



## CITY OF WASHINGTON, ILLINOIS

### City Council Agenda Communication

**Meeting Date:** February 5, 2024

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

**Agenda Item:** TIF Pay Request #2 – 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 was not completed with the other items was the construction of a new fire escape, as labor and material issues delayed that work. That work has now been completed and Ms. Hasten has submitted the invoice for that construction.

**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 previously completed items contained in the agreement totaled \$70,801.47. As a result of that total being slightly less than the estimate for those items, the 40% subsidy for the project was \$28,320.59. The invoice for the fire escape construction totaled \$9,532, slightly less than the original estimate of \$10,000. As a result, the 40% subsidy per the agreement is \$3,812.80.

**Action Requested:** Approval of the second and final payment in an amount of \$3,812.80 at the February 5 City Council meeting on the consent agenda.