



## CITY OF WASHINGTON, ILLINOIS

### Committee of the Whole Agenda Communication

**Meeting Date:** November 13, 2023

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

**Agenda Item:** Proposed Brecklin's Servicenter Redevelopment Project Financial Assistance Consideration

**Explanation:** Staff has received a scope of work from Tom Brecklin, owner of Brecklin's Servicenter at 119 Walnut Street, for desired renovations to his business. Mr. Brecklin would like to reimage the business from BP to Amoco. Three prior TIF redevelopment agreements have been approved for this property in 1996, 2015, and 2019. The 1996 project consisted of the installation of four new service islands and the construction of a canopy over the islands. The TIF agreement reimbursed the interest costs associated with the project over five years. It capped any annual reimbursement at the increase of the payable property tax between the year of the project initiation and each of the five subsequent years. It was further restricted to the increase in local sales tax attributed to and generated by virtue of the property improvements. The 2015 project assisted with the purchase of four fuel dispensers. TIF provided for 20% of the funds for the project in a single payment. The 2019 project consisted of the installation of a new roof. TIF provided for 30% of the funds for the project in a single payment.

The proposed work would be to the exterior of the business as follows:

- Remove and replace the existing sign. New LED digits and a vertical lightbar would be located on the sides of the price panels.
- Install an integrated lightbar bullnose on three sides and a flat white ACM fascia on the rear of the existing canopy with two 60" Amoco T&O and one Amoco channel letter mounted on the canopy along with the installation of canopy decals, flag signs, etc.
- Replace 18 LED canopy downlights on the existing canopy due to outages.
- Install four EMV kits and reimage to meet Amoco specifications.
- Paint the canopy islands, light poles, etc. to meet the Amoco specifications.

Of these items, the only component that is eligible for funding assistance per the approved 2022 TIF guidelines is the painting.

**Fiscal Impact:** The total estimated cost for the items noted above is \$105,840. The painting is estimated at \$5,000. The project scores 36%, which places it in the bottom tier and a recommendation of a subsidy of 20% for any eligible exterior improvements. The recommended subsidy based on the scoring and eligibility criteria would be a not-to-exceed amount of \$1,000 for the painting. There is not anticipated to be any significant additional property and sales tax generation or new employment. A spreadsheet is attached showing the line items for the painting portion of the project and each of the other components.

**Action Requested:** Staff requests feedback at the November 13 Committee of the Whole meeting on whether to draft a TIF redevelopment agreement to financially assist with this project.

Brecklin's Servicer  
Proposed TIF renovation project  
119 Walnut St.

11/10/2023

EXPENSES	ESTIMATE	BASE SUBSIDY %	BASE SUBSIDY AMT.	TOTAL SUBSIDY (20%)
<u>Eligible Exterior Work</u>				
Painting	\$ 5,000.00	20%	\$ 1,000.00	20%
<b>SUBTOTAL</b>	\$ 5,000.00	20%	\$ 1,000.00	20%
<u>Ineligible Exterior Work</u>				
Removal/replace signage	\$ 23,500.00	20%	\$ 4,700.00	20%
Install canopy image components	\$ 39,500.00	20%	\$ 7,900.00	20%
Replace LED canopy downlights	\$ 8,640.00	20%	\$ 1,728.00	20%
Install EMV kits to reimage to Amoco specs.	\$ 29,200.00	20%	\$ 5,840.00	20%
<b>SUBTOTAL</b>	\$ 100,840.00	20%	\$ 20,168.00	20%
<b>TOTAL w/ineligible items</b>	<b>\$ 105,840.00</b>	<b>20%</b>	<b>\$ 21,168.00</b>	<b>20%</b>

## EXHIBIT B

## Impact Score Report

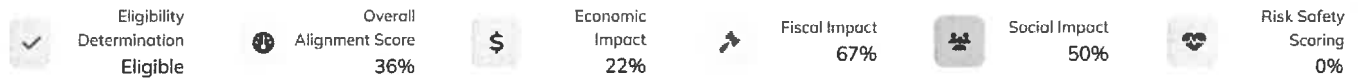
### Project Details

Name: 119 WALNUT ST - 11/08/2023  
Program Name: TIF  
Scored On: 10-Nov-2023

Discription: Brecklin's Renovation

Addresses:

- 119 WALNUT ST, Washington Illinois 61571



## Alignment Scoring Results

### Eligibility Screening

Would this project continue without TIF assistance?

Question Type: Yes/No

Staff Answered

Earned 30.00 out of 30.00

Option (Yes) - Scoring Weight 0%

✓ Option (No) - Scoring Weight 100%

Is there a commitment to occupy for at least 2 years? May need to provide lease or proof

Question Type: Yes/No

Staff Answered

Earned 10.00 out of 10.00

✓ Option (Yes) - Scoring Weight 100%

Option (No) - Scoring Weight 0%

Is the applicant in good standing with the City/State/IRS? Please submit a Certificate of Good Standing from IL Sec of State?

Question Type: Yes/No

Applicant Answered

Earned 20.00 out of 20.00

✓ Option (Yes) - Scoring Weight 100%

Option (No) - Scoring Weight 0%

Is the developer contributing at least 60% of the required capital to complete the project?

Question Type: Yes/No

Staff Answered

Earned 40.00 out of 40.00

✓ Option (Yes) - Scoring Weight 100%

Option (No) - Scoring Weight 0%

### Social Impact

Is this business locally owned or operated by someone within the 61571 zip code?

Question Type: Dropdown List

Staff Answered

Earned 33.33 out of 33.33

✓ Option (Yes) - Scoring Weight 100%

Option (No) - Scoring Weight 0%

Will this proposed project offer more retail or restaurant opportunities on night and weekends?

Question Type: Dropdown List

Applicant Answered

Earned 0.00 out of 66.67

Option (Yes) - Scoring Weight 100%

✓ Option (No) - Scoring Weight 0%

Option (N/A) - Scoring Weight 100%

### Risk Safety Scoring

What is the anticipated return on investment of the proposed TIF subsidy amount compared to the projected annual property tax increment and sales tax generation?

Question Type: Dropdown List

Staff Answered

Earned 0.00 out of 100.00

Option (0 - 3 years) - Scoring Weight 100%

Option (4 - 5 years) - Scoring Weight 50%

Option (6 - 7 years) - Scoring Weight 35%

Option (8 - 9 years) - Scoring Weight 20%

✓ Option (10+ years) - Scoring Weight 0%

## Fiscal Impact

How much new or additional annual sales tax revenue could be collected as a result of this project? Please Submit business plan showing projected revenue and/or reports from other owned or operated establishments

Question Type: Dropdown List

Applicant Answered

Earned 0.00 out of 50.00

✓ Option (<\$5k) - Scoring Weight 0%

Option (\$5k - \$10k) - Scoring Weight 25%

Option (\$10k - \$25k) - Scoring Weight 50%

Option (\$25k+) - Scoring Weight 100%

Total investment % proposed to be pledged from the developer's private funding sources

Question Type: Dropdown List

Applicant Answered

Earned 33.33 out of 33.33

✓ Option (>65%) - Scoring Weight 100%

Option (51% - 65%) - Scoring Weight 50%

Option (<50%) - Scoring Weight 0%

Please select the total investment dollars proposed to be invested by the developer

Question Type: Dropdown List

Applicant Answered

Earned 16.67 out of 16.67

✓ Option (\$100k+) - Scoring Weight 100%

Option (\$50k - \$99k) - Scoring Weight 70%

Option (\$25k - \$50k) - Scoring Weight 40%

Option (<\$25k) - Scoring Weight 10%

## Economic Impact

Please Select all targeted INTERIOR improvements that apply to this proposal

Question Type: Checkbox List

Staff Answered

Earned 0.00 out of 20.00

Option (Plumbing/Electrical/HVAC) - Scoring Weight 100%

Option (Floor Plan Restriction & Buildout) - Scoring Weight 100%

Option (Flooring) - Scoring Weight 10%

Is the applicant subject to the payment of property tax

Question Type: Dropdown List

Staff Answered

Earned 6.67 out of 6.67

✓ Option (Yes) - Scoring Weight 100%

Option (No) - Scoring Weight 0%

How many new jobs will be created as a result of the investment?

Question Type: Dropdown List

Staff Answered

Earned 0.00 out of 26.67

✓ Option (0 - 1 FTE) - Scoring Weight 0%

Option (2 - 3 FTE) - Scoring Weight 25%

Option (4 - 5 FTE) - Scoring Weight 50%

Option (6+ FTE) - Scoring Weight 100%

Please select all targeted EXTERIOR improvements that apply to this proposal

Question Type: Checkbox List

Staff Answered

Earned 3.33 out of 33.33

Option (New/Restored Facade or Structural Improvement(s)) - Scoring Weight 100%

Option (ADA Accessibility) - Scoring Weight 50%

Option (Awnings or Signage) - Scoring Weight 20%

Option (Windows/Doors) - Scoring Weight 20%

Option (Roof Replacement) - Scoring Weight 15%

✓ Option (Painting) - Scoring Weight 10%

How many existing competitors are there to this business within the city limits?

Question Type: Dropdown List

Staff Answered

Earned 0.00 out of 13.33

Option (No Competitors) - Scoring Weight 100%

Option (1-3 Competitors) - Scoring Weight 50%

✓ Option (4+ Competitors) - Scoring Weight 0%