

**CITY OF VIENNA
CITY COUNCIL MEETING
VIENNA CITY HALL
205 North 4th Street
June 15, 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 June 1, 2022 Meeting Minutes
- Approval of the Warrant
- Approval of Treasurer's Report (May)

Motion_____ Seconded_____

Hill_____ Moore_____ Owen_____ Pitts_____ Racey_____ Tuey_____

4. Kathy Poole- Update of the Brayden King Memorial Baseball Tournament

5. Review of TIF Proposal- Anita Edmonds, 408 Court Street, Kuts Salon

6. Authorization and Approval of Liquor License Application submitted by Miles Brothers for a Class A license effective July 1, 2022-June 30, 2023.

Motion_____Seconded_____

Hill_____ Moore_____ Owen_____ Pitts_____ Racey_____ Tuey_____

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

8. **ELECTED/APPOINTED OFFICIALS**

- City Attorney
- Aleatha Wright, City Clerk- Collective Bargaining agreement- Local 773, Shawnee Worship Center concert fundraiser event rescheduled to-10/21/22
- Shane Racey, City Supt.
- Michelle Meyers, Treasurer
- Jim Miller, Chief of Police
- Brent Williams, Fire Chief
- City Council- Alderman Owen/Pitts- Collective Bargaining Local 50
- Depot, Alisa Sowers
- Steve Penrod, Mayor

9. **Adjournment:**

POSTED: 6-13-22 BY: AWright



Memo

To: City of Vienna
From: Moran Economic Development
Date: June 13, 2022
Re: Application for TIF Assistance – Kuts Salon

The following Project Proposal has been submitted to the City requesting TIF Funds. We have reviewed the applicant's proposal and have outlined recommendations below:

Project: Existing building renovation for commercial uses (Kuts Salon)
Applicant: Anita Edmonds, Owner, Kuts Salon
Project Address(s): 408 Court Street, Vienna, IL (Vienna TIF #1)
PIN(s): 08-05-430-006, 08-05-430-007

Proposed Improvements/Project Description: The applicant has submitted a request for consideration of TIF Assistance with costs associated with the demolition, renovation and redevelopment of the building located at 408 Court Street, Vienna, IL. The project is for the development of a hair salon and includes additional hair stylist workstations, to expand business. There is also expansion potential with a massage therapy or tanning via the small building located behind the primary building. The applicant has 17 years of experience as a stylist and has also received a list of newly referred clientele from a stylist that has recently retired.

The proposed project includes, but is not limited to:

Renovation & Construction

- Install and paint shiplap to the front portion of the shop.
- Build a new half wall in the front of the shop.
- Purchase and install furniture:
 - Hair dryer and chair
 - Manicure/Pedicure workstation
 - Three (3) hair styling chairs
 - Three (3) mirrors
 - Three (3) hair styling workstations/cabinets
 - Wash bowl and chair
- Build a new salon/kitchen dividing wall with a sliding barn door.
- Install new ceiling lights, fixtures, and additional electrical outlets.



- Install and paint new baseboards and shoe molding.
- Install a ceiling fan.
- Install a new toilet and vanity in the bathroom.
- Install new flooring throughout the building.
- Create customized signage for the outside of the building.

Demolition

- Remove the front privacy wall and lattice.
- Remove current salon/kitchen dividing wall to allow for expansion of the salon area (into a portion of the kitchen area).
- Remove a section of the kitchen cabinets and countertop to provide room for the expansion of the salon area.
- Remove the current ceiling lights and fixtures.
- Remove all the current carpet, vinyl, and laminate flooring.

Note: This building location has received TIF Assistance under a previous owner, Courtside Styling, for repairs and improvement on a new roof. A one-time grant was extended at 50% of TIF eligible redevelopment costs, which was approximately \$1,200.

Estimated Total Project Costs: \$36,280 (\$27,000 for purchase of facility)

Estimated TIF Eligible Costs: \$9,280.00

TIF Eligible costs are those costs incurred by the Developer during the performance of the work required for the project which are legally reimbursable using TIF Funds under the Illinois TIF Act. Any financial assistance provided utilizing TIF Funds may not exceed the total TIF eligible costs incurred. Actual costs incurred will be reviewed to confirm eligibility prior to the disbursement of any agreed upon reimbursement payments. The legal eligibility of these costs does not guarantee the provision of any level of funding.

Opinion on the Provision of TIF Assistance

Should the City wish to provide TIF funding to support this project, it would be our opinion that the city could consider the provision of a one-time grant payment payable upon completion of the project to assist the development in the TIF Eligible renovations and improvements made to the building.

Suggest options for consideration:

- 100% of TIF Eligible Costs not to exceed \$9,280.00
- 75% of TIF Eligible Costs not to exceed \$6,960.00
- 50% of TIF Eligible Costs not to exceed \$4,640.00
- Any other amount at the discretion of 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, 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.