

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1135 · Fax 309-444-9779

<http://www.washington-illinois.org>

joiliphant@ci.washington.il.us

MEMORANDUM

TO: Mayor Manier and Committee of the Whole
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: TIF funding request – C-Note and Cornerstone Inn, 101-103 Washington Square
DATE: March 31, 2017

We have received an application from Brock Heider of Heider Properties, LLC, to complete interior and exterior renovations to the C-Note and Cornerstone Inn spaces. Heider Properties recently purchased this property from Gross Enterprises. Attached are materials showing the cost estimates (including the planned furnishings for the Cornerstone Inn, which are not eligible for TIF reimbursement), existing photos, and examples of similar projects provided by the applicant.

The improvements to the C-Note (which would be renamed Blacksmith's) include installing a dumbwaiter, custom millwork for a new bar, new flooring, drywall, painting, light fixtures, and sealing the brick. The renovations to the Cornerstone Inn would include repairs to the beams, walls, and subfloor; drywall; millwork; new light fixtures; plumbing and electrical upgrades; new cabinetry; tile flooring, walls, and showers; hardwood flooring and carpet installation; and new doors and windows. The entrance to the Cornerstone Inn would also be modified through some tuckpointing to enhance its appearance and take advantage of the parking lot across the street.

Denhart's reopened last week with breakfast and lunch hours from Tuesday through Sunday. Blacksmith's and Cornerstone Inn would both be opened at a later time once the renovations are completed. Upon completion of the inn renovations, an eighth room will be added for future occupancy.

Mr. Heider has submitted estimates totaling \$467,222 for this work, although nearly \$50,000 of this would be spent towards furnishings for the Cornerstone Inn rooms. Each of the items identified above qualifies for the 20-percent base TIF assistance. Additionally, much of this project would be done in accordance with maintaining the historic integrity of the building, qualifying for an additional 20% subsidy. Mr. Heider has requested that the City consider a subsidy of \$350,000, which is approximately 84% of the total TIF-eligible renovation cost and approximately 75% of the total renovation cost.

As with the agreement approved with McGregor Group recently, it would seem prudent that if there was support for this requested subsidy, there be a clause in the redevelopment agreement that requires that the work be completed within a set timeframe or else the applicant would default on the subsidy payments. A draft redevelopment agreement contains a sliding scale of penalties should any of these spaces close for a period of at least 20 days over the remaining life in the TIF district, as was in place with the McGregor Group agreement. The draft agreement also has the provision that was in the prior agreement that would require Heider Properties to repay up to 10% of the renovation cost or \$35,000 (whichever is less) of any profits generated through 2021. A spreadsheet showing the possible subsidy amounts and percentages is also attached.

The Finance and Personnel Committee discussed this at their meeting on March 20 and recommended that the Council consider the subsidy request from Mr. Heider and recommended that this be brought to a special Committee of the Whole meeting on April 3.

**AGREEMENT FOR PRIVATE REDEVELOPMENT
BETWEEN THE CITY OF WASHINGTON,
TAZEWELL COUNTY, ILLINOIS, AND
HEIDER PROPERTIES, LLC**

THIS AGREEMENT for Private Redevelopment (“Agreement”) made and entered into this _____ day of _____, 2017, by and between the **CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS**, an Illinois home-rule municipal corporation (hereinafter referred to as the “City”), exercising its governmental powers pursuant to the 1970 Constitution of the State of Illinois, **HEIDER PROPERTIES, LLC**, an Illinois limited liability company (hereinafter referred to as “Developer”) and **BROCK AND ELIZABETH HEIDER** (hereinafter referred to as the “Guarantors”):

R E C I T A L S

WHEREAS, the City is considering a program for the rehabilitation and renovation of a portion of the Downtown Tax Increment Redevelopment Project Area (hereinafter referred to as the “Project Area”) in the City, pursuant to the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) (hereinafter referred to as the “Act”); and

WHEREAS, pursuant to the provisions of the Act, the City has adopted a Redevelopment Plan (hereinafter referred to as the “Plan”) pertaining to the redevelopment of the Project Area, a copy of said Plan is on file with the City Clerk; and

WHEREAS, the City, to achieve the objectives of the Plan and in accordance with the uses set forth therein, intends to assist the Developer in its redevelopment of the real estate more particularly described below, commonly known as 101-103 Washington Square, Washington, Illinois, (hereinafter referred to as the “Real Estate”) through the City assistance in the payment of certain redevelopment project costs of the Developer, in consideration of which Developer is willing to redevelop the Real Estate; and

WHEREAS, the Real Estate is legally described as follows:

SEC 24 T26N R3W ORIGINAL TOWN LOT 6 EXC S 62’ OF NW 1/4; all situated in the City of Washington, Tazewell County, Illinois.

PIN: 02-02-24-100-011

Commonly known as: 101-103 N. Main Street Washington, IL 61571; and

WHEREAS, the Guarantors are the members and managers of the Developer; and

WHEREAS, it is necessary to redevelop the Real Estate in order to arrest the economic and physical decline of the Project Area, and to promote a policy of stabilization in the Project Area; and

WHEREAS, the City believes the redevelopment of the Real Estate pursuant to the Plan is in the vital and best interests of the City and the health, safety, and welfare of its residents, and in accordance with the public purposes and provisions of the applicable federal, state, and local laws:

NOW, THEREFORE, in consideration of the premises and the mutual obligations and covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, the parties hereto covenant, consent, and agree as follows:

SECTION I DEVELOPER'S COVENANTS

A. Redevelopment Project. The Developer, its successors or assigns, agrees on behalf of itself, its successors or assigns, to redevelop the Real Estate described above, located at 101-103 Washington Square, Washington, Illinois. Developer will make renovations to the exterior and interior of the structure for continued use for a restaurant and inn, pursuant to the plans and specifications attached hereto as Exhibit A and by reference expressly made a part hereof ("Remodel Specifications").

B. Interior and Exterior Renovation. The Developer agrees it will renovate the interior and exterior of the structure located on the Real Estate so as to allow for the use of the structure as restaurant and inn space, in accordance with the Remodel Specifications. In that connection, the Developer shall:

- (1) Interior:
 - (a) Install a dumbwaiter on the lower level;
 - (b) Create custom millwork for a new bar on the lower level;
 - (c) Install new flooring on the lower level;
 - (d) Install new drywall and light fixtures and paint the lower level;
 - (e) Repair the beams, walls, and subfloor on the second floor;
 - (f) Complete plumbing and electrical upgrades on the second floor;
 - (g) Install new cabinetry and countertops on the second floor; and
 - (h) Install new hardwood flooring, carpet, and tile on the second floor.
- (2) Exterior:
 - (a) Create a new entrance leading to the second floor and construct new doors and windows.

The estimated total cost of the above-listed items for interior and exterior renovation is Four hundred seventeen thousand two hundred thirty-three and No/100 Dollars (\$417,233.00). Developer will comply with any and all nationally accepted standards for rehabilitation in the renovation and remodeling of the structure.

C. Commencement of Redevelopment. Developer shall commence the redevelopment of the Real Estate on or after May 2, 2017.

D. Completion of Redevelopment. Developer shall complete the redevelopment of the Real Estate on or before August 31, 2017.

E. Payment of Taxes. In order to assure the property flow of tax revenues anticipated pursuant to the Plan and this Agreement, the Developer, its successors and assigns, covenants as follows:

- (1) It will promptly and timely pay all applicable taxes when due.
- (2) In the event that all applicable taxes are not paid by Developer within thirty (30) days from the date said taxes are due and owing during the period of time the City has an obligation to grant any incentives hereunder, the City may make payment of the taxes due and owing on the property. The amount so advanced by the City shall be immediately due and owing from the Developer to the City and shall bear interest from the date of payment at the rate of twelve percent (12%) per annum compounded quarterly until paid in full. The City shall have a lien against all of the Developer's property for all amounts paid together with interest and all expenses incurred in the recovery of said amounts, including, but not limited to, attorney's fees incurred in collecting said amounts. The City may bring such actions as may be deemed appropriate to enforce payment and/or enforce the lien hereinabove granted against the property.

F. Commencement of Operations. Developer agrees for itself, its successors and assigns, that it will use the Real Estate to operate a restaurant in the basement, a restaurant on the main level and an inn on the second level through December 31, 2021. If the Real Estate is not used for such purposes between September 1, 2017 and December 31, 2021, the Developer shall pay the Special Tax Allocation Fund maintained by the City for the Project an amount equal to:

Date Operations Ceased in the Real Estate	Amount Payable to the Special Tax Allocation Fund
September 1, 2017- December 31, 2017	\$40,000
January 1, 2018 – December 31, 2018	\$32,000
January 1, 2019 – December 31, 2019	\$24,000
January 1, 2020 – December 31, 2020	\$16,000
January 1, 2021 – December 31, 2021	\$8,000

The Real Estate will be deemed to not operate for such purposes if either restaurant or inn is not open to the public for twenty (20) consecutive days unless such closure is due to a force majeure event.

G. Exemption from Tax. Developer covenants for itself, its successors and assigns, and for all successors and lessees to the property, that it shall not apply for, seek or authorize any exemption from the imposition of real estate taxes on said property without first obtaining the prior written approval of the City. Nothing herein contained shall be construed so as to prevent the Developer from contesting the assessment or collection of any taxes under statutory procedure set forth in the Illinois Revised Statutes; provided, however, that Developer shall give

the City at least fifteen (15) days prior written notice of its intent to contest the assessment or collection of real estate taxes.

H. Indemnification of City. The Developer agrees for itself, its successors and assigns, to indemnify and save the City and its officers and employees, free, harmless, and indemnified from and against any and all claims by or on behalf of any person, firm, corporation, or other entity, whether private, public or governmental, arising (a) from the conduct or management of, or from any work or thing done on, the Real Estate; (b) any breach or default on the part of the Developer or its successors or assigns in the performance of any of its obligations under this Agreement; (c) any act of negligence of Developer or any of its agents, contractors, servants, employees, or licensees; (d) any act of negligence of any assignee, lessee or sub-lessee of the Developer, or any agents, contractors, servants, employees, or licensees of any assignee, lessee, or sub-lessee of the Developer; (e) any violation by the Developer or any other person of state, federal, or local laws, rules, and regulations; (f) any performance by the City of any act required hereunder or requested by the Developer or its successors and assigns other than willful misconduct by the City. The Developer agrees to indemnify and save the City free, harmless, and indemnified from and against any and all costs and expenses incurred in or in connection with any such claim arising as aforesaid or in connection with any action or proceeding brought thereon.

I. Equal Opportunity. The Developer agrees for itself, its successors and assigns, that Developer and such successors and assigns shall not discriminate in violation of any applicable federal, state, or local laws or regulations upon the basis of race, color, religion, sex, age, or national origin or other applicable factors in the sale, lease, rental, operation, or management, or in the use or occupancy of the property or any part thereof.

J. Payment of Prevailing Wages. Developer shall pay the prevailing rate of wages in the locality for each craft or type of worker or mechanic needed to remodel and renovate the existing building, also the general prevailing rate for legal holiday and overtime work, as ascertained by the City pursuant to Ordinance No. 3188 all in accordance with and pursuant to 820 ILCS 130/1 *et seq.* A copy of said Prevailing Wage Ordinance is attached hereto, marked Exhibit B, and by reference expressly made a part hereof.

K. Breach of Agreement. Should Developer, its successors or assigns, fail to comply with or satisfy any of the terms and conditions of this Agreement, at any time or times during the term of this Agreement, or during any period or periods of time during which the City has an obligation hereunder to render or provide Developer any redevelopment assistance or to pay any redevelopment project costs as same are defined pursuant to the Act, Developer agrees for itself, its successors and assigns, that it will immediately pay to the City any and all sums previously expended by the City in connection with or arising out of the City's obligations hereunder to pay certain redevelopment project costs, together with all costs of collection of same, including but not limited to the City's reasonable attorney's fees, court costs and costs of collection whether incurred for preparation, negotiation, trial, appellate or otherwise.

L. Payment to Special Tax Allocation Fund. The Developer shall pay to the Special Tax Allocation Fund maintained by the City for the Project Area an amount equal to ten percent

(10%) multiplied by the Developer's Adjusted EBITDA, up to an amount equal to the lesser of ten percent (10%) multiplied by the Qualified Redevelopment Project Costs paid to the Developer under this Agreement or Thirty-Five Thousand Dollars (\$35,000). For purposes of this Agreement, the Developer's Adjusted EBITDA shall mean shall mean, for the Developer and any entity under common control under Section 414 of the Internal Revenue Code of 1986, as amended (if any), on a consolidated basis, for any period, net income for such period, plus amounts deducted in the computation thereof for (1) interest expense, (2) federal, state and local income taxes, and (3) depreciation and amortization, all calculated in accordance with GAAP, plus any compensation paid to the Guarantors and any lineal descendant or ancestor of the Guarantors. Developer shall pay such amounts to the City no later than ninety (90) days after the close of the Developer's fiscal year. Within ninety (90) days after the close of Developer's fiscal year, the City's TIF Administrator, Mayor, Treasurer or Attorney may inspect the financial statements of the Developer, reviewed by Developer's outside certified public accountants and in form approved by the City, including all notes thereto and a Balance Sheet, Cash Flow Statement and an Income Statement. Within twenty (20) days of filing (which shall be no later than the date due, as the same may be extended), the City's TIF Administrator, Mayor, Treasurer or Attorney may inspect Developer's state and federal tax returns for the prior tax year. No payment shall be due under this paragraph for income accrued by the Developer after December 31, 2021.

SECTION II CITY'S OBLIGATIONS

A. Qualified Redevelopment Project Costs.

(1) If Developer shall perform the agreements herein contained and certifies an actual cost incurred that equals or exceeds the estimated cost contained herein, the City shall pay directly from the Special Tax Allocation Fund for the Project Area (hereinafter referred to as the "General Account") a sum not to exceed the amount of Three Hundred Fifty Thousand Dollars (\$350,000.00), more particularly limited and set forth on Exhibit C, a copy of which is attached hereto and by reference expressly made a part hereof.

(a) The City shall pay the above-stated costs in three (3) installments as follows:

(i) One-third (1/3) of the total cost, not-to-exceed the sum of One Hundred Sixteen Thousand Six Hundred Sixty-Six Dollars and Sixty-Six Cents (\$116,666.66) within ten (10) days upon the approval of this Agreement; and

(ii) One-third (1/3) of the total cost, not-to-exceed the sum of One Hundred Sixteen Thousand Six Hundred Sixty-Six Dollars and Sixty-Six Cents (\$116,666.66) due within ten (10) days upon submittal of any and all paid invoices. For the avoidance of doubt, no amount shall be paid under this paragraph until Developer submits paid invoices in excess of \$116,666.66; and

(iii) One-third (1/3) of the total cost, not-to-exceed the sum of One Hundred Sixteen Thousand Six Hundred Sixty-Six Dollars and Sixty-

Seven Cents (\$116,666.67) due within ten (10) days upon the completion of the project. For the avoidance of doubt, no amount shall be paid under this paragraph until Developer submits paid invoices in excess of \$233,333.32. No reimbursement shall be made for any work performed after October 1, 2017.

(2) In the event the Developer shall perform the agreements herein contained and certifies an actual cost incurred that is less than the estimated cost contained herein, the City shall pay directly from the Special Tax Allocation Fund a sum not to exceed the certified costs.

(3) The City's obligation to pay any of the above-stated costs shall not arise until and unless the following shall first occur:

(a) Sufficient funds are available and on deposit in the Special Tax Allocation Fund for the Project Area.

(b) If there are not sufficient funds in the Special Tax Allocation Fund for the Project Area to pay all of the above-stated amounts, any shortfall shall be an obligation that is carried over from year to year until sufficient funds generated by the Project Area become available in the Special Tax Allocation Fund.

B. Miscellaneous. The City, without expense to the Developer except as set forth herein, shall, in accordance with the TIF Plan, provide or secure or cause to be provided or secured the following: It is contemplated by the parties hereto, that all matters of rezoning, including amending the Comprehensive Plan, if necessary, in order to conform the zoning of the Project Site to the uses intended by this Agreement, be accomplished prior to the construction of the Project by the Developer. Therefore, Developer shall cooperate with the City in providing such information as necessary for and to the appropriate bodies to consider such rezoning, variations and amendments. At the present time, the property is zoned C-2, which the parties contemplate as being adequate for Developer's purposes.

SECTION III GUARANTY

In consideration of the execution of the Agreement by the City and as a material inducement to the City to execute the Agreement, Guarantors, jointly and severally, hereby irrevocably and unconditionally, guarantee the full, timely and complete (a) payment of all sums payable by Developer to the City under the Agreement, and any amendments or modifications thereto by agreement or course of conduct, and (b) performance of all covenants, representations and warranties made by Developer and all obligations to be performed by Developer pursuant to the Agreement, and any amendments or modifications thereto by agreement or course of conduct. The payment of those amounts and performance of those obligations shall be conducted in accordance with all terms, covenants and conditions set forth in the Agreement, without deduction, offset or excuse of any nature and without regard to the enforceability or validity of the Agreement, or any part thereof, or any disability of Developer. THIS GUARANTY IS A GUARANTY OF PAYMENT AND PERFORMANCE, AND NOT OF COLLECTION. UPON ANY BREACH OR DEFAULT BY DEVELOPER UNDER THE AGREEMENT, THE CITY MAY PROCEED IMMEDIATELY AGAINST DEVELOPER AND/OR GUARANTOR TO ENFORCE ANY OF THE CITY'S RIGHTS OR REMEDIES AGAINST DEVELOPER OR

GUARANTORS PURSUANT TO THE AGREEMENT, OR AT LAW OR IN EQUITY WITHOUT NOTICE TO OR DEMAND UPON EITHER DEVELOPER OR GUARANTOR. THIS GUARANTY SHALL NOT BE RELEASED, MODIFIED OR AFFECTED BY ANY FAILURE OR DELAY BY THE CITY TO ENFORCE ANY OF ITS RIGHTS OR REMEDIES UNDER THE AGREEMENT, OR AT LAW OR IN EQUITY.

SECTION IV GENERAL PROVISIONS

A. Choice of Law. This Agreement shall be construed under and pursuant to the laws of the State of Illinois.

B. Execution of Counterparts. If this Agreement is executed in two or more counterparts, each shall constitute one and the same instrument and shall be recognized as an original instrument.

C. Reference to Headings. Unless otherwise specified, references to sections and other subdivisions of this Agreement are to the designated sections and other subdivisions of this Agreement as originally executed.

D. Entirety of Agreement. This Agreement is the entire agreement between the parties hereto, and any other agreements, whether written or oral, entered into by the parties prior to the date hereof shall be deemed to be null and void and have merged into this Agreement by virtue of the execution hereof.

E. Force Majeure. Any delay or failure of any party in the performance of its required obligations hereunder shall be excused if and to the extent caused by acts of God, strikes, lockouts, action of regulatory agencies, fire, flood, windstorm, adverse weather conditions, accidents, explosion, riot, war, sabotage, court injunction or order, loss of permits, failure to obtain permits, and cause or causes beyond the reasonable control of the party affected provided that a prompt notice of such delay is given by such party to the other parties and each of the parties hereto shall be diligent in attempting to remove such cause or causes.

F. Attorneys' Fees. In the event any action or legal proceeding is commenced to enforce any provision in connection with this Agreement, the prevailing party shall be entitled to recover as part of such action or proceedings, or in a separate action brought for that purpose, reasonable attorneys' fees and court costs as may be fixed by the court.

G. Construction of Agreement. Each party was or had the opportunity to be represented by legal counsel during the negotiation resulting in this Agreement and have their legal counsel review this Agreement. The parties agree that the rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.

H. No Other Legal Relationship Created. Nothing contained in this Agreement shall be deemed or construed as creating a relationship of principal and agent, or of partnership or of joint venture between the parties hereto.

I. Notices The notices required by this Agreement shall be deemed to be delivered when hand-delivered or when deposited in the United States mail, by certified mail, return receipt requested, postage prepaid, addressed to the party at the respective addresses set forth below, or at such other addresses as the parties may from time to time designate in writing:

Developer: HEIDER PROPERTIES, LLC
Attn: Brock and Elizabeth Heider
313 Muller Road
Washington, Illinois 61571

Guarantors: Brock and Elizabeth Heider
313 Muller Road
Washington, Illinois 61571

City: City of Washington
Attn: City Clerk
301 Walnut Street
Washington, IL 61571

With a copy to: Derek A. Schryer
Davis & Campbell L.L.C.
401 Main Street, Suite 1600
Peoria, Illinois 61602

IN WITNESS WHEREOF, the parties hereto have executed this Agreement and caused their respective seals to be affixed and attested thereto as of the date and year first above written.

**CITY OF WASHINGTON
TAZEWELL COUNTY, ILLINOIS**

HEIDER PROPERTIES, LLC

By _____
Mayor

Brock Heider, Manager

Elizabeth Heider, Manager

ATTEST:

City Clerk

GUARANTORS

Brock Heider

Elizabeth Heider

ELIGIBLE EXPENSES	ESTIMATE	BASE SUBSIDY %	BASE SUBSIDY AMT.	ADDITIONAL BONUS %	HISTORIC REHAB. BONUS AMT.	TOTAL SUBSIDY %	TOTAL SUBSIDY AMT.
<u>Exterior Work</u>							
New entrance/framing/doors/windows	\$ 26,000.00	20%	\$ 5,200.00	64%	\$ 16,610.35	84%	\$ 21,810.35
SUBTOTAL	\$ 26,000.00	20%	\$ 5,200.00	64%	\$ 16,610.35	84%	\$ 21,810.35
<u>Interior Work</u>							
Demo/Cleanup	\$ 15,000.00	20%	\$ 3,000.00	64%	\$ 9,582.90	84%	\$ 12,582.90
Framing/rebuild/trip/paint/lighting	\$ 79,000.00	20%	\$15,800.00	64%	\$ 50,469.92	84%	\$ 66,269.92
Plumbing	\$ 17,500.00	20%	\$ 3,500.00	64%	\$ 11,180.05	84%	\$ 14,680.05
Electrical	\$ 28,000.00	20%	\$ 5,600.00	64%	\$ 17,888.07	84%	\$ 23,488.07
Cabinetry, countertops	\$ 5,500.00	20%	\$ 1,100.00	64%	\$ 3,513.73	84%	\$ 4,613.73
Hardwood flooring, carpet, tile	\$105,933.00	20%	\$21,186.60	64%	\$ 67,676.34	84%	\$ 88,862.94
Dumb waiter, framing/demo	\$ 35,000.00	20%	\$ 7,000.00	64%	\$ 22,360.09	84%	\$ 29,360.09
Bar, custom millwork	\$ 25,000.00	20%	\$ 5,000.00	64%	\$ 15,971.50	84%	\$ 20,971.50
Bar flooring, floor leveler	\$ 28,300.00	20%	\$ 5,660.00	64%	\$ 18,079.73	84%	\$ 23,739.73
Interior dry wall, painting, lighting	\$ 20,000.00	20%	\$ 4,000.00	64%	\$ 12,777.20	84%	\$ 16,777.20
General fees/permits	\$ 32,000.00	20%	\$ 6,400.00	64%	\$ 20,443.51	84%	\$ 26,843.51
SUBTOTAL	\$391,233.00		\$78,246.60		\$ 249,943.04		\$328,189.64
TOTALS	\$417,233.00		\$83,446.60		\$ 266,553.39		\$349,999.99

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration:	3 years
Payment 1	\$116,666.66
Payment 1	\$116,666.66
Payment 1	\$116,666.66

due within 10 days upon approval of redevelopment agreement
due within 10 days upon submittal of any and all paid invoices
due within 10 days upon completion of the project

Heider Properties, LLC: Denhart Downtown Project

Description	Cost	Total Project Cost:	\$1,148,222.40
Purchase Price	\$605,000.00		
Demo, Cleanup, Dumpster	\$15,000.00	Total TIF-Eligible Cost:	\$417,233
Framing, Rebuild, Trim, Paint, Light	\$79,000.00		
Plumbing	\$17,500.00	TIF Funds Requested:	\$350,000
Electrical	\$28,000.00		
Cabinetry, Countertops	\$5,500.00	Total TIF-Eligible %:	83.89%
Hardwood flooring, treads, carpet, tile showers	\$105,933.00		
New Entrance, doors, windows, posts	\$26,000.00	Total TIF Project %:	30.48%
Dumbwaiter, framing and demo	\$35,000.00		
Custom bar millwork/top	\$25,000.00		
Bar flooring LVT, grind, leveler	\$28,300.00		
Bar interior drywall, paint, lighting, brick seal	\$20,000.00		
General fees/permits	\$32,000.00		
Blacksmith's lease remainder	\$56,000.00		
Current out of pocket, employee payroll	\$20,000.00		
Cornerstone Inn new furnishings	\$49,989.40		

CITY OF WASHINGTON, ILLINOIS
APPLICATION FOR TAX INCREMENT FINANCING (TIF) ASSISTANCE
PRIVATE REDEVELOPMENT INCENTIVE

Complete this form in its entirety and attach all necessary documents. Submit the completed application to the Planning & Development Department at 301 Walnut Street, Washington, IL 61571. If you have any questions, contact Jon Oliphant, Planning & Development Director at 444-1135 or by email at joliphant@ci.washington.il.us.

Applicant name: Brock Heider (please print or type)
Mailing address: 1300 Prince George Fax: _____
Daytime Phone: 303-0575 Email Address: fastw31@yahoo.com
I would like to receive correspondence by: _____ Mail ☒ Email

1. Applicant interest in property (check one): ☒ Owner/Mortgagor ☐ Purchaser ☐ Tenant
2. Property owner name: Linda Heider / Heider Properties
3. Business name(s): Denharts / corner stone inn / Blacksmiths
4. Project address or location: 101-103 Washington St
5. Property tax ID number(s): _____
6. Current use of property: N/A
7. Proposed use of property: restaurant / inn
8. Choose the applicable project (check all that apply):
☒ Exterior renovation/restoration ☐ Relocation ☒ Site improvement ☐ Other
☐ New construction ☒ Interior renovation
9. Describe the nature of work proposed for the property: _____

10. Estimated total project cost: \$ 417,233.00
11. Attach the following documentation to support the project and to complete the application for TIF assistance:
 - ✓ Preliminary, itemized cost estimates or quotes from a contractor or design professional;
 - ✓ Scaled plans, renderings, and/or photos, as applicable, clearly illustrating the proposed improvements; and
 - ✓ A copy of the Warranty Deed, including a legal description and owner name for the property.
12. Sign and date below to complete the application.

Brock Heider
Applicant signature

3-15-17
Date

IMPORTANT: If the Finance Committee votes on a level of assistance it will be included in a contract agreement between the City and redeveloper. NO WORK SHALL BEGIN UNTIL THE CONTRACT DOCUMENTS ARE APPROVED BY THE CITY COUNCIL. Any work that begins prior to contract approval shall be ineligible for TIF assistance.

FOR OFFICE USE ONLY

Date of Finance Committee review: _____

Committee action & form of assistance: _____

Comments: _____

City Council review and action by ordinance. Date of First reading: _____ Date of Second reading: _____

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Estimate

Christopher Michael LLC

For: Brock heider
Cornerstone Inn/ Blacksmiths Steakhouse

Estimate No: 151
Date: March 13, 2017

Description

Amount

Demo : \$417,233.00*

Demolition

Debris cleanup

Dumpster. \$15,000.00

Inn

Framing/ rebuild

Beams/ walls/ subfloor

Drywal / tape

Prime / paint

Trim / millwork

Light fixtures \$79,000.00

Plumbing \$17,500.00

Electrical \$28,000.00

Cabinetry/ tops \$5,500.00

Tile flooring

Tile walls

Tile showers

Hardwood flooring

Carpet

Tread covers. \$105,933.00

Mud pour showers

New Entrance

Framing

Roof

Doors

Windows

Post \$26,0000.00

Description

Amount

Blacksmiths

Dumb waiter
Framing/ demo \$35,000.00

Basement

Bar
Custom millwork
Top. \$25,000.00

Flooring
LVT
Grind
Floor leveler. \$28,300.00

Interior finish
Dry wall
Paint
Light fixtures
Seal brick \$20,000.00

General fees
Permits. \$32,000.00

* Indicates non-taxable item

Subtotal \$417,233.00
(0.00%) \$0.00

Total \$417,233.00

Room One/Two

King size platform bed	\$960.00
Mattress	\$1,700.00
Pillows	\$100.00
Sheets	\$253.00
Comforter	\$150.00
Duvet 2	\$200.00
Mattress Protectors	\$200.00
2 Night Stands	\$500.00
Dresser	\$600.00
Lamps	\$240.00
T.V.	\$1000.00
Mirror	\$130.00
Alarm clocks with usb charger	\$40.00
Wall Decorations	\$100.00
Sitting chair	\$400.00
Pull Out Couch	\$1000.00
Coffee Pot	\$40.00
Small Fridge	\$100.00
New Hardwood Floor	
New Light Fixture	
Complete remodel of bathroom	
New Paint	
Drywall Repairs	

\$8,213.00

Room Sleeps 4

Room Three

King size platform bed	\$960.00
Mattress	\$1,700.00
Pillows	\$100.00
Sheets	\$253.00
Comforter	\$150.00
Duvet 2	\$200.00
Mattress Protectors	\$200.00
2 Night Stands	\$500.00
Dresser	\$600.00
Lamps	\$240.00
T.V.	\$1000.00
Mirror	\$100.00
Alarm clocks with usb charger	\$40.00
Wall Decorations	\$100.00
Sitting chair	\$400.00
Coffee Pot	\$40.00
Small Fridge	\$100.00
Spa Robes (2)	\$80.00
New Hardwood Floor	
New Light Fixture	
Complete remodel of bathroom	
New Paint	
Drywall Repairs	

\$6,843.00

Room Sleeps 2

Room Four

Presidents Room

Sheets & Towels	\$253.40
Lamps	\$150.00
Alarm clocks with usb charger	\$40.00
Coffee Pot	\$40.00
Spa Robes	\$80.00
T.V.	1,800.00

New Hardwood Floor
New Light Fixture
Complete remodel of bathroom
New Paint
Drywall Repairs

\$1,563.40

Room Sleeps 2

Room Five

Two Queen Size Bed	\$1,700.00	
Two Mattress	\$3,400.00	
Sheets and Towels	\$500.00	
Pillows (8)	\$200.00	
Comforter	\$300.00	
Duvet (4)	\$400.00	
Mattress Protectors	\$400.00	
Night Stands (2)	\$500.00	
Dresser	\$600.00	
Lamps	\$240.00	
T.V.	\$1000.00	
Mirror	\$300.00	
Lamps	\$300.00	
Alarm clocks with usb charger	\$40.00	
Coffee Pot	\$40.00	
Small Fridge	\$100.00	
Wall Decorations	\$200.00	
Sitting chair (2)	\$800.00	
Desk	\$500.00	
New Hardwood Floor		
New Light Fixture		
Complete remodel of bathroom		
New Paint		
Drywall Repairs		\$7,430.00

Room Sleeps 4

Room Six

One King Size Bed	\$950.00
Mattress	\$1,700.00
Sheets and Towels	\$250.00
Pillows (4)	\$100.00
Comforter	\$150.00
Duvet (4)	\$200.00
Mattress Protectors	\$200.00
Night Stands (2)	\$500.00
Dresser	\$600.00
T.V.	\$1000.00
Mirror	\$300.00
Lamps	\$200.00
Alarm clocks with usb charger	\$40.00
Coffee Pot	\$40.00
Small Fridge	\$100.00
Wall Decorations	\$200.00
Sitting chair	\$400.00
Desk	\$500.00
New Hardwood Floor	
New Light Fixture	
Complete remodel of bathroom	
New Paint	
Drywall Repairs	

\$7,430.00

Room Sleeps 2

Room Seven

One King Size Bed	\$950.00
Mattress	\$1,700.00
Sheets and Towels	\$250.00
Pillows (4)	\$100.00
Comforter	\$150.00
Duvet (4)	\$200.00
Mattress Protectors	\$200.00
Night Stands (2)	\$500.00
Dresser	\$600.00
T.V.	\$1000.00
Mirror	\$300.00
Lamps	\$200.00
Alarm clocks with usb charger	\$40.00
Coffee Pot	\$40.00
Small Fridge	\$100.00
Wall Decorations	\$200.00
Sitting chair	\$400.00
Desk	\$500.00
New Hardwood Floor	
New Light Fixture	
Complete remodel of bathroom	
New Paint	
Drywall Repairs	

\$7,430.00

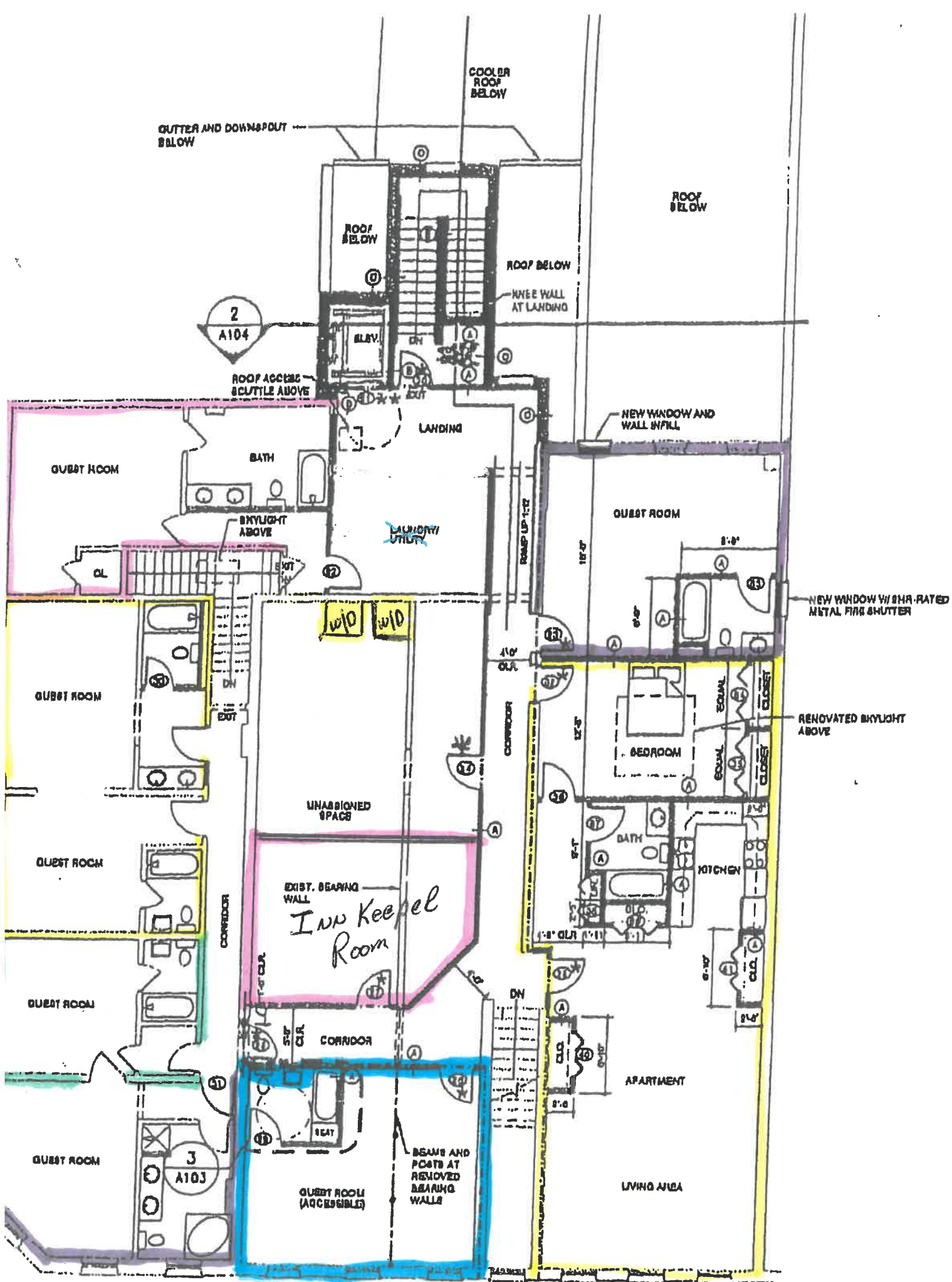
Room Sleeps 2

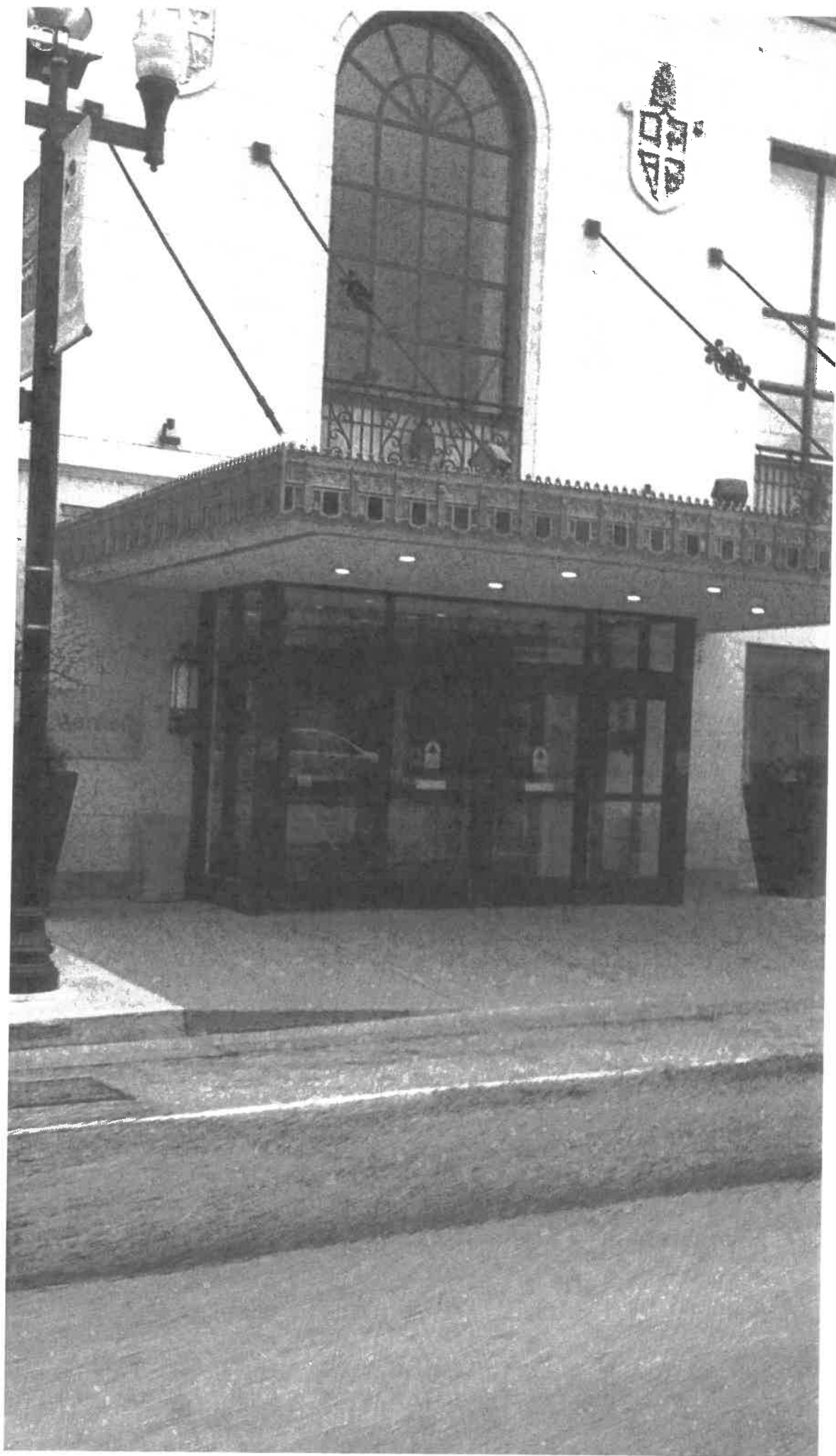
Room Eight

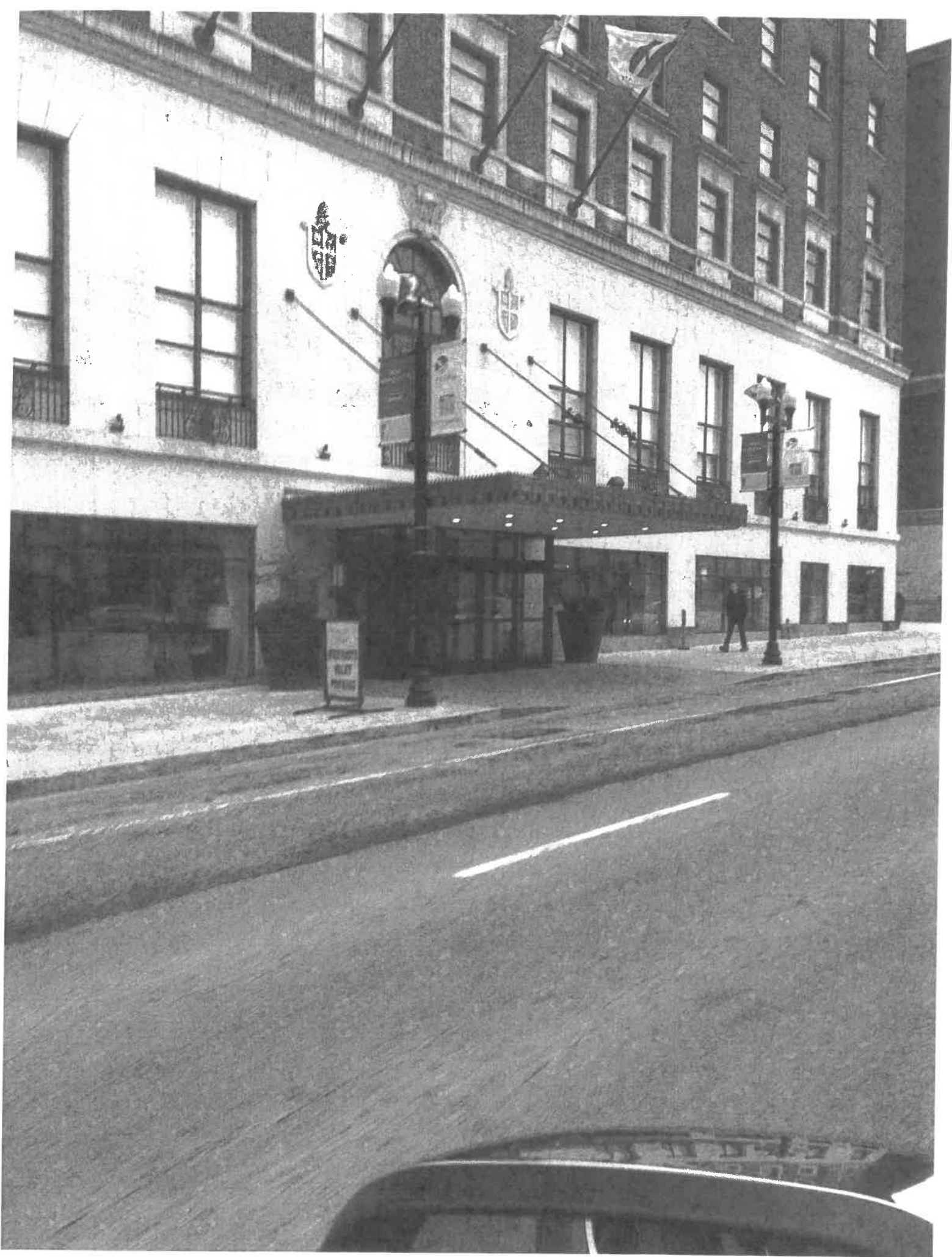
Two Queen Size Bed	\$1,700
Mattress	\$3,400.00
Sheets and Towels	\$500.00
Pillows (8)	\$200.00
Comforter	\$300.00
Duvet (4)	\$400.00
Mattress Protectors	\$400.00
Night Stands (2)	\$500.00
Dresser	\$600.00
T.V.	\$1000.00
Mirror	\$300.00
Lamps	\$200.00
Alarm clocks with usb charger	\$40.00
Coffee Pot	\$40.00
Wall Decorations	\$200.00
Sitting chair (2)	\$800.00
Desk	\$500.00
New Hardwood Floor	
New Light Fixture	
Complete remodel of bathroom	
New Paint	
Drywall Repairs	

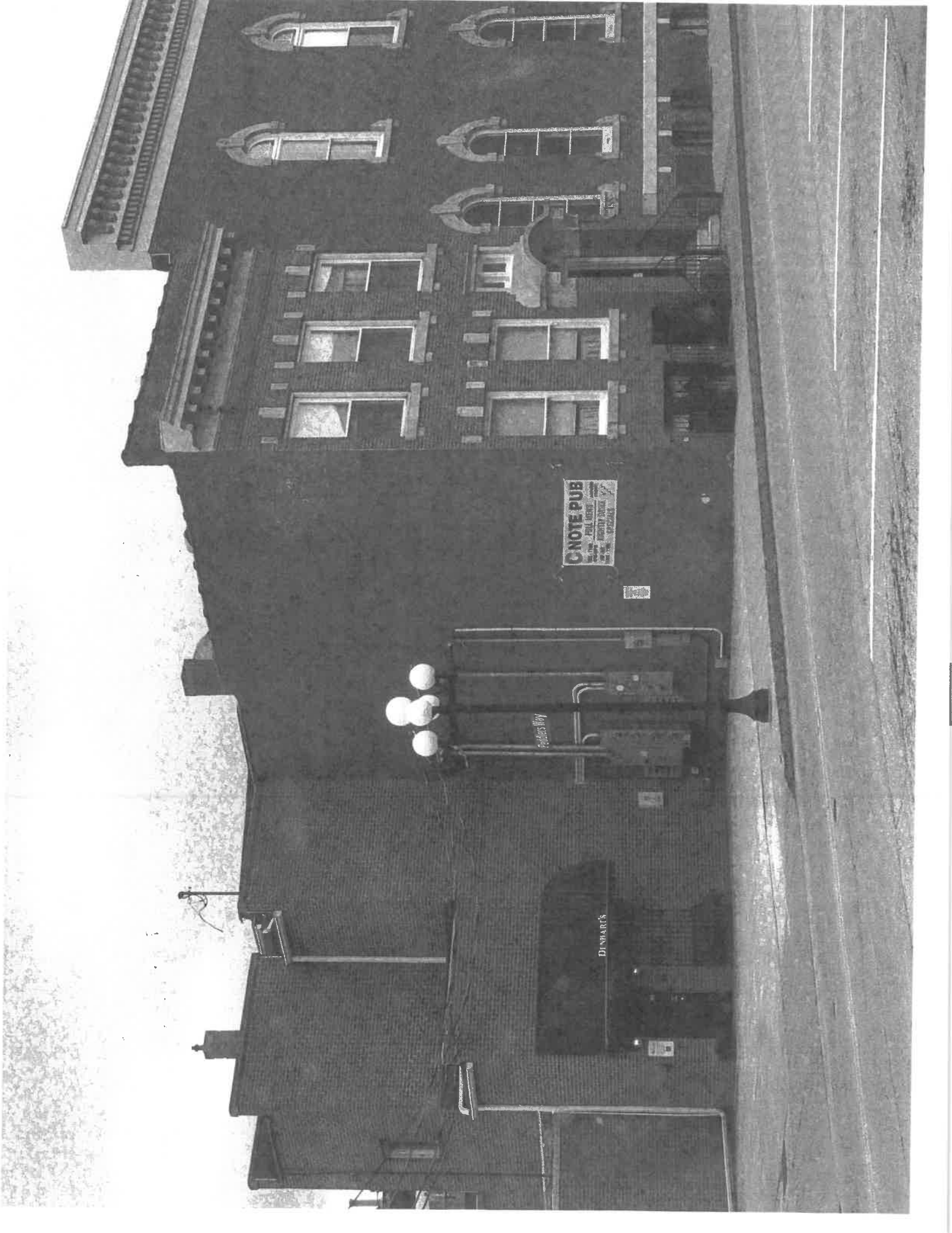
\$11,080.00

Room Sleeps Up To 6



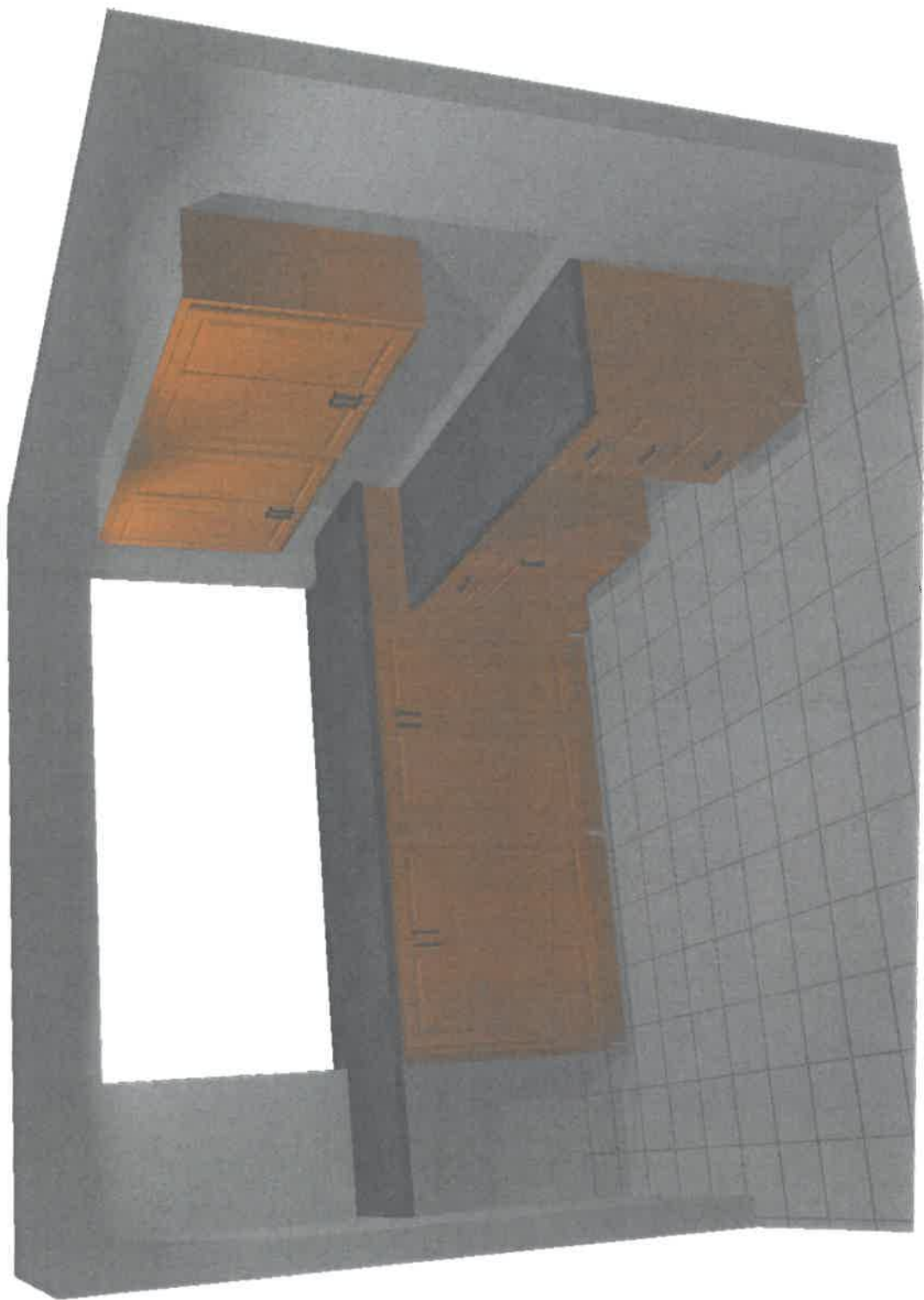


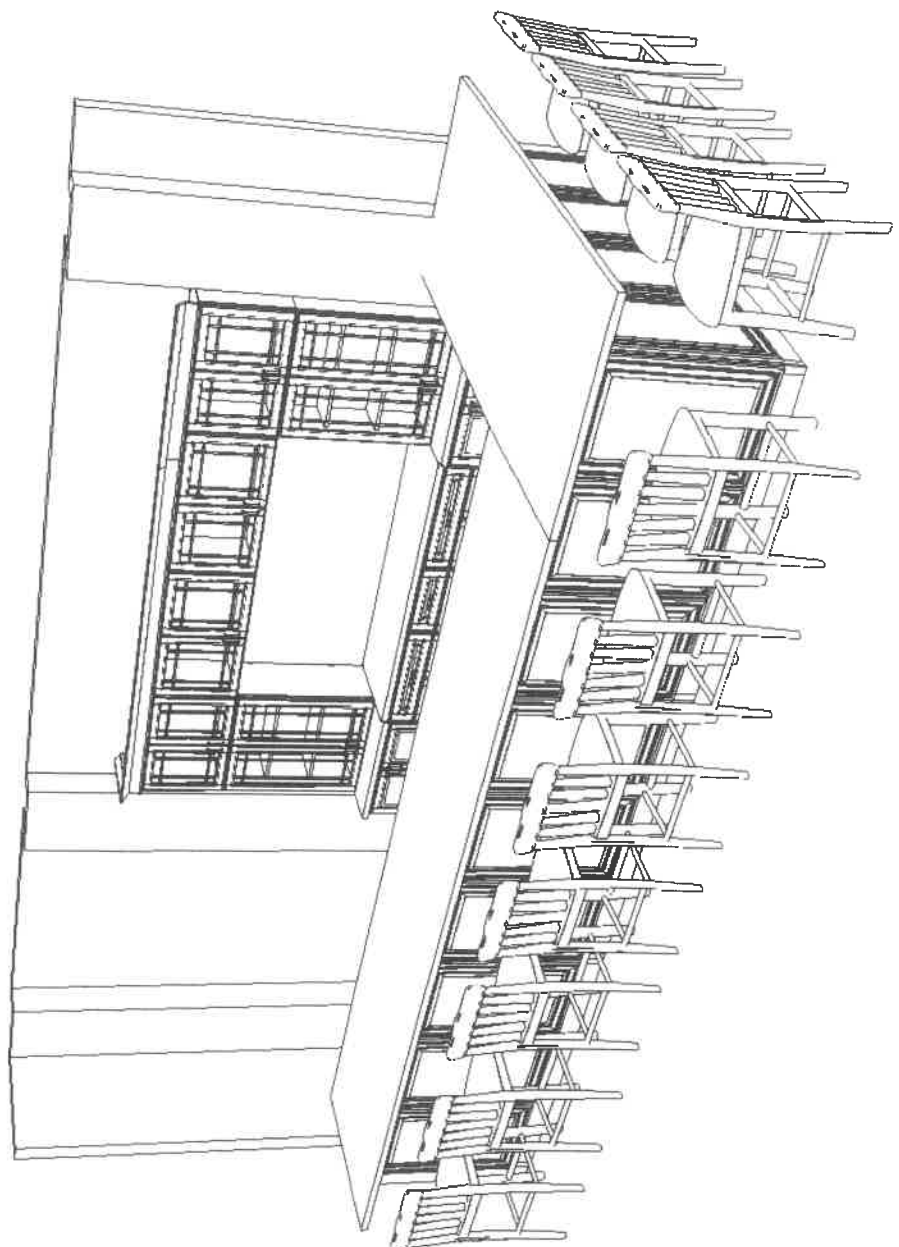


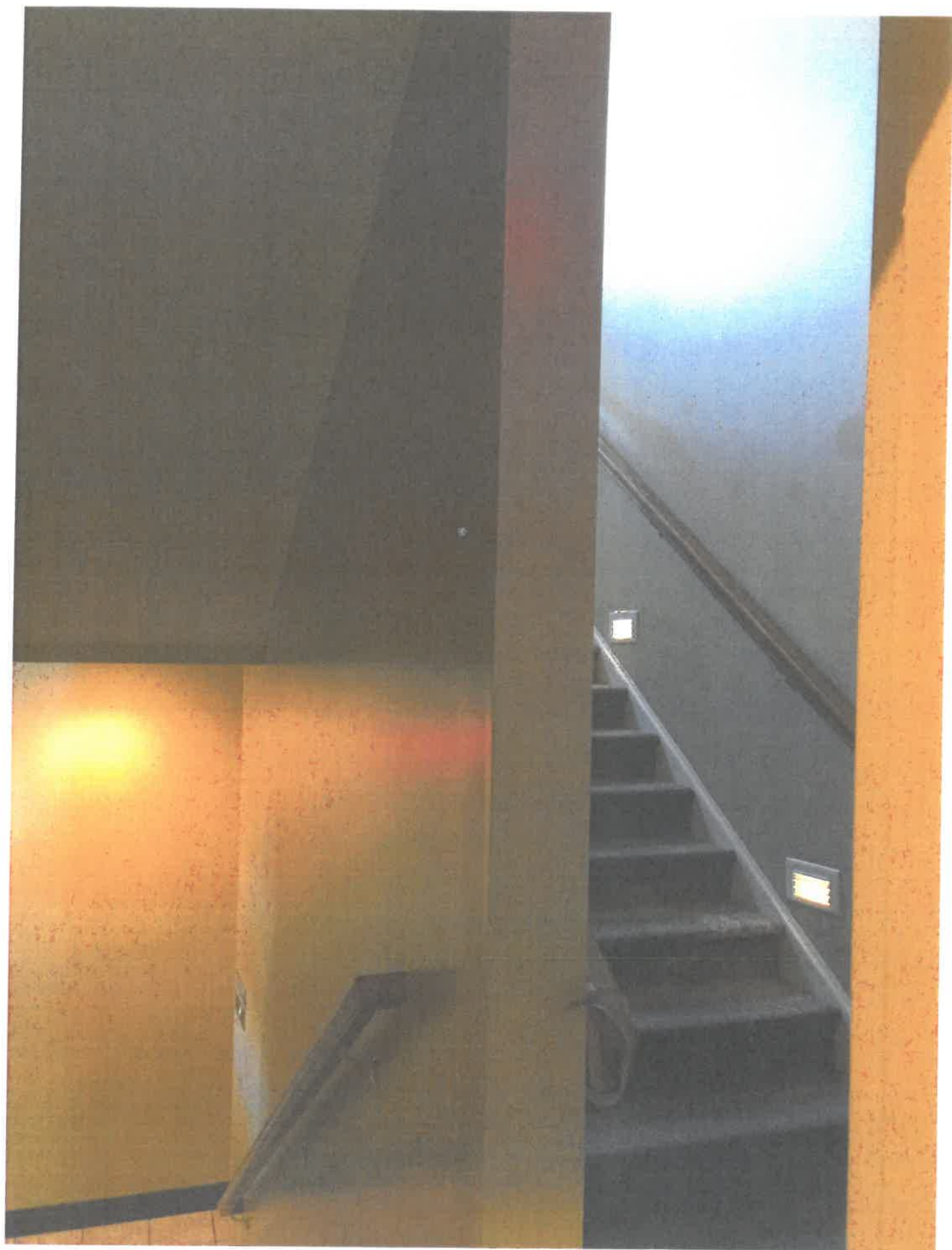




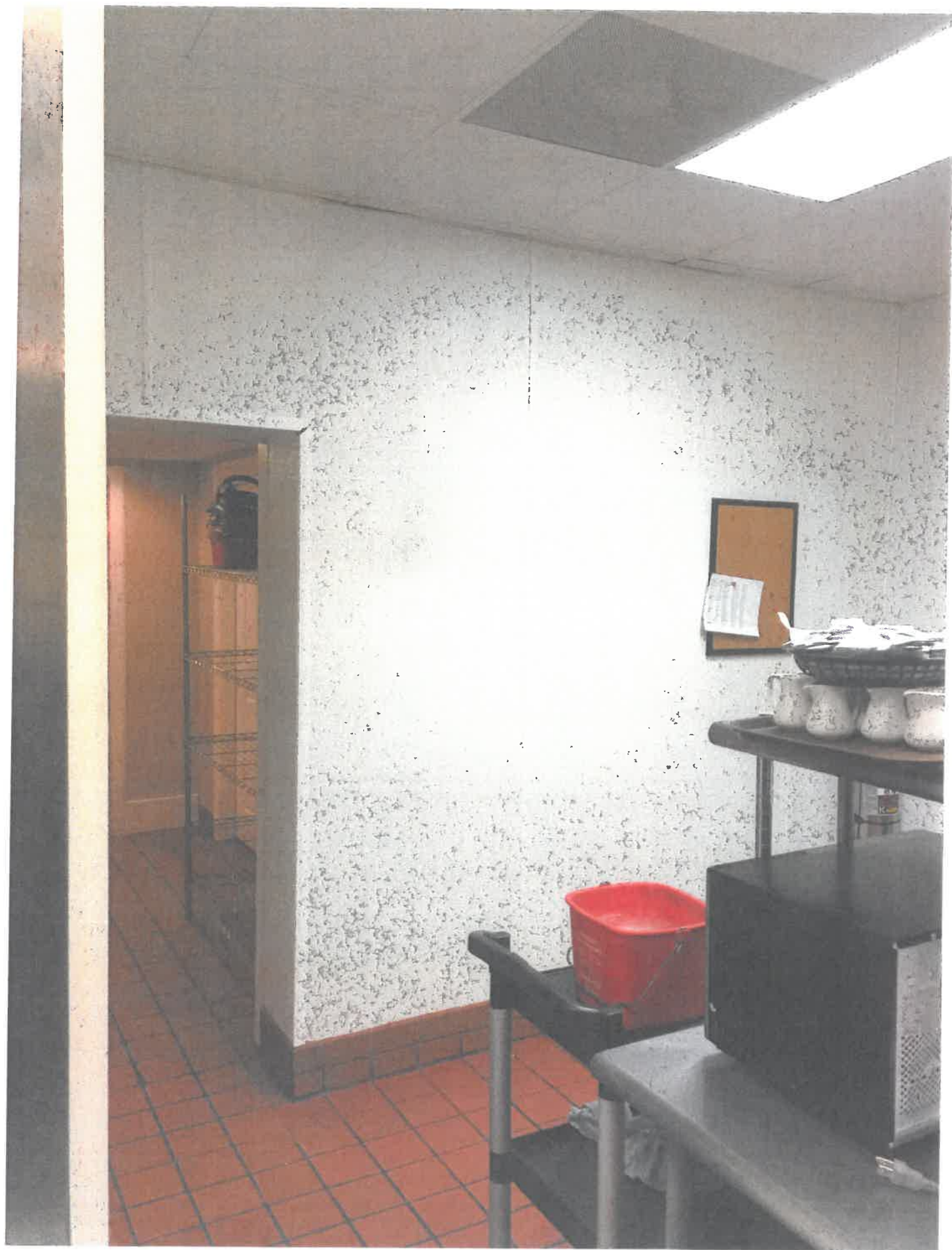
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