



CITY OF WASHINGTON, ILLINOIS Finance & Personnel Committee Agenda Communication

Meeting Date: January 19, 2021

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Agenda Item: Square TIF District Extension Update

Explanation: The Downtown Square TIF district was originally established in 1986. It extends to the TP&W Railroad viaduct to the west, Zinser Place to the north, one-half block east of High Street to the east, and Burton Street to the south. TIF districts in Illinois have an original 23-year establishment. They can be extended another 12 years after receiving support from the impacted taxing bodies and State legislative approval. Following that, a redevelopment plan must be created or amended that generally addresses the procedures, projects, and funds that are needed to carry out the goals over the next 12 years.

Staff has reached out to each of the taxing bodies to gauge their interest in participating in a second extension of the TIF district. At this point, both the Library and Park District have formally offered their support. Each, to some degree, have said that they are somewhat concerned about a continued reduction in property tax revenue that they receive but understand the desire to have an important tool in place to keep an older downtown relevant.

Attached is a draft map for consideration that would remove 59 parcels from the TIF district upon its current expiration in December. These account for just shy of \$1.4 million of the most recent property tax increment, which is about 51.5% of the overall increment (see attached spreadsheet). These parcels are primarily on the perimeter of the existing boundaries. Some are residential or have little potential for commercial and none of them front the Square. A reduced TIF footprint would allow for any public and private redevelopment projects to be focused on improvements that may more directly impact the Square. This would also offer a portion of the existing increment back to the taxing bodies upon the termination of the current TIF district and allow for them to receive their full share of future property taxes for those properties.

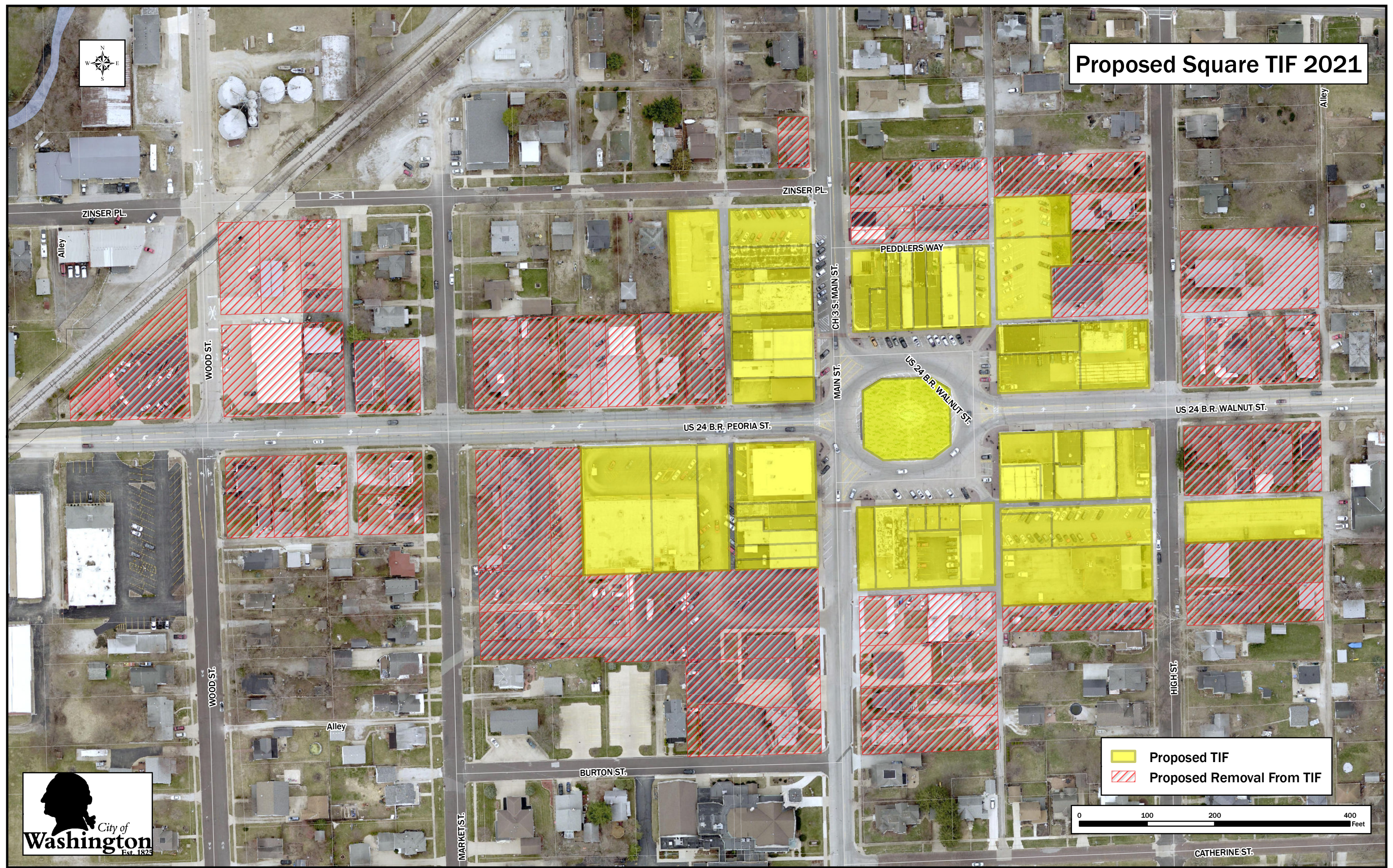
Fiscal Impact: A second 12-year extension would allow for the existing fund to be offered for these projects. Any remaining unobligated funds at the expiration of a TIF district generally are redistributed between the State and taxing bodies. Possible larger public projects on the horizon can include a streetscape enhancement, Zinser infrastructure upgrades, and parking lot acquisition and construction. There are several buildings that could utilize this resource. Reducing the footprint would allow the taxing bodies to receive more of the full property tax generation within the TIF district boundaries while still maintaining a core area with a key economic development tool in place.

Action Requested: Staff seeks feedback on the possible reduction of the existing TIF district boundaries. Should there be interest in that, staff will communicate that with each of the taxing bodies so they know what the geography could be should there be approval of the extension.

Possible Parcels to Remove from Square TIF District Boundaries

PIN	Address	1986 Base NTV	2019 NTV	
02-02-23-203-018	101 Zinser		??*	*Assessment data is not available due to recent property split
02-02-23-205-031	305 Peoria St.	\$3,264	\$65,450	
02-02-23-205-032	305 Peoria St.	\$3,546	\$11,140	
02-02-23-206-002	208 Zinser	\$5,275	\$10,750	
02-02-23-206-003	204 Zinser	\$4,060	\$5,070	
02-02-23-206-004	101 N. Wood	\$12,045	\$100,760	
02-02-23-206-005	205-207 Peoria St.	\$14,280	\$35,050	
02-02-23-206-009	203 Peoria St.	\$16,893	\$45,620	
02-02-23-206-010	201 Peoria St.	\$13,308	\$37,400	
02-02-23-206-011	103 N. Wood	\$1,622	\$4,480	
02-02-23-206-012	N. Wood	\$150	\$430	
02-02-23-207-009	119 Peoria St.	\$6,020	\$31,350	
02-02-23-207-010	117 Peoria St.	\$11,919	\$71,090	
02-02-23-207-011	111 Peoria St.	\$1,127	\$2,970	
02-02-23-207-014	107 Peoria St.	\$4,930	\$12,990	
02-02-23-207-023	121 Peoria St.	\$15,523	\$28,820	
02-02-23-207-024	109 Peoria St.	\$11,680	\$30,440	
02-02-23-207-025	111 Peoria St.	\$2,904	\$24,750	
02-02-23-212-001	208 Peoria St.	\$9,530	\$54,670	
02-02-23-212-002	206 Peoria St.	\$9,170	\$37,140	
02-02-23-212-003	204 Peoria St.	\$12,657	\$33,510	
02-02-23-212-004	100 S. Market St.	\$10,035	\$29,160	
02-02-23-212-005	102 S. Market St.	\$9,020	\$30,250	
02-02-23-213-001	130 Peoria St.	\$8,679	\$30,200	
02-02-23-213-003	118 Peoria St.	\$37,039	\$83,300	
02-02-23-213-004	114 Peoria St.	\$19,010	\$7,830	
02-02-23-213-009	107 S. Market St.	\$3,277	\$3,570	
02-02-23-213-010	109 S. Market St.	\$8,309	\$19,760	
02-02-23-213-019	Burton St.	\$661	\$1,870	
02-02-23-213-035	130 S. Main St.	\$21,818	\$28,780	
02-02-23-213-039	110 Peoria St.	\$5,792	\$7,440	
02-02-23-213-044	142 S. Main St.	\$19,797	\$56,070	
02-02-23-213-045	130 S. Main St.	\$199,487	\$262,890	
02-02-24-100-007	123 N. Main St.	\$16,358	\$22,200	
02-02-24-100-008	121 N. Main St.	\$8,364	\$22,200	
02-02-24-100-009	121 N. Main St.	\$6,960	\$27,890	
02-02-24-100-010	117-127 Peddlers Way	\$8,898	\$62,140	
02-02-24-100-027	110 N. High St.	\$16,130	\$46,280	
02-02-24-100-030	108 N. High St.	\$10,450	\$34,670	
02-02-24-100-031	106 N. High St.	\$5,910	\$18,600	
02-02-24-100-032	104 N. High St.	\$19,234	\$27,220	
02-02-24-102-007	105 N. High St.	\$6,360	\$63,850	
02-02-24-102-014	201 Walnut St.	\$10,608	\$28,850	
02-02-24-102-015	203 Walnut St.	\$15,931	\$62,110	
02-02-24-102-016	205 Walnut St.	\$14,921	\$46,440	
02-02-24-102-017	207 Walnut St.	\$13,070	\$34,670	
02-02-24-108-007	115 S. Main St.	\$12,385	\$44,510	
02-02-24-108-008	100 Ford Ln.	\$9,413	\$26,770	
02-02-24-108-010	121 S. Main St.	\$8,330	\$57,310	
02-02-24-108-011	123 S. Main St.	\$12,700	\$47,110	
02-02-24-108-023	108 S. High St.	\$6,460	\$31,590	
02-02-24-108-035	117 S. Main St.	\$15,698	\$50,020	
02-02-24-108-036	120 Ford Ln.	\$11,100	\$24,880	
02-02-24-109-001	200 Walnut St.	\$5,877	\$40,300	
02-02-24-109-002	202 Walnut St.	\$8,440	\$16,370	
02-02-24-109-003	204 Walnut St.	\$10,391	\$36,370	
02-02-24-109-004	206 Walnut St.	\$2,790	\$29,360	
02-02-24-109-006	107 S. High St.	\$11,130	\$33,620	
02-02-24-109-007	109 S. High St.	\$10,600	\$36,400	
TOTAL		\$781,335	\$2,176,730	
Increment from these parcels	\$1,395,395			
Increment from other TIF parcels	\$1,368,100			
% of existing increment if parcels are removed	51.5%			
2019 payable 2020 property tax generation	\$116,823.73			

Proposed Square TIF 2021



Proposed TIF
Proposed Removal From TIF

0 100 200 400 Feet