

CITY OF VIENNA
CITY COUNCIL MEETING
VIENNA CITY HALL
205 North 4th St
September 5, 2018
6:30 P.M.

AGENDA

1. Mayor Calls Meeting to Order.

2. Roll Call:

Hill _____ Riddle _____ Myrick _____ Owen _____ Racey _____ Tuey _____

NEW BUSINESS

3. Omnibus Consent Agenda

- Approval of the August 15, 2018 Regular Meeting Minutes
- Approval of the August 15, 2018 Public Hearing Minutes
- Approval of the Warrant

4. Secret Garden TIF Proposal

(Consent for Moran Economic Development to proceed with agreement)

5. Authorization and Approval to issue a Class H Liquor License to Elks Lodge- 2880
302 East Main St

Motion _____ **Seconded** _____

Hill _____ Riddle _____ Myrick _____ Owen _____ Racey _____ Tuey _____

6. Elks Lodge- Christy Furman

Consent for closure of streets for block party for Elks Lodge 2880 (Saturday, Nov 3rd)

7. Southern Illinois Film Commission- Tom Harness
-Discussion requesting the City adopting a Resolution designating a Regional Film Commission
8. Authorization and Approval for the City of Vienna to employ Deborah Vaughn as City Hall housekeeper

Motion _____ Seconded _____

Hill _____ Riddle _____ Myrick _____ Owen _____ Racey _____ Tuey _____

PUBLIC COMMENT/ADDITION TO THE AGENDA

9. **City Elected and Appointed Officials:**

- Jon Simmons, Mayor- Appointment of National Incident Management System Officer (NIMS)- Diana Steele
- Josh Stratemeyer, City Attorney
- Aleatha Wright, Clerk- Insurance Renewal ICRMT, 5K/10K Color Run-Sept 22, 2018
- Shane Racey, City Supt
- Michelle Meyers, Treasurer
- Jim Miller, Chief of Police
- Brent Williams, Fire Chief
- Margaret Mathis, City Librarian
- Phil Morris, Depot- Luncheon for Family Counseling Park Cleaners Thursday 9/6/18
- City Council

10. **Adjournment:**

POSTED: 8-31-18

BY: AWright

Memo

To: City of Vienna
From: Moran Economic Development
CC:
Date: August 7, 2018
Re: TIF Application Review – The Secret Garden

The following Project Proposal has been submitted to the City requesting TIF Funds. We have reviewed the application TIF assistance and offer the following overview of the project and its economic impact in regard to potential TIF funding:

Proposed Project: Handicap accessibility improvements

Applicant/Contact Person: Sheila Harper, owner, The Secret Garden

Project Address: 209 N. First Street, Vienna, IL (Vienna TIF #1)

Project Description: The business owner would like to install a new handicap entrance to the building, as well as create a handicap parking area, which would help to facilitate the ability of elderly and handicap customers to access her business. Without these improvements, the owner is concerned that some customers will be deterred from shopping at her store. It has also been proposed to paint the exterior of the building to preserve the brickwork and façade features.

The applicant is requesting the consideration for the provision of TIF assistance to help offset the cost of these improvements.

One of the goals of the TIF Redevelopment Plan is to support existing business owners who invest in the improvement of these buildings and properties, with the goal to increase their ability to serve customers and promote and support additional commerce within the community. The proposed project and anticipated work to be performed is in line with these goals.

Employment Opportunities Impact

This project is not anticipated to create any additional employment opportunities

Estimated Impact on Sales Tax Revenues

The business owner hopes that these improvements will lead to additional taxable sales, but no estimates are currently available. The City's share of taxable sales is 1%. (\$1 per \$100 taxable)

Estimated Project Costs

The Secret Garden CONSTRUCTION COST ESTIMATES

Description	Estimated Cost
Installation of handicap entrance	\$10,000
Parking area improvements	\$5,000
Exterior Painting	\$5,000
TOTAL Costs (excluding inventory)	\$20,000

Estimated TIF Eligible Costs

Of the above estimated costs, approximately all \$20,000 of the anticipated costs to be incurred could qualify as TIF Eligible under the Illinois TIF Act. This does not represent the recommended funding to be provided; only the costs that may be legally eligible to be funded using TIF monies. Actual costs incurred would need to be reviewed for eligibility to verify and confirm conformance with the TIF Act.

Estimated Impact on Property Tax Liability

Although this project represents functionally necessary improvements to an existing building, the type of work to be performed and resulting improvements made are unlikely to create additional tax liability or increment TIF Revenues for the City. This is desirable for the applicant, as they should not expect any significant increase in their annual property tax payment, however it does mean that any TIF revenues used in support of this project should not be expected to be recovered.

(Actual tax liability changes are dependent upon value of improvements as determined by the County Assessor).

Opinion on the Provision of TIF Assistance

Should the City wish to provide TIF funding to support this project, it recommended that it does so in the following forms:

Option 1: Provision of a one-time grant payment upon completion of the project for reimbursement of certain costs incurred by the Developer.

Recommendation for consideration:

A one-time grant in the amount equal to 25% of the TIF Eligible costs incurred by the applicant during the performance of the work required to complete the project, up to a maximum limit of \$5,000. This payment should only be payable upon completion of the project, and verification of costs incurred.