

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: December 13, 2022

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Economic Development Incentives – 2023 Ridge Road

PURPOSE

As an integral component of the Tax Increment Financing Districts (TIF), the Village created the Façade and Property program to leverage private investment with public funds. The program provides financial assistance for the improvement and maintenance of existing commercial buildings to increase the assessed valuation and marketability of the area. One of the goals of this program is to promote the revitalization of properties and assist with upgrades to buildings.

PROCESS

Rachael Shores, owner of Be Well Studio, has applied for incentives from the Village to offset the cost of improvements to the building for the re-occupancy of a tenant space on the second floor of 2023 Ridge Road within the Village's B-1 central business district. The applicant has submitted quotes to construct new flooring. The cost of the lowest bid is \$4,380.72 for materials.

Staff reviewed this application for eligibility under the Façade and Property Improvement Program. Private investment must be greater than \$1,500 (exclusive of Village funding). This program allows for reimbursement of up to 50% of the eligible costs with a maximum reimbursement of \$8,000.

OUTCOME

This property is located in the Downtown TOD Tax Increment Financing District (TIF), but no increment is currently available to fund this TIF eligible expense. Staff recommends approving \$2,190.36 from the non-TIF Business Improvement Program (general fund expense) to cover 50% of the cost. If TIF increment becomes available in the future, it could be used to reimburse the Village's general fund for this expense.

In developing the recommendation, staff considered the following:

- The project is an update to the interior of a building that is in need of significant upgrades and has had multiple vacancies for many years.

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- The recommended funding would be used to make permanent improvements to the building that will increase the long-term viability of the space.
- The applicant is moving her business to this location from the 17900 Dixie Highway building that the Village recently acquired for use as a potential water tower site.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$25,000
- **Cost:** \$2,190.36

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Authorize the Village President to enter into an agreement with Rachael Shores, owner of Be Well Studio, to provide financial assistance from the non-TIF Business Incentive Program for \$2,190.36 for building improvements at 2023 Ridge Road.

ATTACHMENT(S)

- Agreement
- Quote for work