



CITY OF WASHINGTON, ILLINOIS Committee of the Whole Agenda Communication

Meeting Date: Monday, July 14, 2025

Prepared By: Brian Rittenhouse – Public Works Director

Agenda Item: Public Works Storage Building Discussion

Explanation: After the fire in February of 2024, Staff has been working with PJ Hoerr to get cost estimates for the Public Works storage building. The City has received almost \$304,000 of the \$340,000 from our insurance company, with the remaining \$36,000 to be received upon completion of the repairs.

Staff was directed to have the property appraised. The following is a short summary of the results of those appraised scenarios.

Scenario #1 - Demo the building and sell the lot.

Based on the appraisal report, the City could expect to receive \$24,000 for the sale of the empty lot. If the cost to demo the building exceeded \$24,000, the lot would have a negative value. The City would also not receive the remaining \$36,000 from the insurance company for completion of the repairs.

Scenario #2 - Complete the repairs and sell the property.

Based on the appraisal report, it is reasonable to expect to receive \$240,000 for the building and lot if the repairs to the building are completed. This scenario would result in a negative value of \$100,000.

Past Council discussions have also included the following options:

- Complete the repairs and raise the building to accommodate larger equipment.
Estimated \$639,000
- Demo current building and build a new building.
Estimated \$1,200,000
- Demo building and use the lot for extra parking.

Fiscal Impact: Estimated \$340,000 to complete the recommended repairs.

Staff's Recommendation: Staff would recommend moving forward with completing the repairs and utilizing the building for Public Works storage.

Action Requested: Direction from the Council.