

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING:** October 25, 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 – 2001 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**

DJM Real Estate, LLC has applied for incentives from the Village for improvements to an existing building at 2001 Ridge Road within the Village's B-1 central business district. The applicant has submitted quotes for updates to the façade, tuck-pointing, and pressure washing. The cost of the lowest bid is \$16,000.

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**

Staff is recommending approval of \$8,000 from the non-TIF Business Improvement Program (general fund expense) to cover 50% of the cost. This property is located in the Downtown TOD Tax Increment Financing District (TIF); therefore, the Village's general fund could be paid back from the TIF in the future, if increment becomes available.

In developing the recommendation, staff considered the following:

- The project would restore the exterior of a building in downtown Homewood.
- The recommended funding would be used to make permanent improvements to the building that will increase the long-term viability of the space.

# VILLAGE OF HOMEWOOD



## FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$25,000
- **Cost:** \$8,000

## LEGAL REVIEW

Completed

## RECOMMENDED BOARD ACTION

Authorize the Village President to enter into an agreement with Dana McDermott, DJM Real Estate, LLC to provide financial assistance from the non-TIF Business Incentive Program in the amount of \$8,000 for site improvements at 2001 Ridge Road.

## ATTACHMENT(S)

Agreement between DJM Real Estate and the Village of Homewood