



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

**Meeting Date:** March 16, 2020

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

**Agenda Item:** TIF Funding Request – Washington Historical Society, 122 N. Main Street

**Explanation:** The Washington Historical Society has submitted an application for TIF assistance to restore the north-facing wall of the Brunk's Sporting Goods building at 122 N. Main Street. This will be the first building proposed for a mural to be completed by the Walldogs this summer. The application form and supporting materials are attached for your review and consideration.

This work will consist of tuckpointing of the exterior wall to make the façade suitable for painting. The wall is approximately 8'x40'. It will not include the materials associated with the actual mural. Please note that the Historical Society has not selected the final mural design; the attached materials are examples from other Walldogs projects. The submitted quote is for a not-to-exceed time-and-materials cost of \$6,100.

**Fiscal Impact:** Staff recommends a 30-percent subsidy for this project. The mural will be a great public art enhancement on the north side of the Square. Based on this level, a not-to-exceed amount of \$1,830 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 invoice.

**Action Requested:** A recommendation on a subsidy level at the March 16 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 April 6.

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>							
Tuckpointing north wall	\$ 6,100.00	20%	\$ 1,220.00	10%	\$ 610.00	30%	\$ 1,830.00
<b>SUBTOTAL</b>	\$ 6,100.00	20%	\$ 1,220.00	10%	\$ 610.00	30%	\$ 1,830.00
<u>Interior Work</u>							
<b>SUBTOTAL</b>	\$ -	20%	\$ -	10%	\$ -	30%	\$ -
<b>TOTALS</b>	<b>\$ 6,100.00</b>	<b>20%</b>	<b>\$ 1,220.00</b>	<b>10%</b>	<b>\$ 610.00</b>	<b>30%</b>	<b>\$ 1,830.00</b>

(NOT TO EXCEED)

**PROPOSED REIMBURSEMENT SCHEDULE**

**Duration:** 1 payment

Year 1 \$1,830.00

**EXHIBIT B**

**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: Washington Historical Society (c/o Melissa Heil) (please print or type)  
Mailing address: P.O. Box 54 Washington, IL 61571 Fax: \_\_\_\_\_  
Daytime Phone: (773) 425-0499 Email Address: mbheil@mtco.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: Curt Reynolds
3. Business name(s): Brunk's Sports Center
4. Project address or location: 122 N. Main St.
5. Property tax ID number(s): 02-02-23-207-016
6. Current use of property: Retail
7. Proposed use of property: Retail
8. Choose the applicable project (check all that apply):  
☒ Exterior renovation/restoration ☐ Relocation ☐ New construction ☐ Site improvement ☐ Interior renovation ☐ Other
9. Describe the nature of work proposed for the property: The Washington Historical Society is bringing the wall dogs to Washington to paint a historically-themed mural on the north facing wall of Brunk's. This will bring beautiful art to a blank wall downtown. We are seeking TIF funds to restore and prepare the wall for painting.
10. Estimated total project cost: \$ 6,100
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.

Melissa B. Heil  
Applicant signature

March 6, 2020  
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



Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556

Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

March 5, 2020

Ms. Jennifer Essig  
Vice President  
Washington Historic Society

Re: Proposal  
Brunks Building Wall Prep for Mural

Jennifer,

Provided herein is our proposal to tuckpoint the existing north wall of the Brunks Building in accordance with the requirements of the mural artist.

**Scope of Work**

Supervision, temporary protection, OSHA safety standards

Tuckpoint the north wall of the Brunks Building (approx. 8' tall x 40' long)

The new mortar joints will be smooth per the request of the artist

We propose to do this work on a T&M Not To Exceed Basis

<b>T&amp;M Not to Exceed:</b>	<b>\$</b>	<b>6,100.00</b>
<b>Additional Tuckpointing:</b>		<b>\$14.25/sf</b>

**Assumptions:**

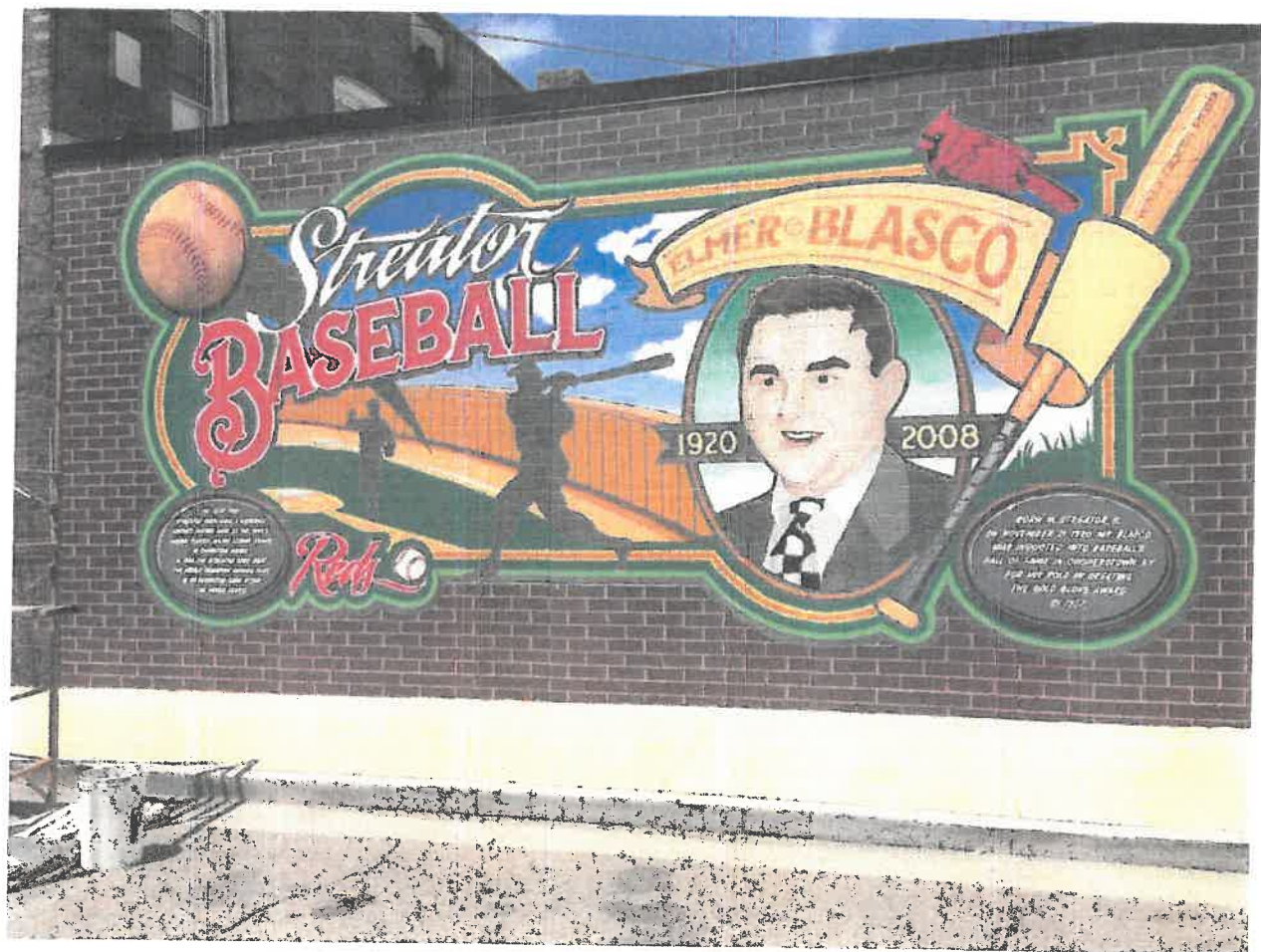
Assumes no tax, permits, bonds, hazardous material removal

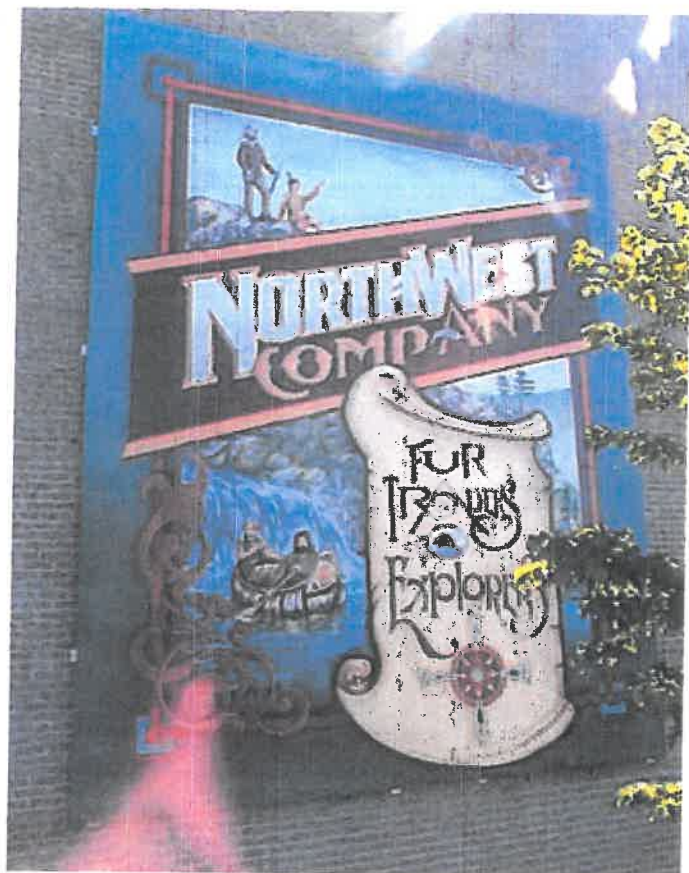
We assume the Historic Society will verify that the existing paint does not contain lead.

If you have any questions about the above information do not hesitate to contact our office.

Sincerely,

Gabriel Rodriguez  
P. J. Hoerr, Inc.









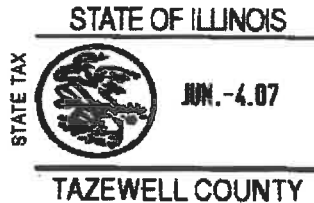
**WARRANTY DEED**  
**TAZEWELL COUNTY**

County Tax Paid in  
Half Amount As State Tax

200700012697  
Filed for Record in  
TAZEWELL COUNTY, IL  
ROBERT LUTZ  
06-04-2007 At 02:57 pm.  
WARR DEED 268.25  
RHSP Surcharge 10.00

Prepared by & Return to:  
DUSTIN E. ESSIG  
135 Washington Square  
Washington, IL 61571

Mail Tax Statement to:  
Reynolds & Lucas, LLC  
122 N. Main Street  
Washington, IL 61571



# 0000017208	<b>REAL ESTATE TRANSFER TAX</b>
	<b>00155.00</b>
	<b>FP326667</b>

THE GRANTORS, William E. Brunk and Jo Ann Brunk, husband and wife, of the City of Washington, in the County of Tazewell and State of Illinois, for and in consideration of ONE DOLLAR and other valuable consideration in hand paid, CONVEY and WARRANT to Reynolds & Lucas, LLC, an Illinois Limited Liability Company, the following described real estate:

Sublots "B" and "C" of Lot 2 in Block 3 in DORSEY'S ADDITION to Washington, as shown by Plat recorded in Plat Book "I", Page 171; **ALSO** the South 6 inches of Sublot "A" of Lot 2 in Block 3 in said DORSEY'S ADDITION; said strip of land being that part of the South side of said Sublot "A" extending beyond the South wall of the concrete block building situated on part of said Sublot "A" of Lot 2 and Lot 3 of Block 3 of said DORSEY'S ADDITION to Washington, TAZEWELL COUNTY, ILLINOIS.

TAX I.D.: 02-02-23-207-016

Commonly known as: 122 N. Main Street, Washington, IL 61571


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

SUBJECT to all general taxes for the year 2006 and thereafter.

SUBJECT to all easements and restrictions of record.

Dated this 31 day of May, 07.

  
William E. Brunk

  
Jo Ann Brunk

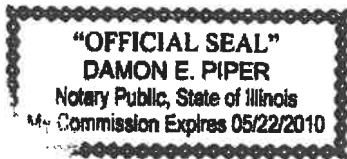


STATE OF ILLINOIS )

COUNTY OF TAZEWELL )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **William E. Brunk and Jo Ann Brunk, husband and wife**, each in their own right and as spouse of the other, 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 release and waiver of the right of homestead.

GIVEN under my hand and notarial seal, this 31<sup>st</sup> day of May, 2007.



Damon Piper  
Notary Public

Bill Linn

Blessed Sacra...

Blue **Curt Reynolds**Blunier Build **Brunk's Sports Center**Boxercraft **122 N. Main Street**Bradley **Washington, IL 61571**

Brandy

Breast Cancer **March 4, 2020**

Brimfield

Brookm... **Jon Oliphant, Director of Planning and Development**Brute **City of Washington**CADCU Dept **301 Walnut Street**Campus One **Washington, IL 61571**

Carter Paper

CAT **Dear Jon,**

CEFCU

I'm pleased to send this letter of support for the Washington Historical Society's efforts to secure TIF funding for the Walldogs project. I'm honored that my business will be the site of the mural and think this is a great opportunity to rehabilitate and improve the north wall of my business. I have owned this building for about 15 years and love that it has such a rich history. I am honored to help recognize and celebrate the history of Washington with a historically themed mural done by the Walldogs.

Of course, maintaining a nearly 80-year old historic building can be expensive. I believe using TIF funds to prepare the north wall of my building for the Walldogs to be able to paint it is an appropriate use of TIF funds. It is certainly in the City's interest to preserve the buildings in our historic downtown. Once completed, this project may also inspire future redevelopment on and around the square.

I fully support this project and look forward to working with the Historical Society to make it happen. I hope you do, too. Please feel free to contact me if you need additional information.

Costco **Sincerely,**

Courier

COX Transfer **Curt Reynolds**Crestline **Brunk's Sports Center**

Cruse Lawn

Cub Scouts

Curt

CUTTERS Sho...

Cyn (FKA)

Dalco

Danna

Delivery Fir

DeeMell

DeLong

DeLong

DeLong

DeLong

DeLong

DeLong

DeLong

DeLong