

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: Finance & Personnel Committee
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: TIF funding request – Knights of Columbus, 120 Walnut Street
DATE: June 15, 2017

We have received an application from the Columbus Club of Washington, which owns and operates the Knights of Columbus Hall. The Knights of Columbus intends to make some interior improvements to its building at 120 Walnut Street. The application form and supporting materials are attached for your review and consideration.

The work consists of a complete renovation of the existing kitchen. More specifically, the kitchen renovations would include the replacement of the existing ceramic tile, painting of the ceiling and all wall surfaces within the kitchen and bathroom, installation of five custom laminate countertops, installation of seven new cabinets, and building and painting eight new cabinet doors for the existing cabinets.

The Columbus Club has submitted quotes for this project that total \$11,929.75. Staff would recommend a base 20-percent base subsidy for this project. Based on this level, staff would recommend a subsidy not-to-exceed amount of **\$2,385.95** to be paid in a single installment.

This item is scheduled for review and action by the Finance Committee at their meeting on June 19, 2017.

ELIGIBLE EXPENSES	ESTIMATE	BASE SUBSIDY %	BASE SUBSIDY AMT.	HISTORIC REHAB. BONUS %	HISTORIC REHAB. BONUS AMT.	TOTAL SUBSIDY %	TOTAL SUBSIDY AMT.
<u>Exterior Work</u>							
Flooring removal/installation	\$ 4,206.75	20%	\$ 841.35	0%	\$ -	20%	\$ 841.35
Paint kitchen/bathroom walls/ceiling	\$ 2,850.00	20%	\$ 570.00	0%	\$ -	20%	\$ 570.00
Install custom countertops	\$ 1,182.00	20%	\$ 236.40	0%	\$ -	20%	\$ 236.40
Install new cabinets	\$ 941.00	20%	\$ 188.20	0%	\$ -	20%	\$ 188.20
Build/paint new cabinet doors	\$ 2,150.00	20%	\$ 430.00	0%	\$ -	20%	\$ 430.00
Install grease trap	\$ 600.00	20%	\$ 120.00	0%	\$ -	20%	\$ 120.00
SUBTOTAL	\$ 11,929.75	20%	\$ 2,385.95	0%	\$ -	20%	\$ 2,385.95
<u>Interior Work</u>							
			\$ -		\$ -		\$ -
SUBTOTAL	\$ -		\$ -		\$ -		\$ -
TOTALS	\$ 11,929.75		\$ 2,385.95		\$ -	20%	\$ 2,385.95

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment

Year 1 \$2,385.95

EXHIBIT C

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: ANTHONY DZELLA (please print or type)
Mailing address: 506 HILDALE AVE Fax: —
Daytime Phone: 309-360-5380 Email Address: TONY02ELLA506@GMAIL.COM
I would like to receive correspondence by: — Mail X Email

1. Applicant interest in property (check one): ☒ Owner/Mortgagor ☐ Purchaser ☐ Tenant
2. Property owner name: COLUMBUS CLUB OF WASHINGTON
3. Business name(s): K. C. HALL
4. Project address or location: 120 WALNUT ST.
5. Property tax ID number(s): 02-02-24-108-019
6. Current use of property: HALL RENTALS FOR VARIOUS FUNCTIONS.
7. Proposed use of property: SAME AS ABOVE - SEE ATTACHMENT
8. Choose the applicable project (check all that apply): ☐ New construction ☒ Interior renovation
☐ Exterior renovation/restoration ☐ Relocation ☐ Site improvement ☐ Other
9. Describe the nature of work proposed for the property: COMPLETE RENOVATION OF
EXISTING KITCHEN, PAINT BACK ENTRANCE HALLWAY
AND HANDI-CAPPED BATHROOM.
10. Estimated total project cost: \$ 11,929,75
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.

Applicant signature

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: _____

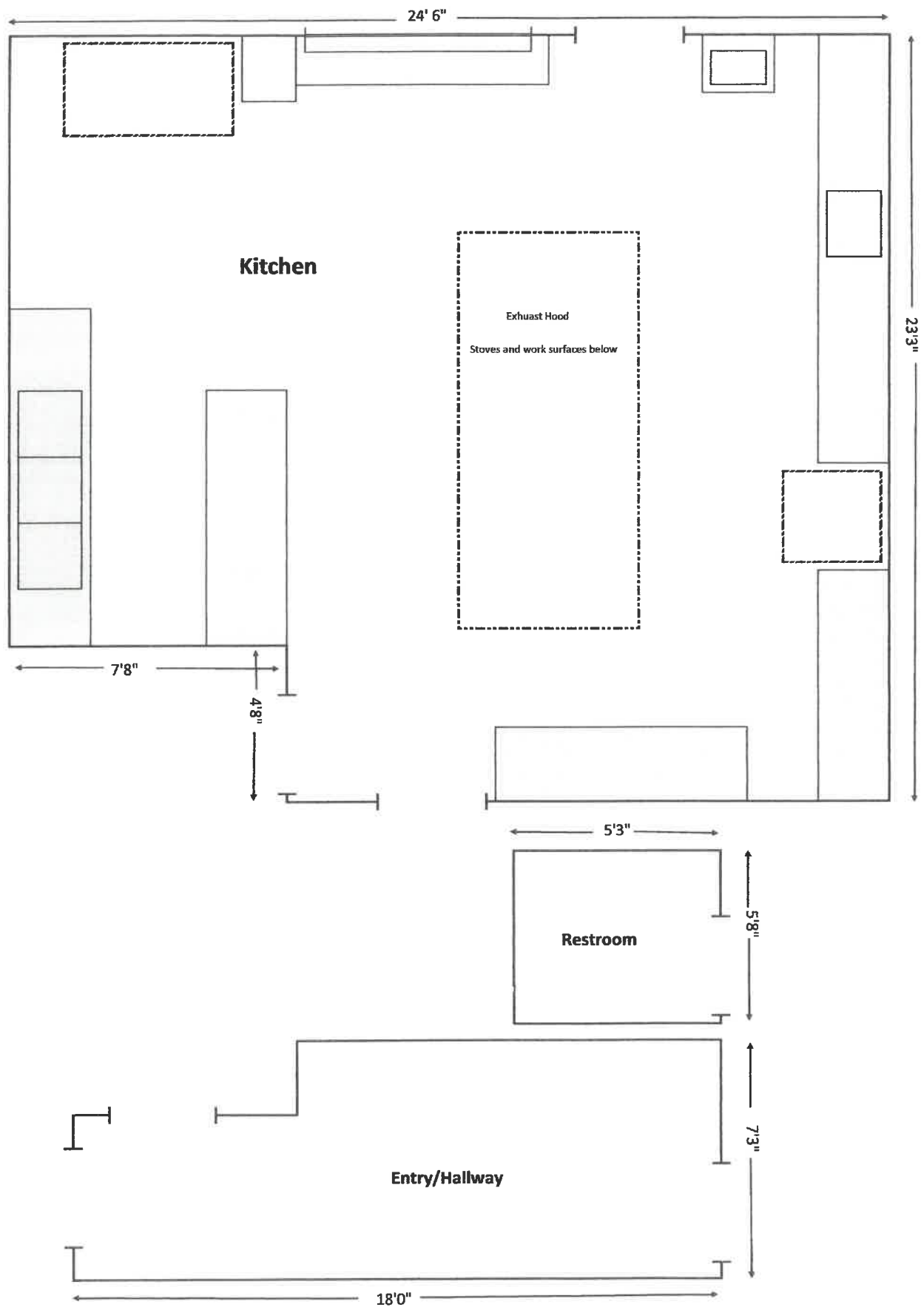
Comments: _____

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

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KNIGHTS OF COLUMBUS HALL

The KC Hall is owned and operated by the Columbus Club, which was formed because the Knights of Columbus cannot own property. The hall is used for various events, such as; community events, religious events and charitable fundraisers at no charge. The Hall is available to rent for parties and receptions, except for political rallies. The Columbus Club does pay sales tax for food and beverages that they sell. They are not tax exempt, as are the Knights of Columbus. We have been constantly improving the interior of the Hall bit by bit, but this project will be the most involved and expensive undertaking to date.





BIDS FOR KC HALL (COLUMBUS CLUB)

RALPH'S FLOOR FASHIONS _ \$ 4206.75

BUILDER'S WHAREHOUSE \$ 941.00

CENTRAL IL. COUNTERTOPS \$ 1182.00

P.C. PAINTING \$ 2850.00

TONY'S HOME IMPROVEMENTS \$ 2750.00 *

TOTAL \$11,929.75

***includes \$600.00 bid for grease trap. 6-14-17**

— FLOORING PROPOSAL —

RALPH'S FLOOR FASHIONS, INC.

300 SOUTH SUMMIT

(Across from Sunnyland Plaza)

WASHINGTON, ILLINOIS 61571

Ph. (309) 745-9341 or 800-240-8979

KNIGHTS OF COLUMBUS		4317	
120 WALNUT		(TONY CZELLA - 360-5350)	
WASHINGTON, IL 61571		tony.czella506@gmail.com	
Installation Date	Proposed Made By	Job Price	Invoice
	C. Perez		

TILE AREA: 14 CTAS = 630 ^{sq} MINNINGTON V.C.T. @ 1.03 ^{sq} 12"x12"	648.90
ADHESIVE @ .20 ^{sq}	126.00
92 L.F. 4" VINYL CUREBASE @ 1.00 L.F. (COLOR UNKNOWN)	92.00
	866.90
	TX. 69.35
TOTAL MATERIAL —	936.25
LABOR @ .85 ^{sq} (V.C.T.) TILE	535.50
TAKE UP & DISPOSE OLD CERAMIC TILE @	(2037.00)
92 L.F. 4" VINYL CUREBASE @ 1.00 L.F. (INSTALLED)	92.00
BUFF FLOOR	291.00
MINIMUM FLOOR PREP	250.00
TOTAL LABOR —	3205.50
FREIGHT —	65.00
GRAND TOTAL —	4206.75

* TONY,

THIS IS WHAT WE THINK WOULD WORK BEST, BECAUSE OF THE MAIN SUBSTRATES WAVINESS. RALPH'S DOES NOT TRULY KNOW WHAT SUBSTRATE LOOKS LIKE UNDER EXISTING TILE.

THERE COULD BE ADDITIONAL FLOOR PREP, TIME & MATERIAL AT 35.00 PER HOUR

THANK YOU!
Tony Czella

P.C. Painting and Decorating

2238 Mar Vista Drive
Washington, IL 61571-1965

Phone: 309-657-3420 Fax:

Proposal

NO: 3144

DATE

5/16/2017

TO:

Washington Knights Of Columbus
120 Walnut Street
Washington, IL 61571

Phone:

Fax:

JOB NAME/LOCATION

Kitchen, vestibule and bathroom
remodel

We hereby submit estimates for:

Kitchen:

De grease and wipe down all surfaces to be painted

Prime all FRP surfaces

Paint the ceiling and all wall surfaces

Vestibule:

Prime all surfaces to be painted

Paint all wall surfaces

Bathroom:

Prime all surfaces to be painted

Paint all wall surfaces

2,850.00

This proposal is being presented as a tax exempt proposal

0.00

We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

TOTAL

\$2,850.00

All Material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Signature _____

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date of Acceptance _____

Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

CIC Central Illinois Countertops

11001 State St.
PO Box 415
Mossville, IL 61552-0415

(309) 579-3550
(309) 579-3588 Fax
1-800-242-5412

5/10/17

To Whom it May Concern:

The quote for 5 custom laminate countertops in a standard-rolled edge in a matte finish is \$940.00 plus \$63.45 (tax). The additional top would be \$242.00 plus \$16.34 (tax). Prices include field measure and delivery at K.C. Hall on 120 Walnut St.

Sincerely,

Bob Travers
(309) 657-1492

TOTAL - \$1182.00 PLUS TAX

BID SHEET FOR:

COLUMBUS CLUB OF WASHINGTON @ 120 WALNUT ST.

(REVISED 6-14-17 TO INCLUDE GREASE TRAP INSTALLATION)

SCOPE OF WORK: Build & paint 8 new cabinet doors for existing cabinets, remove all existing cabinets & countertops from kitchen, remove appliances from kitchen, help remove ceramic tile, install re-furbished & some new cabinets in kitchen, install new countertops, move appliances back into kitchen, repair any damage to concrete floor after tile removal.

MATERIALS

\$ 450.00

LABOR

\$ 1700.00

Material & labor for Jim Ksycki (licensed plumber) to install grease trap in kitchen - \$ 600.00

TOTAL BID - \$ 2750.00