

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 – S&S Properties, 116-124 Peoria Street
DATE: June 16, 2017

We have received an application from Scott Fitzgerald of S&S Properties for TIF assistance to make some interior building improvements for the units at 116-124 Peoria Street. The application form and supporting materials are attached for your review and consideration.

The work would complete the buildout of the unit closest to Business 24 (116 Peoria Street) to convert the former law office to a salon. The project would also increase power to the building, update the breaker boxes, install new HVAC for the entire building and convert the original boiler to a mini pit system with baseboard heating.

Mr. Fitzgerald has submitted quotes for this project that total \$69,763. 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 **\$13,952.60** to be paid in three installments.

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>							
Demo/buildout of 116 Peoria	\$ 21,600.00	20%	\$ 4,320.00	0%	\$ -	20%	\$ 4,320.00
New plumbing for 116 Peoria	\$ 21,363.00	20%	\$ 4,272.60	0%	\$ -	20%	\$ 4,272.60
Upgrade electrical/entire building	\$ 26,800.00	20%	\$ 5,360.00	0%	\$ -	20%	\$ 5,360.00
SUBTOTAL	\$ 69,763.00	20%	\$13,952.60	0%	\$ -	20%	\$13,952.60
<u>Interior Work</u>							
			\$ -		\$ -		\$ -
SUBTOTAL	\$ -		\$ -		\$ -		\$ -
TOTALS	\$ 69,763.00		\$13,952.60		\$ -	20%	\$13,952.60

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 year

Year 1 \$4,650.87

Year 2 \$4,650.87

Year 3 \$4,650.87

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: Scott Fitzgerald, S+S property Investments LLC (please print or type)
Mailing address: 508 Patricia St Washington IL 61571 Fax: _____
Daytime Phone: (309) 453-8216 Email Address: Fitz250@hotmail.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: Scott Fitzgerald
3. Business name(s): S+S property Investments LLC
4. Project address or location: 116 thru 126 Peoria St Washington IL 61571
5. Property tax ID number(s): _____
6. Current use of property: Store front property
7. Proposed use of property: Same
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: Increasing power to building, updating to breaker boxes, changing over from law office to salon, rewiring 116, installing bathroom in 116, changing floor plan for 116, New HVAC for entire building. Going from original boiler to mini spit system with baseboard heat.
10. Estimated total project cost: \$ 69,763
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.

Scott Fitzgerald
Applicant signature

6-12-17
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.

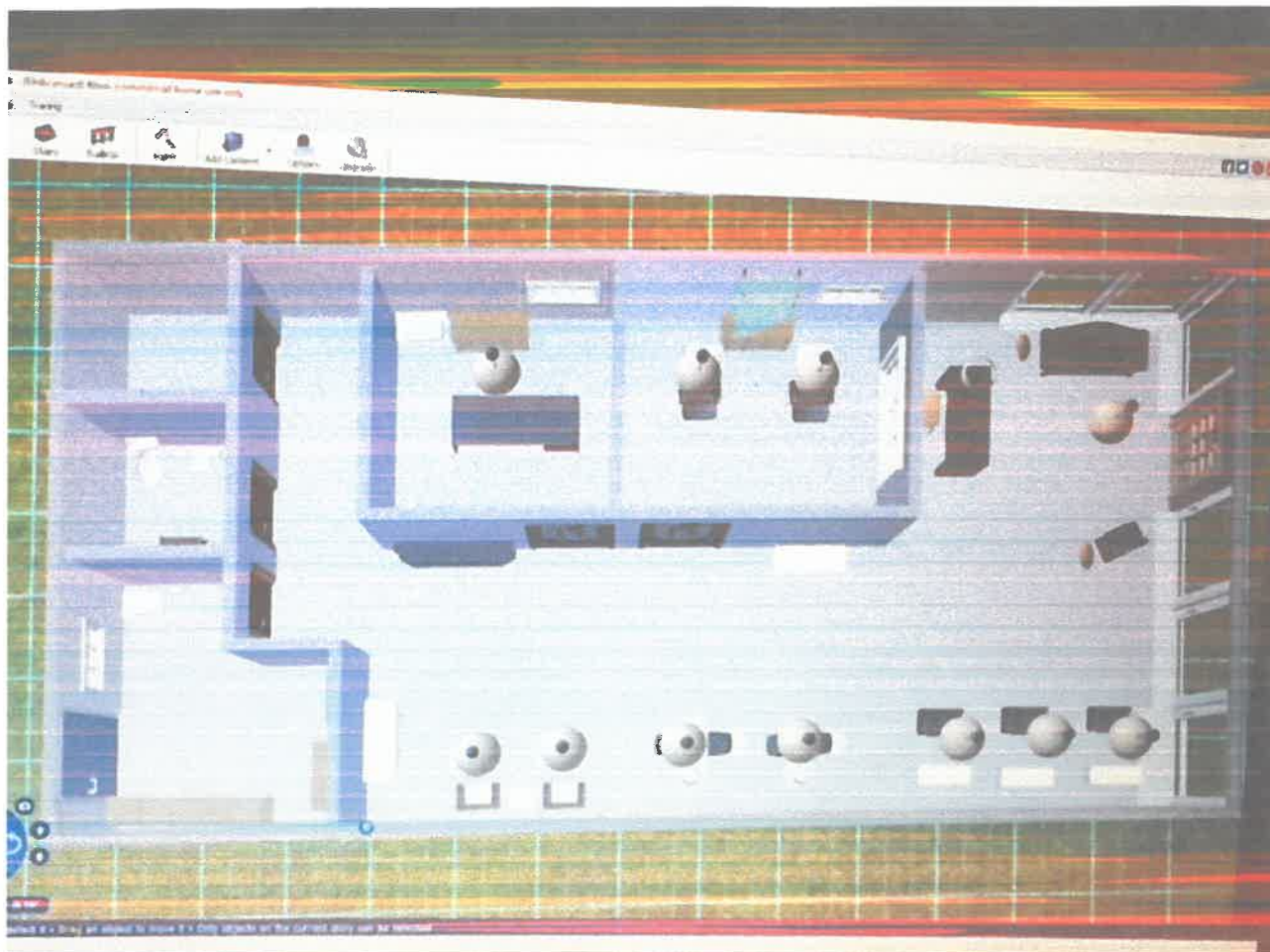
FOR OFFICE USE ONLY

Committee action & form of assistance: _____ Date of Finance Committee review: _____

Comments: _____

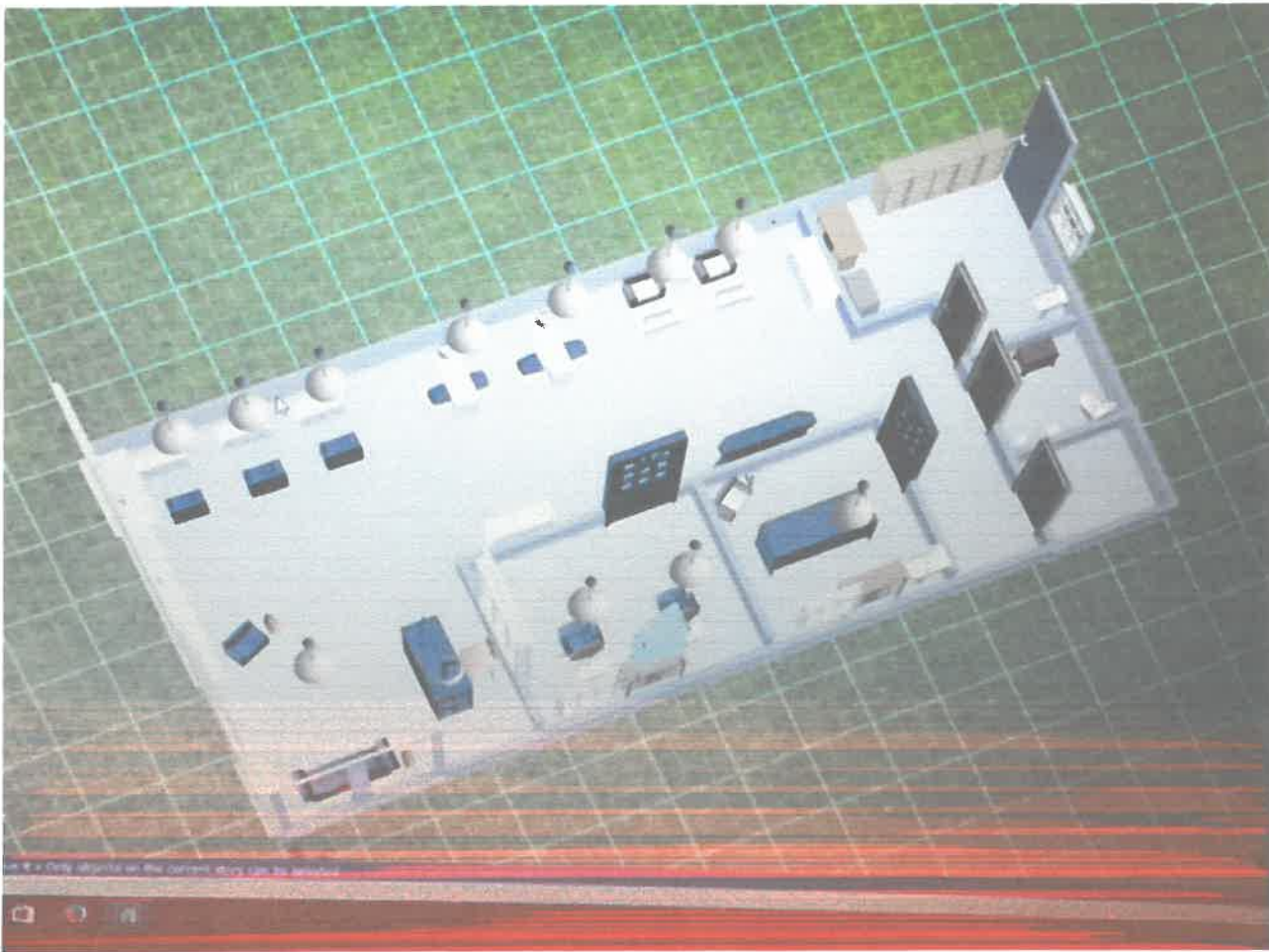
City Council review and action by ordinance. Date of First reading: _____ Date of Second reading: _____

S:\P&D dept\applications\TIF app.doc



6/13/2017

Floor plan - scott fitzgerald



Sent from my iPhone

Fitzgerald Painting

Scott Fitzgerald

205 W. Jefferson St., Washington, IL 61571

(309) 453-8216 E-mail: fitz250@hotmail.com

DATE: 6-13-17

116 Peoria St

Description	Amount
Demo - gut insides of office space, scrape floor clean	\$3,000
Dumpster rental	\$600
Material cost - 2x4s, drywall, doors, trim, covers for pipes, paint, flooring, light fixtures, ceiling material	\$6,000
Labor - Finishing floors, painting ceiling, finishing ceiling in finished rooms, building walls for new layout, drywalling, framing, painting, trimming out, caulking	\$12,000

TOTAL

\$21,600

Bid Proposal 116-126 Peoria St Washington, Illinois

Shawn Ogborn <shawnogborn76@gmail.com>

Thu 6/8/2017 6:47 PM

To: fitz250@hotmail.com <fitz250@hotmail.com>;

Camera Sewer and locate

Layout bathroom and plumbing areas for concrete removal

Saw cut and remove concrete for underground waste, vent and water

Rough in underground waste, vent and water for stool, lavatory, washer, laundry tub, 2 hair wash

Replacement of concrete for areas removed.

Furnish and install (F/I) new main water line to mechanical room with separate meter for unit 116

F/I all new water lines to unit 116 to stool, lavatory, washer, laundry tub, 2 hair wash stations and 2

F/I Navien NPE 240A tankless water heater with hot water circulation line insulated and anti scale

F/I all waste and vent for stool, lavatory, washer, laundry tub, 2 hair wash stations and 2 Mani/Pedi

F/I gas line from separate meter to tankless water heater and dryer in black iron pipe.

Remove water and drain in floor from old drinking fountain.

F/I elongated comfort height stool with open front seat, grab bars for stool, wall hung sink, faucet, sink to regulate at 110°F.

Hook up laundry tub and faucet, 2 hair stations and Mani/Pedi bowls supplied by others.

F/I backflow protection from cross connection on Mani/Pedi bowls.

stations and 2 Mani/Pedi bowls.

and tie other services back in.
Mani/Pedi bowls.

protection for this unit.
bowls.

trap wrap and mixing valve on hand

Ogborn Plumbing Inc.

Shawn (309)208-5184

Material \$7,350

Labor \$13,425

Tax \$588

TOTAL \$21,363



Estimate

Date	Estimate #
6/10/2017	731

Name / Address
Scott Fitzgerald

Project
Strip Mall

Item	Description	Cost	Total
Bid Job	All material and labor to upgrade service to 800A Includes trench power to Ameren, 1 800A 1PH 7 meter socket panel, 1 200A panel, 5 150A panels, 1 house panel, rewire north unit.	26,800.00	26,800.00
Total			\$26,800.00

Phone #	Fax #	E-mail	Web Site
309-303-9169	309-443-5365	les@kennellelectric.com	kennellelectric.com





