

**MINUTES**  
**ECONOMIC DEVELOPMENT COMMITTEE**  
**June 27, 2018**

The Economic Development Committee held a meeting on June 27, 2018 at 4:30 p.m. in the Council Chambers at City Hall.

Present: Chairman Dan Colwell, Aldermen Connor, Alderman Jenkins, Economic Development Director Parker, Mayor White and Attorney Mike Seghetti

Public Present: Jeff Rushin, Sarah & Jake Adkins

Meeting was called to order by Chairman Colwell at 4:31 p.m. The budget was reviewed. Director Parker provided the committee with a handout that showed the balances of the HELP Loan and the Façade program. The HELP Loan fund showed a balance of \$306,056.04 as of 5/31/18 and no funds had been used from the Façade Program this fiscal year so the TIF Central Façade program has \$55,000 and the Façade for business located outside of the TIF area is at \$10,000.

Director Parker asked the Chairman if we could change the order of items on agenda to allow the couple who wants to open the former Cedar House Restaurant go first on agenda. Chairman Colwell allowed the change. Director Parker stated that Jake and Sarah Adkins of The Germantown Grill would like to apply for a help loan to open a restaurant in the former Cedar House location. The couple spoke about their experience in the food industry and shared their vision for the Chillicothe location. They look to become a part of the community and participate in helping the schools and other groups as they currently do in Germantown Hills. They will be renting the facility on Cedar. Nat's place will still exist as it does today; they are only leasing the other side. The requested amount they would like to borrow is \$148,200. The funds would be used to purchase current kitchen equipment that is already in place at Cedar House and additional equipment that they need to run the restaurant. They also stated that they will be adding 5 gaming machines to their restaurant. The name of it will be called The Grill 2. They are currently the owners of The Germantown Grill in German town Hills. The request is for a 5 year loan at 3%. This will be a loan, no grant dollars were requested for this project. Consensus was to move this request on to the full council for approval at the July 9<sup>th</sup> meeting. They look to open the first week in September.

Next on the agenda was the Façade Applications, starting with IVC. IVC's Downtown Learning Center located at 1057 N. Second Street is asking for the façade grant to have the exterior of the facility power washed, primed and painted. They will also have dryvit repairs and patching work done. Total project cost is \$17,390.00. They are asking for approval of the maximum allowed under the Façade program which is \$5,000 for this project. Consensus was to move to approve at council meeting.

Grecian Gardens located at 304 Plaza Park is also asking for a Façade grant along with a TIF Redevelopment Agreement for some remodeling in their facility. For the Façade portion it would be New Front Doors and possibly a new awning on the front of the building. The doors alone cost \$4,275. He would use the remaining \$725 toward the awning to the front of his building. He is seeking approval of the maximum allowed under the Façade program which is \$5,000 for this project as well. Alderman Colwell commented on this is one of Chillicothe's long standing businesses and that they have paid into the TIF over the years and now they are looking to get some help from the City for improvements to their facility he suggested that the committee move forward with this request the remainder of the committee concurred.

Peggy Says Sew located at 1040 N. Second Peggy would like to have a Façade grant as well to update the outside of the building by stripping off old paint off where necessary and replacing rotten wood then going with a more natural wood look for the front door and painting some areas to match the new upper portion of the

building that was done a year or two ago. Her request totals \$724.00. Committee recommends this request moving on to Council agenda.

Next items on agenda are 2 requests for TIF dollars. The first is the Bacon Building; only one proposal was received for the Bacon Building. That proposal came from MKJEA Properties, LLC. Michael Tobin is the President of MKJEA Properties, LLC. In his proposal he stated that he would purchase the Bacon Building for \$5,000, ask for the City to give him a loan in the amount of \$150,000, he would get a loan from his bank at \$150,000 and ask from the city to grant \$580,000 in TIF funds. Chairman Colwell along with other committee members mentioned that Tobin Brothers and are well known throughout the Peoria area, have been in business for years and is a local upstanding company. Also Mayor White commented that this would Get the building back on the tax roll, help clean up the look at that corner and fill an empty building. The consensus was that this company would do a good job with the building. The only question that the committee felt needed clarity was how much of his own money would be used in this project. Mayor White suggested that since Chairman Colwell had talked with Mr. Tobin previously that he give him a call or set up a meeting with him to discuss the funding details and let the committee know what he finds out. The consensus was at the next City Council meeting to have a motion to direct the City attorney to prepare a TIF redevelopment agreement with MKJEA Properties and once all the numbers are worked out it would come back to the council for final approval.

The second TIF request comes from Grecian Gardens. In addition to Grecians wanting to do the Façade Grant, they are also going to be doing some other improvements to their facility. They want to finish up the parking overlay and put new flooring in the dining areas. The overall project cost is \$18,560 of which they would like a TIF reimbursement of \$9,280 (50%). The committee wants the ED Director and City attorney to work with owner James Chronis to make sure projects are TIF eligible and proceed with the request for the redevelopment agreement again stating this company has been in the community for a long time.

Next on the agenda were Old Business Updates:

**3 Diamond-** City doing an extension to the current agreement.

**Overland Group-** Moving forward with this project

**Flexi Snake/Ash Street Property-** Moving forward with their expansion

**Bacon Building Roof:** Work has started. They will take a week off for some vacation days that were already planned; they should be back to work next week.

**TIF Plan Update:** City attorney and Rachael will start work on this soon.

There being no further business meeting adjourned at 6:05 p.m.  
Respectfully Submitted

Chairman Colwell