

# 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 and Personnel Committee  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: TIF funding request – Brecklin's Service Center, 119 Walnut St.  
DATE: April 10, 2019

We have received an application from Tom Brecklin of Brecklin's Service Center for TIF assistance to install a new roof at his business at 119 Walnut Street. The application form and supporting materials are attached for your review and consideration.

Mr. Brecklin completed the installation of four Wayne Ovation<sup>2</sup> Model R13/3 fuel dispensers in 2015 following approval of a TIF redevelopment agreement. This proposed project would re-roof approximately 2,100 square feet of the building that includes the maintenance shop. The work includes all labor, tools, materials, and equipment. It includes a 15-year warranty on the flat one ply coat.

Mr. Brecklin has submitted a quote for this project that totals \$6,945. Staff would recommend a base 20-percent base subsidy for this project along with an additional 10-percent due to the continued investment by Mr. Brecklin. Based on this level, staff would recommend a subsidy not-to-exceed amount of **\$2,083.50** to be paid in a single installment prior to the current expiration of the TIF in 2021.

This is scheduled for consideration at the April 15 Finance and Personnel Committee meeting to receive a recommendation on a subsidy level prior to the drafting of a redevelopment agreement to be scheduled for approval at an upcoming City Council meeting.

**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: Breckling Services Tom Brecklin (please print or type)  
Mailing address: 119 Walnut St. Fax: \_\_\_\_\_  
Daytime Phone: 309-444-9245 Email Address: \_\_\_\_\_  
I would like to receive correspondence by: \_\_\_\_\_ Mail ☒ Email

1. Applicant interest in property (check one): ☒ Owner/Mortgagor ☐ Purchaser ☐ Tenant  
2. Property owner name: Tom Brecklin  
3. Business name(s): Brecklin  
4. Project address or location: Same  
5. Property tax ID number(s): 0202-24-100034 / 02-02-24-100-035  
6. Current use of property: Business  
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: New Roof

10. Estimated total project cost: \$ 6,945.00  
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.

Tom Brecklin  
Applicant signature

3-28-19  
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: \_\_\_\_\_

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

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**ROOFING PROPOSAL**  
**BRECKLIN SERVICE CENTER**  
**119 WALNUT ST**  
**WASHINGTON, IN 61571**  
**ATTN: TOM BRECKLIN**

**EMAIL: BRECKLINBP@COMCAST.NET**

## **QUALITY SEAMLESS ROOFING**

### **SCOPE:**

1. Examine current roof surface, to determine age and condition of existing roofing material and any problem areas.
2. Compile accurate information for a complete evaluation and presentation to building owner or facility manager.
3. Prepare a repair or replacement proposal including examination results, photographs, roof system options and costs.

*over*

**WARRANTY:**

FLAT ONE PLY BLACK  
10 YEARS

FLAT ONE PLY CHIP  
20 YEARS

FLAT ONE PLY COAT  
15 YEARS

**PRICE:**

We propose to provide all labor, tools, materials and equipment to re-roof the area at the above location for the sum of:

2,100 SQ FT

FLAT ONE PLY BLACK	\$ 6,315.00
FLAT ONE PLY COAT	\$ 6,945.00
FLAT ONE PLY CHIP	\$ 7,365.00

**TERMS:**

**BLACK AND CHIP:** 1/2 down upon execution of contract. Balance due upon completion of work described above.

**COAT:** 1/2 down and balance due upon completion of black roof less ten percent of the remaining balance held for aluminum coating. Aluminum coating will be completed after minimum curing time of sixty days.

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>							
New Roof	\$6,945.00	20%	\$ 1,389.00	10%	\$ 694.50	30%	\$ 2,083.50
<b>SUBTOTAL</b>	<b>\$ 6,945.00</b>	<b>20%</b>	<b>\$ 1,389.00</b>	<b>10%</b>	<b>\$ 694.50</b>	<b>30%</b>	<b>\$ 2,083.50</b>
<u>Interior Work</u>							
			\$ -		\$ -		\$ -
			\$ -		\$ -		\$ -
			\$ -		\$ -		\$ -
			\$ -		\$ -		\$ -
			\$ -		\$ -		\$ -
			\$ -		\$ -		\$ -
<b>SUBTOTAL</b>	<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>
<b>TOTALS</b>	<b>\$ 6,945.00</b>		<b>\$ 1,389.00</b>		<b>\$ 694.50</b>		<b>\$ 2,083.50</b>

(NOT TO EXCEED)

**PROPOSED REIMBURSEMENT SCHEDULE**

Duration: 1 year

Year 1 \$2,083.50

**EXHIBIT C**