

Tax Increment Financing Committee – May 12, 2021

A Tax Increment Financing (TIF) Committee meeting of the City of Aledo met in Open Session in the Council Chambers of the City Hall building on May 12, 2021. ALD. SARABASA called the Committee meeting to order at 6:00 P.M. The roll was called, whereupon the following committee members answered present:

Aldermen MICHAEL CHAUSSE, BARRY COOPER, CHRIS KOPP and LINDA SARABASA. Mayor CHRIS HAGLOCH.

Also, present DENNIS DIXON, Alderman, JIM HOLMES, Alderman, CHRISTOPHER SULLIVAN, City Administrator / Chief of Police, TODD THOMPSON, 353 Court, LLC, and JAROD DALE, City Clerk.

The following was discussed:

Approval of Committee Minutes: Motion was made by ALD. KOPP and seconded by ALD. COOPER to approve the minutes of the TIF Committee held on 04/14/21. A Roll call vote was recorded as follows:

YEA: Chausse, Cooper, Kopp, and Sarabasa. NO: None. Motion carried. 4 yeas, 0 nays.

Public Comment: No Report.

Old Business: No Report.

New Business:

Discussion on the TIF Application by Perryton, LLC / William J. Albertson for property located at 129 S College Avenue, Aledo, IL., 61231:

Perryton LLC is seeking to renovate the former Cooper TV Building by completing two separate projects that will create two commercial storefronts (front/rear) and develop upper-story living units.

Project Scope & Funding Request:

\$46,884 - Windows & doors

\$66,805 - Masonry

\$29,985 - Roofing

\$36,700 - Architecture & design

\$180,374 Total Project Cost

\$50,000 Total City Project Contribution

353 Court, LLC Recommendation: Applicant has submitted partial costs associated for renovation items which are allowable by current TIF program. The entire project cost far exceeds the ask and we are in full support of using the full city project contribution maximum of \$50,000. The public leverage of private investment is very high and concepts rank favorably. The property has been left vacant for numerous years and will be a great addition to the downtown landscape once completed.

Motion was made by ALD. SARABASA and seconded by ALD. KOPP to approve the TIF application by Perryton, LLC / William J. Albertson for property located at 129 S College Avenue, Aledo, IL., in the amount of \$50,000 and to move to the City Council for final approval. A Roll call vote was recorded as follows:

YEA: Cooper, Kopp, Sarabasa, and Chausse. NO: None. Motion carried. 4 yeas, 0 nays.

The TIF Committee also requested information related to the number of job creations this project would provide. The numbers to be requested by the MAYOR and provide back to the City Council on or before 5/17 regular council meeting. MAYOR highlighted rough numbers to possibly be 3 to 4 FTE & and 3 to 4 PTE with potential others.

Discussion on the TIF Application by LAN, LTD / Timothy Arbet / Christopher Lear for property located at 106 S College Avenue, Aledo, IL., 61231:

Dr. Timothy Arbet, ownership partner of Mercer County Family Eye Care and property owner of 106 S College Ave. is seeking to complete Phase III of projects at the property which includes a full interior renovation. Past projects have included HVAC and mechanical upgrades, and an exterior façade remodeling.

Project Scope & Funding Request:

Interior demolition, woodworking and carpentry, drywall, paint, flooring, plumbing/HVAC, and electrical. Enhancements to modernize commercials space.

\$165,100 Total Project Cost

\$50,000 Total City Project Contribution

353 Court, LLC Recommendation: The previous work completed at the project site has greatly improved the overall aesthetics of the building and exceeded expectations with the finished product. We recommend moving forward using the full city project contribution maximum of \$50,000 for the interior renovation as this will completed the transformation of this building. The investment by the ownership group has been strategic in nature to be sequenced in phases to allow for only minor business interruptions.

Motion was made by ALD. KOPP and seconded by ALD. CHAUSSE to approve the TIF application by LAN, LTD / Timothy Arbet / Christopher Lear for property located at 106 S College Avenue, Aledo, IL., in the amount of \$50,000 and to move to the City Council for final approval. A Roll call vote was recorded as follows:

YEA: Kopp, Sarabasa, Chausse, and Cooper. NO: None. Motion carried. 4 yeas, 0 nays.

Discussion on the TIF Application by Jason Doherty / Doherty Brothers for property located at 204 SE 6th Avenue, Aledo, IL., 61231:

Jason Doherty provided a letter to the TIF Committee noting he was the sole owner of the business. His father is a current Alderman for the City of Aledo. Doherty reported to the Committee his plans are to renovate the property into new commercial space for his business. Plans are to also add a secretary or possibly two (2) more as soon as the project is completed. Studio K helped with architectural designs of the renovation project.

Project Scope & Funding Request:

Siding replacement and interior remodeling with plumbing, HVAC and electrical upgrades.

\$70,319.00 Total Project Cost

\$35,159.50 Total City Project Contribution

Jason Doherty did report during discussion their may be future projects as well in the back area of the property and the second (2nd) floor in the future. The property is currently zoned C Light Industry. MAYOR Hagloch reported this is a blighted property that needs attention.

Motion was made by ALD. SARABASA and seconded by ALD. KOPP to approve the TIF application by Jason Doherty / Doherty Brothers for property located at 204 SE 6th Avenue, Aledo, IL., in the amount of \$35,159.50 and to move to the City Council for final approval. A Roll call vote was recorded as follows:

YEA: Sarabasa, Chausse, Cooper, and Kopp. NO: None. Motion carried. 4 yeas, 0 nays.

Discussion regarding a Public Relations / Marketing Contract with Haven Creative:

ADMINISTRATOR/CHIEF Sullivan reported the contract with Haven Creative for branding was completed in spring, 2021. Now, the City is looking for a professional service to assist in marketing. This would be a 1-year contract for a total of \$39,000. This is roughly 25-hours per month (10-hours for graphics, 15 hours for PR/Media Relations). This will support the city's efforts in rolling out the new branding.

PR/Media support includes: social media marketing (approx. 6 posts per month); copywriting – 1 article per month to share in regional news and on city's site; managing media inquiries as it pertains to marketing; collaborating with MerCo branding to gain regional exposure; link building / PR – finding opportunities to gain awareness and exposure for the City of Aledo online publication.

Motion was made by ALD. COOPER and seconded by ALD. KOPP to approve the Haven Creative Public Relations / Marketing contract in the amount of \$39,000.00 from June 1, 2021 to June 30, 2022 and to move to the City Council for final approval. A Roll call vote was recorded as follows:

YEA: Chausse, Cooper, Kopp, and Sarabasa. NO: None. Motion carried. 4 yeas, 0 nays.

Discussion regarding a Potential Agreement with Jacob & Klein, Ltd., related to the Sunset of the Aledo Tax Increment Financing (TIF) District:

City Staff reported they would be looking to hire Jacob & Klein, LTD to assist in the close-out of TIF at the sunset of the Aledo Tax Increment Association district and also discussed with 353 Court, LLC, City Attorney, and Jacob & Klein the potential establishment of a new TIF District for those areas that are still blighted. Thoughts were voiced that there may be enough TIF dollars in a few years to complete 1, 2 or 3 redevelopment projects.

A TIF extension was discussed but does take time and all taxing bodies would have to also approve the extension, per MAYOR HAGLOCH. But, a new TIF District could be created by the City Council as the sole body that would need to approve. A new map would need to be designed by Jacob & Klein.

The 2021 increment to be spent in 2022 but affirmation is being received from the attorney and Jacob & Klein.

A proposal to be drafted by Jacob & Klein and brought back before the TIF Committee for further review. ADMINISTRATOR/CHIEF requested a consensus to move forward with Jacob & Klein to prepare the paperwork for the sunset of the current TIF district.

A consensus was provided by the TIF Committee to move forward.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN SARABASA that the meeting be adjourned. Unanimous voice vote followed in agreement. Meeting was adjourned AT 6:58 P.M.

Jarod Dale, City Clerk