

# 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](mailto: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: March 12, 2019

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 Knights of Columbus completed interior improvements in 2017 consisting of a complete renovation of the existing kitchen. More specifically, the kitchen renovations included 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 would like to replace the remainder of the flooring in the building outside of the kitchen (3,672 square feet) with vinyl planks to address safety concerns. It has submitted a quote for this project that totals \$18,683.59. Staff would recommend a base 20-percent base subsidy for this project plus an additional 5-percent due to the continued investment by the Knights of Columbus. Based on this level, staff would recommend a subsidy not-to-exceed amount of **\$4,670.90** to be paid in a single installment prior to the current expiration of the TIF in 2021.

This item is scheduled for review and action by the Finance Committee at their meeting on March 18, 2019.

ELIGIBLE EXPENSES		ESTIMATE	BASE SUBSIDY %	BASE SUBSIDY AMT.	HISTORIC REHAB./SCOPE BONUS %	HISTORIC REHAB./SCOPE BONUS AMT.	TOTAL SUBSIDY %	TOTAL SUBSIDY AMT.
<u>Exterior Work</u>								
SUBTOTAL		\$ -	20%	\$ -			20%	\$ -
<u>Interior Work</u>								
Flooring removal/installation		\$ 18,683.59	20%	\$ 3,736.72	5%	\$ 934.18	25%	\$ 4,670.90
SUBTOTAL		\$ 18,683.59	20%	\$ 3,736.72	5%	\$ 934.18	25%	\$ 4,670.90
TOTALS		\$ 18,683.59	20%	\$ 3,736.72	5%	\$ 934.18	25%	\$ 4,670.90

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment

Year 1 \$4,670.90

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](mailto:joliphant@ci.washington.il.us).

Applicant name: THE COLUMNS CLUB OF WASHINGTON (please print or type)  
Mailing address: 120 WALNUT ST Fax: \_\_\_\_\_  
Daytime Phone: 309-444-2820 Email Address: TONY@ZELLA506@GMAIL.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: COLUMNS CLUB PRESIDENT - TONY ZELLA
3. Business name(s): THE COLUMNS CLUB OF WASHINGTON
4. Project address or location: 120 WALNUT ST. - WASHINGTON, IL.
5. Property tax ID number(s): 37-1280954
6. Current use of property: BANQUET HALL AND EVENT CENTER
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: REPLACE ALL FLOORING IN BUILDING EXCEPT THE KITCHEN WITH VIOLY PLANKS, 3672 SQ. FT.
10. Estimated total project cost: \$ 18,683.59
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.

Tony Zella  
Applicant signature

2-19-2019  
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: \_\_\_\_\_

Document No. 729094

BOOK 2806 PAGE 192

Dec. 31, 1985,

at 12:25

o'clock

P. M.

filed for Record in Recorder's Office of Tazewell County, Illinois.

WARRANTY DEED—Statutory Form

KEITH P. SOMMER,

Recorder of Deeds

THE GRANTOR S. KEITH M. MISHLER and JANICE E. MISHLER, individually and as husband and wife; CLYDE E. MISHLER and PEGGY MISHLER, individually and as husband and wife; ROBERT PAUL ELSTON and SUSAN ELSTON, individually and as husband and wife, of the City of Washington in the County of Tazewell and State of Illinois, for and in consideration of ONE (\$1.00) DOLLAR and other valuable consideration in hand paid, CONVEY and WARRANT TO THE COLUMBUS CLUB OF WASHINGTON, a Not For Profit Corporation of the City of Washington, County of Tazewell and State of Illinois, the following described real estate:

Lot 29 in the Original Town, now City of Washington, Tazewell County, Illinois,

070335



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEC 31 '85  
DEPT OF REVENUE  
\$ 20.00

County Tax Paid in  
Advance for 1986 State Tax

situated in the County of Tazewell, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Subject to easements and restrictions of record; party-wall and party-wall agreements; common area and common area agreements with adjoining property owners,

Subject to unpaid real estate taxes for 1985 and subsequent years.

Dated this 30th day of December A. D. 19 85

*Keith M. Mishler*  
*Janice E. Mishler*  
*Clyde E. Mishler*

*Robert Paul Elston*  
*Susan Elston*

STATE OF ILLINOIS  
TAEWELL COUNTY ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KEITH M. MISHLER and JANICE E. MISHLER, individually and as husband and wife; CLYDE E. MISHLER and PEGGY MISHLER, individually and as husband and wife; ROBERT PAUL ELSTON and SUSAN ELSTON, individually and as husband and wife, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30 day of Dec. A. D. 1985.

*Mary Beth Klaus*  
Notary Public

Mail Tax Statement To:

This Instrument Prepared By:

Name The Columbus Club

Name MOEHLE, SWEARINGEN & ASSOCIATES, LTD.

Address P.O. Box 163, Washington, IL 61571

Address 118 Peoria Street  
Washington, IL 61571

# — 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

☑ = sq.ft.

EST. # 1 of 3

Proposal Submitted To <b>KNIGHTS OF COLUMBUS</b>		Date <b>2-13-19</b>	
Street <b>120 WALNUT ST.</b>		Job Name <b>TONY OZELLA - 360-5380</b>	
City, State and Zip Code <b>WASHINGTON, IL 61571</b>		Job Location <b>tonyozella506@gmail.com</b>	
Phone	Installation Date	Proposal Made By <b>G. ROWE</b>	Job Phone
			Installer

41.72 CTN.

COLOR UNKNOWN

ALL OF AREA: 88 CTNS. = 3671.36	SHAW UPTOWN 12 VINYL PLANK @ 2.04	7489.57
ADHESIVE @		1101.41
53 L.F. TRANSITION STRIPS @ 1.75 L.F.		92.75
436 L.F. 4" VINYL COVERBASE @		436.00
		9119.73
	TX.	775.18
	TOTAL MATERIAL -	9894.91
INSTALL GLUE DOWN PLANK @ 1.60		5874.18
TEAR UP & DISPOSE OLD GLUE DOWN CARPET @		224.50
BUFF FLOOR @		673.50
FLOOR PREP @		350.00
LATEX SKIMCOAT (2) BATHS (CERAMIC TILE) @		395.50
REMOVE & RESET (6) TOILET STOOLS @ 85.00 EACH		510.00
436 L.F. COVERBASE (4") INSTALLED @		436.00
REMOVE & RESET FURNITURE @		250.00
	TOTAL LABOR -	8713.68
	FREIGHT -	75.00
	GRAND TOTAL -	18683.59

\* CUSTOMER RESPONSIBLE FOR MOVING

ARCADE MACHINES.

\* GOING OVER EXISTING V.C.T.

THANK YOU!

*Gary A. Rowe*