

# 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: Mayor Manier and Committee of the Whole  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: TIF funding request – Knights of Columbus, 120 Walnut Street  
DATE: April 4, 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. The Finance and Personnel Committee recommended a base 20-percent base subsidy for this project plus an additional 10-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 **\$5,605.08** to be paid in a single installment prior to the current expiration of the TIF in 2021.

The Finance Committee recommended that this be brought to the April 8 Committee of the Whole meeting for further discussion on a subsidy amount prior to the drafting of a redevelopment agreement. Also attached for your information is a spreadsheet showing a summary of each of the approved TIF redevelopment agreements since 2000.

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>								
<b>SUBTOTAL</b>	\$ -	20%	\$ -			20%	\$ -	
<u>Interior Work</u>								
Flooring removal/installation	\$ 18,683.59	20%	\$ 3,736.72	10%	\$ 1,868.36	30%	\$ 5,605.08	
<b>SUBTOTAL</b>	\$ 18,683.59	20%	\$ 3,736.72	10%	\$ 1,868.36	30%	\$ 5,605.08	
<b>TOTALS</b>	<b>\$ 18,683.59</b>	<b>20%</b>	<b>\$ 3,736.72</b>	<b>10%</b>	<b>\$ 1,868.36</b>	<b>30%</b>	<b>\$ 5,605.08</b>	<b>(NOT TO EXCEED)</b>

**PROPOSED REIMBURSEMENT SCHEDULE**

Duration: 1 payment

Year 1 \$5,605.08

**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 COLUMBUS CLUB OF WASHINGTON (please print or type)  
Mailing address: 120 WALNUT ST Fax: \_\_\_\_\_  
Daytime Phone: 309-444-2820 Email Address: TONY OZELLA 506 DG MAIL.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: COLUMBUS CLUB PRESIDENT - TONY OZELLA
3. Business name(s): THE COLUMBUS 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 VINYL 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 Ozella  
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**

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: \_\_\_\_\_

Document No. 729094

Doc. 31, 1985,

at 12:25

o'clock

P. M.

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

WARRANT 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,

070855



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

County Tax Paid In  
State / County / 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 } ss.  
TAZEWELL COUNTY }



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 name is 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 MOENLE, SWEARINGEN &amp; ASSOCIATES, LTD.

Address P.O. Box 263, 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>tony ozella 506@gmail.com</b>		
Phone	Installation Date	Proposal Made By <b>G. ROWE</b>	Job Phone	Installer

41.72 sq. CTN.

COLOR UNKNOWN

ALL OF AREA: 88 CTNS. = 3671.36 <sup>sq</sup> SHAW UPTOWN 12 VINYL PLANK @ 2.04 <sup>sq</sup>	7489.57
ADHESIVE @	1101.41
53 L.F. TRANSITION STRIPS @ 1.75 L.F.	92.75
436 L.F. 4" VINYL COVER BASE @	436.00
	9119.73
	TX. 775.18
TOTAL MATERIAL -	9894.91
INSTALL GLUE DOWN PLANK @ 1.60 <sup>sq</sup>	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. COVER BASE (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.

THANK YOU!

\* GOING OVER EXISTING U.C.T.

*Darryl Rowe*

Washington TIF Agreements Since 2000												
Agreement Date	TIF District	Project Name	Address	Description	Reimbursement Term	Est. Total Project Cost	Act. Total Project Cost	Orig. TIF Contribution	Act. TIF Contribution	Orig. TIF %	Act. TIF %	Ordinance No.
2/6/2000	TIF 2	Mike McClellan/Mobile Weather Team	118 Peoria St.	New electrical, telephone/computer lines, floor coverings, and bathroom remodeling.	1 year	\$3,000	\$3,120	\$600	\$600	20%	19%	2222
6/19/2000	TIF 2	John and Mary Ann Darling/Fahey's Daily Grind	105 N. High St.	Exterior painting and repair of front steps. Cannot find record of the actual costs or City contribution.	1 year	\$3,500	??	\$700	??	20%	??	2237
6/18/2001	TIF 2	Lindy's	110 Peoria St.	Interior store remodel, including new checkouts, flooring, shopping carts, millwork, tables, produce slant tables, electric/plumbing/carpentry, and frozen food cases.	5 years	\$100,000	\$293,444	\$35,000	\$85,000	20%	12%	2301
12/19/2001	TIF 2	Summer & Associates	121 N. Main St.	Exterior west and south façade improvements. Interior electrical rehab. The agreement paid 50% of the façade improvements and 15% of the interior improvements. It had a not-to-exceed total payout of \$5,745.	1 year	\$24,000	\$24,000	\$5,745	\$5,745	24%	24%	2348
2/4/2002	TIF 2	Jerry Hamilton/Katie's Café	305 Peoria St.	Relocation expenses associated with move to new location. A later agreement (which did not pay from TIF) offered a sales tax share associated with the increased City share of sales taxes generated after the move.	1 year	\$155,000	??	\$5,000	\$5,000	3%	??	2358
8/19/2002	TIF 2	GBLB, Inc. (Bill Ingold)/The Brick Oven	110 N. Main St.	Purchase/install chair lift to serve 2nd floor retail space, upgrade electrical system, improve HVAC, replace windows on the east façade, and roof renovation. Agreement was for 75% of the aggregate sum on or before 12/15/02 with the remainder paid by 12/15/03 once the roof work was completed.	2 payments—both made in 2003	\$14,800	\$15,746	\$4,160	\$4,160	28%	26%	2396
2/17/2003	TIF 2	Pamela Raffel/New Dimensions	117 Peoria St.	Demo and grading, parking lot construction, landscaping, façade improvements, and electrical work.	3 years	\$42,925	\$42,925	\$8,585	\$8,585	20%	20%	2434
3/3/2003	TIF 1	John Bearce Used Cars, Inc.	1800 Washington Rd.	Renovation of the dealership building. Exhibit B of the agreement, which should offer more details about the project, is missing from the ordinance. Agreement called for the City pay half of the subsidy within 30 days of the agreement and the remainder on or before January 3, 2003 (which was before the agreement date). Both payments were subsequently made on March 25, 2003.	2 years	\$300,000	\$500,000	\$150,000	\$150,000	50%	30%	2438
6/16/2003	TIF 2	J. Brian Heller Law Office	200 Walnut St.	New foundation, basement floor, rear paver sidewalk, rear iron fencing, and front fence.	1 year	\$26,850	\$26,850	\$5,370	\$5,370	20%	20%	2456

7/7/2003	N/A	Jerry Hamilton/Katie's Café	305 Peoria St.	Relocation and improvements expenses associated with the move to a new location. This agreement was tied into an agreement approved in 2002 that paid a portion of the moving expenses. This agreement paid a 25% reimbursement of the increased City share of sales taxes generated after the move. It included the 1% municipal tax and 1% home rule tax. THIS WAS NOT A TIF AGREEMENT. Rather, it came from the City's sales tax revenues in the General Fund.	1 year	\$155,000	??	N/A	\$1,256	N/A	0.8%	2459	
9/15/2003	TIF 2	550 Prosperity/Marka Norman/Country Mills building	105-109 Washington Sq.	Remove/replace original brick, restore decorative features, replace missing windows, and historic awnings, remove interior partitioning walling, restore original lead board ceiling and plaster wall, and upgrade to electrical, HVAC, and plumbing. Agreement was for 20% liability for historic work and 40% liability for exterior work. The property was later sold to Tom and Judy Gross and a new agreement was approved in 2005.	1 year	\$140,020	N/A	\$47,178	N/A	40%	N/A	2476	Protect old not historic - too far future
10/20/2003	TIF 2	Washington Historical Society	105 Zinser Pl.	Exterior painting. Agreement paid up to \$7,155 and did not have a not-to-exceed clause.	3 years	\$23,850	\$11,925	\$7,155	\$7,155	30%	60%	2487	
2/2/2004	TIF 2	Peddler's Way Quilt Company	127 Peddlers Way	Renovate unfinished second story: ceiling and floor reinforcements, framing, insulation, drywall/sheathing, a second staircase, chair lift, windows, electrical, and HVAC.	3 years	\$140,000	\$162,153	\$28,000	\$28,000	20%	17%	2511	
4/19/2004	TIF 2	Khoury's Restaurant	305 Peoria St.	Demo old building, construct new restaurant, and improve parking lot.	3 years	\$164,500	\$167,620	\$32,900	\$32,900	20%	20%	2524	
7/19/2004	TIF 2	Undy's	110 Peoria St.	Exterior paint removal, repair/restore existing brick, construct/extend new brick parapet, install new brick pilasters, install new false windows, install new awnings and exterior lighting, install vintage parking lot pole lights, and remove large shade tree island and replace with customer parking.	3 years	\$90,000	\$97,537	\$18,000	\$18,000	20%	18%	2544	
8/16/2004	TIF 2	Tom and Judy Gross/Denhart's	101 Washington Sq.	Exterior brick repair, cornice reconstruction, restoration of front entrance, replacement/restoration of windows and doors, removal/replacement of existing roofing and skylight, accessible entrance construction, construct two masonry piers in the basement to support the first floor, and construct a doorway opening in the first floor vault.	5 years	\$204,000	\$403,981	\$81,610	\$81,610	40%	20%	2553	
11/1/2004	TIF 2	Elaine Lucas/Homespun	121 Washington Sq.	Exterior paint removal, expose original brick, repair damaged brick, replace three missing window arches, cleanup, and protective measures for neighboring businesses.	3 years	\$14,630	\$14,451	\$5,852	\$5,780	40%	40%	2574	
1/18/2005	TIF 2	Tom and Judy Gross/Denhart's	101 Washington Sq.	Interior demo, electrical, mechanical, plumbing, and carpentry. Agreement was capped at \$60,000.	4 years	\$564,384	\$659,702	\$60,000	\$60,000	11%	9%	2586	
1/18/2005	TIF 2	Jeff and Julia Woods/Woods Photography	108 N. Main St.	Interior demo, electrical, mechanical, plumbing, asbestos abatement, and carpentry.	3 years	\$80,900	\$119,507	\$16,180	\$16,180	20%	20%	2587	

6/6/2005	TIF 2	Tom and Judy Gross/Denhart's	105-109 Washington Sq.	Remove/replace original brick, restore decorative features, replicate missing elements, add historic awnings, remove interior false/drop ceiling, restore original bead board ceiling and plaster wall, and upgrades to electrical, HVAC, and plumbing. Agreement was for 20% subsidy for interior work and 40% subsidy for exterior work.	5 years	\$229,974	\$758,815	\$83,160	\$83,160	36%	11%	2614
6/6/2005	TIF 1	Kimpling's Ace Hardware	1880 Washington Rd.	Agreement included concrete driveway and parking lot improvements, and the installation of door openers and door canopies. The openers and canopies were never installed. The F&P Committee later agreed to reimburse at 50% for this work. It was never completed prior to the expiration of the TIF in 2009.	2 years	\$41,140	\$23,080.76	\$7,667.90	\$4,616.15	20%	20%	2616
6/6/2005	TIF 1	GIC, Inc./The Uftring Wash	101 Mt. Vernon	Building expansion, upgraded HVAC, new equipment room.	3 years	\$269,405	\$236,917.14	\$53,881	\$47,383.43	20%	20%	2617
4/3/2006	TIF 2	SKL Partnership/Sentimental Journey	123 Washington Sq.	Exterior tuckpointing, brick paint removal, window replacement, new awning, roof repairs, and limited interior improvements. The agreement called for an additional 20% historic preservation bonus for the brick paint removal, tuckpointing, and window restoration.	3 years	\$40,478	\$33,252	\$12,012	\$11,826	30%	36%	2668
1/2/2007	TIF 2	Gary and Elaine Lucas/Current Phillips & Salmi building	110 S. Main St.	Install custom entryway and two doors, repair storefront and transom windows, remove existing paint, tuckpoint joints, relay of brick at top of the building, and repair wall and trim below windows. The agreement allowed for an additional 20% historic preservation subsidy for the entire project. OWNERS NEVER SUBMITTED INVOICES IN ORDER TO RECEIVE REIMBURSEMENT.	3 years	\$34,513	??	\$13,806	N/A	40%	N/A	2716
7/7/2008	TIF 2	Jeff and Julia Woods/Portrait Life	112 N. Main St.	Interior plumbing, electrical, HVAC, and cabinet/countertop installation.	3 years	\$77,007	\$77,939	\$15,104	\$15,104	20%	19%	2787
8/18/2008	TIF 2	Jeff and Julia Woods/Lori's Kitchen Store	110 N. Main St.	Interior HVAC renovation.	3 years	\$11,185	\$11,185	\$2,237	\$2,237	20%	20%	2794
4/6/2009	TIF 2	Tom and Judy Gross/SkillSprout	128 Washington Sq.	Rebuilding/installing sheet metal cornice and pediment, arch and dentil work, replacing brickwork, restoring original brick, and installing retractable awnings. The resurfacing of the parking lot was part of the original agreement but was not completed and was therefore not subject to reimbursement. Agreement called for 20% additional historic preservation subsidy for the cornice/pediment, arch/dentil, and brick restoration.	3 years	\$162,037.88	\$179,881.79	\$41,000	\$38,550	25%	21%	2823
10/5/2009	TIF 1	J&G Real Estate Investments, Inc./Uftring Dealership	1860 and 1870 Washington Rd.	Repair of private roadway in front of dealership, new lighting for the detail shop, service bays, and waiting area. Agreement was for 50% of the costs due to the soon-to-expire TIF district.	1 year	\$37,189.96	\$37,189.96	\$18,594.98	\$18,594.98	50%	50%	2857
10/4/2010	TIF 2	Dennis Shubert/Hillsville	104 N. High St.	Exterior roof replacement, tuckpointing, and deck construction. Interior framing/insulation/drywall, plumbing, HVAC, electrical, new flooring, and windows/doors.	3 years	\$86,750	\$89,266	\$17,350	\$17,350	20%	20%	2908



2/7/2011	TIF 2	Lucas Enterprises/Holland's Carmelcorn	127 Washington Sq.	Exterior reconstruction of front façade, replacing windows, paint of the brick/wood/window frames, and install period awning. Interior construction of two bathrooms, install water heater, and laying wood flooring. Agreement allowed for additional 20% historic preservation subsidy for facade reconstruction (minus the window installation).	3 years	\$44,890	\$44,890	\$13,474	\$13,474	30%	30%	2924
12/19/2011	TIF 2	Jeffery Pohl/LeFleur	102-106 Walnut St.	Exterior west façade reconstruction, new windows and doors. Interior demolition with new electrical, HVAC, flooring, and roofing. Agreement allowed for 30% subsidy for all of the exterior items and 20% for the Interior Items.	3 years	\$135,500	\$165,034	\$32,210	\$32,210	24%	20%	2964
10/1/2012	TIF 2	Jeffery Pohl/Madison's restaurant	104-106 Walnut St.	Exterior façade reconstruction to match LeFleur, roof repairs, and installation of new masonry and glass/glazing. Interior doors/ceilings/walls construction, new flooring, plumbing, HVAC, electrical, and new bakery and kitchen equipment installation. Agreement allowed for 30% subsidy for the exterior items and 20% for the Interior Items.	3 years	\$86,468	\$162,730	\$19,364	\$19,364	22%	12%	3007
6/16/2014	TIF 2	Phillips, Salmi, Inc.	112 S. Main St.	Exterior brick restoration, replacement of windows and door, tuckpointing of rear of building, and roof replacement. An additional 20% historic preservation subsidy was provided for each of the items except for the roof replacement.	3 years	\$50,990	\$57,181	\$17,836	\$17,836	35%	31%	3084
2/2/2015	TIF 2	Tom Brecklin/Brecklin's BP Amoco	119 Walnut St.	Purchase of four replacement fuel dispensers.	3 years	\$67,718	\$59,992.88	\$13,543.60	\$11,998.58	20%	20%	3115
2/2/2015	TIF 2	Black, Black & Brown	115 Washington Sq.	Repainting brick exterior, installation of black awning, and sign replacement.	1 year	\$9,235	\$7,799.95	\$1,847	\$1,560	20%	20%	3116
9/8/2015	TIF 2	Nieukap Properties/S. side of Square	106-110 and 112-118 Washington Sq.	Replacement of front façade, soffit, fascia, arched lintels, windows, corbels, awnings, and signage. Agreement allowed for an additional 20% historic preservation subsidy for the project.	3 years	\$167,800	\$155,333	\$67,120	\$62,133	40%	40%	3147
10/19/2015	TIF 2	Jeffrey Woods/Lori's Kitchen Store	108-110 N. Main St.	Exterior foundation repair, brick tuckpointing, installation of curb system, and new gutters and downspouts. Interior basement coal bin wall opening was blocked.	1 year	\$5,000	\$5,100	\$1,000	\$1,000	20%	20%	3153
10/19/2015	TIF 2	Nieukap Properties/Ipsa State Bank	112-118 Washington Sq.	Install drive-thru teller lanes, new signage, equipment installation, windows, asphalt repair, and painting. Agreement was for a 25% subsidy for all components.	3 years	\$234,675	\$398,162	\$58,669	\$58,669	25%	15%	3154
1/17/2017	TIF 2	McGreggor Group/Denhardt's	101-103 Washington Sq.	Interior: Adding wine cellar within bank vault, a larger bar, hostess greeting stations, new flooring, and redesigned seating areas downstairs and adding new seating, hostess greeting stations, and an internal customer access staircase to main floor. Exterior: Redesign of current emergence exit on N. Main and convert it to a public entrance and add a seasonal patio to the northwest side of the lot. McGregor Group did not finalize purchase of building.	3 payments	\$385,000	N/A	\$385,000	N/A	100%	N/A	3217

4/17/2017	TIF 2	S&S Properties	116-126 Peoria St.	Remove/replace concrete sidewalks, sealcoat/stripe parking lot, refinish fascia, polish window frames/doors, remove/replace handrail, refinish windows, paint back wall, add soffit lights.	3 years	\$19,245	\$19,245	\$3,849	\$3,849	20%	20%	3231
4/17/2017	TIF 2	Heider Properties	101-103 Washington Sq.	C-Note/Blacksmith's: install dumbwaiter, custom millwork for new bar, new flooring, drywall, painting, light fixtures, and sealing of brick. Cornerstone Inn: Repair beams/walls/subfloor; drywall; millwork; new light fixtures; plumbing and electrical upgrades; new cabinetry; tile flooring, walls, an dshowers; hardwood flooring and carpet Installation; and new doors and windows. Exterior: Tuckpointing and new entrance for Blacksmith's.	3 payments	\$416,583	\$428,638	\$350,000	\$350,000	84%	82%	3234
6/19/2017	TIF 2	Joseph E Foster Living Trust	104 N. Main St.	Excavate/waterproof front foundation; tuckpoint front, south side, and rear facades; and repair bowed south side wall. Also, removal/replacement of three sidewalk squares.	3 years	\$46,700	\$45,500	\$18,840	\$18,040	40%	40%	3237
7/9/2017	TIF 2	Columbus Club	120 Walnut St.	Renovation of existing kitchen: replacement of ceramic tile, painting of the ceiling and wall surfaces in kitchen and bathroom, installation of laminate countertops, installation of new cabinets, and building/painting new cabinet doors.	1 payment	\$11,930	\$11,912	\$2,386	\$2,382	20%	20%	3239
7/17/2017	TIF 2	S&S Properties	116-126 Peoria St.	Bulldout of 116 Peoria St. to convert to a salon. Would also increase power to building, update breaker boxes, and convert original boiler to a mini plt system with baseboard heating.	3 years	\$69,763	\$33,042	\$13,953	\$6,608	20%	20%	3240
10/2/2017	TIF 2	Black Panther Holdings, LLC	104 N. High St.	Exterior: Painting, soffit/facia repair, siding Improvements, window/door improvements, new roof/roof repairs, parking lot repairs, period signage, landscaping, and electrical upgrades. Interior: Construct new bathroom and plumbing upgrades.	3 years	\$99,500	\$103,944	\$27,350	\$27,350	28%	26%	3248
8/6/2018	TIF 2	Aberdeen Enterprises, LLC	114 & 118 Peoria Street	Exterior: Replace parking lot, new landscaping, new signs, new walls/framing, new seamless roofing/insulation/gutters/down spouts. Interior: New windows/doors, trim, drywall, paint, cabinetry, countertops, bathrooms, flooring, ceiling, two gas furnaces and AC units, plumbing, gas water heater, electrical, and asbestos removal.	3 years	\$725,605		\$288,492		40%		3297
TOTAL						\$5,813,642	\$5,688,991	\$2,091,781	\$1,330,636			