

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: April 7, 2017

Following the discussion from Monday's Special Committee of the Whole meeting, Brock Heider submitted a more detailed overview of the project to go along with the estimates that were previously submitted. Mr. Heider indicated that the \$31,350 general contractor fee is what CMJ Construction is charging to manage this project. He has indicated the City building permit would total \$650. The total project cost is \$416,583 including the contractor fee but not including the permit fee. The project would total \$385,233 without these fees. As Mr. Heider is requesting \$350,000 for this project, the request is approximately 84% of the TIF-eligible renovation cost when the contractor fee is considered and about 90% when it is not considered. The project details and cost breakdown sheets are attached with this memo.

Additionally, a revised draft redevelopment agreement is attached. The two components of it that were mentioned are highlighted after some tweaks. The first on Page 3 addresses the possibility of flexibility for the continued operation of the existing Denhart's space since it is not subject to a direct subsidy like for the C-Note and Cornerstone Inn spaces. The revised language would require that the first floor remain either a restaurant or a mutually-agreed upon sales tax producing business through 2021 (a closing is defined as "not open to the public for 20 consecutive days unless such closure is due to a force majeure event). It would also require that a restaurant be open on the lower and/or first and serve at least two meals a day for at least six days a week. Staff feels that this would provide some assurance that there would be at least one restaurant operating there for the majority of the week. Mr. Heider has agreed to this provision.

The second revision on Page 6 would require that all invoices for the purchase of inn furnishings be submitted prior to the release of the third and final subsidy payment. Staff encourages feedback on both of these revisions.

This is scheduled for discussion at the April 10 Committee of the Whole meeting.

**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”):

RECITALS

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 a restaurant on the lower floor, a restaurant or a mutually-agreed upon sales tax producing business on the first floor, or inn on the second floor is not open to the public for twenty (20) consecutive days unless such closure is due to a force majeure event. Additionally, a restaurant must be open through December 31, 2021, on the lower and/or first floors that serves at least two (2) meals per day for a period of at least six (6) days per week.

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 and after all invoices have been submitted indicating the purchase of all furnishings for the inn on the second floor. For the avoidance of doubt, no amount shall be paid under this paragraph until Developer submits paid invoices in excess of Two Hundred Thirty-Three Thousand Three Hundred Thirty-Three and Thirty-Two Cents (\$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:

GUARANTORS

City Clerk

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
Contractor fee	\$ 31,350.00	20%	\$ 6,270.00	64%	\$ 20,028.25	84%	\$ 26,298.25
SUBTOTAL	\$ 390,583.00		\$ 78,116.60		\$ 249,527.78		\$ 327,644.38
TOTALS w/contractor fee	\$ 385,233.00						
TOTALS w/contractor fee	\$ 416,583.00		\$ 83,316.60		\$ 266,138.13		\$ 349,454.73

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 3 years

Payment 1	\$ 116,484.91	due within 10 days upon approval of redevelopment agreement
Payment 1	\$ 116,484.91	due within 10 days upon submittal of any and all paid invoices
Payment 1	\$ 116,484.91	due within 10 days upon completion of the project

Heider Properties, LLC: Denhart Downtown Project

<u>Description</u>	<u>Cost</u>	
Purchase Price	\$605,000.00	Total Project Cost: \$1,147,572.40
Demo, Cleanup, Dumpster	\$15,000.00	Total TIF-Eligible Cost: \$416,583
Framing, Rebuild, Trim, Paint, Light	\$79,000.00	TIF Funds Requested: \$350,000
Plumbing	\$17,500.00	
Electrical	\$28,000.00	
Cabinetry, Countertops	\$5,500.00	
Hardwood flooring, treads, carpet, tile showers	\$105,933.00	Total TIF-Eligible % including cont. fee 84.02%
New Entrance, doors, windows, posts	\$26,000.00	
Dumbwaiter, framing and demo	\$35,000.00	
Custom bar millwork/top	\$25,000.00	Total TIF-Eligible % wo/cont. fee 90.85%
Bar flooring LVT, grind, leveler	\$28,300.00	
Bar interior drywall, paint, lighting, brick seal	\$20,000.00	
Contractor management fee	\$31,350.00	Total TIF Project %: 30.50%
Blacksmith's lease remainder	\$56,000.00	
Current out of pocket, employee payroll	\$20,000.00	
Cornerstone Inn new furnishings	\$49,989.40	

Estimate

Christopher Michael LLC

For: Brock heider/ Heider Properties LLC
Cornerstone Inn/ Blacksmiths Steakhouse

Estimate No: 151
Date: March 13, 2017

Description		Amount
Demo :		\$417,233.00*
Demolition		
Debris cleanup		
Dumpster.	\$15,000.00	
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	
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 contractor fee	\$ 31,350.00	
Permits.	\$ 650.00	

* Indicates non-taxable item

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

Total \$417,233.00



P.O. Box 306 – Washington IL 6150
(309) 208-1090

April 05, 2017

Brock Heider
DBA Heider Properties LLC
313 Muller Road
Washington IL 61571

PROJECT OVERVIEW

101 Washington Square, Washington IL 61571
Entry / Remodel

GENERAL PROJECT NOTE

Christopher Michael LLC will provide permits needed
Christopher Michael LLC will remove and dispose of all job site debris
Work to be completed primarily during normal working hours
Estimated based on drawing and additional notes

DEMOLITION

Remove Bathroom Fixtures
Remove tile floors and walls
Remove all flooring
Remove walls
Remove light fixtures
Open reception area

CONCRETE

Grind concrete floors in raised areas
Level where needed

MASONARY

Seal brick area in both upper and lower levels
Tuck point exterior areas

FRAMING

Frame reception area
Frame closets
Frame shower enclosure



P.O. Box 306 – Washington IL 6150
(309) 208-1090

Frame opening between rooms
Frame doors and relocate
Frame new entrance
Frame entry doors
Frame dumbwaiter shaft

GLAZING

Per drawing
Includes front entry (two windows, one pair of doors with the sidelights, and one service window)
Includes clear anodized aluminum finish
Glass is 1" clear insulated with high performance Low-E
Typical push/pull, MS lock, flush bolts in one door leaf, and closure

ROOFING

Install 1 ½" ISO board
Install 50 ml Duro=Last single ply white membrane
Flash curb and all roof penetrations with Duro Last components
Cap parapet wall with 2-piece compression metal
Remove and install new collector boxes and downspout per Dura-Last specification

SIDING

Install metal fascia

PLUMBING

New shower faucets and trim
New lavatory faucets
New toilets
Move laundry location
Add bathroom keepers room
Add gas line and waste line
Add water lines relocate

ELECTRICAL

Install new light fixtures throughout the building
Install branch circuit wiring
Install new circuit wiring in sections

DRYWALL

Install 5/8 type X COPY MENOLDS add tape and seal



P.O. Box 306 – Washington IL 6150
(309) 208-1090

CERAMIC TITLE

Install mud pour shower base in all baths
Install tile floors
Install tile showers
Install tile ½ walls baths

FLOORING

Install wood floor in rooms
Install carpet in areas
Install new stair treads
Install LVT(Luxury Vinyl Flooring) flooring in lower level of building

PAINTING

Prime and paint all rooms
Prime and paint halls
Wood staining
Paint trim

CABINETRY

Custom mill works bar and back bar
Install trim / base casing
Custom bar top

PROJECT COST.....\$417,233.00



P.O. Box 306 – Washington IL 6150
(309) 208-1090

CONTRACT

Name: **Brock Heider DBA: Heider Properties LLC** **313 Muller Road** **Washington IL** **61571**
Street City/State Zip

Submitted to Owner on: **March 13, 2017**

Christopher Michael LLC Information: **Christopher Jones** **309-208-1090**
CMJConstruction@yahoo.com

Project Manager Phone Number E mail Address

Estimate Number: **151**

THIS **AGREEMENT**, made by and between **Brock Heider DBA Heider Properties LLC** (jointly and severally, hereinafter the "**OWNER**") and Christopher Michael LLC., an Illinois corporation (d/b/a Christopher Michael LLC), P.O. Box 306., Washington, IL 61571 (hereinafter the "**CONTRACTOR**") is as follows:

Section 1.0 Improvements: The **CONTRACTOR**, for and in consideration of the payments set forth in Section 2.0 below, agrees to furnish all materials and labor necessary to remodel the property located at **101 Washington Square, Washington IL 61571** (the "**PROPERTY**"), in accordance with the estimate prepared by **CONTRACTOR** and approved by **OWNER**, which shall be attached hereto as Exhibit 1 (the "**APPROVED ESTIMATE**"). The scope of work described in the **APPROVED ESTIMATE** is referred to in this **AGREEMENT** as the "**WORK**".

Section 2.0 Payment: For the performance of the **WORK** in accordance with the **APPROVED ESTIMATE**, the **OWNER** shall pay to the **CONTRACTOR** the sum of **Four hundred seventeen thousand two hundred thirty-three** and **00/100** Dollars (**\$417,233.00**) (the "**CONTRACT AMOUNT**"), as follows:

2.1 PAYMENT PROVISIONS

The Contractor shall bill Owner monthly draws for work completed. Owner shall pay Contractor within thirty (30) days of receipt of pay request. The Contractor shall give the Owner a release of Lien Waiver on all Sub-Contractors and Material Suppliers listed on G703 which pertains to the pay request. This is subject to change upon approval of Tax Increment Financing (TIF)

2.11 The Contractor agrees to accept payouts per the terms and agreements set forth in the Tax Increment Financing (TIF) agreement for funds. These funds represent a portion of the overall contract price. This agreement will be attached to upon approval of the funds and prior to the start of construction.

2.2 It is agreed that the **OWNER** may not withhold payment of all or a portion of any amount due because of any disagreement between the **CONTRACTOR** and the **OWNER** relating to quality, design or cost of any of the construction. All adjustments or refunds, if any, shall be made at the time of **COMPLETION**.

2.3 A finance charge of 1½ % per month will be added to any unpaid balance over 30 days past due, an annual percentage rate of 18%. To the extent that payment to the **CONTRACTOR** by the **OWNER** has been delayed pending payment by the **OWNER'S** insurance company, **CONTRACTOR** shall waive the finance charge, but only for the amounts and for the time period for which **OWNER'S** insurance company delayed **OWNER'S** payment to **CONTRACTOR**.

2.4 Upon default by the **OWNER**, **OWNER** shall pay, in addition to all sums due including interest, all attorney's fees, court costs, and collection expenses incurred by **CONTRACTOR** plus overhead and profit.

2.5 The **CONTRACTOR** reserves the right to STOP WORK if the **OWNER** fails to timely pay any amount due.

2.6 The **CONTRACTOR** shall submit, upon the request of the **OWNER**, a sworn statement to the **OWNER** naming the persons furnishing labor, services, material, fixtures apparatus or machinery, prior to any payment required to be made to the **CONTRACTOR**.

Section 3.0 Commencement and Completion of the Construction:

3.1 The **CONTRACTOR** shall secure permits as required by the proper authorities. **CONTRACTOR** shall commence the **WORK** after receipt of said permits, approximately five (5) days after the occurrence of all of the following:

- (i) Receipt of all required permits; and



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- (ii) Receipt of the **DOWN PAYMENT** and written acceptance of this **AGREEMENT** by the **OWNER**; and
- (iii) **OWNER'S** signed and dated approval of the **APPROVED ESTIMATE**; and
- (iv) **OWNER'S** confirmation of insurance coverage for the payments for the **APPROVED ESTIMATE**.

- 3.2 The **CONTRACTOR** anticipates the **WORK** will be substantially complete within approximately **4 months (16 weeks)** from the start of the **WORK**. A number of events may delay the date of substantial completion, including delays caused by the **OWNER**, the presence of hazardous materials or other unforeseen conditions on the **PROPERTY**, fires, strikes, acts of public authorities, war, inclement weather, delays or defaults of insurance carriers, shortages of materials or labor, acts of God and other causes beyond the control of the **CONTRACTOR**, none of which shall subject **CONTRACTOR** to liability hereunder.
- 3.3 The **WORK** shall be in a good and workmanlike manner and in accordance with the Ordinances, Rules and Regulations of the State, City, Town or Village where the **PROPERTY** is located.

Section 4.0 Change Orders: This **AGREEMENT** may not be altered, amended or otherwise modified in any respect except by a written **CHANGE ORDER**, duly executed by **OWNER** and **CONTRACTOR**. The **CONTRACTOR** is under no obligation to make any changes, additions or alterations to the **APPROVED ESTIMATE**. However, after a request by the **OWNER**, the **CONTRACTOR** may make changes, additions or alterations, but only upon a written change order (the "**CHANGE ORDER**") which has been signed by the **OWNER** and **CONTRACTOR** and approved by the insurance company. If the insurance company does not approve the **CHANGE ORDER** for payment, the **CONTRACTOR** shall proceed with the changes, additions or alterations only upon receiving payment from **OWNER** in advance for any such changes. A **CHANGE ORDER** will include changes to the "scope of work", changes to the "**CONTRACT AMOUNT**", and/or changes to the "time of completion".

Section 5.0 Risk of Loss: The **CONTRACTOR** hereby agrees to maintain such insurance as will protect it from claims under the Workmen's Compensation Act and other employee benefits and from claims for damages due to bodily injury or death and from claims for damage to property arising out of and relating to **CONTRACTOR'S WORK**. All loss to the **PROPERTY** not caused by **CONTRACTOR** shall be borne by the **OWNER**.

Section 6.0 Exclusive Authority of Contractor: The **OWNER** agrees that the direction and supervision of the **CONTRACTOR'S** working forces, including subcontractors, laborers and all individuals required to be on the **OWNER'S PROPERTY** rests exclusively with the **CONTRACTOR** or its duly authorized agent, and the **OWNER** agrees not to issue any instructions or to otherwise interfere with same.

Section 7.0 OWNER'S Responsibilities: **OWNER** acknowledges that, during the course of the **WORK**, damages may occur to **OWNER'S** driveway, yard or landscaping despite the exercise of reasonable care by the **CONTRACTOR**. The **CONTRACTOR** will not be responsible for any such damages unless they were caused by the **CONTRACTOR'S** failure to exercise reasonable care. It is the **OWNER'S** responsibility to consult with the appropriate electrical and gas suppliers to locate and mark any/all concealed lines on the **PROPERTY**. If the **OWNER** so wishes, the **CONTRACTOR** will wheel in materials instead of utilizing a truck and/or consult with the serving utilities on the location of their electrical or gas lines to prevent damage as a **CHANGE ORDER** pursuant to Section 4 above.

Section 8.0 Completion, Walk-Through Inspection and Final Payment: The **CONTRACTOR**, by verbal and/or written notice to the **OWNER** shall indicate the date on which the construction of the improvements will reach substantial completion. The notice shall indicate the date, time and place for a final walk-through inspection. The walk-through inspection shall not be less than five (5) days nor more than thirty (30) days after the date the **OWNER** receives the notice.

No later than five (5) days after the walk-through inspection, a list shall be agreed upon by the **OWNER** and the **CONTRACTOR** of any items which are incomplete or otherwise unsatisfactory, which items shall be corrected or finished by the **CONTRACTOR** within thirty (30) days after the walk-through inspection, weather permitting. As to such items, the **OWNER** shall be entitled to any remedy provided by law or in equity for the **CONTRACTOR'S** failure to complete or correct such items except as otherwise provided herein.

Upon completion of the items noted on the walk-through list, the **OWNER** shall submit to the **CONTRACTOR** a signed Certificate of Completion in the form attached hereto and made a part hereof, which shall also constitute the **OWNER'S** acknowledgement that the **WORK** has been constructed or completed in accordance with the **APPROVED ESTIMATE** and the **CONTRACTOR** has complied with its obligations ("**COMPLETION**"). The **OWNER** shall then simultaneously make final payment to the **CONTRACTOR**. Subsequent discoveries of defects in the repairs made by the **CONTRACTOR** will be covered in section 9 below.

Section 9.0 LIMITED WARRANTY AND WARRANTY DISCLAIMER:

- 9.1 The **CONTRACTOR** agrees and warrants the repairs will be free from defects in workmanship and materials for



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five (5) years from the date of completion. This warranty only applies to those items of repair specifically performed pursuant to the **APPROVED ESTIMATE**.

- 9.2 **CONTRACTOR** does not warrant any labor or materials that have been supplied by **OWNER** to complete the **WORK**.
- 9.3 **CONTRACTOR'S** warranty obligations are specifically limited as described herein and there are no other warranty rights impliedly or expressly made. Any representations regarding warranties made by any person or in any circular not specifically incorporated herein are expressly disclaimed. This warranty does not cover any incidental or consequential damages, whether in the nature or economic loss, loss or damage to other property, or lost profits arising from any breach of the warranties made herein. **CONTRACTOR** specifically disclaims any warranty of merchantability and fitness for a particular purpose or any other warranties implied by the applicable commercial code. No person or agent of **CONTRACTOR** is authorized to make any representations or warranties regarding the project other than to refer owner to the above warranty

Section 10.0 Manufacturers' and Suppliers' Warranties: Upon **COMPLETION** or as soon thereafter as possible, the **CONTRACTOR** shall relinquish and deliver to, assign to, and pass through to the **OWNER** all warranties and guarantees, if any, given or made by manufacturers or suppliers of appliances and equipment installed in or as a part of the **PROPERTY**. The **CONTRACTOR** shall have no responsibility with respect to any such warranties or guarantees. The **OWNER** acknowledges that the **CONTRACTOR** has made available to the **OWNER** for examination, inspection and review the text of all such written warranties and guarantees, if any, given or made by manufacturers and suppliers of equipment and appliances to be installed or used in or as a part of the property and that the **OWNER** has examined, inspected and revised the same to the extent desired by the **OWNER**.

Section 11.0 Unforeseen Conditions: The **CONTRACT AMOUNT** does not include payment for work performed resulting from an unforeseen condition on the **PROPERTY**. If an unforeseen condition is discovered, **CONTRACTOR** shall notify **OWNER** of the condition, the effect upon the completion of the **WORK** and the additional cost associated with rectifying the unforeseen condition. At that time, **CONTRACTOR** and **OWNER** shall enter into a **CHANGE ORDER** regarding the unforeseen condition. If the **CONTRACTOR** and **OWNER** cannot agree upon a **CHANGE ORDER** regarding the unforeseen condition, **CONTRACTOR** shall have the option of terminating this **AGREEMENT** and being paid for all labor and materials and overhead and profit on labor and materials provided up through and including the date of termination.

Section 12.0 **OWNER'S Right to Cancellation: YOU, THE OWNER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS AGREEMENT. SEE THE ATTACHED NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT.**

Section 13.0 **OWNER'S Representation:** The **OWNER** hereby represents and warrants that **OWNER** is the fee simple absolute owner of the **PROPERTY** and has the full legal right to authorize **CONTRACTOR** to perform the **WORK**. The **OWNER** hereby authorizes and grants access to **CONTRACTOR**, its agents, employees, contractors, and assigns to enter upon the **PROPERTY** to perform the **WORK**.

Section 14.0 **General:**

- 14.1 The **OWNER** acknowledges receipt of a signed copy of this Agreement and two (2) copies of **OWNER'S** "Notice of Cancellation Rights". **OWNER** further acknowledges that **OWNER** has read and knows the contents thereof.
- 14.2 The **OWNER** and **CONTRACTOR** have read this **AGREEMENT**, understand this **AGREEMENT** and agree to be fully bound by its terms. This **AGREEMENT**, together with any work authorization that **OWNER** may have signed previously, is the complete and final understanding between the parties regarding the subject matter of this **AGREEMENT**, superseding any and all other offers, demands, proposals or contracts, whether oral or written
- 14.3 This **AGREEMENT** shall be interpreted in accordance with the laws of the State of Illinois.

Section 15.0 **Binding Agreement:** This **AGREEMENT** shall be binding upon the heirs, administrators, executors and assigns of the respective parties hereto and, if any provision of this **AGREEMENT** is found to be invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected thereby.

Section 16.0 **Additional Provisions:**

- 16.1 **Contract Bonus.** If **CONTRACTOR** completes all of the **WORK** (other than maintenance) before the time period stated for substantial completion in Section 3.2 above (or any extension thereof), **OWNER** shall pay **CONTRACTOR**, in addition to the **CONTRACT AMOUNT**, an early-completion bonus in the amount of Zero and 00/100 Dollars (\$0.00) per day for each and every day between the date of actual and satisfactory completion



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and said date provided for substantial completion (or any extension thereof).

- 16.2 Contract Penalty. If CONTRACTOR fails to complete all of the WORK (other than maintenance) before the time period stated for substantial completion in Section 3.2 above (or any extension thereof), OWNER shall deduct from the CONTRACT AMOUNT the amount of Zero and 00/100 Dollars (\$0.00) per day for each and every day between said date provided for substantial completion (or any extension thereof) and the date of actual and satisfactory completion. The CONTRACTOR must notify the OWNER five (5) days in advance if a piece of equipment must be delivered before the job can proceed. If the OWNER fails to deliver as scheduled, the completion date shall be extended by the number of days from the 5th day to the date of delivery.
- 16.3. Inspections. The CONTRACTOR shall notify OWNER during the following project phases for a visual inspection prior to proceeding to the next phase.
1. When footings are dug, before they are poured.
 2. Before building slab is poured.
 3. When framing is complete and plumbing & electrical are roughed in.
 4. When parking lot grade is cut, before concrete is poured.
- 16.4. Change Orders. All CHANGE ORDERS must be in writing and signed by OWNER and CONTRACTOR prior to the change being made. Any changes made without a CHANGE ORDER being signed will not be paid. The CONTRACTOR shall be responsible for informing all subcontractors and material suppliers of change order policy stated herein.
- 16.5 Work Stoppage Clause. CONTRACTOR shall be responsible for the construction of this project on schedule as per the timeframes set forth herein. Subject to Section 3.2 above, if CONTRACTOR or its subcontractors cannot perform the work to maintain schedule as set forth herein due to work stoppage or any other similar reason, THIS WILL VOID THE CONTRACT WITH THE CONTRACTOR subject to CONTRACTOR's right to cure as set forth herein. In the event of a work stoppage, the CONTRACTOR shall have five (5) days to resume work as per the timeframes agreed to herein. If CONTRACTOR does not resume work in five (5) days, the OWNER shall have the right to hire a replacement CONTRACTOR to perform all or part of the work remaining on the project. The owner shall deduct from the CONTRACT AMOUNT the fair dollar amount to perform remaining work. The completion date shall be extended if any delays occur due to OWNER's subcontractor's suppliers. If such delays occur, OWNER shall extend completion date by number of days lost due to these delays. Extension to completion date shall be in writing and signed by both OWNER and CONTRACTOR.

IN WITNESS WHEREOF, the parties evidence their entering into this AGREEMENT this 13th of March, 2017 by signing below.

OWNER:

Signature

Brock Heider
Printed

N/A
Signature

Printed

CONTRACTOR:

Signature

Christopher Jones
Printed

Signature

Printed



P.O. Box 306 – Washington IL 6150
(309) 208-1090

NOTICE OF CANCELLATION RIGHTS

Date: _____

You may cancel this AGREEMENT, without any penalty or obligation, within three business days from the above date.

If you cancel, any property traded in, any payment made by you under this AGREEMENT, and any other negotiable instrument executed by you, will be returned within ten (10) business days following receipt by CONTRACTOR of your cancellation notice, and any security interest arising out of this AGREEMENT will be cancelled.

If you cancel, you must make available to CONTRACTOR, at your property and in substantially as good condition as when received, any goods delivered to you under this AGREEMENT; or you may, if you wish, comply with the instructions of CONTRACTOR regarding the return shipment of the goods at CONTRACTOR'S expense and risk.

If you make the goods available to CONTRACTOR, and CONTRACTOR does not pick them up within twenty (20) days of the date of your cancellation notice, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to CONTRACTOR or you agree to return the goods to CONTRACTOR and fail to do so, then you remain liable for performance of all obligations under this AGREEMENT.

To cancel this AGREEMENT, mail or deliver a signed and dated copy of this Notice of Cancellation Rights or any other written notice to: Christopher Michael LLC P.O. Box 306, Washington IL 61571, not later than Midnight of the third business day after the parties sign this AGREEMENT. The deadline for delivering this notice is the _____ day of _____, 20____.

I hereby cancel this transaction.

OWNER:

Signature

Printed

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

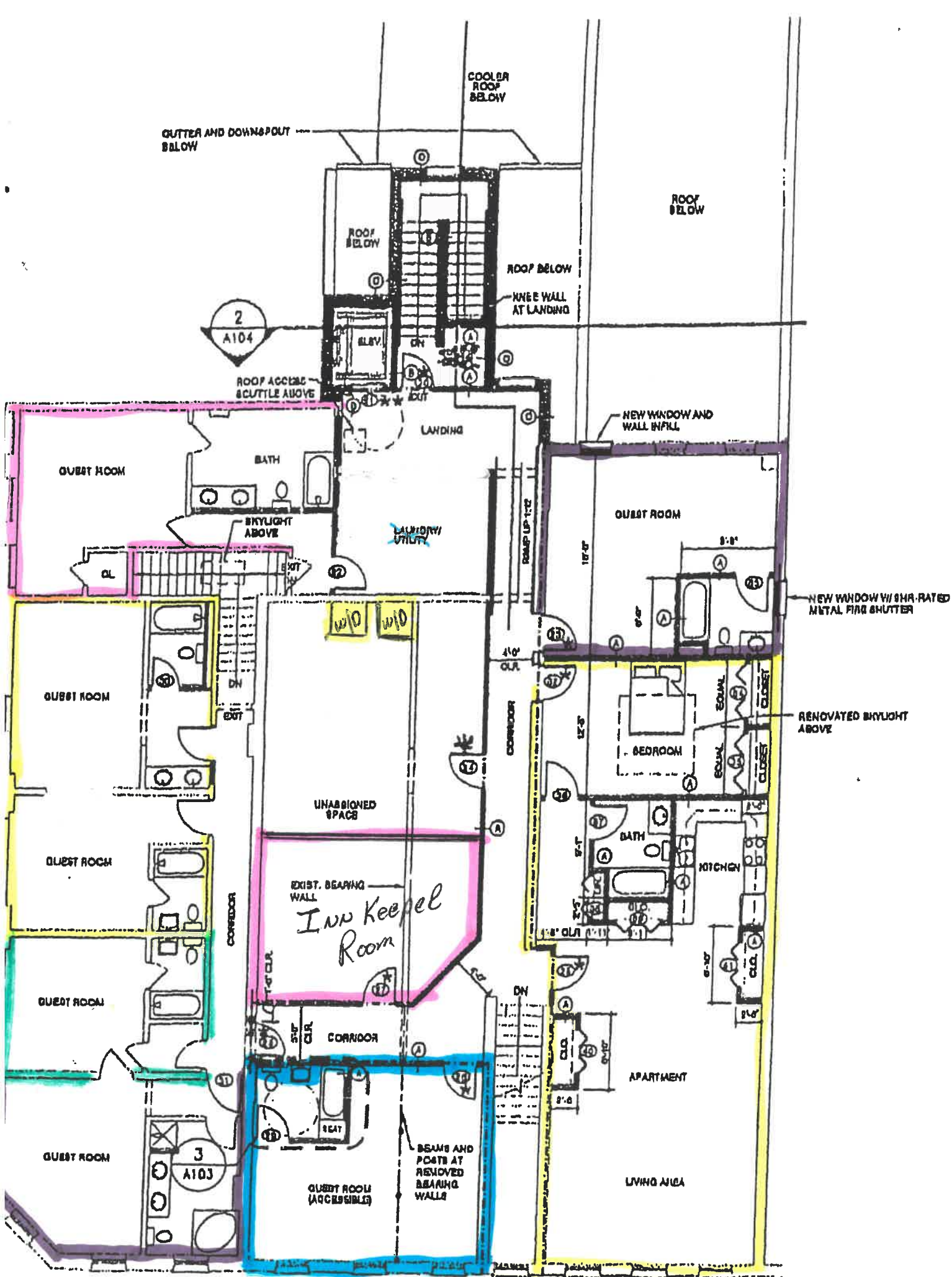
Room Eight

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

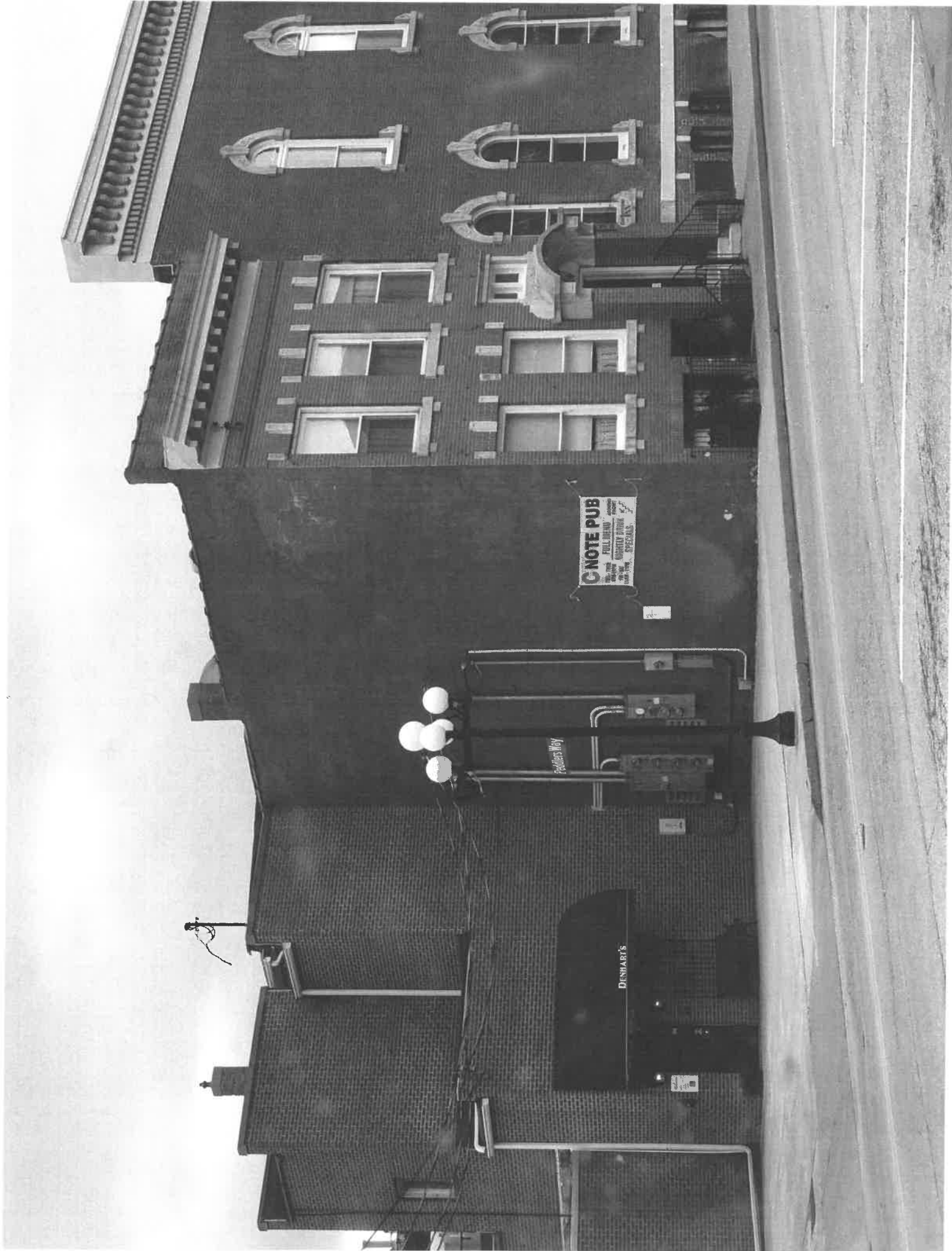
\$11,080.00

Room Sleeps Up To 6









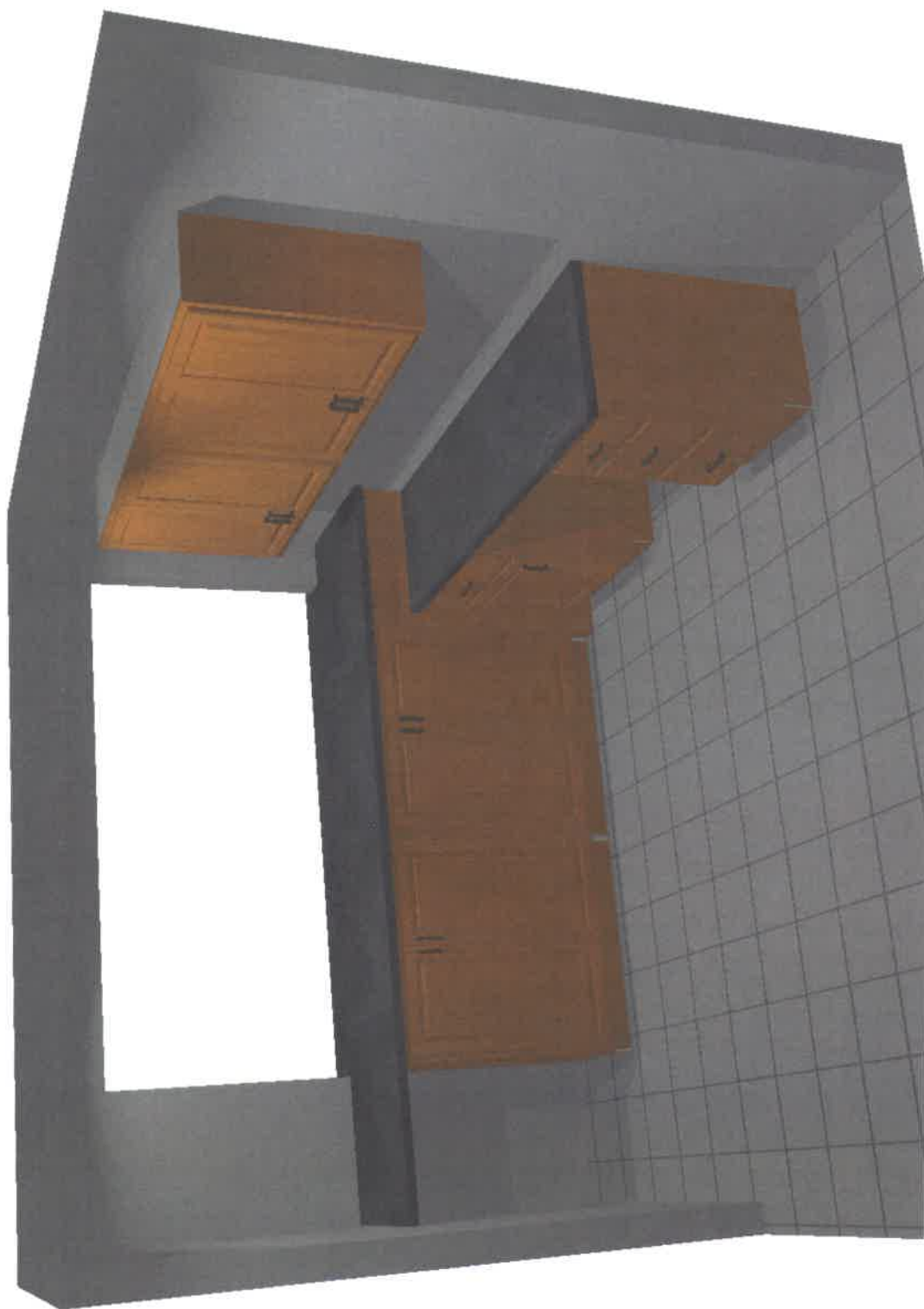
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Full Beer
Imported Beer
Special

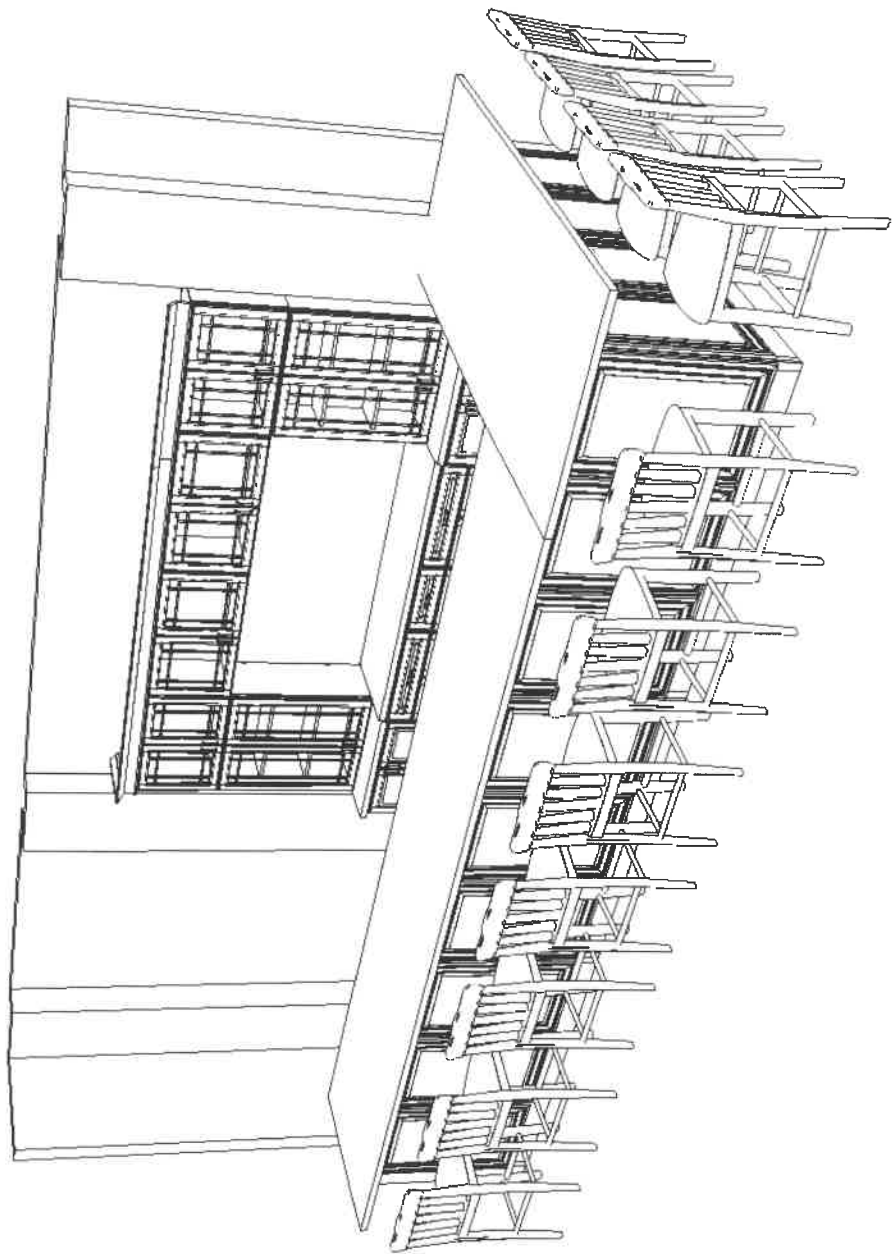
Fedders Way

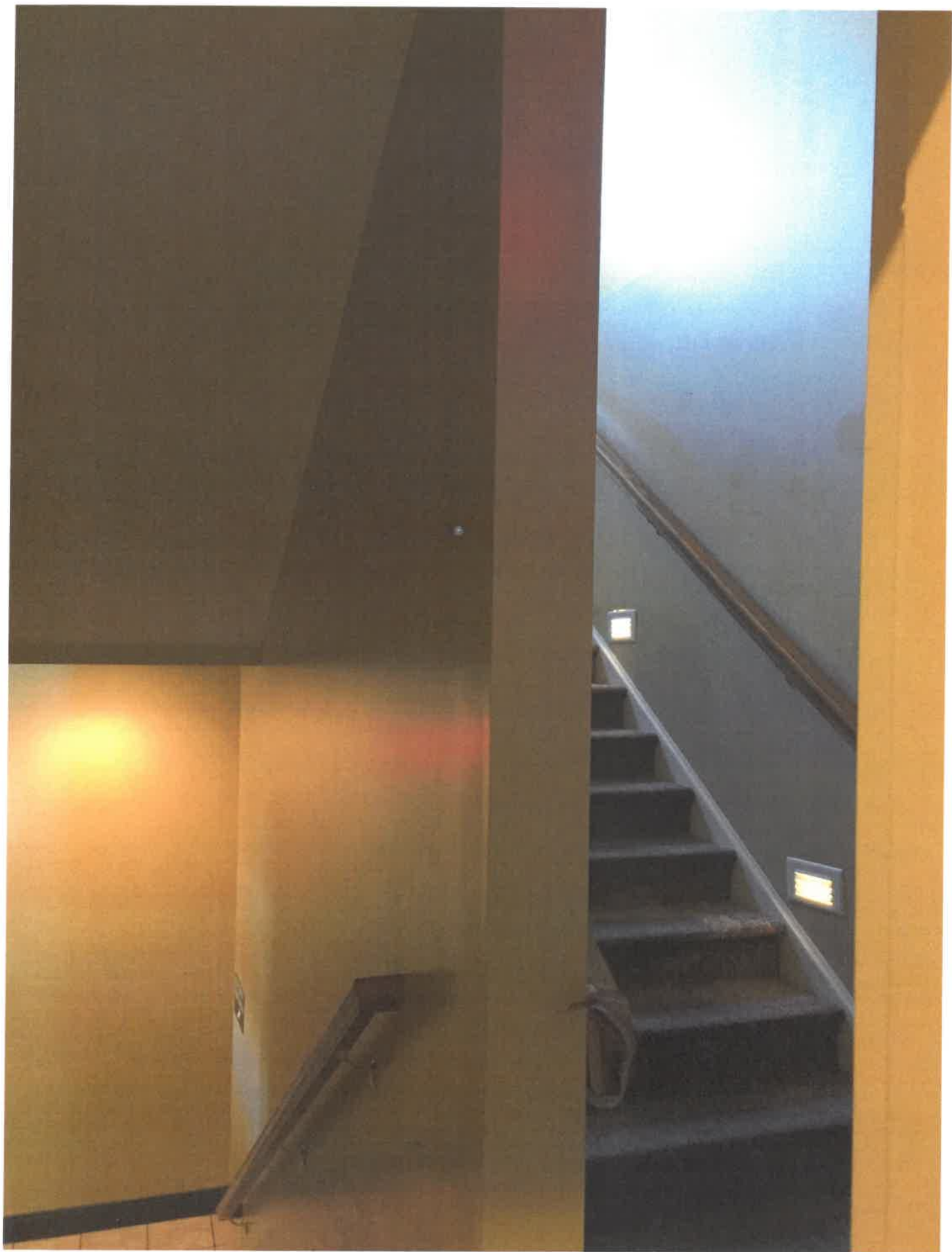
DUNHART'S



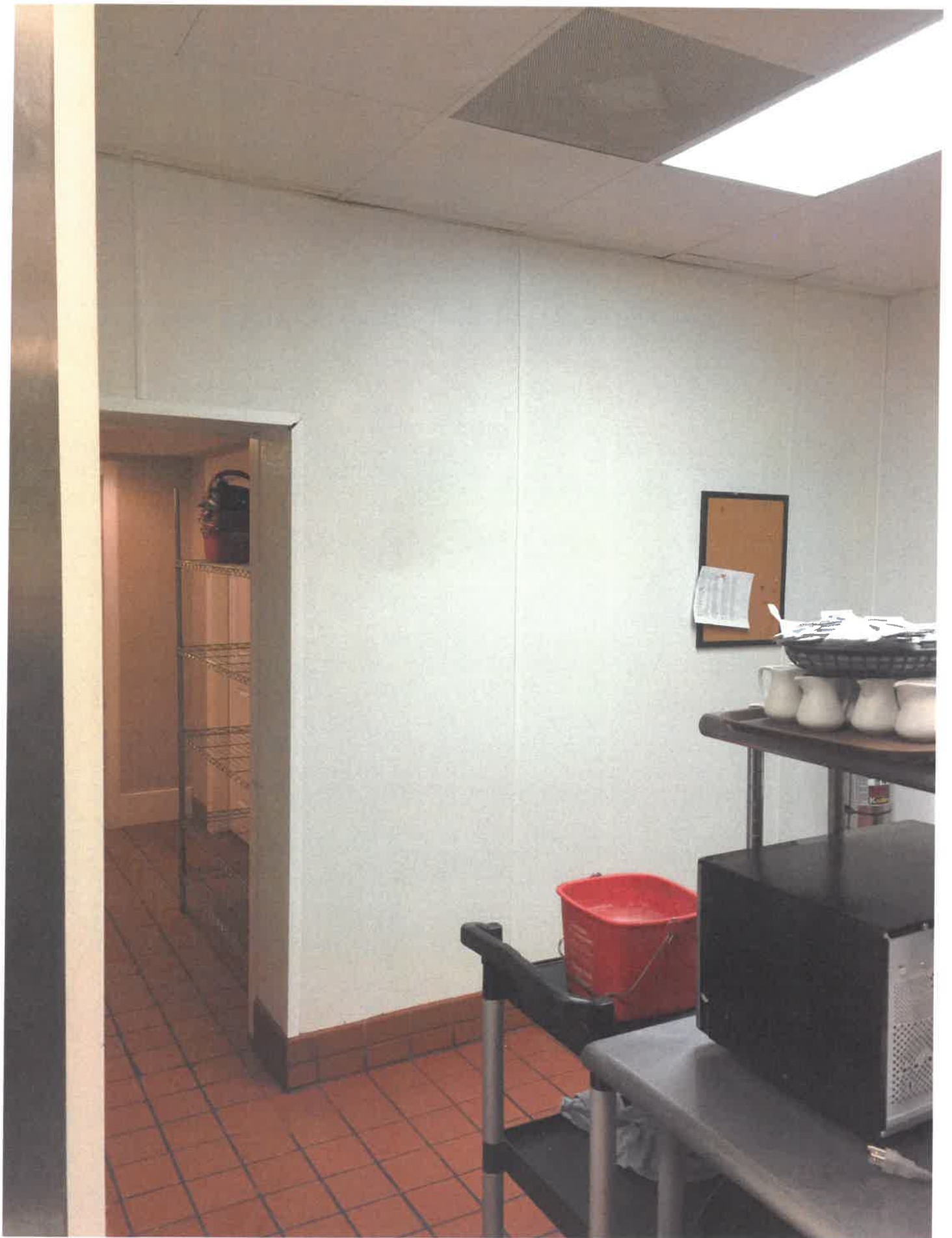
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3D GRAPHICS & RENDERINGS













RESTAURANT
B&B Check-In
→

ELEVATOR
→

