



CITY OF WASHINGTON, ILLINOIS
City Council Agenda Communication

Meeting Date: April 20, 2020

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

Agenda Item: TIF Redevelopment Agreement – Washington Historical Society, 122 N. Main Street

Explanation: The Washington Historical Society (WHS) 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. While the redevelopment agreement would be subject to approval between WHS and the City, it also includes Reynolds & Lucas, LLC, as a secondary party because it is the property owner and to offer its consent to allowing a mural on the building for a period of at least ten years.

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 WHS 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.

Recommendation/

Committee Discussion Summary: Staff recommends approval of the above subsidy level for this project. The Finance and Personnel Committee unanimously recommended approval of this project at its meeting on March 16.

Action Requested: Approval of the attached ordinance and redevelopment agreement. A second reading ordinance is scheduled on the City Council's agenda for the April 20 meeting.

Ordinance No. _____

(Adoption of this ordinance would approve a TIF redevelopment agreement with the Washington Historical Society for the redevelopment of 122 N. Main Street).

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT FOR PRIVATE DEVELOPMENT WITH THE WASHINGTON HISTORICAL SOCIETY FOR THE REDEVELOPMENT OF A PORTION OF THE DOWNTOWN TAX INCREMENT REDEVELOPMENT PROJECT AREA

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, as follows:

Section 1. That the Agreement for Private Redevelopment between the City of Washington, Illinois, and the Washington Historical Society for the redevelopment of a portion of the Downtown Tax Increment Redevelopment Project Area, a copy of which is attached hereto, marked "Exhibit A," and by reference expressly made a part hereof, be, and the same is hereby approved.

Section 2. That the Mayor and City Clerk of the City of Washington be, and hereby are, authorized, empowered, and directed to enter into and execute said Agreement on behalf of the City of Washington in substantially the form of the document attached hereto, marked "Exhibit A," and by reference expressly made a part hereof, and to make, execute, and deliver any and all documents necessary for the effectiveness thereof.

Section 3. That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

Section 4. That all ordinances or parts thereof in conflict herewith are hereby expressly repealed.

PASSED AND APPROVED this _____ day of _____, 2020.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk

**AGREEMENT FOR PRIVATE REDEVELOPMENT
BETWEEN THE CITY OF WASHINGTON,
TAZEWELL COUNTY, ILLINOIS, AND
WASHINGTON HISTORICAL SOCIETY**

THIS AGREEMENT for Private Redevelopment made and entered into this _____ day of _____, 2020, by and between the **CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS**, an Illinois home-rule municipal corporation (hereinafter referred to as the "City"), exercising its governmental powers pursuant to the 1970 Constitution of the State of Illinois, and **THE WASHINGTON HISTORICAL SOCIETY**, an Illinois not-for-profit corporation (hereinafter referred to as "Developer"):

R E C I T A L S

WHEREAS, the City is considering a program for the rehabilitation and renovation of a portion of the Downtown Tax Increment Redevelopment Project Area (hereinafter referred to as the "Project Area") in the City, pursuant to the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) (hereinafter referred to as the "Act"); and

WHEREAS, pursuant to the provisions of the Act, the City has adopted a Redevelopment Plan (hereinafter referred to as the "Plan") pertaining to the redevelopment of the Project Area, a copy of said Plan is on file with the City Clerk; and

WHEREAS, the City, to achieve the objectives of the Plan and in accordance with the uses set forth therein, intends to assist the Developer in its redevelopment of the real estate more particularly described below, commonly known as 122 N. Main St., Washington, Illinois, (hereinafter referred to as the "Real Estate") through the City assistance in the payment of certain redevelopment project costs of the Developer, in consideration of which Developer is willing to redevelop the Real Estate to allow for a community mural to be painted on the building; and

WHEREAS, the Real Estate is legally described as follows:

SEC 23 T26N R3W DORSEYS ADDN SUBLOTS B & C OF LOT 2 BLK 3 NE ¼; all situated in the City of Washington, Tazewell County, Illinois.

PIN: 02-02-23-207-016

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

WHEREAS, the Real Estate is owned by Reynolds & Lucas, L.L.C., an Illinois limited liability company ("Real Estate Owner");

WHEREAS, the Real Estate Owner has authorized the Developer to use an exterior wall of the building located on the Real Estate for the purpose of painting a community mural and that the community mural is permitted remain on the building for a period at least ten (10) years;

WHEREAS, it is necessary to redevelop the Real Estate in order to arrest the economic and physical decline of the Project Area, and to promote a policy of stabilization in the Project Area; and

WHEREAS, the City believes the redevelopment of the Real Estate pursuant to the Plan is in the vital and best interests of the City and the health, safety, and welfare of its residents, and in accordance with the public purposes and provisions of the applicable federal, state, and local laws:

NOW, THEREFORE, in consideration of the premises and the mutual obligations and covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, the parties hereto covenant, consent, and agree as follows:

SECTION I DEVELOPER'S COVENANTS

A. Redevelopment Project. The Developer, its successors or assigns, agrees on behalf of itself, its successors or assigns, to redevelop the Real Estate described above, located at 122 N. Main St., Washington, Illinois. Developer will make renovations to the exterior of the structure to allow for a community mural to be painted on the building, pursuant to the plans and specifications attached hereto as Exhibit A and by reference expressly made a part hereof ("Remodel Specifications"). The Real Estate Owner is a party to this Agreement only to ratify and confirm that it has authorized the Developer to use an exterior wall of the building located on the Real Estate for the purpose of painting a community mural and that the community mural is permitted remain on the building for a period at least ten (10) years.

B. Exterior Renovation. The Developer agrees it will renovate the exterior of the structure located on the Real Estate so as to allow for a community mural to be painted on the building, in accordance with the Remodel Specifications. In that connection the Developer shall:

Tuckpoint the north-facing wall.

The estimated total cost of the above-listed item for the exterior renovation is Six Thousand One Hundred Dollars (\$6,100.00). Developer will comply with any and all nationally accepted standards for rehabilitation in the renovation and remodeling of the structure.

C. Commencement of Redevelopment. Developer shall commence the redevelopment of the Real Estate on or after April 7, 2020.

D. Completion of Redevelopment. Developer shall complete the redevelopment of the Real Estate on or before July 31, 2020.

E. Payment of Taxes. In order to assure the property flow of tax revenues anticipated pursuant to the Plan and this Agreement, the Developer, its successors and assigns, covenants as follows:

- (1) It will promptly and timely pay all applicable taxes when due.
- (2) In the event that all applicable taxes are not paid by Developer within thirty (30) days from the date said taxes are due and owing during the period of time the City has an obligation to grant any incentives hereunder, including, but not limited to, payment of a portion of Developer's relocation costs, the City may make payment of the taxes due and owing on the property. The amount so advanced by the City shall be immediately due and owing from the Developer to the City and shall bear interest from the date of payment at the rate of twelve percent (12%) per annum compounded quarterly until paid in full. The City shall have a lien against all of the Redeveloper's property for all amounts paid together with interest and all expenses incurred in the recovery of said amounts, including, but not limited to, attorney's fees incurred in collecting said amounts. The City may bring such actions as may be deemed appropriate to enforce payment and/or enforce the lien hereinabove granted against the property.
- (3) Developer, its successors and assigns, shall provide the City with copies of all sales tax reporting and remitting forms that Developer, its successors and assigns, shall submit or forward to the Illinois Department of Revenue.

F. Commencement of Operations. Developer agrees for itself, its successors and assigns, that the building's operations will continue as a sporting goods business. Developer will use its best efforts to ensure the building is occupied by a going concern during such time or periods of time as the City is obligated hereunder to render any redevelopment assistance or to pay any redevelopment project costs, as same are defined pursuant to the Act.

G. Exemption from Tax. Developer covenants for itself, its successors and assigns, and for all successors and lessees to the property, that it shall not apply for, seek or authorize any exemption from the imposition of real estate taxes on said property without first obtaining the prior written approval of the City. Nothing herein contained shall be construed so as to prevent the Developer from contesting the assessment or collection of any taxes under statutory procedure set forth in the Illinois Revised Statutes; provided, however, that Developer shall give the City at least fifteen (15) days prior written notice of its intent to contest the assessment or collection of real estate taxes.

H. Indemnification of City. The Developer agrees for itself, its successors and assigns, to indemnify and save the City and its officers and employees, free, harmless, and indemnified from and against any and all claims by or on behalf of any person, firm, corporation, or other entity, whether private, public or governmental, arising (a) from the conduct or management of, or from any work or thing done on, the relocation to the new location; (b) any breach or default on the part of the Developer or its successors or assigns in the performance of any of its obligations under this Agreement; (c) any act of negligence of Developer or any of its agents, contractors, servants, employees, or licensees; (d) any act of negligence of any assignee, lessee or sub-lessee of the Developer, or any agents, contractors, servants, employees, or licensees of any assignee, lessee, or sub-lessee of the Developer; (e) any violation by the Developer or any other person of state, federal, or local laws, rules, and regulations; (f) any

performance by the City of any act required hereunder or requested by the Developer or its successors and assigns other than willful misconduct by the City. The Developer agrees to indemnify and save the City free, harmless, and indemnified from and against any and all costs and expenses incurred in or in connection with any such claim arising as aforesaid or in connection with any action or proceeding brought thereon.

I. Equal Opportunity. The Developer agrees for itself, its successors and assigns, that Developer and such successors and assigns shall not discriminate in violation of any applicable federal, state, or local laws or regulations upon the basis of race, color, religion, sex, age, or national origin or other applicable factors in the sale, lease, rental, operation, or management, or in the use or occupancy of the property or any part thereof.

J. Payment of Prevailing Wages. Developer shall pay the prevailing rate of wages in the locality for each craft or type of worker or mechanic needed to remodel and renovate the existing building, also the general prevailing rate for legal holiday and overtime work, as ascertained by the Illinois Department of Labor's current prevailing wage rates for Tazewell County, Illinois, upon the effective date of this agreement.

K. Breach of Agreement. Should Developer, its successors or assigns, fail to comply with or satisfy any of the terms and conditions of this Agreement, at any time or times during the term of this Agreement, or during any period or periods of time during which the City has an obligation hereunder to render or provide Developer any redevelopment assistance or to pay any redevelopment project costs as same are defined pursuant to the Act, Developer agrees for itself, its successors and assigns, that it will immediately pay to the City any and all sums previously expended by the City in connection with or arising out of the City's obligations hereunder to pay certain redevelopment project costs, together with all costs of collection of same, including but not limited to the City's reasonable attorney's fees, court costs and costs of collection whether incurred for preparation, negotiation, trial, appellate or otherwise.

SECTION II CITY'S OBLIGATIONS

A. Qualified Redevelopment Project Costs.

(1) If Developer shall perform the agreements herein contained and certifies an actual cost incurred that equals or exceeds the estimated cost contained herein, the City shall pay directly from the Special Tax Allocation Fund for the Project Area (hereinafter referred to as the "General Account") a sum not to exceed the amount of One Thousand Eight Hundred Thirty Dollars (\$1,830.00), more particularly limited and set forth on Exhibit B, a copy of which is attached hereto and by reference expressly made a part hereof.

(2) The City shall pay the above-stated costs in one (1) lump sum payment within sixty (60) days after final completion of the renovation and remodeling of the structure on the Real Estate.

(3) The City's obligation to pay any of the above-stated costs shall not arise until and unless the following shall first occur:

(a) Sufficient funds are available and on deposit in the Special Tax Allocation Fund for the Project Area.

(b) If, in any given year, there are not sufficient funds in the Special Tax Allocation Fund for the Project Area to pay all of the above-stated amounts, any shortfall shall be an obligation that is carried over from year to year until sufficient funds generated by the Project Area become available in the Special Tax Allocation Fund.

B. Miscellaneous. The City, without expense to the Developer except as set forth herein, shall, in accordance with the TIF Plan, provide or secure or cause to be provided or secured the following: It is contemplated by the parties hereto, that all matters of rezoning, including amending the Comprehensive Plan, if necessary, in order to conform the zoning of the Project Site to the uses intended by this Agreement, be accomplished prior to the construction of the Project by the Developer. Therefore, Developer shall cooperate with the City in providing such information as necessary for and to the appropriate bodies to consider such rezoning, variations and amendments. At the present time, the property is zoned C-2, which the parties contemplate as being adequate for Developer's purposes.

SECTION III GENERAL PROVISIONS

A. Choice of Law. This Agreement shall be construed under and pursuant to the laws of the State of Illinois.

B. Execution of Counterparts. If this Agreement is executed in two or more counterparts, each shall constitute one and the same instrument and shall be recognized as an original instrument.

C. Reference to Headings. Unless otherwise specified, references to sections and other subdivisions of this Agreement are to the designated sections and other subdivisions of this Agreement as originally executed.

D. Entirety of Agreement. This Agreement is the entire agreement between the parties hereto, and any other agreements, whether written or oral, entered into by the parties prior to the date hereof shall be deemed to be null and void and have merged into this Agreement by virtue of the execution hereof.

E. Force Majeure. Any delay or failure of any party in the performance of its required obligations hereunder shall be excused if and to the extent caused by acts of God, strikes, lockouts, action of regulatory agencies, fire, flood, windstorm, adverse weather conditions, accidents, explosion, riot, war, sabotage, court injunction or order, loss of permits, failure to obtain permits, and cause or causes beyond the reasonable control of the party affected provided that a prompt notice of such delay is given by such party to the other parties and each of the parties hereto shall be diligent in attempting to remove such cause or causes.

F. Attorneys' Fees. In the event any action or legal proceeding is commenced to enforce any provision in connection with this Agreement, the prevailing party shall be entitled to recover as part of such action or proceedings, or in a separate action brought for that purpose, reasonable attorneys' fees and court costs as may be fixed by the court.

G. No Other Legal Relationship Created. Nothing contained in this Agreement shall be deemed or construed as creating a relationship of principal and agent, or of partnership or of joint venture between the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement and caused their respective seals to be affixed and attested thereto as of the date and year first above written.

**CITY OF WASHINGTON
TAZEWELL COUNTY, ILLINOIS**

**THE WASHINGTON HISTORICAL
SOCIETY**

By _____
Mayor

By: _____
Jennifer Essig

ATTEST:

City Clerk

CITY

DEVELOPER

REYNOLDS & LUCAS, L.L.C.

By: _____
Curtis A. Reynolds

ELIGIBLE EXPENSES	ESTIMATE	BASE SUBSIDY %	BASE SUBSIDY AMT.	HISTORIC REHAB./SCOPE BONUS %	HISTORIC REHAB./SCOPE BONUS AMT.	TOTAL SUBSIDY AMT.	TOTAL SUBSIDY %
Exterior Work							
Tuckpointing north wall	\$ 6,100.00	20%	\$ 1,220.00	10%	\$ 610.00	\$ 1,830.00	30%
SUBTOTAL	\$ 6,100.00	20%	\$ 1,220.00	10%	\$ 610.00	\$ 1,830.00	30%
Interior Work							
SUBTOTAL	\$ -	20%	\$ -	10%	\$ -	\$ -	30%
TOTALS	\$ 6,100.00	20%	\$ 1,220.00	10%	\$ 610.00	\$ 1,830.00	30%

(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)
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): ☐ New construction ☐ Interior renovation
☒ Exterior renovation/restoration ☐ Relocation ☐ Site improvement ☐ 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

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: _____

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

T&M Not to Exceed:	\$	6,100.00
Additional Tuckpointing:		\$14.25/sf

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

STATE TAX	STATE OF ILLINOIS	# 0000017208	REAL ESTATE TRANSFER TAX
	JUN. -4.07		00155.00
	TAZEWELL COUNTY		FP326667

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

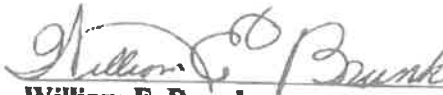
Commonly known as: 122 N. Main Street, Washington, IL 61571

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

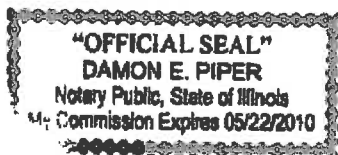

Jo Ann Brunk

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 3rd day of May,
2007.



Damon Piper
Notary Public

Blue
Blunier
Bovencroft
Braley

Curt Reynolds
Brunk's Sports Center
122 N. Main Street
Washington, IL 61571

Bresch
Bresch

March 4, 2020

Brookm
Brute
CADCU
Campus One

Jon Oliphant, Director of Planning and Development
City of Washington
391 Walnut Street
Washington, IL 61571

Dear Jon,

Chamber Of
Champion
CIAMPRO
Chority Requ

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.

CIFAWDA
Cliff Keen
Close by Test
Cobblestone
Colon Sathli R...

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.

Combar
Comstock

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.

Courner

Sincerely,

Creutlin
Crusc Lamin

Curt Reynolds
Brunk's Sports Center

