



**CITY OF WASHINGTON, ILLINOIS**  
**Finance & Personnel Committee Agenda Communication**

**Meeting Date:** November 18, 2019

**Prepared By:** Jon Oliphant, AICP, Planning & Development Director

**Agenda Item:** TIF Funding Request – Jeremiah and Kayla Boyd, 124 Peoria Street

**Explanation:** Jeremiah and Kayla Boyd have submitted an application for TIF assistance to undertake the interior buildout of the unit at 124 Peoria Street. The application form and supporting materials are attached for your review and consideration. The unit would be utilized for a hair salon business upon completion.

Much of the building was renovated in 2018-19 by Dr. Joel Lovell of Aberdeen Enterprises, LLC, who purchased the building in June 2018. Dr. Lovell completed a substantial exterior and interior renovation and subsequently moved his operations to the units closest to Peoria Street earlier this year. Two units (124 and 126 Peoria) totaling about 800 square feet apiece remain vacant.

The improvements would include electrical, heating/HVAC, and plumbing upgrades, wall/door and cabinetry installation, and a new backwash shampoo system. Mr. and Mrs. Boyd submitted quoted for this project that totals \$32,010.68. This project would also be eligible to receive a sales tax waiver on any materials permanently incorporated into the real estate because of its location in the Enterprise Zone.

**Fiscal Impact:** Based on the prior work completed by Dr. Lovell and the desire to occupy additional space in the building, staff recommends a 30-percent subsidy for this project. Based on this level, a not-to-exceed amount of \$9,603.20 is recommended to be paid in one installment. This would be reimbursed from the TIF Fund upon completion of the project and the submittal of the paid invoices.

**Action Requested:** A recommendation on a subsidy level at the November 18 Finance and Personnel Committee meeting prior to the drafting of a redevelopment agreement to be placed on the City Council's agenda for a first reading ordinance on December 2.

# 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: Jeremiah + Kayla Boyd (please print or type)  
Mailing address: 709 Whippoorwill Dr Washington, IL 61571 Fax: \_\_\_\_\_  
Daytime Phone: 309-397-7806 Email Address: jeremiah-boyd@yahoo.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: Joel Lovell
3. Business name(s): \_\_\_\_\_
4. Project address or location: 126 Prairie St Washington, IL 61571
5. Property tax ID number(s): \_\_\_\_\_
6. Current use of property: \_\_\_\_\_
7. Proposed use of property: Hair Salon
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: Interior Renovation

10. Estimated total project cost: \$ 32,010.68

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

11 Nov 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: \_\_\_\_\_

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>							
Electrical build-out	\$ 8,475.00	20%	\$ 1,695.00	10%	\$ 847.50	30%	\$ 2,542.50
Heating/HVAC	\$ 6,320.00	20%	\$ 1,264.00	10%	\$ 632.00	30%	\$ 1,896.00
Plumbing	\$ 6,900.00	20%	\$ 1,380.00	10%	\$ 690.00	30%	\$ 2,070.00
Wall/door installation	\$ 4,565.00	20%	\$ 913.00	10%	\$ 456.50	30%	\$ 1,369.50
Cabinetry	\$ 1,820.65	20%	\$ 364.13	10%	\$ 182.07	30%	\$ 546.20
Countertop/flooring	\$ 2,472.03	20%	\$ 494.41	10%	\$ 247.20	30%	\$ 741.61
Backwash Shampoo System	\$ 1,458.00	20%	\$ 291.60	10%	\$ 145.80	30%	\$ 437.40
<b>SUBTOTAL</b>	\$ 32,010.68	20%	\$ 6,402.14	10%	\$ 3,201.07	30%	\$ 9,603.20
<b>TOTALS</b>	<b>\$ 32,010.68</b>	<b>20%</b>	<b>\$ 6,402.14</b>	<b>10%</b>	<b>\$ 3,201.07</b>	<b>30%</b>	<b>\$ 9,603.20</b>

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment

Year 1 \$9,603.20

EXHIBIT B

# **RNS Electric, Inc.**

*PO Box 367 Washington, IL 61571  
309-444-5200 / Fax 309-444-5201*

## **Proposal**

November 10, 2019

Jeremiah and Kayla Boyd  
709 Whippoorwill Dr.  
Washington, IL. 61571

Re: Salon electrical build-out at 118-126 Peoria St. Washington, IL. 61571

We propose to supply and install the following material.

- Remove and relocate 4 existing 4' LED lighting fixtures.
- 16 new 6" LED can lights with black finish.
- 8 new double duplex GFCI protected receptacles on dedicated circuits. 2 at each style station
- 2 new exit emergency lighting fixtures.
- Power to one 30-amp 240-volt circuit to hot water heater.
- One new 30-amp 4-wire circuit to stackable washer and dryer in break-room area.
- One new double duplex receptacle on dedicated circuit to wash area.
- Two new duplex receptacles on dedicated circuit for drying area.
- Metal conduit on the existing wall surface with copper wire as needed for receptacles.
- Metal conduit with copper wire and MC-type cable as needed for lighting.
- 4 new duplex receptacles in the waiting/ reception area.
- Circuit breakers as needed for existing load center panel.

**Total Quote: \$8,475.00**

### **This Proposal does not include:**

- Overtime or double time
- Any permit (electrical permit is covered on the building permit).
- Any sales tax on material.
- Any power to HVAC.
- Any power to building sign.
- Any HVAC control wiring or thermostat.
- Any Tele/Data Cabling.

Sincerely,  
RNS Electric Inc.

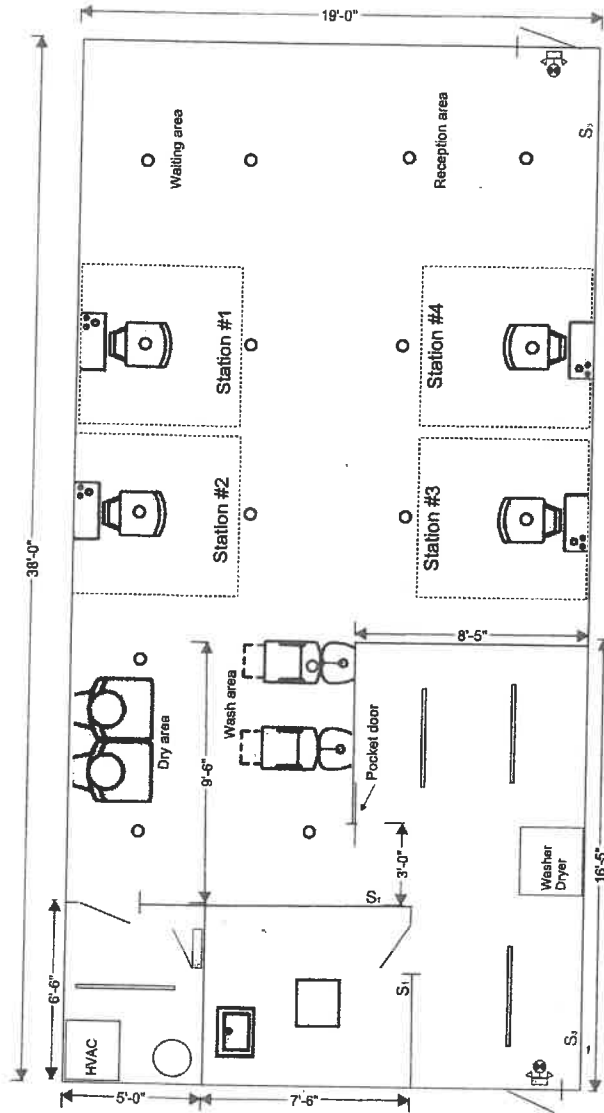
Accepted by:

Ty Slonneger  
General Manager

By: \_\_\_\_\_

Date: \_\_\_\_\_

*Committed to our customers and quality.*



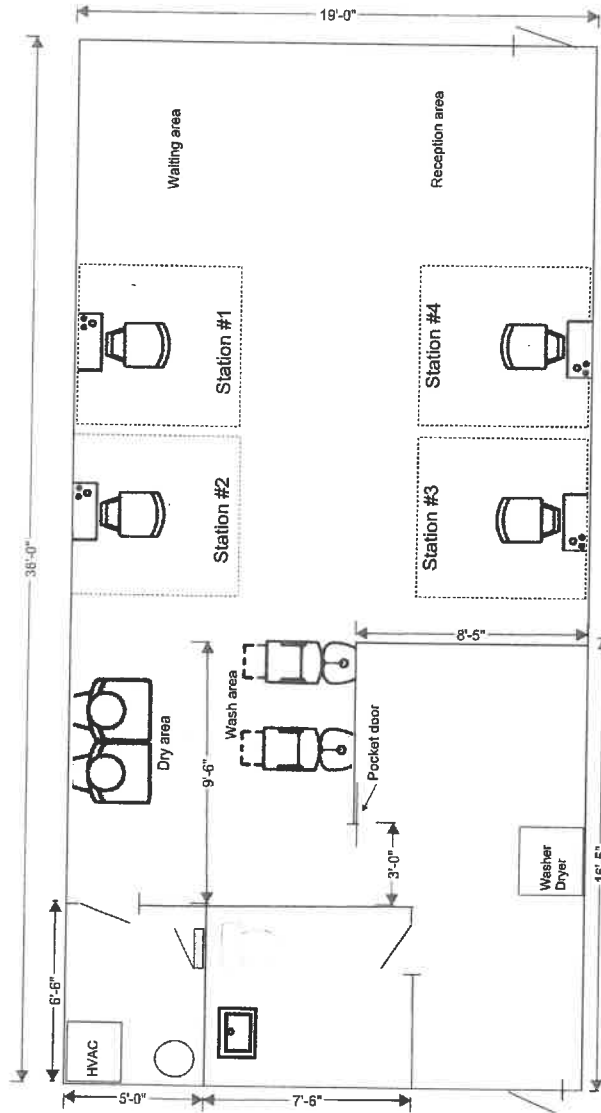
A1



**RNS**  
Electric, Inc.  
PO Box 367 Washington, IL 61571  
309-444-5200 Fax 309-444-5201

Owner:  
Aberdeen Enterprises, LLC.  
118-126 Peoria St.  
Washington, IL 61571

Lessee:  
Jeremiah and Kayla Boyd  
709 Whippoorwill Dr.  
Washington, IL 61571

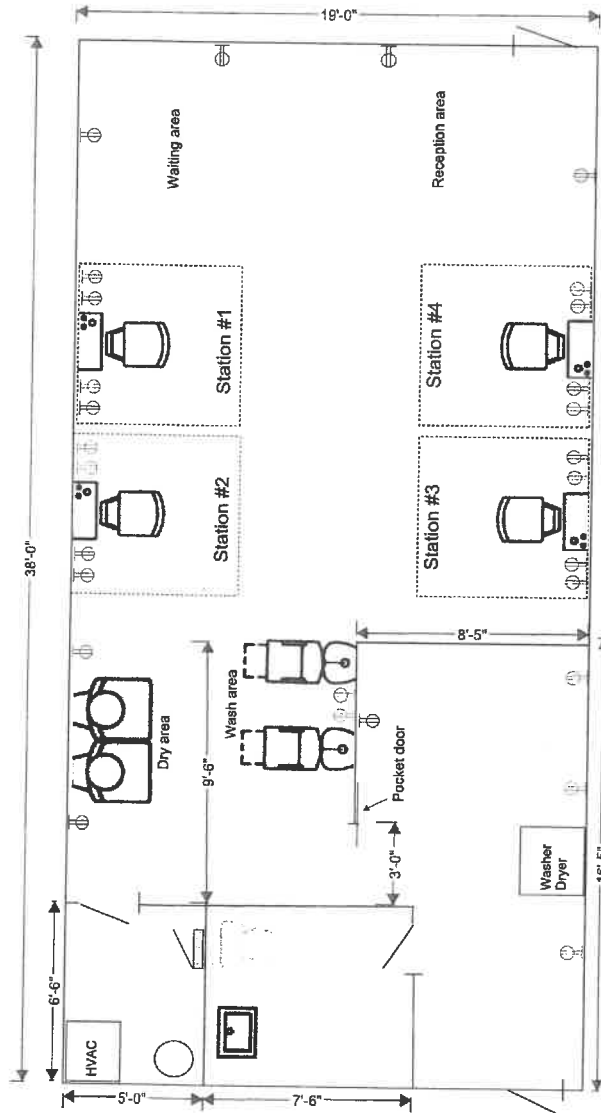


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**RVS**  
Electric, Inc.  
PO Box 367 Washington, IL. 61571  
309-444-5200 Fax 309-444-5201

Owner:  
Aberdeen Enterprises, LLC.  
118-126 Peoria St.  
Washington, IL. 61571

Lessee:  
Jeremiah and Kayla Boyd  
709 Whippoorwill Dr.  
Washington, IL. 61571



E1

120-volt Duplex Receptacle

GFCI Protected 120-volt Duplex Receptacle

Lessee:  
Jeremiah and Kayla Boyd  
709 Whippoorwill Dr.  
Washington, IL. 61571

Owner:  
Aberdeen Enterprises, LLC.  
118-126 Peoria St.  
Washington, IL. 61571

**RVS**  
Electric, Inc.  
PO Box 367 Washington, IL. 61571  
309-444-5200 Fax 309-444-5201



Heating & Air Conditioning

310 DETROIT AVE.  
MORTON, IL 61550  
PHONE: (309) 266-9372  
FAX: (309) 266-0742

## PROPOSAL

Proposal Submitted to	Phone / E-mail	Date
Boyd Salon		11/11/19
Street, ST, Zip	Email	
124 Peoria St, Washington	Jeremiah_boyd@yahoo.com	

We hereby submit specifications and estimates for:

### **To Supply and Install the Following Performance System;**

- Install galvanized spiral duct
- Sheet metal return to common return grille above door
- Insulated plenum above furnace
- Spiral supply grilles and louvered return grille
- One supply to breakroom
- Dryer vent cored thru block at back of building
- Relocate thermostat
- Verify system operation
- **PRICE: \$ 5,140.00**

### **Alternates:**

ALT-1: Add outside air intake cored thru back wall with automatic damper, ADD \$ 780.00  
*Recommended with continuous exhaust fan operation Note: This can be added at a later date.*

ALT-2: Add return to breakroom, ADD \$ 400.00



November 9, 2019

**Dick Rich Plumbing Inc.**

**110 RUTH CT.**

**WASHINGTON, ILLINOIS 61571**

**Phone 303-1123**

Jeremiah Boyd

709 Whippoorwill Dr.

Washington, IL 61571

Re: Hair Salon

We propose to furnish and install a complete plumbing system consisting of:

**Break Room**

- 1 Dayton DXR25223 stainless steel sink w/Chicago CF786-E3ABCP faucet

**Shampoo Area**

Install water & drain connections to 2 shampoo sinks (Furnished by others)

**Laundry Room.**

- 1 Washing machine connection.

**Misc.**

- 1 A.O. Smith ENT-50 50 gal. electric water heater

Removed & replace concrete

**FOR THE SUM OF SIX THOUSAND, NINE HUNDRED DOLLARS.**

**(\$6,900.00)**

DICK RICH PLUMBING INC.

BY Michael R. Tanner

## Hair salon

From: Mark Belsly (mbelsly@yahoo.com)

To: jeremiah\_boyd@yahoo.com

Date: Saturday, November 9, 2019, 05:14 PM CST

The labor and materials to build 2 walls and install 1 36 inch pocket door. 1 wall being 8 and half feet. The other being approximately 11 feet  
\$2470

The labor to install 722 feet of wood vinyl planking with some floor prep is  
\$2095

Mark Belsly  
MB Flooring and Remodeling

Sent from Yahoo Mail on Android

### How to Recall a Saved Design

**IN STORE:** Take this packet to the U Créaté™ self service kiosk in the Cabinet & Appliances Department at any Menards® store.

**AT HOME:** Go to Menards.com and search U Créaté™

1. Login to your account and select search saved designs to pull up your saved design or select search saved designs and enter the Design #.
2. Select up to two of the options that appear on the screen or select estimate summary to make changes to your design.
3. If ready to purchase follow the steps below for Purchasing at the Store or place item into cart if purchasing online. (follow online check out procedures)

### How to Purchase at the Store

1. Follow steps above for Recalling a Saved Design.
2. Select to print your Purchasing Documents.
3. Print your order by selecting TAKE HOME TODAY or TAKE HOME LATER.

**Design #: 323751702028**

**Estimated Price: \$1,820.65\***

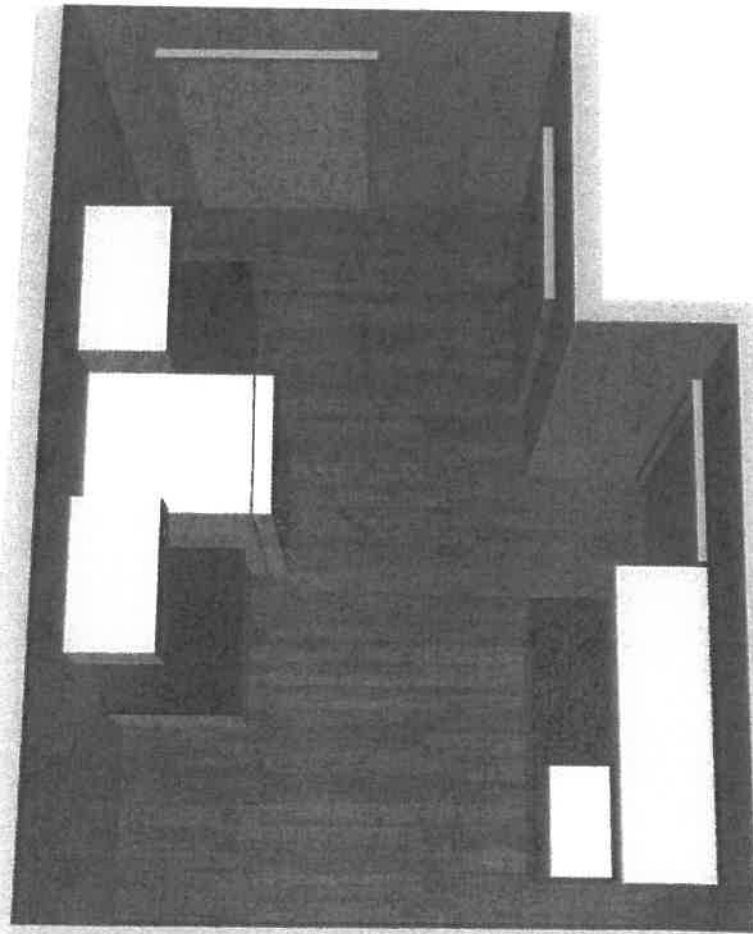
\*Today's estimated price, future price may go up or down. Tax, labor, and delivery not included. Countertop, cabinet hardware, appliances, plumbing fixtures structures, flooring, lighting, and wall decor are sold separately and not included in the price.

### Cabinet Style:

Oland White

**KLÉARVÛE**  
CABINETRY

**Oland White**



Note: This 3D rendering is meant to represent the general appearance of the design. Actual design may vary from what is pictured. Color shows approximate tone. Color of actual product will vary from what is pictured due to differences in printing and resolution.

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIED ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.



Prices shown are valid today only.

STORE # 3237 WASH  
1975 Freedom Parkway  
Washington, IL 61571

FAX: (309) 745-3216  
EMAIL: WASHFloorCoverings@menards.com

WASH 56893



PICKING LIST - GUEST COPY

PAGE 1 OF 1

SOLD BY: KEN P.  
DATE: 11/09/19

GUEST NAME - ADDRESS - PHONE

Ph: ( ) -  
JOB DESC:

QUANTITY	DESCRIPTION	SKU NUMBER
1 EACH	CTOP BASALT SLATE	12 FEET STANDRD 485-1965
36.500	HYDRACORE PLNK 20.01 SF BERKLEY OAK	725-6646

**TO AVOID PRODUCT NOT BEING AVAILABLE ON A LATER DATE  
PLEASE PICK UP ALL MERCHANDISE TODAY. THANK YOU.**

This is a quote valid today. Upon payment this quote becomes a yard picking list subject to the terms and conditions below. Quantities listed above may exceed quantities available for immediate pick-up. Product is not held for a specific guest, but instead is available to the buying public on a first come, first serve basis. Please pickup all purchases made on this picking list immediately. Failure to pick up products on this picking list today will result in additional charge to you if, on the day of pick up, the retail price of the products are higher than on the day purchased. Menards liability to you is limited to refunding your original purchase price for any product not picked up.

**Guest Instructions:**

1. Take this picking list to a cashier to pay for the merchandise.
2. Enter the outside yard to pick up your merchandise. (All vehicles are subject to inspection.)
3. Load your merchandise. (Menards Team Members will gladly help you load your materials but cannot be held liable for damage to your vehicle.)
4. When exiting the yard, present this list to the Gate Attendant. (The Gate Attendant will record the items you are taking with you.)
5. Sign the Gate Attendant's signature pad verifying you've received the merchandise.

PRE-TAX TOTAL: 2,472.03

Our insurance does not allow us to tie down or secure your load, trunk lid, etc. For your convenience, we supply twine, but you will have to decide whether or not your load is secure and if the twine supplied is strong enough. If you do not believe the twine will suffice, stronger material can be purchased inside the store.

**READ THE TERMS AND CONDITIONS CAREFULLY.** All returns are subject to Menards' posted return policy. In consideration for Menards low prices you agree that if any merchandise purchased by you is defective, Menards will agree to exchange the merchandise or refund the purchase price based on the form of original payment. You agree that there shall be no other remedy available to you. If there is a warranty provided by the manufacturer, that warranty shall govern your rights and Menards shall be selling the product "AS IS." Oral statements do not constitute warranties, and are not a part of this contract. The guest agrees to inspect all merchandise prior to installing or using it. **UNDER NO CIRCUMSTANCES SHALL MENARDS BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES.** MENARDS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE MERCHANDISE. Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its applicable Consumer or Commercial Arbitration Rules, and judgments on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The guest agrees to these terms and conditions through purchase of merchandise contained on this document.



**THIS IS NOT A RECEIPT**

**GATE ATTENDANT-SCAN HERE ==>**





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★ REVIEWS



Avant Backwash Shampoo System in Camel with White Bowl

Unit Price

\$729.00

Quantity

2

Subtotal

\$1,458.00

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[Clear Shopping Cart](#)

## Shipping FAQs

- What is a lift gate?