LLC (CLREG), Grist Mill Ventures, LLC (Grist Mill), Jeffrey Pohl, Kelly Pohl, Peter Limberger, and Inga Carus for the redevelopment of the 140 Washington Square and 112 Walnut Street parcels. An amended agreement was approved on August 1, 2022.

The agreement addresses the reimbursement from the TIF Fund for the acquisition, demolition, and professional services of up to \$980,000. Per the terms of the agreement, a payment of \$75,000 was made within ten days following the approval of the original agreement. A payment of \$275,000 was made upon the recent property acquisition. Staff is now in possession of the first requisition for reimbursement for professional services (architectural) from CL Real Estate Group and Grist Mill Ventures in an amount of \$55,560. Please note that as of this writing, staff has only received two of the three cancelled checks associated with the professional services, which amounts to \$30,560.

**Fiscal Impact:** The redevelopment agreement provides the terms for a reimbursement of up to \$200,000 for engineering and architectural services. Including the two prior payments, this would bring the total TIF Fund payment to \$405,560. Please note that because staff is not in receipt of the third cancelled check, the recommendation is to authorize the reimbursement of \$55,560 but to only pay \$30,560 until proof of the third architectural services payment has been received.

**Action Requested:** Approval of the reimbursement of \$55,560 for professional services with an initial payment of only \$30,560. Reimbursement of the remaining \$25,000 as part of this pay requisition would be made upon receipt of the third architectural services expenditure. This is scheduled for approval on the consent agenda at the September 19 City Council meeting.