



CITY OF WASHINGTON, ILLINOIS
City Council Agenda Communication

Meeting Date: July 6, 2020

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

Agenda Item: TIF Funding Request – Washington Historical Society, 101 Zinser Place

Explanation: The Washington Historical Society has submitted an application for TIF assistance to complete interior and exterior building improvements at 101 Zinser Place. It recently sold the Dement-Zinser House (105 Zinser) and is using the former Doctor's Office Museum bungalow as an office, research, and archiving center. While the Dement-Zinser House is on the National Register of Historic Places, the bungalow is considered to be a contributing structure because it falls within the period of significance and was used as an office in the latter years of Dr. Harley Zinser's practice. It was constructed of wood with brick masonry foundation walls.

The building was constructed in 1916 and the WHS bought the property in 2003. The City approved a TIF agreement with the WHS in 2003 for the 101-105 Zinser property to assist with the exterior painting of the Dement-Zinser House. The agreement paid up to \$7,155 of the project cost and did not contain a not-to-exceed clause.

The application form and supporting materials for the proposed project at 101 Zinser are attached for your review and consideration. The exterior work would consist of painting the entire house a color similar to sage green with white trim, replacing all of the windows on the main level with the exception of the 5'x5' front window, installing a new handrail along the front steps, replacing the front porch, and creating a new sign for the WHS. The interior work would consist of upgrading the electrical components. The submitted quotes for the project totals \$22,657. Because the property is in the Square Historic District, a Certificate of Appropriateness was approved by the Historic Preservation Commission on June 29 for the exterior work with the exception of the painting.

Fiscal Impact: Staff recommends a 30-percent subsidy for this project. Based on this level, a not-to-exceed amount of \$6,797.10 is recommended to be paid in a single installment. 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 recommended approval of this project at its meeting on June 15.

Action Requested: Approval of the attached ordinance and redevelopment agreement with Washington Historical Society.

Ordinance No. _____

(Adoption of this ordinance would approve a TIF redevelopment agreement with the Washington Historical Society for the redevelopment of 101 Zinser 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 101 Zinser Place, 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 interior and exterior of the Real Estate; and

WHEREAS, the Real Estate is legally described as follows:

SEC 23 T26N R3W DORSEYS ADDN E 45.81 FT LOT 1 & E 45.81 X S 25 FT LOT 2
BLK 2 NE ¼; all situated in the City of Washington, Tazewell County, Illinois.

PIN: 02-02-23-203-018

Commonly known as: 101 Zinser Place, 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 101 Zinser Place, Washington, Illinois. Developer will make renovations to the interior and exterior of the structure to allow for continued use as an office, research space, and an archiving center, 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 exterior of the structure located on the Real Estate so as to allow for continued use as an office, research space, and an archiving center, in accordance with the Remodel Specifications. In that connection the Developer shall:

- (1) Interior
 - (a) Complete electrical upgrades.
- (2) Exterior
 - (a) Complete new painting;
 - (b) Replace most windows;
 - (c) Install a new handrail;
 - (d) Replace the front porch; and
 - (e) Install a new sign.

The estimated total cost of the above-listed items for the interior and exterior renovation is Twenty-Two Thousand Six Hundred Fifty-Seven Dollars (\$22,657.00). 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 July 21, 2020.

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

E. Payment of Taxes. In order to assure the proper 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.

F. Commencement of Operations. Developer agrees for itself, its successors and assigns, that the building's operations will continue to support the use as an office, research space, and archiving center. 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. The Real Estate is exempt from real estate taxes. If Developer transfers title to the Real Estate, Developer covenants that it shall require all successors and lessees to the Real Estate not apply for, seek or authorize any exemption from the imposition of real estate taxes on said Real Estate 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 Real Estate; (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 Six Thousand Seven Hundred Ninety-Seven Dollars and Ten Cents (\$6,797.10), 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.

H. 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.

I. Notices The notices required by this Agreement shall be deemed to be delivered when hand-delivered or when deposited in the United States mail, by certified mail, return receipt requested, postage prepaid, addressed to the party at the respective addresses set forth below, or at such other addresses as the parties may from time to time designate in writing:

Developer: THE WASHINGTON HISTORICAL SOCIETY
Attn: Jennifer Essig
101 Zinser Place
Washington, Illinois 61571

City: City of Washington
Attn: City Clerk
301 Walnut Street
Washington, IL 61571

With a copy to: Derek A. Schryer
Davis & Campbell L.L.C.
401 Main Street, Suite 1600
Peoria, Illinois 61602

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

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>								
Painting	\$ 6,892.00	20%	\$ 1,378.40	10%	\$ 689.20	30%	\$ 2,067.60	
Window replacement	\$ 8,000.00	20%	\$ 1,600.00	10%	\$ 800.00	30%	\$ 2,400.00	
Install new handrail	\$ 1,200.00	20%	\$ 240.00	10%	\$ 120.00	30%	\$ 360.00	
Replace front porch	\$ 3,500.00	20%	\$ 700.00	10%	\$ 350.00	30%	\$ 1,050.00	
New sign	\$ 600.00	20%	\$ 120.00	10%	\$ 60.00	30%	\$ 180.00	
SUBTOTAL	\$ 20,192.00	20%	\$ 4,038.40	10%	\$ 2,019.20	30%	\$ 6,057.60	
<u>Interior Work</u>								
Electrical upgrades	\$ 2,465.00	20%	\$ 493.00	10%	\$ 246.50	30%	\$ 739.50	
SUBTOTAL	\$ 2,465.00	20%	\$ 493.00	10%	\$ 246.50	30%	\$ 739.50	
TOTALS	\$ 22,657.00	20%	\$ 4,531.40	10%	\$2,265.70	30%	\$ 6,797.10	(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment

Year 1 \$6,797.10

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 (please print or type)
Mailing address: P.O. Box 54, Washington, IL 61571 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
☐ Third-Party (name) _____

2. Property owner name: Washington Historical Society

3. Business name(s): _____

4. Project address or location: 101 Zinser Place

5. Property tax ID number(s): _____

6. Current use of property: Office / Archiving Center / Community Research

7. Proposed use of property: Same

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: Please see attached.

10. Estimated total project cost: \$ 22,657.00

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

6/2/20
Date

Property owner signature (if different from applicant)

Date

IMPORTANT: If the Finance Committee votes on a level of assistance, it will be included in a contract agreement between the City and applicant. 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.

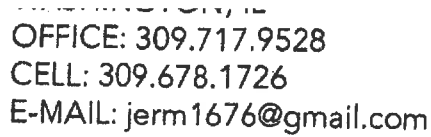
APPLICATION FOR TAX INCREMENT FINANCING (TIF) ASSISTANCE

Washington Historical Society

Nature of work proposed for the property:

The Washington Historical Society has recently sold the Dement-Zinser House and is using the house at 101 Zinser Place, the old Doctor's Office Museum, as an office, research, and archiving center. The house needs a great deal of work to make it functional once again. As such, we propose to do the following work:

Exterior Paint of the entire house	\$6,892.00
Electrical upgrades	\$2,465.00
Replace windows on main level (except large front window)	\$8,000.00
Create and install new handrail for front steps	\$1,200.00
Fix Ridge Cap and repair / replace front porch	\$3,500.00
Create new sign for the Historical Society	\$600.00
TOTAL	\$22,657



DATE: 5-28-20

WE APPRECIATE THE OPPORTUNITY TO EARN YOUR BUSINESS.
ALL ESTIMATES ARE GOOD FOR 30 DAYS FROM DATE LISTED ABOVE, AND INCLUDE MATERIALS & LABOR.

RNS Electric, Inc.

**PO Box 367
Washington, IL 61581
309.444.5200**

Proposal

April 30, 2020

Washington Historical Society
101 Zinser PL.
Washington, IL. 61571

Re: Misc. Electrical Work

We propose to supply and install the following material.

- Power to new small hot water heater.
- 5 new duplex receptacles.
- New time clock and photocell for Doctors sign.
- Removal of existing lighting in basement.
- 4 new 4' LED strip lighting fixture to replace removed fixtures in basement.
- Clean up existing junction boxes and wiring in the basement.
- New LED surface mounted lighting fixture with motion sensor for the restroom.

Total Proposal: \$2,465.00

This Proposal does not include:

- Any sales tax on material.
- Any overtime or double time.

Sincerely,
RNS Electric Inc.

Accepted by:

Ty
Slonneger

General Manager

By: _____

Date: _____

Committed to our customers and quality.

ESTIMATE

Ockerby Construction

406 Peach St.
Washington, IL 61571
Phone number: 309.264.4946
Email: jonockerby@gmail.com

Washington Historical Society
101 Zinser Place
Washington, IL 61571
Attn: Melissa Hell
MBHell@ MTCO.com

Replacement window bid

Date

05/212/2020

Description

Amount

--Tear out existing windows on main floor only except 5' x 5' window on south side.

--Repair any and all damaged wood where required.

--Install new Pella single-hung replacement windows (all white vinyl inside and out).

--Insulate and trim where required.

Notes / Comments:

No painting inside or out is included in this bid.

Total

\$8000

00

Authorized Signature

This is an estimate only and does not represent a contract for services. This estimate is based on the scope of work to be completed for the job as described above. This estimate is based on our evaluation of the requirements necessary to complete the job, and does not include material price increases or additional labor or materials which may be required should unforeseen problems arise after the work has started.

From: **BA Ward** bawardinc@comcast.net
Subject: **FW: Historical society hand rail**
Date: **May 12, 2020 at 6:34:23 PM**
To: **Melissa Heil** mbheil@mtco.com, **Jennifer Essig**
jennifer.essig@alvarinc.com

Here is Sam Miller information. Jewel

From: Sam Miller [<mailto:millercustomwelding1@gmail.com>]
Sent: Tuesday, May 12, 2020 1:35 PM
To: bawardinc@comcast.net
Subject: Historical society hand rail

Hello Jewel,
Quote for Hand rail.
Steel hand rail blasted and powder coated..... \$1200
Aluminum hand rail blasted and powder coated....\$1600

Sam Miller
Miller Custom Welding
309-696-8843



Virus-free. www.avast.com

FIX RIDGE VENT / REPAIR PORCH

REMOVE RIDGE CAP / CUT BACK RIDGE,
INSTALL RIDGE VENT + RE-CAP.

MATERIAL COST -	\$250. ⁰⁰
LABOR -	\$750. ⁰⁰
TOTAL -	\$1,000. ⁰⁰

TEAR-UP PORCH DECKING & REPLACE -
HAUL AWAY GARBAGE -

MATERIAL COST -	\$300. ⁰⁰
LABOR -	\$2,200. ⁰⁰
TOTAL	\$2,500. ⁰⁰

TOTAL COST -	\$3,500. ⁰⁰
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May 29, 2020

Melissa Heil
Executive Director
Washington Historical Society



Re: Hanging sign design and fabrication

Melissa,

This letter will serve as our quotation for replacing the hanging sign at the Historical Society's main location.

The sign panel may need to be fabricated one of two ways: If the sign is a hanging sign then we would use a panel routed from a 6mm piece of ACM sheet – an aluminum-composite sheet that is an industry standard for signage. The core of the material is a thermoplastic and is laminated on both sides with thin sheets of painted aluminum. Long-lasting. The other option, if it is a projecting sign but not a hanging sign, we would use two 3mm ACM panels, and they can be installed on either side of a fixed bracket. The cost would be the same.

We would digitally print the black and white image on high-performance exterior vinyl sheeting that would also have a matte finish overlamine applied for maximum protection from the elements and UV light. Overlaminates also make colors 'deeper' as they offer protection.

I would want to have a closeup photo of the bracket the sign currently hangs from sent to me so I know how to prepare the sign panel for hanging. I may also need a measurement if it hangs on the bracket and not fastened directly. The price doesn't include shipping – but I might actually need to visit the site prior to painting the mural – and would happily deliver it. The price for the double-faced sign as presented to you would cost \$600.00

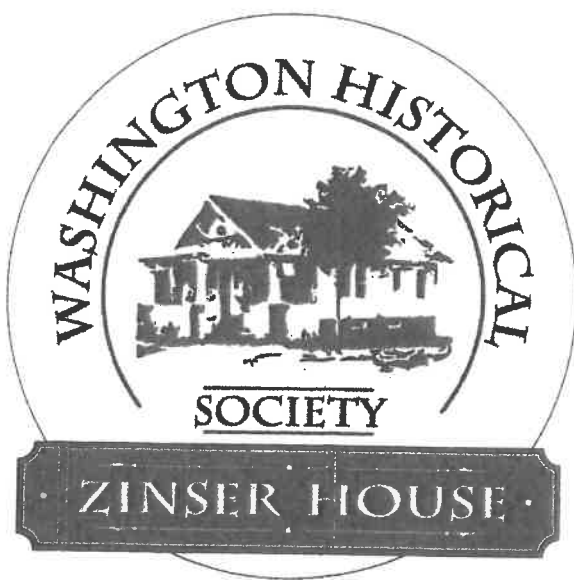
I would like to see if there is a different graphic that we could work with for the logo. That version was 'auto-traced' by a computer program and if I had the original file or photo to work with I may get better results. We're super-picky and this could look nicer if I had that original image before the auto-trace was done.

Our standard terms require a 50% deposit - with the balance due on completion. We also offer a 3% discount for prepaid work - should that option interest you. We accept Visa and MasterCard - but we do add a 4% transaction fee to offset the fees we are charged.

Please get back to me with questions, Melissa. Thanks!

Respectfully,

Jay Allen
President
ShawCraft Sign Co.



**TWO LINES
FOR PROJECT NAME**

SHAWCRAFT SIGN CO.

7727 BURDEN RD. • MACHESNEY PARK, ILLINOIS • 61115
TEL. (815) 282-4105 • www.shawcraft.com

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All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without permission in writing from Shawcraft Sign Co. Printed in the USA.

DESCRIPTION - 0.130 ACRES±

PART OF LOTS 1 AND 2 IN BLOCK 2 OF DORSEYS ADDITION TO THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 2 OF SAID DORSEYS ADDITION, THENCE NORTH 01 DEGREES 07 MINUTES 15 SECONDS WEST, (BEARINGS BASED ON THE ILLINOIS STATE PLANE, WEST ZONE, NAD 83, 2011 ADJUSTMENT), ALONG THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 75.44 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 13 SECONDS EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 15 SECONDS EAST, A DISTANCE OF 75.44 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 32 MINUTES 13 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.130 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

DESCRIPTION - 0.079 ACRES±

PART OF LOTS 1 AND 2 IN BLOCK 2 OF DORSEYS ADDITION TO THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 2 OF SAID DORSEYS ADDITION, THENCE NORTH 88 DEGREES 32 MINUTES 13 SECONDS EAST, (BEARINGS BASED ON THE ILLINOIS STATE PLANE, WEST ZONE, NAD 83, 2011 ADJUSTMENT), ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 07 MINUTES 15 SECONDS WEST, A DISTANCE OF 75.44 FEET; NORTH 88 DEGREES 32 MINUTES 13 SECONDS EAST, A DISTANCE OF 45.56 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 18 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 2 AND SAID LINE EXTENDED, A DISTANCE OF 75.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 32 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 45.81 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.079 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

WE, _____, THE OWNER(S) OF RECORD OF THE LAND SHOWN ON THE ATTACHED PLAT, DO HEREBY AUTHORIZE AND ACKNOWLEDGE THE SURVEY OF THE LAND AS DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION. ALSO, TO THE BEST OF MY KNOWLEDGE THE DESCRIBED PARCEL IS LOCATED IN THE WASHINGTON GRADE SCHOOL DISTRICT 52 AND HIGH SCHOOL DISTRICT 308.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2020.

OWNER OF RECORD _____

OWNER OF RECORD _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC _____

TAZEWELL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, HEREBY CERTIFY THAT I FIND NO DELINQUENT TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE EMBRACED IN THE ATTACHED PLAT OF SURVEY AND DESCRIPTION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2020.

CITY OF WASHINGTON PLAT OFFICER'S CERTIFICATE

TAZEWELL COUNTY CLERK _____

TAZEWELL COUNTY DEPUTY CLERK _____