***Due to COVID19 our meeting will be held @ the Vienna Public Library downstairs meeting room for safe social distancing.**
A limit of 10 people will be allowed in the meeting at a time.
Public comments can be submitted to the city clerk up until 4 p.m. on Wed, May 6th @ 658-5161

CITY OF VIENNA
CITY COUNCIL MEETING
VIENNA CITY LIBRARY
401 Poplar Street
May 6, 2020
6:30 P.M.

AGENDA

1. Mayor Calls Meeting to Order.

2. Roll Call:

   Hill_____ Riddle _____ Penrod_____ Owen_____ Racey_____ Tuey_____

NEW BUSINESS

3. Jon Simmons-
   Acceptance of resignation letter from Debbie Riddle -Ward 3.

4. Omnibus Consent Agenda

   - Approval of the March 4, 2020 Meeting Minutes
   - Approval of the Warrant
   - Treasurer's Report (Feb, March)

   Motion_____**Seconded**_____

   Hill_____ Penrod_____ Owen_____ Racey_____ Tuey_____

5. **Brian Ziegler, Clarida & Ziegler-**

   -Amphitheater/Bathhouse Bids

   -Rebuild Illinois Grant

6. Approval and Authorization of Resolution 20-01, A Resolution to obtain a permit to construct, occupy and maintain a 3" water service line under IL Rt 146 through IDOT

Motion_____**Seconded**_____

Hill_____ Riddle _____ Penrod_____ Owen_____ Racey_____ Tuey_____

7. Review of Maintenance Estimate for MFT- $51,454.40

8. Authorization for the City of Vienna to accept Clarida & Ziegler as consulting engineer for the 2020 calendar year to perform MFT

Motion_____**Seconded**_____

Hill_____ Riddle _____ Penrod_____ Owen_____ Racey_____ Tuey_____

9. Approval and Authorization of Resolution 20-02, a Resolution for Maintenance of Street and Highways by the Municipality under the Highway Code for $55,000.00 of MFT Funds

Motion_____**Seconded**_____

Hill_____ Riddle _____ Penrod_____ Owen_____ Racey_____ Tuey_____

Jim Miller, Police Chief-

10. Approval and Authorization to purchase a firearm,
glock 22/40 caliber for police dept-
Marshall Tactical Outfitters- $475.00 *(General Fund)*

Motion_____**Seconded**_____

Hill_____ Riddle _____ Penrod_____ Owen_____ Racey_____ Tuey_____

11. Approval and Authorization to purchase Cage for 2016 Ford Squad-
Ray O'Herron-$1,100.00 *(General Funds)*

Motion_____**Seconded**_____

Hill_____ Riddle _____ Penrod_____ Owen_____ Racey_____ Tuey_____

12. Approval and Authorization to purchase two Evolis XL Radar Speed signs Elan City- $5,339.00 (General Funds)

Motion_____**Seconded**_____

Hill_____ Riddle _____ Penrod_____ Owen_____ Racey_____ Tuey_____

13. **Brent Williams, Fire Chief-** Fourth of July

14. Opening of sealed bids for 1953 brush Truck

15. Approval and Authorization of agreement between The City of Vienna and Ken Carter for demolition of a barn structure at 704 West Main.

Motion_____**Seconded**_____

Hill_____ Riddle _____ Penrod_____ Owen_____ Racey_____ Tuey_____

16. TIF Proposals-
-Rick Nannie, Highly Favored Properties LLC & UCOA, LLC
-Lori Groves, Little Treasures Child Development Center

PUBLIC COMMENT/ADDITION TO THE AGENDA

17. **ELECTED/APPOINTED OFFICIALS:**

- Jon Simmons, Mayor
- Melissa Presser, City Attorney
- Aleatha Wright, City Clerk
- Shane Racey, City Supt
- Michelle Meyers, Treasurer
- Jim Miller, Chief of Police
- Brent Williams, Fire Chief
- City Council

18. **Adjournment:**

POSTED: 5-4-20 BY: A Wright

REGULAR MEETING
VIENNA CITY HALL
205 NORTH FOURTH STREET
VIENNA, IL 62995
March 4, 2020
6:30 P.M. VIENNA CITY COUNCIL

The City Council of the City of Vienna met in regular session, Wednesday, March 4, 2020 at Vienna City Hall with the following members and guest:

ELECTED/APPOINTED OFFICIALS PRESENT:
Jon Simmons, Mayor
Melissa Hill, Alderman
Austin Tuey, Alderman
Debbie Riddle, Alderman
Alan Racey, Alderman
Richard Owen, Alderman
Aleatha Wright, City Clerk
Michelle Meyers, Treasurer
Brent Williams, Fire Chief
Phil Morris, Depot

ELECTED/APPOINTED OFFICIALS ABSENT:
Steve Penrod, Alderman
Melissa Presser, City Attorney
Jim Miller, Police Chief

There being a quorum, Mayor Simmons called the meeting of the Vienna City Council to order at 6:30 p.m.

GUESTS:
Joseph Emery

NEW BUSINESS
Alderman Hill made a motion to Approve the Omnibus Consent Agenda consisting of the February 19, 2020 Council Meeting Minutes and the Warrant ($11,242.78). Alderman Tuey seconded the motion. All in favor, Motion carried.

Alderman Hill made a motion to Authorize and Approve the City of Vienna to open two checking accounts with Banterra Bank for the purpose of Illinois Dept of Natural Resources and Illinois Dept of Commerce and Economic Development grants for amphitheater/restroom project. Alderman Owen seconded the motion. All in favor, Motion carried.

Item number #5 on the agenda was tabled and would be placed on the next scheduled meeting's agenda.

FOR APPROVAL

PUBLIC COMMENT

Joseph Emery announced the grand opening ribbon cutting ceremony of The Art Gallery Off the Square. The event would be held Saturday, March 21 from 1:00 to 4:00 p.m. at 206 West Vine Street. Emery invited the mayor and officials to attend.

Mayor Simmons announced that he would be undergoing surgery on March 17th therefore he would be absent for that week's meeting. Simmons noted he had not missed a meeting since he took office in 2009. Mayor pro-tem, Richard Owen will be filling in for Simmons during recovery.

Clerk Wright announced the spring city wide cleanup would start Monday, April 27th as Bulldog would pick up miscellaneous items. The rest of the week the city would pick up white goods and e-waste items.

Wright also mentioned receiving information of a small grant the city could apply for through AARP community challenge, geared towards parks and recreational areas. Wright said there was no match needed for the grant and she would place it on the next agenda for approval to apply.

Treasurer Meyers briefly mentioned several properties that were delinquent with utilities saying the council will need to decide whether or not to pursue placing liens on properties. The issue would be discussed with city attorney.

Fire Chief Williams said he was working on a fire dept billing ordinance with City Attorney Presser including discussion of outstanding fire call invoices. Williams also said he applied for a small equipment grant through the State Fire Marshall.

Phil Morris said Johnson County Revitalization was raffling off a zero turn mower as funds would go towards beautification. Morris also said he was approached about placing a souvenir penny machine in the depot. Morris said it would be at no cost to the city and the city would receive 40% of sales.

As there was no further business to discuss Alderman Owen made a motion to adjourn the meeting. Alderman Racey seconded the motion. Motion carried.

Mayor Simmons declared the meeting adjourned at 6:59 p.m.

For APPROVAL: May 6, 2020

Jon A. Simmons, Mayor	Aleatha Wright, City Clerk

FOR APPROVAL

20-01

Permit No. 9U-3316-20

RESOLUTION

WHEREAS, The Board of Commissioners of the City of Vienna, located in the County of Johnson, State of Illinois, wish to construct, occupy, and maintain a 3" water service line under IL 146, which by law comes under the jurisdiction and control of the Department of Transportation of the State of Illinois; and

WHEREAS, A permit from said Department is required before said work can be legally undertaken by said City of Vienna; now

THEREFORE, Be it resolved by the Board of Commissioners of the City of Vienna, County of Johnson, and State of Illinois;

FIRST: That we do hereby request from the Department of Transportation, State of Illinois, a permit authorizing the City of Vienna to proceed with the work herein described.

SECOND: That we hereby pledge the good faith of the City of Vienna and guarantee that all work shall be performed in accordance with the conditions of the permit to be granted by the Department of Transportation of the State of Illinois and to hold the State of Illinois, Department of Transportation, harmless on account of any damages that may occur to persons or property during the prosecution of such work, and assume all liability for damages to persons or property, due to accidents or otherwise by reason of the work which is to be performed under the provisions of said permit.

THIRD: That we hereby state that the proposed work is not to be performed by the employees of the City of Vienna.

FOURTH: That the proper officers of the City of Vienna are hereby instructed and authorized to sign said permit in behalf of the City of Vienna.

I, _____, hereby certify the above to be a true copy of the resolution passed by the _____, County of _____, State of _____.

Dated this _____ day of _____, A.D. 20_____.

(CORPORATE SEAL)

_____

Illinois Department of Transportation

Local Public Agency General Maintenance

Estimate of Maintenance Costs

Submittal Type: Original

Local Public Agency	County	Section Number	Maintenance Period Beginning	Maintenance Period Ending
Vienna	Johnson	20-00000-00-GM	01/01/20	12/31/20

Maintenance Items

Maintenance Operation	Maint Eng Category	Insp. Req.	Material Categories/ Point of Delivery or Work Performed by an Outside Contractor	Unit	Quantity	Unit Cost	Cost	Total Maintenance Operation Cost
Surface & Base Repair	IIA	No	CA-7	TON	100	$9.50	$950.00	$950.00
	IIA	No	CA-6	TON	400	$9.00	$3,600.00	$3,600.00
	IIA	No	Cold Patch	TON	300	$76.00	$22,800.00	$22,800.00
	IIA	No	Rip Rap	TON	100	$15.00	$1,500.00	$1,500.00
	IIA	No	Bam	TON	100	$42.50	$4,250.00	$4,250.00
Reseal	IIA	No	HFE-150	GAL	4,080	$2.50	$10,200.00	$10,200.00
	IIA	No	CA-16	TON	170	$26.00	$4,420.00	$4,420.00
Street Signs	IIA	No	TELESCOPING SIGN POSTS	EA	20	$80.00	$1,600.00	$1,500.00
							Total Operation Cost	$49,220.00

Estimate of Maintenance Costs Summary

Maintenance	MFT Funds	Other Funds	Estimated Costs
Local Public Agency Labor	$49,220.00		$49,220.00
Local Public Agency Equipment			
Materials/Contracts(Non Bid Items)			
Materials/Deliver & Install/Request for Quotations (Bid Items)			
Formal Contract (Bid Items)			
Maintenance Total	$49,220.00		$49,220.00

Estimated Maintenance Eng Costs Summary

Maintenance Engineering	MFT Funds	Other Funds	Total Est Costs
Preliminary Engineering	$2,234.40		$2,234.40
Engineering Inspection			
Material Testing			
Advertising			
Bridge Inspection Engineering			
Maintenance Engineering Total	$2,234.40		$2,234.40
Total Estimated Maintenance	$51,454.40		$51,454.40

Remarks

Estimate of Maintenance Costs

Submittal Type: Original

Local Public Agency	County	Section	Maintenance Period Beginning	Maintenance Period Ending
Vienna	Johnson	20-00000-00-GM	01/01/20	12/31/20

SUBMITTED

Local Public Agency Official

Date

Title

County Engineer/Superintendent of Highways

Date

APPROVED

Regional Engineer
Department of Transportation

Date

Illinois Department of Transportation

Maintenance Engineering to be Performed by a Consulting Engineer

Local Public Agency: Vienna

County: Johnson

Section Number: 20-00000-00-GM

The services to be performed by the consulting engineer, pertaining to the various items of work included in the estimated cost of the maintenance operations (BLR 14222), shall consist of the following:

PRELIMINARY ENGINEERING shall include:
Investigation of the condition of the streets or highways for determination (in consultation with the local highway authority) of the maintenance operations to be included in the maintenance program; preparation of the maintenance resolution (BLR 14220 for municipalities and counties), maintenance estimate of cost and, if applicable, proposal; attendance at meetings of the governing body as may reasonably be required; attendance at public letting; preparation of the contract, quotations, and/or acceptance (BLR 12330) form. Also, preparation of the maintenance expenditure statement which must be submitted to IDOT within 3 months of the end of the maintenance period.

ENGINEERING INSPECTION shall include:
Furnishing the engineering field inspection, including preparation of payment estimate for contract, material proposal and/or deliver and install proposal and/or checking material invoices of those maintenance operations requiring engineering field inspection. For operations requiring material testing ensure the testing is completed by a qualified firm.

For furnishing preliminary engineering, the engineer will be paid a base fee PLUS a negotiated fee percentage. Only one base fee can be charged per maintenance period. For furnishing engineering inspection, the engineer will be paid a negotiated fee percentage. The negotiated preliminary engineering fee percentage for each maintenance group shown in the "Schedule of Fees" shall be applied to the total estimated costs of that group. The negotiated fee for engineering inspection for each maintenance group shall be applied to the total final cost of that group for the times which required engineering inspections. In no case shall this be construed to include supervision of the contractor operations.

SCHEDULE OF FEES

Total of all Maintenance Operations:

☐ <= $20,000 Base Fee _____ ☒ > $20,000 Base Fee = $1,250.00

PLUS

Maintenance Engineering Category	Preliminary Engineering		Engineering Inspection		Operation(s) to be Inspected
	Maximum Fee %	Negotiated Fee %	Maximum Fee %	Negotiated Fee %	
I	NA	NA	NA	NA	NA
IIA	2%	2%	1%	1%	
IIB	3%	3%	3%	3%	
III	4%	4%	4%	4%	
IV	5%	5%	6%	6%	

The LPA certifies that the selection of the ENGINEER was performed in accordance with the Local Government Professional Service Selection Act 50 (ILCS 510/1-510/8) and procedures outlined in Chapter 5 of the DEPARTMENT's Bureau of Local Roads and Streets Manual.

BY:
Local Public Agency Signature _____ Date _____
Title _____

BY:
Consulting Engineer Signature _____ Date _____
Title: W. Brian Ziegler, PE
P.E. Seal _____ Date _____

Approved:
Regional Engineer, IDOT _____ Date _____

Printed 03/19/20

Illinois Department of Transportation

Resolution for Maintenance Under the Illinois Highway Code

Resolution Number	Resolution Type	Section Number
20-02	Original	20-00000-00-GM

BE IT RESOLVED, by the Council (Governing Body Type) of the City (Local Public Agency Type) of Vienna (Name of Local Public Agency) Illinois that there is hereby appropriated the sum of Fifty Five Thousand Dollars ($55,000.00) of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 01/01/20 (Beginning Date) to 12/31/20 (Ending Date).

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that City (Local Public Agency Type) of Vienna (Name of Local Public Agency) shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) ceritified originals of this resolution to the district office of the Department of Transportation.

I Aleatha Wright (Name of Clerk) City (Local Public Agency Type) Clerk in and for said City (Local Public Agency Type) of Vienna (Name of Local Public Agency) in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the Council (Governing Body Type) of Vienna (Name of Local Public Agency) at a meeting held on _____ (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ (Day) day of _____ (Month, Year).

(SEAL)

Clerk Signature

APPROVED

Regional Engineer
Department of Transportation

Date

Printed 03/19/20

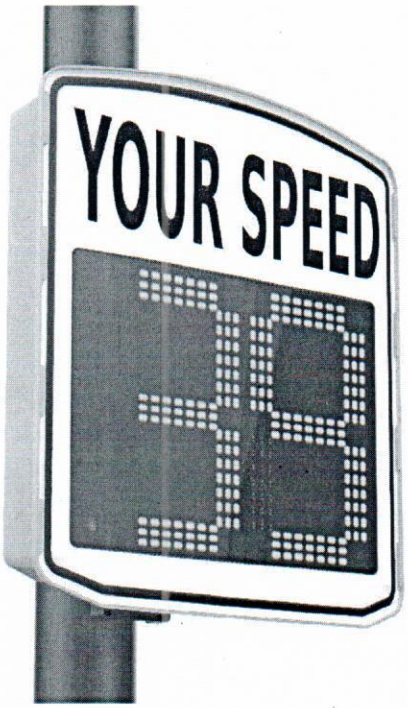
BLR 14220 (Rev. 02/08/19)

ElanCity

DETECT · INFORM · SECURE

The EVOLIS XL Radar Speed Sign

...Portable, Affordable, and EXTREMELY Effective



The portable, pole-mounted **EVOLIS XL Radar Speed Sign** is the ideal traffic-calming tool for any traffic scenario and environment. At only 19lbs, constructed from highly durable UV resistant ABS injected Resin, the Evolis XL RSS was ingeniously designed for easy portability and product longevity.

The superior Doppler radar technology incorporated within the Evolis XL Radar Speed Sign offers an extended vehicle detection range of over 1,000 feet! And the high visibility of the radar's 16" XL speed digits, enabled by the 3 rows of ultra-bright amber LEDs, helps correct driver behavior with an **average decrease of 25% in overall speed!**

The EVOLIS XL RSS is available as a battery-operated or solar-powered, full-option package, including all the necessary power accessories for immediate functionality. Each pack also includes **bi-directional traffic data collection** and comprehensive traffic analysis software, elevating the EVOLIS Radar Speed Sign from an effective traffic calming device to **an indispensable ally in speed infraction prevention and enforcement**. This sophisticated service has **NO** subscription fees and the updates are entirely **FREE** for life!

EVOLIS XL: MUTCD Compliant & DOT-Friendly!

With 13,000+ Evolis units installed in 8,000+ communities worldwide!

Each Package Includes:

- ✓ 28"X 28" EVOLIS XL Radar Speed Sign (2 power-options)
- ✓ Highly visible, 16" XL speed digits: Amber LEDs
- ✓ Bi-directional traffic data collection
- ✓ Comprehensive analysis & configuration software
- ✓ **FREE updates & NO subscription fees!**
- ✓ Timer Mode - great for school zones!
- ✓ Stealth Mode - for comparative data analysis
- ✓ Bluetooth® + smartphone app
- ✓ Mounting kit & specific accessories for solar or battery-operated packs
- ✓ 2 year warranty

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Shipping address:
VIENNA CITY HALL
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VIENNA, IL 62995
United States

Invoice address:
VIENNA CITY HALL
PO BOX 1442
VIENNA, IL 62995
United States

VIENNA CITY HALL
PO BOX 1442
VIENNA, IL 62995
United States

Quote N° SO4182

Customer Reference	Quote Date	Contact	Terms of payment
	04/24/2020	CAUSINO BARRE Carrie	

Description	QTY	Each	Disc.(%)	Ext. price
[01118] Evolis XL - 16" Radar Speed Sign; Internal Solar Power Regulator; Traffic Data Collection + Analysis Software with NO Subscription Fee; Bluetooth & Smartphone App; Mounting Kit (Mounting bar)	2.00 Unit(s)	3,000.00	0.00	$ 6,000.00
[028] 12V 22Ah Battery 12V 22Ah Battery	4.00 Unit(s)	100.00	100.00	$ 0.00
[0223] 80W solar panel with mounting kit and connection cables	2.00 Unit(s)	500.00	100.00	$ 0.00
[99900] Discount TWIN PACK SPECIAL 2020	1.00 Unit(s)	-1,001.00	0.00	$ -1,001.00
Delivery Charge	1.00 Unit(s)	340.00	0.00	$ 340.00
		Total:		$ 5,339.00
		Taxes:		$ 0.00
		Total:		**$ 5,339.00**

.....TO PLACE AN ORDER, PLEASE COMPLETE THE FOLLOWING:
.....
.....
Title: _____ Name (First, Last): _____
Check this box: ☐
I have read, understood and agree to the terms of the Elan City Inc. :
"General Terms of Sales and Delivery - WARRANTY."
Signature:
_____
Date: (m/ d/ y): _ _ / _ _ / _ _
and email it back to us along with your tax exempt form
CUSTOMER CONTACT INFO:
- Name: Aleatha Wright
- Phone: 618-658-5161
- Email: awright@cityofviennail.net

IN CASE DELIVERY ADDRESS IS DIFFERENT:

generated by OpenERP.com

MORAN

ECONOMIC DEVELOPMENT

Memo

To: City of Vienna

From: Moran Economic Development

CC:

Date: March 27, 2020

Re: Application for TIF Assistance Review – UCOA Addition

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: Construction of new warehouse facility

Applicant/Developers: Rick Nannie, CEO, Highly Favored Properties LLC & UCOA, LLC

Project Location: 45 Industrial Drive (TIF #1)

Johnson County PIN: 08-04-201-028

Estimated Total Project Cost: $67,500 (Breakdown on following pages)

Project Overview: The applicant would like to construct an additional building of approximately 2,100 square feet in size to use for inventory warehousing.

It is their belief that by expanding their ability to stock more items, they can capture additional market share from contractors in the area and increase their overall sales figures.

Potential Employment Opportunity Impact

Due to the expansion of the service ability of the facility, the applicant has indicated that they could hire up to 3 new employees as a result of the project.

Estimated Economic Impact on Sales Tax Revenue

The City will collect the usual 1% from all taxable sales which occur at this location. ($100,000 in taxable sales will result in $1,000 in tax revenue for the City's general fund).

The applicant has indicated that they estimate $1.4M in taxable sales to occur at this location annually. This represents $14,000 in sales tax revenue for the City. This figure could increase if the business succeeds in growing its customer base and level of sales.

669 East Lake Drive • Edwardsville, IL 62025 • T 618-792-7869 • F 618-307-9100 • E keith@morandevelopment.com

Estimated Project Costs

UCOA Warehouse Addition

Description	Estimated Cost	Estimated TIF Eligible
Construction of New Buildings	$38,000	$0
Installation of Machinery & Equipment	$5,000	$0
Architectural & Engineering Costs	$1,500	$1,500
Legal & Other Professional Fees	$500	$500
Site Preparation (Fill)	$9,000	$9,000
Footing & Concrete Foundation	$13,500	$13,500
TOTAL	**$67,500**	**$24,500**

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

	PRE PROJECT	AFTER PROJECT	**CHANGE**
*Taxable Value	$55,400	$66,650	**$11,250**
Total Tax Bill	$5,400	$6,497	**$1,097**
TIF Revenue	$5,395	$6,492	**$553**

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.

Note #1: This parcel was the location of a project undertaken in 2015 where the original UCOA building was constructed. **The applicant was awarded $20,000 in TIF assistance for this project (75% reimbursement for 10 years).** This reimbursement agreement is still on-going.

- Projections indicate that this new project could result in approximately $5,500 in new TIF Revenue over the next 10 years.

Request for TIF Assistance: The applicant has requested assistance with the costs for site preparation & foundation construction.

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 to reimburse the Developer for a portion of the site preparation costs incurred

Suggested Assistance Package to offer:

Grant Amount: TBD by the City Council at their discretion – suggested between 25%-50% of the site preparation costs ($2,250 – $4,500).

Term: Payable upon completion of the entire project as determined by the City.

No payments are recommended to be made prior to the review of the eligible costs incurred, as verified and confirmed by the City or its consultants, in their sole discretion. No payments utilizing TIF Funds may exceed the total Eligible Redevelopment Project costs verified to have been incurred in conjunction with the project.

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
UCOA Addition
45 Industrial Drive - Vienna, IL - TIF #1

Project PIN(s)	08-04-201-028		
Estimated Current EAV of Properties (assuming demolition)	**$55,400**	**Est. Current Tax Bill**	
TIF BASE	**$50**	$5,400	
Estimated Total Project Cost	**$67,500**	**Est. to TIF**	
Project Costs to Assessed Value*	**50%**	**$5,395**	**TIF Increment or Amount Available for Reimbursement**
Estimate Assessed Value of Improvements	**$33,750**		
EAV of Estimated Improvements	**$11,250**		
New EAV with Improvements	**$66,650**	**Total Tax Bill**	
Total Tax Rate	**9.7472%**	$6,497	$6,492

								EXAMPLE SHARING SCENARIO			
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**	**To Developer**	**%**	**To City**	**%**
	2020	$50	$0	$0	$0	**$0**		$0	0	$0	0
1	2021	$50	$11,250	$66,650	$66,600	$6,497	**$6,490**	$3,894	60%	$2,596	40%
2	2022	$50	$11,363	$66,763	$66,713	$6,507	**$6,500**	$3,900	60%	$2,600	40%
3	2023	$50	$11,476	$66,876	$66,826	$6,519	**$6,510**	$3,906	60%	$2,604	40%
4	2024	$50	$11,591	$66,991	$66,941	$6,530	**$6,520**	$3,912	60%	$2,608	40%
5	2025	$50	$11,707	$67,107	$67,057	$6,541	**$6,540**	$3,924	60%	$2,616	40%
6	2026	$50	$11,824	$67,224	$67,174	$6,552	**$6,550**	$3,930	60%	$2,620	40%
7	2027	$50	$11,942	$67,342	$67,292	$6,564	**$6,560**	$3,936	60%	$2,624	40%
8	2028	$50	$12,062	$67,462	$67,412	$6,576	**$6,570**	$3,942	60%	$2,628	40%
9	2029	$50	$12,182	$67,582	$67,532	$6,587	**$6,580**	$3,948	60%	$2,632	40%
10	2030	$50	$12,304	$67,704	$67,654	$6,599	**$6,590**	$3,954	60%	$2,636	40%
TOTAL 10 Years						**$65,472**	**$65,410**	**$39,246**		**$26,164**	

Assume 1% increase annually

Based on figures from the Developer

*Not all costs contribute to real property value

MORAN

ECONOMIC DEVELOPMENT

Memo

To: City of Vienna

From: Moran Economic Development

CC:

Date: April 24, 2020

Re: Application for TIF Assistance Review – Little Treasures Daycare & Child Development Center

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: Existing building renovation and redevelopment

Applicant/Developers: Lori Groves, Little Treasures Child Development Center

Project Location: 903 Galeener Street, Vienna, IL (Vienna TIF #1)

Johnson County PIN: 05-32-424-006

Estimated Total Project Cost: $70,700 (Breakdown on following pages)

Project Overview: The applicant has proposed to renovate and redevelopment the existing building and property located at 903 Galeener Street for the purposes of operating a daycare and child development facility. The facility will cater to children from 6 weeks to 6 years old and offer daycare and early learning services for up to 45 children. *More information available in attached letter from the applicant.*

The proposed work includes:

- Installation of new roof
- Installation of new siding
- Kitchen remodeling and new appliances
- General interior remodeling
- Installation of outside play equipment & small bicycle track
- Installation of fencing and shade providing elements
- Paving the front parking area

This project is in line with the general goals and objectives of the TIF Plan to recruit new businesses and improve existing properties within the district.

669 East Lake Drive ▪ Edwardsville, IL 62025 ▪ T 618-792-7869 ▪ F 618-307-9100 ▪ E keith@morandevelopment.com

Potential Employment Opportunity Impact
This facility will require up to 8 full-time and 2 part-time staff members to operate normally day to day. (Teachers, assistants, cooks)

Estimated Economic Impact on Sales Tax Revenue
As this is a service based facility, it is not anticipated to create any additional sales tax revenue for the City.

Estimated Project Costs

Little Treasures Facility Development

Description	Estimated Cost	Estimated TIF Eligible
New Roof	$12,000	$12,000
New Siding	$10,000	$10,000
Kitchen updates & appliances	$10,000	$5,000
Concrete work	$6,000	$6,000
Inside Remodeling & Furnishings	$15,000	$7,500
Outside Play Equipment	$12,000	$0
Bicycle Track for Tricycles	$3,000	$0
Pickett Fence	$1,200	$0
Shade Items	$1,500	$0
TOTAL	**$70,700**	**$40,500**

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

	PRE PROJECT	AFTER PROJECT	**CHANGE**
*Taxable Value	$41,573	$48,573	**$7,000**
Total Tax Bill	$4,052	$4,735	**$682**
TIF Revenue	$202	$884	**$682**

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.

- Projections indicate that this new project could result in approximately $9,100 in new TIF Revenue over the next 10 years.

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 to reimburse the Developer for a portion of the roofing & siding costs.

Suggested Assistance Package to offer:

Grant Amount: TBD by the City Council at their discretion – suggested consideration of an amount between 25% - 50% of the costs required for new roofing and siding ($5,500 -$11,000).

Term: Payable upon completion of the entire project as determined by the City.

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

Little Treasures Child Development Center
903 Galeener St. - Vienna, IL - TIF #1

Project PIN(s)	05-32-424-006		
Current EAV of Properties	**$41,573**	**Est. Current Tax Bill**	
Estimated TIF BASE	**$39,500**	$4,052	
Estimated Total Project Cost	**$70,000**	**Est. to TIF**	
Project Costs to Assessed Value*	**30%**	**$202**	**TIF Increment or Amount Available for Reimbursement**
Estimate Assessed Value of Improvements	**$21,000**		
EAV of Estimated Improvements	**$7,000**		
New EAV with Improvements	**$48,573**	**Total Tax Bill**	
Total Tax Rate	**9.7472%**	$4,735	$884

								EXAMPLE SHARING SCENARIO			
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	**To Developer**	**%**	**To City**	**%**
	2020	$39,500	$0	$0	$0	**$0**		$0	0	$0	0
1	2021	$39,500	$7,000	$48,573	$9,073	$4,735	$880	$528	60%	$352	40%
2	2022	$39,500	$7,070	$48,643	$9,143	$4,741	$890	$534	60%	$356	40%
3	2023	$39,500	$7,141	$48,714	$9,214	$4,748	$900	$540	60%	$360	40%
4	2024	$39,500	$7,212	$48,785	$9,285	$4,755	$910	$546	60%	$364	40%
5	2025	$39,500	$7,284	$48,857	$9,357	$4,762	$910	$546	60%	$364	40%
6	2026	$39,500	$7,357	$48,930	$9,430	$4,769	$920	$552	60%	$368	40%
7	2027	$39,500	$7,431	$49,004	$9,504	$4,776	$930	$558	60%	$372	40%
8	2028	$39,500	$7,505	$49,078	$9,578	$4,784	$930	$558	60%	$372	40%
9	2029	$39,500	$7,580	$49,153	$9,653	$4,791	$940	$564	60%	$376	40%
10	2030	$39,500	$7,656	$49,229	$9,729	$4,798	$950	$570	60%	$380	40%
TOTAL 10 Years						**$47,660**	**$9,160**	**$5,496**		**$3,664**	

Assume 1% increase annually

Based on figures from the Developer

*Not all costs contribute to real property value

Little Treasures Child Development Center

10273 Samuel Rd.

or

6166 Old Rt. 13

Carterville, IL 62918

(618) 944-3210

To whom it may concern,

My name is Lori Groves. I own two childcare centers in Carterville, IL. I have recently purchased the old Happy Days daycare in Vienna, IL. I have been doing daycare for approximately 20 years. I look forward to serving the children in the Vienna community with high quality early learning.

Little Treasures Child Development Center will serve children from ages 6 wks to 6 years old. Our hours of operation will be 6a.m. to 6 p.m. Our program will be on the ISBE CACFP program to ensure quality meals are served that meet the guidelines of the State of Illinois. We will also be using the ASQ tool to screen childrens development to ensure early intervention is received when scores indicate that there is a need. We will also be participating in the CCAP and DHS subsidies for low income families.

Vienna, Illinois has no current opportunity for children to attend a high quality daycare that offers early learning. We live in a time where both parents have to work. We want to assist those parents with the care of their children while they work or continue their education. The saying "it takes a village to raise children" is so true and we are looking forward to being a part of that village in the Vienna area.

Our goals for improvements on the current location are as follows, put a new roof on, replace the gutters, siding updated, fix the fence around the playground, install some fun outside play equipment that supports gross motor, completely overhaul the kitchen, provide educational toys and furniture that make learning safe and fun. I would also like to see a white picket fence sitting in front of a paved parking area. My goal is to have an inviting place for children so that parents can work or continue their education while feeling good about where they leave their children. I look forward to bringing my experience and love for children to an area that currently has no options for childcare.

After the renovations are complete, we will have an inviting place for 45 children, and 10 new staff in the Vienna, Illinois area. We look forward to serving each your family.