



## **CITY OF WASHINGTON, ILLINOIS**

### **City Council Agenda Communication**

**Meeting Date:** April 20, 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.

#### **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 with Bonnie Alexander Declaration of Trust Dated January 4, 2019. 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 Bonnie Alexander Declaration of Trust Dated January 4, 2019, for the redevelopment of 117 Peoria Street).

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO  
AN AGREEMENT FOR PRIVATE DEVELOPMENT WITH BONNIE ALEXANDER  
DECLARATION OF TRUST DATED JANUARY 4, 2019, 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 Bonnie Alexander Declaration of Trust Dated January 4, 2019, 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  
BONNIE ALEXANDER DECLARATION OF TRUST DATED JANUARY 4, 2019**

**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 **BONNIE ALEXANDER DECLARATION OF TRUST DATED JANUARY 4, 2019** (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 117 Peoria 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, into a financial services business; and

**WHEREAS**, the Real Estate is legally described as follows:

SUB LOT 54 OF NE ¼; all situated in the City of Washington, Tazewell County, Illinois.

PIN: 02-02-23-207-010

Commonly known as: 117 Peoria St., Washington, IL 61571.

**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 117 Peoria St., Washington, Illinois. Developer will make renovations to the interior and exterior of the structure for use as office space, pursuant to the plans and specifications attached hereto as Exhibit A and by reference expressly made a part hereof ("Remodel Specifications").

**B.     Interior and Exterior Renovation.** The Developer agrees it will renovate the interior and exterior of the structure located on the Real Estate so as to allow for the use of the structure as a financial services business, in accordance with the Remodel Specifications. In that connection the Developer shall:

- (1)     Interior
  - (a)     Install/frame new windows and hang drywall;
  - (b)     Complete electrical and plumbing upgrades;
  - (c)     Install a new HVAC system;
  - (d)     Complete new painting;
  - (e)     Install custom cabinetry;
  - (f)     Install new flooring; and
  - (g)     Refinish stairs.
  
- (2)     Exterior:
  - (a)     Complete parking lot improvements; and
  - (b)     Install new signage.

The estimated total cost of the above-listed items for the interior and exterior renovation is Fifty-Nine Thousand Five Hundred Seventy Dollars and Fifty-Six Cents (\$59,570.56). 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 it will use the space to establish operations as a financial services 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 Seventeen Thousand Eight Hundred Seventy-One Dollars and Seventeen Cents (\$17,871.17), 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 two (2) annual installments as follows:

(a) One-half (1/2) of the total cost, not to exceed the sum of Eight Thousand Nine Hundred Thirty-Five and Fifty-Eight Cents (\$8,935.58) within sixty (60) days after final completion of the renovation and remodeling of the structure on the Real Estate, and the continued occupancy of the structure by the Developer or a tenant.

(b) One-half (1/2) of the total cost, not to exceed the sum of Eight Thousand Nine Hundred Thirty-Five and Fifty-Eight Cents (\$8,935.58) on the thirtieth (30<sup>th</sup>) day after the first day of the month falling twelve (12) months after final completion of the equipment upgrade on the Real Estate, and occupancy of the structure by the Developer or a tenant; and

(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**

By \_\_\_\_\_  
Mayor

\_\_\_\_\_  
Jeff Alexander

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY**

**DEVELOPER**



ELIGIBLE EXPENSES	ESTIMATE	BASE SUBSIDY %	BASE SUBSIDY AMT.	HISTORIC REHAB./SCOPE BONUS %	HISTORIC REHAB./SCOPE BONUS AMT.	TOTAL SUBSIDY AMT.
<u>Exterior Work</u>						
Parking lot improvements	\$ 15,980.00	20%	\$ 3,196.00	10%	\$ 1,598.00	\$ 4,794.00
New Signage	\$ 1,100.00	20%	\$ 220.00	10%	\$ 110.00	\$ 330.00
<b>SUBTOTAL</b>	\$ 17,080.00	20%	\$ 3,416.00	10%	\$ 1,708.00	\$ 5,124.00
<u>Interior Work</u>						
Install/frame two windows, drywall	\$ 12,075.00	20%	\$ 2,415.00	10%	\$ 1,207.50	\$ 3,622.50
Electrical upgrades	\$ 12,657.61	20%	\$ 2,531.52	10%	\$ 1,265.76	\$ 3,797.28
New HVAC	\$ 6,535.00	20%	\$ 1,307.00	10%	\$ 653.50	\$ 1,960.50
Painting	\$ 4,335.00	20%	\$ 867.00	10%	\$ 433.50	\$ 1,300.50
Plumbing upgrades	\$ 650.00	20%	\$ 130.00	10%	\$ 65.00	\$ 195.00
Custom cabinet installation	\$ 1,750.00	20%	\$ 350.00	10%	\$ 175.00	\$ 525.00
Flooring	\$ 2,957.95	20%	\$ 591.59	10%	\$ 295.80	\$ 887.39
Stairs refinishing	\$ 1,530.00	20%	\$ 306.00	10%	\$ 153.00	\$ 459.00
<b>SUBTOTAL</b>	\$ 42,490.56	20%	\$ 8,498.11	10%	\$ 4,249.06	\$ 12,747.17
<b>TOTALS</b>	<b>\$ 59,570.56</b>	<b>20%</b>	<b>\$ 11,914.11</b>	<b>10%</b>	<b>\$ 5,957.06</b>	<b>\$ 17,871.17</b>

(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

Mailing address: 1914 Chestnut Ln, Washington, IL

(please print or type)

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):  
☒ Exterior renovation/restoration ☐ Relocation ☐ New construction ☒ Interior renovation  
☒ 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.

  
Applicant signature

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: \_\_\_\_\_

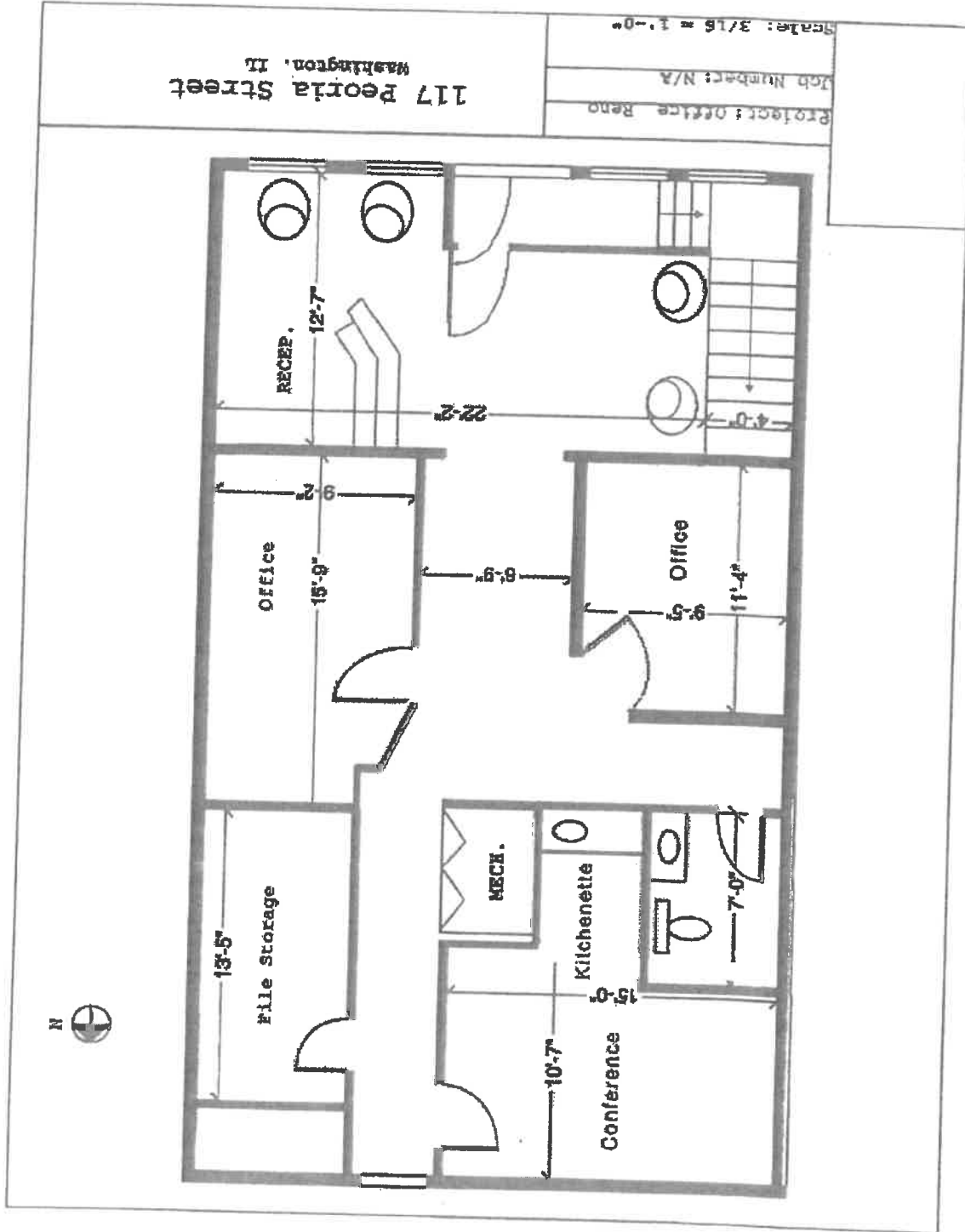
Comments: \_\_\_\_\_

City Council review and action by ordinance: \_\_\_\_\_

Date of First reading: \_\_\_\_\_

Date of Second reading: \_\_\_\_\_

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



# PROPOSAL

IDOT Approved Asphalt Plant, Asphalt Material and Equipment



23497 Ridge Road • East Peoria, IL 61611 • PHONE: (309) 698-8404 • FAX: (309) 698-8431

Alexander Financial  
Attn: Jeffrey/Eric

PHONE: 444-8031

FAX:

EMAIL: [ajeffrey914@gmail.com](mailto:ajeffrey914@gmail.com)

RE: 117 Peoria St, Washington, IL

3/5/2020

## 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.

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.

Signature of Acceptance

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  
Bl.Electric1@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 \_\_\_\_\_



11-12

**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 <b>Jeff Alexander</b>		Date <b>3/4/2020.</b>	
Street <b>117 Peoria St.</b>		Job Name <b>a.jeffery914@gmail.com</b>	
City, State and Zip Code <b>Washington, IL 61571</b>		Job Location	
Phone <b>472-8463</b>	Installation Date	Proposal Made By <b>L.T.</b>	Job Phone
		Installer	

**Monarch 3.5mm**

**Trends**

**Sovereign 6.0mm**

**31.51 sf/ctn.**

**Cindered Cobalt**

**23.75 sf/ctn**

**3.89 sf.**

**5.25 sf**

**\$ 122.57/ctn**

**167 □**

**124.69/ctn.**

**6 ctn. 735.42**

**7 ctn. 872.83**

**1 T.mold 58.99.**

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**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