



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: November 7, 2022

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Agenda Item: TIF Pay Request #1 – Sentimental Journey, 123 Washington Square

Explanation: On November 15, 2021, the City entered into a TIF redevelopment agreement with Kris Hasten of Sentimental Journey to complete interior and exterior building improvements at 123 Washington Square. Sentimental Journey is one of the longest continuously-operating businesses on the Square and in the city. The building was constructed in 1920 and is part of the Square Historic District. A Certificate of Appropriateness was approved late last year by the Historic Preservation Commission for the planned exterior modifications.

This project has expanded upon work that was completed in 2021. The interior work consisted of remodeling the upstairs showroom and the downstairs bathroom, replacing railing balusters, installing a new fuse box, LED fixtures, and ceiling fans, installing new flooring, and painting of the ceilings, crown, walls, doors, and exterior window frames and I-beam. This included the allocation of funds for Ms. Hasten to serve as the general contractor, business staff to assist with the tear down and set up, and for a company to move merchandise during the project. The exterior improvements have consisted of replacing the existing awning. The only project component that has not been completed to date is the construction of a new fire escape, as labor and material issues have delayed that work.

Fiscal Impact: The TIF agreement provides for payment of a not-to-exceed amount of \$36,199.03 or 40% of the project, whichever is less, to be issued after the completed project and submittal of the invoices. The invoices for the completed items contained in the agreement total \$70,801.47. As a result of this total being slightly less than the estimate for those items, the 40% subsidy for the project is \$28,320.59.

Action Requested: Approval of the first payment in an amount of \$28,320.59 at the November 7 City Council meeting on the consent agenda.