

**SPECIAL COMMITTEE OF THE WHOLE
TUESDAY – JANUARY 3, 2017
LIBRARY MEETING ROOM - 380 N. WILMOR ROAD
WASHINGTON, ILLINOIS**

Mayor Manier called the special Committee of the Whole meeting of January 3, 2017 to order at 6:18 p.m. in the Library meeting room at Five Points Washington.

Present: Aldermen Brownfield, Brucks, T. Gee, Moss, Butler, Dingleline, and Moehle.

Absent: J. Gee.

Also present: City Administrator Culotta, Public Works Director Andrews, Controller Baxter, P & D Director Oliphant, Police Chief Papis, City Treasurer Dingleline, and City Clerk Brown.

MINUTES

1. Aldermen wishing to be heard on non-agenda item – None.
2. Citizens wishing to be heard on a non-agenda item – None.
3. **BUSINESS ITEMS**

A. TIF Funding Request – Denhart’s, 101-103 Washington Square – Mr. Scott Gregg introduced himself and his wife Diane and shared their backgrounds. He then proceeded to give an overview of their TIF redevelopment request that focused on the following: 1) project description & objectives – looking at combining segments of the business into one entity, *Denharts Inn & Pub*, that would include restaurant upgrades, creation of a wine cellar, a larger bar to service both restaurant floors, add Inn & Suite amenities, and utilize all three lease spaces. He shared that they are working with ArchDesign Ltd. who have done a lot of historical buildings and thrives on this type of remodel where they can showcase the architectural design; 2) architectural design review – a) restaurant (1st floor) – addition of 40 seats by adding an outside seasonal patio, increased internal seating by 24 for area just inside the west side entry, improvements to entry on west side to utilize the new city parking lot in order to free up parking on the Square, expand seating in the larger dining area from 52 to 72, addition of hostess stations for both the main and west side entrances, a private booth within the existing vault for semi-private seating for up to 10 people, and the addition of awnings at both the main and west side entrances to improve on safety; and b) pub (lower level) – addition of wine cellar in vault location, improve entry on west side by making the entrance parallel to the building and not opening directly on to the street for safety, addition of internal staircase for customers to connect the restaurant level with the pub level and use existing staircase for service access only, increase seating by 14, enlarge bar to service both restaurant levels, add hostess greeting station for west side entrance which would become the main entrance into the pub, and retain current entry from Square as an emergency exit only to increase customer safety; and 3) benefits to Washington – a more appealing atmosphere, utilization of new city parking lot, draw more customers in and retain them, target menu items to grow and not compete with existing restaurants, creating a variety to target customers outside of Washington that are going elsewhere, developing a sustainable business and keeping it from converting into something else less appealing, retaining local employment, enhances the Square and other businesses and will bring more outside dollars into Washington. He asked for any questions and also shared that Tom & Judy Gross have great integrity, deserve a hats off and should be celebrated for their contributions to the Square.

A brief discussion ensued in regards to the following: the funding request being 100% of the renovation project costs where this is new ground for the city as past projects have historically been kept to a certain percentage of the costs; setting precedent for future funding requests and how they are weighted; assurances on investment; what makes the project unique; and the importance of the improvements to not only increase revenues to gain financial stability of the business but for it to also remain a viable part of the Square in helping to retain existing businesses as well as attracting

new. Following discussion, it was the general consensus to have Mayor Manier and P & D Director Oliphant reach out to the Square businesses to gain their feedback on the project proposal and report back to Council. Mayor Manier shared his appreciation for their commitment to Washington and Mr. Gregg thanked everyone for their time and candidness regarding their request, and to please contact him with any further questions or concerns

4. At 7:19 p.m. Alderman Brucks moved and Alderman T. Gee seconded to adjourn. Motion carried unanimously by voice vote.

Patricia S. Brown, City Clerk