



**CITY COUNCIL  
MEMORANDUM**



<p><b>ITEM:</b> Ordinance 2026-09: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Filippo’s Pizza and Italian Food Corp. for the property at 200 S. Market Street</p>	<p><b>DEPARTMENT:</b> City Administration</p>
<p><b>AGENDA SECTION:</b> New Business</p>	<p><b>SUBMITTED BY:</b> Callie McFarland, Director of Community &amp; Economic Development</p>
<p><b>ATTACHMENTS:</b> <input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> OTHER SUPPORTING DOCUMENTS</p>	<p><b>DATE:</b> January 5, 2026</p>

**BACKGROUND:**

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** Filippo’s Pizza and Italian Food Corp. (tenant)  
200 S. Market Street

**Project Description:**

The owner of the property would like to make the following Improvements:

- Kitchen ceiling and wall panel removal and replacement with stainless steel
- New kitchen lighting
- Mop sink/grease trap removal and reinstall
- New shelving

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$36,604.00

**Recommended Reimbursement:** 50% of the total cost, up to \$10,000.00

**RECOMMENDED ACTION:**

It is recommended that the City Council approve this ordinance at the January 12, 2026 City Council meeting.