

**CITY OF VIENNA
CITY COUNCIL MEETING
VIENNA CITY HALL
205 North 4th Street
February 1, 2023
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 January 18, 2023 Meeting Minutes
- Approval of the Warrant

Motion_____ Seconded_____

Hill_____ Moore_____ Owen_____ Pitts_____ Racey_____ Tuey_____

4. Zoning Board re-appointment- Tim Elliot, Term Jan 2023-2028
-Mayor Penrod

5. Authorization and Approval of an Intergovernmental Cooperative Agreement between the
City of Vienna and Johnson County for Depot Coordinator Services

Motion_____ Seconded_____

Hill_____ Moore_____ Owen_____ Pitts_____ Racey_____ Tuey_____

6. Approval to Authorize City Treasurer to open a bank account for City of Vienna, Tax Increment Fund (TIF) #2

Motion _____ Seconded _____

Hill _____ Moore _____ Owen _____ Pitts _____ Racey _____ Tuey _____

7. Review of proposed Ordinance 23-01, An ordinance regulating excavation and surface restoration of city property.
8. Review/Consideration of proposed TIF Applications submitted by Shoemaker Building Center:
-Theater Building Renovation, 420 Court St.
-Super Shop, 212 N. 1st St.
-Residential Home Renovation, 503 N. 11th St

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

10. **ELECTED/APPOINTED OFFICIALS**

- City Attorney
- Aleatha Wright, City Clerk
- Shane Racey, City Supt
- Michelle Meyers, Treasurer
- Jim Miller, Chief of Police
- Brent Williams, Fire Chief
- City Council
- Steve Penrod, Mayor
- Fire Dept. roof repair
- Milestone Water District meeting update
- Sanitary Water District funds
- Draft Water/Sewer drawings for 146 East project

11. **Adjournment:**

POSTED: 01-30-23

BY: 

INTERGOVERNMENTAL COOPERATIVE AGREEMENT

This Intergovernmental Cooperative Agreement, is entered into on the day and date hereinafter set forth, by and between the City of Vienna, Illinois, an Illinois Municipal Corporation, hereinafter referred to as "City" and the County of Johnson, State of Illinois, hereinafter referred to as "County."

WITNESSETH

WHEREAS, the City is desirous to obtain the services of a "depot coordinator" to be stationed at "the depot" located within the Vienna City Park in order to provide information to visitors, to inform visitors about the history of Vienna and Johnson County, and to promote businesses within the City and County;

FURTHER WHEREAS, the parties find that the employee will benefit the citizens of the City of Vienna, the citizens of Johnson County, and will generally benefit the City and County as a result of increased tourism to the area and increased patronage to businesses within the City and County;

FURTHER WHEREAS, due to the benefits to both parties, the parties desire to share the salary expense associated with a depot coordinator;

FURTHER WHEREAS, Article IV, Section 10 of the Illinois Constitution and 5 ILCS 220/1 et. seq. of the Intergovernmental Cooperation Act provides the authority for this intergovernmental cooperation and the execution of this Agreement between the parties hereto.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE INDIVIDUAL AND MUTUAL COVENANTS HEREIN CONTAINED AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES DO HEREBY AGREE AS FOLLOWS:

1. The City hereby agrees to hire a "depot coordinator" to work a maximum of 29 1/2 hours per week at "the depot" located at the Vienna City Park. The depot coordinator will be compensated at an hourly rate which is to be paid directly to the employee by the City of Vienna. The depot coordinator shall commence duties on March 1, 2023 and shall cease his duties for the year by December 17, 2023.
2. The County agrees to pay to the City the sum of \$100.00 per week as partial reimbursement for the salary expense paid to the depot coordinator. Said payments shall begin for work in the month of March, 2023 and shall cease the week of December 17, 2023.
3. This agreement shall cease on December 17, 2023. Either party may cancel or terminate this agreement prior to December 17, 2023 with a thirty-day written notice to the other party.

4. The depot coordinator's duties shall include, but are not limited to the following: assisting visitors by providing information regarding the City and County, to provide information about local businesses within the City and County, to promote tourism to the City, County, and the surrounding areas, and to assist with city event planning.
5. The City retains the sole and exclusive right to manage and direct the employment of the depot coordinator including but not limited to the right to determine the schedule of the employee. In addition, the City shall be solely responsible for any liability arising out of the employee's conduct and shall be solely responsible for any and all additional expenses associated with the employee including but not limited to worker's compensation insurance, unemployment, withholding of taxes, and insurance.
6. The parties agree that the public will be benefited and served by the implementation of this agreement and that the benefits to the citizens of Vienna are comparable to the benefits derived hereunder by the citizens of Johnson County.
7. The terms and conditions and covenants of this agreement shall be binding upon the successors and assigns of the respective parties. This agreement shall be construed in accordance with the laws and constitution of the State of Illinois.
8. If any provision of this Agreement is found to be invalid for any reason, such invalidation shall not render any other provision or provisions of the Agreements which can be given effect without the invalid provision.
9. This Agreement shall be effective when approved by the Governing Boards of both parties and when fully signed by both parties.

IN WITNESS WHEREOF, the undersigned Governmental Units have caused this Agreement to be duly executed and delivered on the ____ day of _____, 2023.

CITY OF VIENNA, ILLINOIS
An Illinois Municipal Cooperation

BY: _____
Steve Penrod, Mayor

ATTEST:

Aleatha Wright, City Clerk

JOHNSON COUNTY COMMISSIONERS:

VIENNA CITY COUNCIL:

Ayes: _____
Nays: _____
Absent: _____

ORDINANCE No. _____

AN ORDINANCE REGULATING EXCAVATION AND
SURFACE RESTORATION OF CITY PROPERTY

WHEREAS, it is deemed necessary and proper to define responsibilities and prescribe standards for disturbance of City property by excavation and for back filling of excavated tap or sewer or extension of water/sewer lines or any other work on City property or right of ways and subsequent restoration of the disturbed surface.

BE IT NOW ORDINATED BY THE CITY COUNCIL OF THE CITY OF VIENNA, ILLINOIS:

Section 1. Definitions.

For purposes of this Ordinance, the following definitions apply:

- A. Person means any individual, business entity or one acting in a representative capacity for any purpose.
- B. Applicant means any person applying for a permit from the City to: (1) cut, excavate or bore under the surface of a City street, right-of-way, and/or sidewalk and/or (2) extend a tap into a city water line or sewer.
- C. Street means any public way or thorough fare owned by the City for use by vehicular traffic by the public.
- D. Permit means a written form provided by the City giving consent to excavate or bore under a City street, City right-of-way or other City real estate
- E. Permittee means any person to whom a permit has been issued.
- F. Excavation means the making of a hole, bore, trench or ditch in the surface of a City street or other City real estate by removing material from there.
- G. Superintendent or designee means the person employed by the City Council to supervise and administer the construction and maintenance of city streets, alleys, sidewalks, the city storm water drainage system, distribution of water to the citizens of and treatment of waste water for citizens of Vienna.
- H. Designee means an employee of the said of Vienna authorized by a city superintendent to act on his or her behalf.
- I. Utility means any corporation or entity that provides, but is not limited to, electric, gas, water, sewer, telephone, internet, fiber optic or television service.
- J. Easement means a written consent by the City Council allowing the use of City real estate for a limited specified purpose.
- K. Street Cut or Cut means a trench, ditch, bore, hole or any excavation made in the surface of a City street, alley, sidewalk or right of way.

Section 2. Permits

- A. Any person who desires to make a street cut or bore or otherwise use City real estate or right of way must make application at Vienna City Hall for a permit. The application shall be referred to the appropriate Superintendent(s) who shall review and determine if a permit should be issued. The application must be signed-off by the Superintendent or designee before any excavation or boring may begin. No Street cut or other similar use of City real estate shall be made unless a permit has been issued.
- B. The application for such permit shall state the purpose of the proposed cut or bore, the location and the dimension of the cut.
- C. Before the Permittee begins a cut of the surface of City property, i.e. City Street, alley or other City owned real estate, or involving a city-owned utility, the Permittee must notify the Superintendent of the time and day he intends to commence. Unless the Superintendent determines there is reason to delay, the Permittee may proceed.
- D. When the Permittee has completed the purpose for which the cut is made, the Superintendent shall be notified by the Permittee, before the hold, trench or ditch is back-filled. The Superintendent or his designee shall inspect the project to ensure the tap/extension/cut is completed to the city requirements.
- E. The application for a permit shall be accompanied by the following fees and security deposits:
 - a. \$150.00 fee for repair or replacement of an existing utility line (water, sewer, electric, gas, fiber, telephone, cable, etc.); or
 - b. \$1,000.00 fee for new construction; and
 - c. \$750.00 as a security deposit for a single cut, bore, or excavation; or
 - d. \$5,000.00 as a security deposit for multiple cuts, bores, or for excavations that involve laying substantial lengths of line, cable, or fiber.
 - e. A cashier's check or money order may be used in lieu of cash for the security deposit.

The security deposit will be returned following confirmation by the Superintendent that all cuts, bores, and excavations have been closed and all right of way fully restored to a condition that meets or exceeds City's requirements or standards.

The Superintendent may waive the deposit and the City Council may waive the permit fee for a single cut, bore, or excavation where it finds the same would cause undue financial hardship.

- F. The permit will contain an agreed time frame for the work to be completed.

Section 3. Excavation and Cuts

- A. Any concrete or asphalt street surface to be disturbed for exaction shall have the edges or the area to be excavated saw-cut.
- B. Excavations shall not be filled until the Superintendent or his designee has inspected the extension or tap and given his approval.
- C. All street and sidewalk excavations back-fill shall consist of granular crushed stone* compacted in 8" lifts to compaction of 90%. Back-fill shall be made to eight inches of the surface. Then concrete eight inches thick shall be put in place for the surface.
- D. If necessary to preserve the safety of pedestrians and vehicular traffic, barricades or other traffic control devices should be put in place. The Permittee shall notify the Superintendent for direction or assistance.
- E. Before commencing ANY cut, the Permittee shall notify J.U.L.I.E. of the proposed area to excavated or bored. The Permittee shall pre-mark the entire area where work is to be performed. The excavation work must begin within the period required by the J.U.L.I.E. notification law. A fee of \$100.00 per location shall be charged to the Permittee for a second or subsequent utility locate required to be performed by the City to comply with the J.U.L.I.E law. No excavation shall be allowed to commence or continue until such fees are paid
- F. The Permittee shall be liable for all damage inflicted on any real or personal property as a result of undertaking to make a cut, excavation, or bore.
- G. The Permittee shall be responsible for removing from the site and disposing of all material excavated from the site. Permittee shall be responsible for clean-up of the site otherwise.
- H. As nearly as can be done responsibly, Permittee shall use all precaution to prevent obstruction of flow of storm water at the site of excavation and shall take appropriate measures to minimize erosion and prevent excavation spoils from washing onto adjacent right of ways or into adjacent ditches.
- I. All utilities installed parallel to city utilities must be a minimum of 5 feet away and crossings must be a minimum of 2 feet under city utilities. No utilities will be installed over existing city utilities.

*Sand is required at least 6 inches above and below all exposed gas lines.

Section 4. Restoration of Street Cuts.

- A. Back-fill of an excavation and resurface of street cut shall be completed in compliance with Section 3-B and 3-C hereof. Such completion shall be done within no more than three (3) days and must meet the approval of the Superintendent or his designee. All traffic control devices shall remain in place for the safety of the public until the removal of material and clean-up is completed.

Section 5

Upon completion by the Permittee of all restoration work pertaining to a street, sewer, electric, gas, fiber, cable or water excavation, cut or bore, the Permittee shall notify the Superintendent who shall inspect the site. The said Superintendent determines the requirements or standards of the City for restoration have been met, he shall approve the work and sign-off on the project completion. The Permittee shall take the signed permit to Vienna City Hall who will refund the security deposit. Should the Superintendent determine the work has not been completed as required, the security deposit will be used to reimburse the City for repairs. If the cost of repairs exceeds the deposit the Permittee will be responsible for the actual cost of repairs.

Section 6

Any person violating any provision of this Ordinance shall be subject to a fine not to exceed \$750.00 together with any attorney fees incurred by the City. Each day a violation continues shall be considered a separate offense.

Section 7

This ordinance supersedes and repeals all ordinances, resolutions, motions, or portions thereof in conflict with the provisions of this ordinance.

Section 8

This ordinance shall take effect 10 days following its passage, approval and publication in pamphlet form as provided by law.

Passed by the City Council this _____ day of _____, 2023 by the following vote:

Ayes _____

Nays _____

Approved by the Mayor this _____ day of _____, 2023.

Published this _____ day of _____, 2023.

Mayor

ATTEST:

City Clerk



MEMO

To: City of Vienna, Illinois
From: Moran Economic Development
Date: January 16, 2023
Re: Application for TIF Assistance Review – Theater Building Renovation

The following Project Proposal has been submitted to the City requesting consideration for TIF assistance. We have reviewed the applicant's proposal and offer the following project overview and economic impact analysis:

Project: Existing building renovation & redevelopment project

Applicant: Shoemaker Building Center

Project Address(s): 420 Court Street, Vienna, IL (Vienna Square Theater Building)

Johnson County Parcel ID(s): 08-05-430-001 (Vienna TIF #1)

Project Summary:

Shoemaker Building Center is a general contractor with their office located in Vienna. The company has purchased the Theater building located on the Square in Vienna.

Currently, the front half of the building has been renovated and rented out to 2 tenants (Vienna Art Studio & Birth to 5 of Illinois).

The applicant has proposed to renovate and redevelop the back half of the building which will include a build out of office space, an additional restroom, and other improvements and upgrades.

Estimated Developer Investment/Project Costs:

Work Item Description	Estimated Total Cost	Estimated TIF Eligible Cost
Bathroom Renovations	\$15,000	\$15,000
Electrical Upgrades	\$10,000	\$10,000
Office Remodeling	\$15,000	\$15,000
TOTAL Project	\$40,000	\$40,000

Estimated TIF Eligible Costs to be Incurred:

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.*



Employment Impact:

No users have been identified, but it is hopeful that a commercial business will locate in this facility who will create new job opportunities.

Sales Tax Revenue Impact:

None projected at this time.

Estimated Property Tax & TIF Revenue Impact

	PRE PROJECT	AFTER PROJECT	CHANGE
Taxable Value	\$8,000	\$8,500	\$0
Total Tax Bill	\$775	\$824	\$49
TIF Revenue	\$65	\$114	\$49

Although this project does represent valuable and necessary improvements to the building, the type of work to be performed generally does not significantly impact the taxable value of the property, and as a result, the property tax and TIF revenues created are not expected to drastically change as a result.

Opinion on the Provision of TIF Assistance:

Should the City wish to provide TIF funding to support this project, it is our opinion that certain portions of the project do qualify to be considered for funding assistance.

It is our opinion that the Village may want to consider assistance with one or more of the following project components:

- Bathroom Renovations
- Electrical Upgrades
- Existing Building Remodeling (Office Build Out)

It is suggested that a one-time grant payment for reimbursement for a certain portion of project costs may be appropriate for this project. Potential options for consideration:

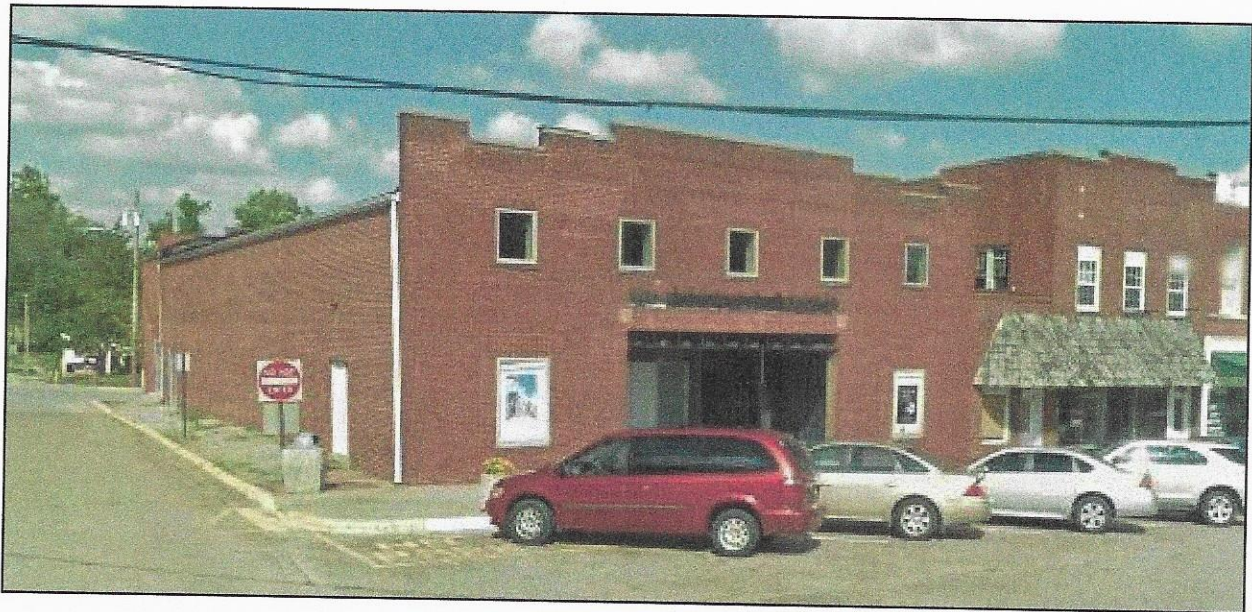
- 10% of TIF Eligible Costs not to exceed \$4,000.
- 20% of TIF Eligible Costs not to exceed \$8,000.
- 30% of TIF Eligible Costs not to exceed \$12,000.
- 100% of electrical upgrades not to exceed \$10,000.
- 100% of Bathroom development, not to exceed \$15,000.
- Any other amount in the City's Discretion.

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, 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.

Property Image





MEMO

To: City of Vienna, Illinois
From: Moran Economic Development
Date: January 16, 2023
Re: Application for TIF Assistance Review – Super Shop

The following Project Proposal has been submitted to the City requesting consideration for TIF assistance. We have reviewed the applicant's proposal and offer the following project overview and economic impact analysis:

Project: Existing building renovation & redevelopment project

Applicant: Shoemaker Building Center Inc.

Project Address(s): 212 North First St, Vienna, IL (IGA Building)

Johnson County Parcel ID(s): 08-04-301-011 (Vienna TIF #1)

Project Summary:

Shoemaker Building Center is a general contractor with their office located in Vienna. The company has purchased the IGA building located at 212 North First Street which they intend to renovate and repair.

The building has been damaged by a fire and requires extension renovations and repairs. The application intends to utilize this building to set up their contractor office as well as a fabricating shop to provide window units and storefront materials. A local HVAC business will also be located on this property.

Exterior Renovations Include:

- façade repair
- parking lot sealing and striping

Interior Renovations Include:

- new flooring
- new drywall
- electrical improvements
- roof repair
- HVAC repair/replacement
- 9 new doors
- Repair/replacement of windows

The applicant is requesting considering of TIF assistance to assist in the costs required to bring this building back into suitable shape to be used again.



Estimated Developer Investment/Project Costs:

Work Item Description	Estimated Total Cost	Estimated TIF Eligible Cost
New Facade	\$18,000	\$18,000
Electrical Wiring	\$20,000	\$20,000
Parking Lot Seal & Stripe	\$12,000	\$12,000
Roof Repair	\$15,000	\$15,000
HVAC	\$30,000	\$30,000
Flooring	\$25,000	\$25,000
Drywall	\$10,000	\$10,000
Windows	\$18,000	\$18,000
Door Replacement (9)	\$45,000	\$45,000
TOTAL Project	\$193,000	\$193,000

Estimated TIF Eligible Costs to be Incurred:

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.*

Employment Impact:

The applicant estimates that the businesses which occupy this facility upon completion will be able to add as many as 10 full-time positions.

Sales Tax Revenue Impact:

The applicant estimates current taxable sales are in the \$600,000 range. The city would receive 1% of all taxable sales which occur at this location. \$600,000 in taxable sales would generate approximately \$6,000 in annual sales tax revenue which would go into the City's general fund.

Historical Property Value

Tax Year	2012	2021	CHANGE
Taxable Value	\$161,672	\$16,667	(\$145,005)
Total Tax Bill	\$14,206	\$1,616	(\$12,590)
TIF Revenue	\$1,192	\$0	(\$1,192)

In the past 10 years, this property has lost approximately 90% of its taxable value.



Project Impact on TIF & Property Tax Revenue

	PRE PROJECT	AFTER PROJECT	CHANGE
Taxable Value	\$16,667	\$81,000	\$64,333
Total Tax Bill	\$1,616	\$7,855	\$6,239
TIF Revenue	\$0	\$0	\$0

At the time of the establishment of the TIF District, this property had a taxable value (EAV) of approximately \$148,000. This became the base TIF value of the property from which all incremental property tax revenues would be derived from. This means that in order for this property to generate TIF Revenue (incremental property tax revenue) it would need to have taxable value above \$148,000.

As you can see, the current taxable value (Equalized Assessed Value or EAV) of the property is under \$17,000. This means that even if 100% of the project costs are assessed as real value for the property, it still will not reach a taxable value in excess of the base value and will not create any TIF increment. (Taxable value = assessed value/3)

Therefore, although this project represents significant investment and improvement of the property, it is not anticipated to create any future TIF Revenues.

This does not prevent the project from received TIF Assistance, however it does mean that any assistance awarded will not be recovered from the property in the future.

Opinion on the Provision of TIF Assistance:

Should the City wish to provide TIF funding to support this project, it is our opinion that certain portions of the project do qualify to be considered for funding assistance.

It is suggested that a one-time grant payment for reimbursement for a certain portion of project costs may be appropriate for this project. Potential options for consideration:

- 100% of roof repair costs not to exceed \$15,000.
- 100% of façade repair costs not to exceed \$18,000.
- 100% of electrical upgrades not to exceed \$20,000.
- Any other amount in the City's 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, 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.

Property Image





MEMO

To: City of Vienna, Illinois
From: Moran Economic Development
Date: January 16, 2023
Re: Application for TIF Assistance Review – 503 N 11th Residential Home

The following Project Proposal has been submitted to the City requesting consideration for TIF assistance. We have reviewed the applicant's proposal and offer the following project overview and economic impact analysis:

Project: Existing residential home renovation

Applicant: Shoemaker Building Center Inc.

Project Address(s): 503 N. 11th Street, Vienna, IL (residential home)

Johnson County Parcel ID(s): 08-05-101-023 (Vienna TIF #1)

Project Summary:

Shoemaker Building Center is a general contractor with their office located in Vienna. The company has purchased a single family residential home on 11th street and intends to renovate and repair the property so that it may be sold or rented to a potential resident.

Project components include:

- Foundation repairs
- Interior remodeling (kitchen, bathrooms)
- Repair and repaint walls
- Replace flooring

Estimated Developer Investment/Project Costs:

Work Item Description	Estimated Total Cost	Estimated TIF Eligible Cost
Bathroom Remodeling	\$15,000	\$15,000
Kitchen Remodeling	\$20,000	\$20,000
Repair foundation	\$25,000	\$25,000
Replace Flooring	\$10,000	\$10,000
TOTAL Project	\$70,000	\$70,000

Estimated TIF Eligible Costs to be Incurred:

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.*



Employment Impact:

None

Sales Tax Revenue Impact:

None

Estimated Property Tax & TIF Revenue Impact

	PRE PROJECT	AFTER PROJECT	CHANGE
Taxable Value	\$23,592	\$35,259	\$11,667
Total Tax Bill	\$2,288	\$3,419	\$1,131
TIF Revenue	\$872	\$2,003	\$1,131

currently, the property generates a total of \$2,288 in property tax revenue, with \$872 going into the TIF Fund for Vienna TIF #1.

Projections indicate that if approximately half of the project costs contribute to an increase in real property value, the property could see an increase in tax revenue by approximately \$1,131, all of which would go into the TIF Fund. This would result in a total annual TIF collection of near \$2,000 from this property.

Opinion on the Provision of TIF Assistance:

Should the City wish to provide TIF funding to support this project, it is our opinion that certain portions of the project do qualify to be considered for funding assistance.

It is our opinion that the Village may want to consider assistance with one or more of the following project components:

- Interior Remodeling (all aspects)
- Foundation repair

It is suggested that a one-time grant payment for reimbursement for a certain portion of project costs may be appropriate for this project. Potential options for consideration:

- 10% of TIF Eligible Costs not to exceed \$7,000.
- 20% of TIF Eligible Costs not to exceed \$14,000.
- 50% of foundation repair not to exceed \$12,500.
- 50% of flooring repair not to exceed \$5,000.
- Any other amount in the City's 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, 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.

Property Image

