



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 – Alexander Financial Services, 117 Peoria Street

Explanation: Jeff Alexander and Eric Obalil have submitted an application for TIF assistance to complete interior and exterior building and lot improvements at 117 Peoria Street. They recently purchased the property and will be moving their business (Alexander Financial Services) to the building. The building was constructed in 2003 and has served a few different services businesses in that time. The one prior approved TIF agreement for this property in 2003 partially assisted with the construction of the two-story building, parking lot paving/stripping, stormwater detention, and exterior landscaping. The application form and supporting materials are attached for your review and consideration.

The exterior work will consist of outside surface and painting, new signage, and parking lot improvements. The interior work includes the addition of a new entryway and separation of the upstairs and downstairs suites, the removal and addition of walls for new office space, electrical and plumbing upgrades, the installation of a new HVAC system, the installation of custom cabinetry, floor replacement, painting, and the installation of new windows. The submitted quotes for the project totals \$59,570.56.

Fiscal Impact: Staff recommends a 30-percent subsidy for this project. It will provide a great improvement to the building and parking lot. Based on this level, a not-to-exceed amount of \$17,871.17 is recommended to be paid in two installments. 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 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>							
Parking lot improvements	\$ 15,980.00	20%	\$ 3,196.00	10%	\$ 1,598.00	30%	\$ 4,794.00
New Signage	\$ 1,100.00	20%	\$ 220.00	10%	\$ 110.00	30%	\$ 330.00
SUBTOTAL	\$ 17,080.00	20%	\$ 3,416.00	10%	\$ 1,708.00	30%	\$ 5,124.00
<u>Interior Work</u>							
Install/frame two windows, drywall	\$ 12,075.00	20%	\$ 2,415.00	10%	\$ 1,207.50	30%	\$ 3,622.50
Electrical upgrades	\$ 12,657.61	20%	\$ 2,531.52	10%	\$ 1,265.76	30%	\$ 3,797.28
New HVAC	\$ 6,535.00	20%	\$ 1,307.00	10%	\$ 653.50	30%	\$ 1,960.50
Painting	\$ 4,335.00	20%	\$ 867.00	10%	\$ 433.50	30%	\$ 1,300.50
Plumbing upgrades	\$ 650.00	20%	\$ 130.00	10%	\$ 65.00	30%	\$ 195.00
Custom cabinet installation	\$ 1,750.00	20%	\$ 350.00	10%	\$ 175.00	30%	\$ 525.00
Flooring	\$ 2,957.95	20%	\$ 591.59	10%	\$ 295.80	30%	\$ 887.39
Stairs refinishing	\$ 1,530.00	20%	\$ 306.00	10%	\$ 153.00	30%	\$ 459.00
SUBTOTAL	\$ 42,490.56	20%	\$ 8,498.11	10%	\$ 4,249.06	30%	\$ 12,747.17
TOTALS	\$ 59,570.56	20%	\$ 11,914.11	10%	\$ 5,957.06	30%	\$ 17,871.17

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 2 payments

Year 1 \$8,935.58
Year 2 \$8,935.58

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: Jeff Alexander & Eric Obalil (please print or type)
Mailing address: 1914 Chestnut Ln, Washington, IL Fax: 309-444-7695
Daytime Phone: 309-613-3553 Email Address: eric.obalil@gmail.com
I would like to receive correspondence by: ☐ Mail ☒ Email

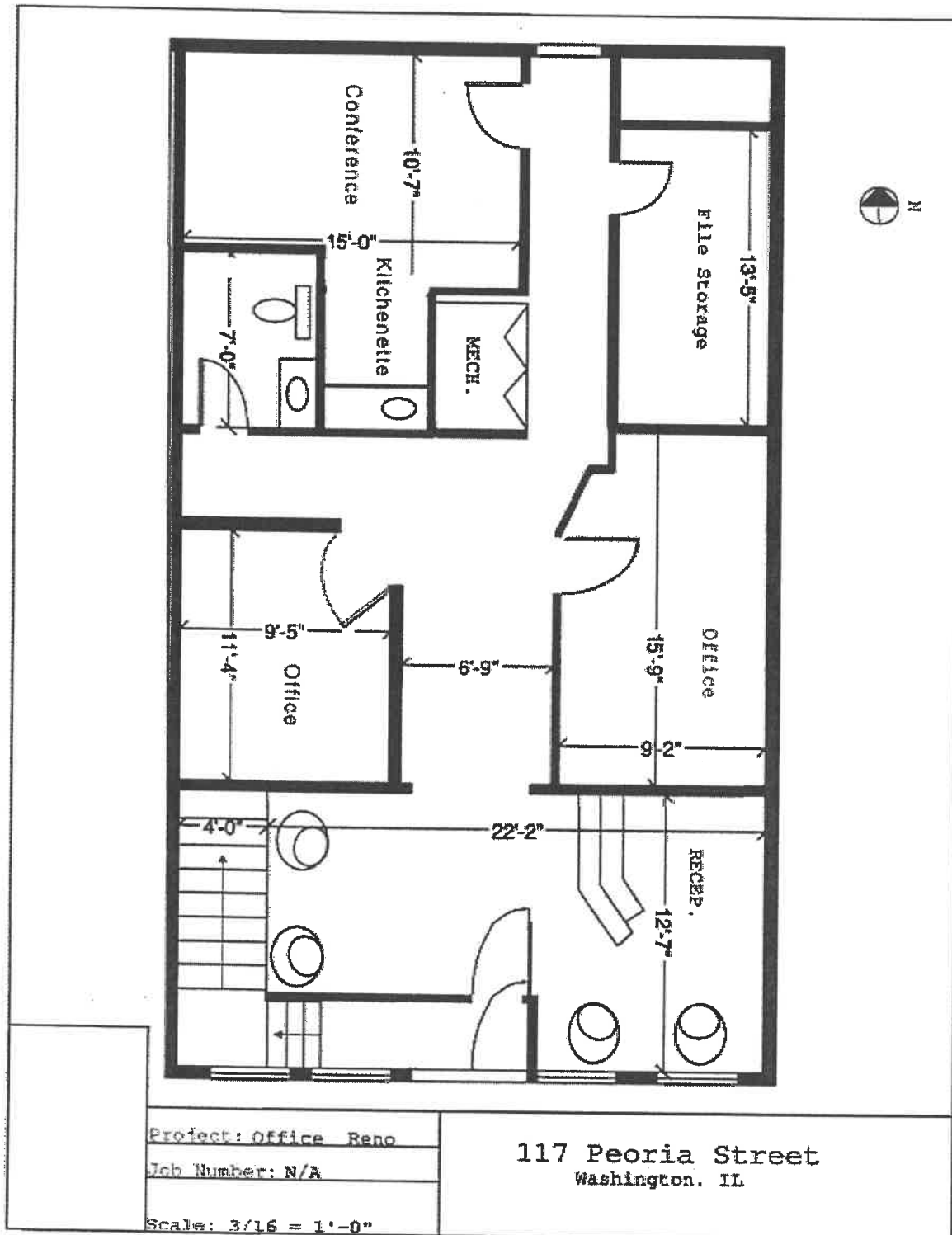
1. Applicant interest in property (check one): ☒ Owner/Mortgagor ☐ Purchaser ☐ Tenant
2. Property owner name: Bonnie Alexander Trust
3. Business name(s): Alexander Financial Services
4. Project address or location: 117 Peoria St, Washington, IL
5. Property tax ID number(s): _____
6. Current use of property: Service business
7. Proposed use of property: Service business
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 renovations to include addition of entryway and separation of upstairs and downstairs suites, removal and addition of walls for office space, addition of electrical, removal of plumbing, flooring replacement, painting, addition of windows; exterior renovations to include outside surface cleaning and painting, new signage and parking lot improvements
10. Estimated total project cost: \$ 60,000
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.

 Date 03/10/2020

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: _____



PROPOSAL

IDOT Approved Asphalt Plant, Asphalt Material and Equipment



23487 Ridge Road • East Peoria, IL 61611 • PHONE: (309) 698-8404 • FAX: (309) 698-8431

Alexander Financial
Attn: Jeffrey/Eric

PHONE: 444-8031

3/5/2020

FAX:

EMAIL: ajeffrey914@gmail.com

RE: 117 Peoria St, Washington, IL

Asphalt Patch/Sealcoat

- Saw cut and remove broken asphalt in approach and invert (250 sq. yds.)
- Shape & compact existing base
- Install 3" of asphalt (2 lifts) on 250 sq. yds.
- Clean 3,252 sq. ft. of remaining asphalt
- Apply hot pour crackfiller to any cracks
- Apply 2 coats of sealer with sand and tarmax hardener in both coats
- Stripe parking spaces

Cost: \$10,907.00

ALT 1 - Patch & 2" Overlay

- Patch 250 sq. yds. with 1 1/2" of asphalt
- Install a 1 1/2" asphalt overlay on 611 sq. yds.
- Stripe parking spaces

Cost: \$15,980.00

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:
See Above

TERMS: It is understood that invoices are DUE UPON RECEIPT. Accounts over 30 days past due will be subject to a 1.5% finance charge (an annual rate of 18%) and that costs incurred to collect past due accounts, including court costs, attorney fees will be added to my account.
NOTE: Any additional insurance premium incurred to provide Owners and Contractors protective policy, waivers of subrogation, or other insurance conditions will be added to the above quoted price for the actual expense incurred to provide this additional coverage.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature

Kent Kaufman
Kent Kaufman

Note: This proposal may be withdrawn by us
if not accepted within 30 days.

Notes: All base material figured to be completed in one mobilization.
All paving figured to be completed in one mobilization.
Sub grade is not the responsibility of Tazewell County Asphalt.
Excavation and final grading not included in bid.
Sub grade to be approved prior to Tazewell County Asphalt mobilization.

Signature of Acceptance

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance

Miller Custom Welding and Repair

160 N Wilmor Rd.

Washington, IL 61571

309.444.9811

309.696.8843

millercustomwelding1@gmail.com

To: Alexander Financial

Jeff/Eric

Job	
Date	March 2020
Terms	30 Days
Delivery	2-3 weeks

QUOTATION

Quantity	Description	Price	Amount
1	Alexander Financial Indoor Sign with "A" Logo Sign is approximately 55"x28" "A" will be Blue ALEXANDER FINANCIAL will be Black.		\$1100.00
		Total project	\$1100.00

Quote By: Sam Miller



Jeffrey Alexander <ajeffrey914@gmail.com>

(no subject)

1 message

Connor Lee <connorlee30@me.com>

To: Ajeffrey914@gmail.com

Tue, Feb 18, 2020 at 12:08 PM

E & C Construction Company

Construction Estimate 02/18/2020

To: Jeff Alexander

117 Peoria street Washington IL 61571

Description of work:

- demolition of fireplace and partial wall in kitchenette
- Frame walls to create foyer and 2 offices
- Hang and finish drywall
- install and trim three 36" interior doors with glass
- Frame and install two exterior windows

Total Material - \$2,950.00

Total Labor - \$9,125.00

Total cost- \$ 12,075.00



1309 Knollcrest Drive
Washington, IL. 61571
Phone (309)444-2742
BLElectric1@gmail.com

Jeffrey Alexander
100 Hillcrest Drive
Washington, IL. 61571

February 27, 2020

We are pleased to quote the following for electrical work to your new offices. Work to include all materials and labor for the following.

Add outlets in new walls.

Reconfigure light switching.

Add CAT 6 cabling.

Quote for above \$12,657.61

Thank you for considering us for this project!
Respectfully submitted;

Thomas E. Reeder



517 W Center St. Box 243 Eureka, IL 61530
1-866-HEINOLD (434-6653)
(309) 467-6112 (309) 444-7287
Fax (309) 467-5029

PROPOSAL

DATE ESTIMATE NO.

2/24/2020 6696

PROJECT:

Alexander Financial
Jeff Alexander
117 Peoria St
Washington, IL 61571
444-8031 or 472-8463

DESCRIPTION	TOTAL
Material and labor for installing new heating and air conditioning system. Includes: RHEEM R96VA0852521MSB 96% Efficient 85,000 BTU Variable Speed, Two-Stage Gas Furnace RHEEM RA1342AJ1NA 3 1/2 Ton 13 SEER R-410A Air Conditioner RHEEM RCF4821STAMCA 4 Ton Evaporator Coil Remove & dispose of existing equipment All sheet metal work as needed Chimney venting Outside combustion air for furnace Gas piping & wiring Reconnect supply air & return air ductwork Condenser base Condensate drain All other material and labor needed for complete installation.	6,535.00

Payment to be made after installation is complete.

This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - Circle items selected & return to this office with:

Authorized Signature _____ Date _____

JOB #	Steve Chapman Painting	BID #	
ADDRESS	117 Beoria Street	DATE	
FROM		PREPARED BY	
ADDRESS		APPROVED BY	
TYPE OF WORK		PHONE	

WORK INCLUDED	AMOUNT OF BID
Top Floor 45 hrs. labor @ 25.00 per hr. paint cost	1125.00 200.00
First Floor 60 hrs. labor @ 25.00 per hr. paint cost	1500.00 225.00
outside 30 hrs. labor @ 25.00 per hr. paint cost	750.00 135.00
lift rental	400.00
TOTAL BID	4335.00

EXCLUSIONS AND QUALIFICATIONS
Top Floor 1325.00
1st Floor 1725.00
outside 1285.00

ACKNOWLEDGMENT OF ADDENDA		TAX
DELIVERY		EXCLUDED
		INCLUDED
RECEIVED BY		

Dick Rich Plumbing Inc.

110 RUTH CT.

WASHINGTON, ILLINOIS 61571

Phone 303-1123

February 22, 2020

Jeffery Alexander

1914 Chestnut

Washington, IL 61571

Re: 117 Peoria St.

We propose to:

Replace 2 sink faucets & cap off existing beauty sinks piping.

2 Delta 100LF-WF sink faucets

FOR THE SUM OF SIX HUNDRED, FIFTY DOLLARS.

(\$650.00)

DICK RICH PLUMBING INC.

BY Michael R. Tanner

John C. Lee

March 1, 2020

Custom cabinet estimate

\$1750.00

— 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

Proposal Submitted To Jeff Alexander		Date 3/4/2020.	
Street 117 Peoria St.		Job Name ajeffery914@gmail.com	
City, State and Zip Code Washington, IL 61571		Job Location	
Phone 473-8463	Installation Date	Proposal Made By L.T.	Job Phone
		Installer	

Monarch 3.5mm

Trends

Sovereign 6.0mm

31.51 sf/ctn.

Cindered Cobble

23.75 sf/ctn.

3.89 sf.

5.25 sf.

\$ 122.57/ctn

167 □

124.69/ctn.

6ctn. 735.42

7ctn. 872.83

1 T.mold 58.99

1 T.mold 58.99

794.41

931.82

67.52

79.20

861.93

1011.02.

LABOR 417.50.

LABOR 417.50

Repair. 25.00

Repair 25.00.

remove base 15.00.

remove base 15.00

Freight 85.00.

Freight 85.00.

1404.43.

\$ 1553.52



Jeffrey Alexander <ajeffrey914@gmail.com>

Stair estimate/Ike Hatchett Floors

1 message

Dan Aeschliman <dan_aesch@yahoo.com>

To: ajeffrey914@gmail.com

Mon, Mar 9, 2020 at 10:38 PM

Hello Jeff

This is your estimate for your stair refinishing.

17 stair treads any color

@ \$90.00 each=\$1,530.00

This includes preparing the risers for painting.

We require half down payment the day we start and final payment on the last coat day.

Let me know if you have any questions.

Thank you

Dan 309-258-2669

Ike Hatchett Floors