

**CITY OF VIENNA  
CITY COUNCIL MEETING  
VIENNA CITY HALL  
205 North 4<sup>th</sup> Street  
March 16, 2022  
6:30 P.M.**

**AGENDA**

1. Mayor Calls Meeting to Order.

2. Roll Call:

Hill \_\_\_\_\_ Moore \_\_\_\_\_ Owen \_\_\_\_\_ Pitts \_\_\_\_\_ Racey \_\_\_\_\_ Tuey \_\_\_\_\_

**NEW BUSINESS**

3. Omnibus Consent Agenda

- Approval of the March 2, 2022 Meeting Minutes
- Approval of the Warrant
- Approval of Treasurer's Report (Feb)

Motion \_\_\_\_\_ Seconded \_\_\_\_\_

Hill \_\_\_\_\_ Moore \_\_\_\_\_ Owen \_\_\_\_\_ Pitts \_\_\_\_\_ Racey \_\_\_\_\_ Tuey \_\_\_\_\_

4. Scott Hickam, Buessink & Hickam PC - Review of FY 2021 Financial Report

Approval/Acceptance of the 2021 Fiscal Year Annual Financial Report

Motion \_\_\_\_\_ Seconded \_\_\_\_\_

Hill \_\_\_\_\_ Moore \_\_\_\_\_ Owen \_\_\_\_\_ Pitts \_\_\_\_\_ Racey \_\_\_\_\_ Tuey \_\_\_\_\_

5. Kathy Poole- Brayden King Memorial baseball tournament

6. Jennifer Jacobsen- Approval to coordinate monthly Farmers Market event on city square
7. Review of Application for TIF Assistance – SIL Tax Service Relocation
8. Authorization and Approval of wage rate increase for city park maintenance employees

Motion \_\_\_\_\_ Seconded \_\_\_\_\_

Hill \_\_\_\_\_ Moore \_\_\_\_\_ Owen \_\_\_\_\_ Pitts \_\_\_\_\_ Racey \_\_\_\_\_ Tuey \_\_\_\_\_

9. Starfire Corporation July Fourth display quote  
*-Fire Chief, Brent Williams*

Motion \_\_\_\_\_ Seconded \_\_\_\_\_

Hill \_\_\_\_\_ Moore \_\_\_\_\_ Owen \_\_\_\_\_ Pitts \_\_\_\_\_ Racey \_\_\_\_\_ Tuey \_\_\_\_\_

10. **PUBLIC COMMENT/ADDITION TO THE AGENDA**

11. **ELECTED/APPOINTED OFFICIALS**

- City Attorney
- Aleatha Wright, City Clerk- Approval for Eagle House Ministry city park yard sale fundraiser, April 30<sup>th</sup> /8-3 p.m.
- Shane Racey, City Supt.
- Michelle Meyers, Treasurer
- Jim Miller, Chief of Police
- Brent Williams, Fire Chief
- City Council
- Steve Penrod, Mayor- Roundabout design/city welcome sign

12. **Adjournment:**

POSTED: 3-14-22

BY: 



# Memo

To: City of Vienna  
From: Moran Economic Development  
Date: March 9, 2022  
Re: Application for TIF Assistance Review – SIL Tax Services Relocation

The following Project Proposal has been submitted to the City requesting consideration for the provision of TIF Funds in support of the costs expected to be incurred. We have reviewed the applicant's proposal and have outlined key project features and economic impact aspects below:

## **Project Name**

Jackson Hewitt Vienna

## **Applicant/Developers**

SIL Properties, LLC, Bart Loyd, President, SIL Tax Services Inc.

## **Project Location**

209 N 1<sup>st</sup> Street, Vienna, IL 62995 (Vienna TIF #1)

## **Johnson County PIN(s)**

08-05-401-024

## **Project Summary**

The applicant has recently sold their building and property located at 45 Commercial Drive, and has proposed to relocate to the building located at 209 N 1<sup>st</sup> Street.

The building will be used as a tax office (Jackson Hewitt Tax Services) as well as a storage/corporate office location for SIL Properties, LLC.

In order to prepare the new building for the proposed uses, the Developer has proposed to perform numerous repairs, renovations, and improvements:

Proposed work items include, but are not limited to:

### **Exterior Repairs**

- Garage Roof Repair
- Landscaping maintenance and tree & shrubbery trimming/removal
- Installation of ADA approved access ramp
- Construction of gravel parking lot
- Site excavation at rear of property to fill in a hole where a pool used to be located.



- Installation of improved exterior lighting
- Signage repair/replacement

**Interior Repairs**

- HVAC system replacement
- Installation of sump pump in basement
- Flooring repairs
- Bathroom renovations
- Painting of interior ceilings, walls, and trims.

*See attached application letter for additional details.*

**Estimated Project Costs**

<b>Description</b>	<b>Estimated Cost</b>	<b>Estimated TIF Eligible</b>
HVAC Repairs	\$25,705	\$25,705
Exterior Signage Repairs	\$950	\$950
Exterior Repairs & Work Items	\$22,339	\$22,339
Interior Repairs & Renovations	\$10,447	\$10,447
<b>TOTAL</b>	<b>\$59,441</b>	<b>\$59,441</b>

**Estimated TIF Eligible Costs**

TIF Eligible costs are those costs incurred by the Developer during the performance of the work required for the project which are legally reimbursable under the Illinois TIF Act. Any financial assistance provided by TIF Funds may not exceed the total TIF eligible costs incurred. Actual costs incurred during the performance of the project would need to be reviewed in order to make final determinations of eligibility in accordance with the TIF Act. The legal eligibility of these costs does not guarantee the provision of any level of funding.



**Estimated Economic Impact on Property Taxes & TIF Revenues**

	PRE PROJECT	AFTER PROJECT	CHANGE
*Taxable Value	\$26,483	\$31,441	<b>\$4,958</b>
Total Tax Bill	\$2,506	\$2,975	<b>\$469</b>
TIF Revenue	\$0	\$0	<b>\$0</b>

*Please see attached Exhibit B – Projections, for more detailed information regarding property tax estimates.*

\*Actual taxable value will be determined by the County Assessor, and may vary widely based on their assessment of the improvements to the property.

- Since the establishment of Vienna TIF #1, this property has lost approximately \$10,000 in taxable value.
- In order for this property to generate any TIF Revenue, it will need to have a taxable value at over \$37,640
- Although this project represents an investment of over \$50,000 by the developer, the improvements to be made generally do not have a significant impact on the assessed value of the property.
- This is beneficial to the Developer, as they shouldn't expect a significant amount of increased tax liability, but it also means that this property still will not generate any TIF Revenue.

**Potential Employment Opportunity Impact**

By keeping this tax office active in Vienna, the project will help to retain 3 full-time and 4 part-time jobs within the City.

**Estimated Economic Impact on Sales Tax Revenue**

The type of business to be operated here is service based, and therefore does not charge sales tax on costs that their customers incur.

As such, this project is not anticipated to generate any sales tax revenue for the City.

If any taxable sales do occur at this location, the City will collect the usual 1% in tax revenue. (\$100,000 in taxable sales will result in \$1,000 in tax revenue for the City's general fund).



**Requested TIF Assistance:**

This applicant has indicated on their application that they are requesting \$49,000 in TIF assistance for this project.

**Opinion on the Provision of TIF Assistance**

Should the City wish to provide TIF funds to support this project, the recommended strategy for assistance would be a one-time grant payment payable upon completion of the project to reimburse for certain TIF eligible costs incurred by the Developer.

**Suggested Assistance Package(s) for Consideration:**

Option 1:

Reimbursement of **10%** of the total eligible project costs, up to a maximum of **\$5,000.**

Option 2:

Reimbursement of **20%** of the total eligible project costs, up to a maximum of **\$10,000.**

Option 3:

Reimbursement of **30%** of the total eligible project costs, up to a maximum of **\$15,000.**

It is recommended that all approved payments are only payable upon completion of the entire project and verification of the costs actually incurred as determined by the City, in the City's sole discretion.

**NOTE**

The provision of TIF assistance is at the complete discretion of the City, and this document is simply meant to serve as an overview of the project and evaluation of the application for assistance submitted by the Developer, as well as expression of our opinion, based on our professional experience, of an assistance strategy which the City could consider utilizing in regard to TIF funds.

Any actions taken should be in accordance with the desires of the City, the availability of funding, and in accordance with all provisions of the TIF Act. Any actual payment is subject to terms of an executed Redevelopment Agreement between the City and the Developer. Any reimbursement may not exceed the total Eligible Redevelopment Project costs verified to have been incurred in conjunction with the project.

**REAL ESTATE TAX PROJECTIONS**  
**Jackson Hewitt Tax Services**  
**209 N. 1st Street - Vienna TIF #1**

Project PIN(s)	08-05-401-024	
Current EAV of Properties	\$26,483	Est. Current Tax Bill
Estimated TIF BASE	\$37,640	\$2,506
Estimated Total Project Cost (Hard Costs)	\$59,500	Est. to TIF
Project Costs to Assessed Value*	25%	\$0
Estimate Assessed Value of Improvements	\$14,875	
EAV of Estimated Improvements	\$4,958	
<b>New EAV with Improvements</b>	<b>\$31,441</b>	<b>Total Tax Bill</b>
Total Tax Rate	9.46122%	\$2,975

<b>TIF Increment or Amount Available for Reimbursement</b>
\$0

Payment Year	Year	Current or Base EAV	EAV of Improvements	New EAV w/ Improvements	New EAV w/ Improvements Minus Base EAV	Estimated Full Tax Bill	Estimated TIF Increment	EXAMPLE SHARING SCENARIO			
								To Developer	%	To City	%
	2022	\$37,640	\$0	\$0	\$0	\$0		\$0	0	\$0	0
1	2023	\$37,640	\$4,958	\$31,441	-\$6,199	\$2,975	\$0	\$0	60%	\$0	40%
2	2024	\$37,640	\$5,008	\$31,491	-\$6,149	\$2,979	\$0	\$0	60%	\$0	40%
3	2025	\$37,640	\$5,058	\$31,541	-\$6,099	\$2,984	\$0	\$0	60%	\$0	40%
4	2026	\$37,640	\$5,109	\$31,592	-\$6,048	\$2,989	\$0	\$0	60%	\$0	40%
5	2027	\$37,640	\$5,160	\$31,643	-\$5,997	\$2,994	\$0	\$0	60%	\$0	40%
6	2028	\$37,640	\$5,211	\$31,694	-\$5,946	\$2,999	\$0	\$0	60%	\$0	40%
7	2029	\$37,640	\$5,263	\$31,746	-\$5,894	\$3,004	\$0	\$0	60%	\$0	40%
8	2030	\$37,640	\$5,316	\$31,799	-\$5,841	\$3,009	\$0	\$0	60%	\$0	40%
9	2031	\$37,640	\$5,369	\$31,852	-\$5,788	\$3,014	\$0	\$0	60%	\$0	40%
10	2032	\$37,640	\$5,423	\$31,906	-\$5,734	\$3,019	\$0	\$0	60%	\$0	40%
<b>TOTAL 10 Years</b>						<b>\$29,964</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	

Assume 1% increase annually

Based on figures from the Developer

\*Not all costs contribute to real property value