



CITY OF WASHINGTON, ILLINOIS

Finance & Personnel Committee Agenda Communication

Meeting Date: September 21, 2020

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

Agenda Item: TIF Funding Request – Sentimental Journey, 123 Washington Square

Explanation: Kris Hasten of SKL Partnership has submitted an application for TIF assistance to complete interior and exterior building improvements to Sentimental Journey at 123 Washington Square. Sentimental Journey is one of the longest continuously-operating businesses on the Square and in the city. The building was constructed in 1920 and is part of the Square Historic District, though none of the improvements would require a Certificate of Appropriateness because they are largely interior modifications.

The exterior improvements would consist of the replacement of the lower roof. The upper roof will also be replaced but that is covered through insurance as a result of recent hail damage. Please note that all of this work is scheduled for completion prior to the remainder of the building project in order to maximize better weather. The interior work would consist of the refinishing of the hardwood floors in the front display window, the installation of a new heating system, updating of the main floor bathroom, and miscellaneous improvements to the main floor showroom.

The only prior approved TIF redevelopment agreement with SKL Partnership was in 2006. That project consisted of exterior tuckpointing, brick paint removal, window replacement, a new awning, roof repairs, and limited interior improvements. TIF provided for about 36% of the funds for the completed project. The application form and supporting materials for the current project are attached for your review and consideration. The submitted quotes for the project totals \$16,262.

Fiscal Impact: Staff recommends a 40% subsidy for this project to support a long-standing business on the Square. It will provide funds to hopefully allow for the business to remain in operation for many more years. Based on this level, a not-to-exceed amount of \$6,504.80 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.

Action Requested: A recommendation on a subsidy level at the September 21 Finance and Personnel Committee meeting prior to the drafting of a redevelopment agreement to be placed on the City Council's agenda for a first reading ordinance on October 5.

ELIGIBLE EXPENSES	BASE		HISTORIC		HISTORIC REHAB./SCOPE BONUS AMT.	TOTAL SUBSIDY %	TOTAL SUBSIDY AMT.
	ESTIMATE	SUBSIDY %	SUBSIDY AMT.	BONUS %			
<u>Exterior Work</u>							
Replace lower roof/chimney cap	\$ 6,277.00	20%	\$ 1,255.40	20%	\$ 1,255.40	40%	\$ 2,510.80
SUBTOTAL	\$ 6,277.00	20%	\$ 1,255.40	20%	\$ 1,255.40	40%	\$ 2,510.80
<u>Interior Work</u>							
Refinish original stage floor	\$ 540.00	20%	\$ 108.00	20%	\$ 108.00	40%	\$ 216.00
Replace HVAC system	\$ 5,600.00	20%	\$ 1,120.00	20%	\$ 1,120.00	40%	\$ 2,240.00
Paint/stain floor, update restroom	\$ 3,845.00	20%	\$ 769.00	20%	\$ 769.00	40%	\$ 1,538.00
SUBTOTAL	\$ 9,985.00	20%	\$ 1,997.00	20%	\$ 1,997.00	40%	\$ 3,994.00
TOTALS	\$ 16,262.00	20%	\$ 3,252.40	20%	\$3,252.40	40%	\$ 6,504.80
							(NOT TO EXCEED)

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment
Year 1 \$6,504.80

EXHIBIT B

Kris Hasten
Sentimental Journey
123 Washington Square
Washington, IL 61571

August 24, 2020

Jon Oliphant
City of Washington
Washington, IL

Jon,

Enclosed is my TIF application and bids for work I would like to have done to the building for Sentimental Journey at 123 Washington Square. We have been an anchor to the square and are one of the longest running retail shops as we enter our 39th year.

We have done improvements to the building throughout the years to keep it looking nice and to maintain the integrity of the square. We have reached a point where other work is needed to keep the property in good repair, keep it updated for a retail environment and provide public bathroom facilities. We would like to apply for TIF money to help us make these improvements.

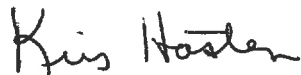
We had made plans for the improvements and started to gather bids before everything came to a halt with the Covid Crisis. We would like to proceed with having the work done now. The amount I was originally going to submit was much higher and included the entire roof. We have since gotten approval for the upper roof to be replaced with insurance because of recent hail damage.

With the economy the way it is at this time I would really appreciate it if you would consider a TIF contribution higher than the standard 30% percent. Years ago when we took the front of our building back to its original state we received 20% for a portion of the work. Other businesses have since received larger amounts for huge renovations.

Sentimental Journey has been a mainstay on the square for almost 40 years and plans to stay here much longer, as a third generation of our family now works regularly at Sentimental Journey. Please consider our request as we move forward on this project.

Sincerely,

Kris Hasten



Sentimental Journey
SKL Partnership

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: Kris Hasten (please print or type)
Mailing address: 3 Somerset Washington, IL Fax: _____
Daytime Phone: 309-253-3554 Email Address: Sentimentaljourney82@gmail
I would like to receive correspondence by: ☐ Mail ☒ Email

1. Applicant interest in property (check one): ☒ Owner/Mortgagor ☐ Purchaser ☐ Tenant
2. Property owner name: SKL Partnership
3. Business name(s): Sentimental Journey
4. Project address or location: 123 Washington Square
5. Property tax ID number(s): 02-02-24-100-017
6. Current use of property: Retail Sales
7. Proposed use of property: Retail Sales
8. Choose the applicable project (check all that apply): ☐ New construction ☒ Interior renovation
☒ Exterior renovation/restoration ☐ Relocation ☒ Site improvement ☐ Other
9. Describe the nature of work proposed for the property: Interior repairs and update of main floor and loft. Update main floor bathroom for customer use. Replace 40+ year old heating/blower system and bring up to code. Replace 30+ year old roof.
10. Estimated total project cost: \$ _____
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.

Kris Hasten
Applicant signature

8/21/2020
Date

IMPORTANT: If the Finance Committee votes on a level of assistance it will be included in a contract agreement between the City and redeveloper. NO WORK SHALL BEGIN UNTIL THE CONTRACT DOCUMENTS ARE APPROVED BY THE CITY COUNCIL. Any work that begins prior to contract approval shall be ineligible for TIF assistance.

FOR OFFICE USE ONLY

Date of Finance Committee review: _____

Committee action & form of assistance: _____

Comments: _____

City Council review and action by ordinance. Date of First reading: _____ Date of Second reading: _____

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

Sentimental Journey/ SKL Partnership
123 Washington Square
Washington, IL 61571
309-444-7355

Contact : Kris Hasten

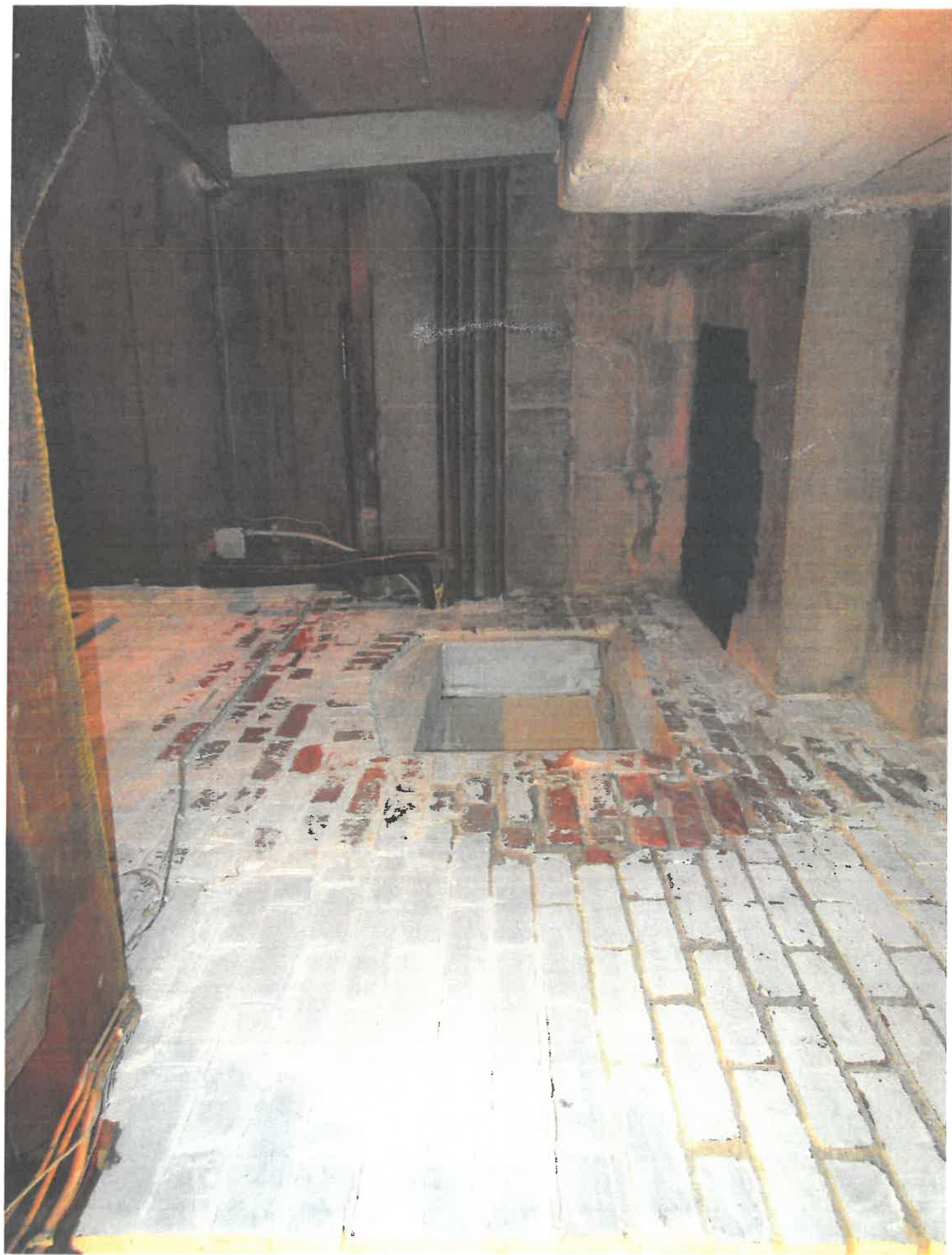
Mobile: 309-253-3554

Requesting TIF funding for the following projects.

- *Refinish original stage floor in front window of store.
- *Replace 38year old heating system and bring up to code
- * Replace 30 year old lower roof and chimney cap.
- *Interior repairs, paint and stain to update our main floor showroom and loft.
and update main floor restroom for customer use.

\$540.00	Ike Hatchet
\$5,600.00	Barrick- Oltmann
\$6,277.00	Kreiling Roofing
\$3,845.00	Dave Thornburg
	Dave Thornburg

\$16,262 TOTAL







2335 W. Altorfer Drive
Peoria, IL 61615
309-673-3649
www.kreiling.com

PROPOSAL & CONTRACT

PROPOSAL & CONTRACT

DATE 07/29/2020

Kreiling Roofing Co. (hereinafter referred to as "KRC") proposes to perform and furnish the labor, materials, insurance, supervision, equipment and warranty (herein together referred to as the "Work") described herein for:

OWNER/CUSTOMER: Sentimental Journey

ADDRESS: 123 Washington Square Washington, IL

PROJECT: WO #20200760 - 600 SF, Lower Roof

Lower Roof
replacement
Upper Roof being
replaced by insurance.

A. SCOPE OF WORK:

1. Cut and remove flashings and metal edge.
2. Mechanically fasten 1/2" high density recovery board over existing roof membrane, any wet substrate insulation replacement needed to be done on a Time and Material basis.
3. Adhere Firestone black 060 EPDM roofing membrane with bonding adhesive.
4. Fabricate and install new pre-finished 24GA steel metal edge at perimeter and counter-flashing at wall.
5. Flash new membrane details to manufacturer specification.
6. Provide 20-year manufacturer NDL warranty.
7. Clean-up and haul away roofing debris.

B. CONTRACT PRICE: KRC shall perform the Work for Four Thousand,
Nine Hundred Ninety-Six Dollars (\$4,996.00), in current funds. Payment of the
Contract Price shall be paid as follows: cost of materials upon loading to roof, cost of labor and equipment at 50%
completion, remaining upon completion of work.

C. TERMS AND CONDITIONS: The terms and conditions set forth on the reverse side are a part of this proposal.

D. This Proposal is subject to revision or withdrawal by KRC for any reason until communication of acceptance, and may be revised after communication of acceptance where an inadvertent error by KRC has occurred. This Proposal expires thirty (30) days after the date stated above if not earlier accepted or withdrawn.

By: Jonah Moore

Title: Estimating Project Management

ACCEPTANCE

The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract and shall constitute the entire contract.

Owner/Customer: _____

By: _____

Title: _____

Date: _____



2335 W. Altorfer Drive
Peoria, IL 61615
309-673-3649
www.kreiling.com

PROPOSAL & CONTRACT

PROPOSAL & CONTRACT

DATE 10/24/2019

Kreiling Roofing Co. (hereinafter referred to as "KRC") proposes to perform and furnish the labor, materials, insurance, supervision, equipment and warranty (herein together referred to as the "Work") described herein for:

OWNER/CUSTOMER: Sentimental Journey

ADDRESS: 123 Washington Square Washington, IL

PROJECT: WO #20192789 - Repairs, Aluminum Coating, & Chimney

A. SCOPE OF WORK:

#1 Repairs

1. Repair splits/cracks and/or open laps in flashings.

Price: \$1,977.00

#2 Aluminum Coating, 4,400 sq. ft.

1. Roof to be repaired prior to applying aluminum coating.
2. Apply Kamak #228 Alumin-r coating.

Price: \$3,852.00

#3 Chimney Cap

1. Fabricate and install pre-finished 24ga steel chimney cap to replace missing.

Price: \$1,281.00

B. ~~CONTRACT PRICE: KRC shall perform the Work for~~
~~six thousand two hundred ten~~ Dollars (\$ \$6,210.00), in current funds. Payment of the
Contract Price shall be paid as follows: ~~cost of materials upon loading to roof, cost of labor and equipment at 50%~~
~~completion, remaining upon completion of work.~~

C. TERMS AND CONDITIONS: The terms and conditions set forth on the reverse side are a part of this proposal.

D. This Proposal is subject to revision or withdrawal by KRC for any reason until communication of acceptance, and may be revised after communication of acceptance where an inadvertent error by KRC has occurred. This Proposal expires thirty (30) days after the date stated above if not earlier accepted or withdrawn.

By: Jonah Moore

Title: Est./PM

ACCEPTANCE

The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract and shall constitute the entire contract.

Owner/Customer: _____

By: _____

Title: _____

Date: _____



IKE HATCHETT
FLOOR REFINISHING

Ike Hatchett Floor Refinishing
920 E Maywood Ave
Peoria, IL 61603
309-258-2669

WORK ESTIMATE

6/9/2020

TO

Kris Hasten @ Sentimental Journey
123 Washington Square | Washington, IL 61571 | 309-444-7355

DESCRIPTION OF WORK

Refinish the hardwood floors located in the front window area: sand, apply stain, apply polyurethane.

ITEMIZED COSTS	SQ FT.	COST/SQ FT.	AMOUNT
Hardwood floor refinishing	120	\$4.50/sq ft	\$540.00
Thank you for your business!		TOTAL ESTIMATE \$	\$540.00

Note: This estimate is not a contract or bill. It is our best guess at the total price to complete the work stated above, based upon our initial inspection. If prices change or additional materials or labor is required, we will inform you prior to proceeding with the work.

To schedule a time for us to complete the work, or if you have any questions, please contact:
Dan Aeschliman at 309-258-2669 or dan_aesch@yahoo.com



Bid for:

Sentimental Journey
123 Washington Square
Washington, IL 61571

Kris Hasten (owner)
444-7355
sentimentaljourney82@gmail.com

Job: New high efficient gas furnace for the store

Material and labor needed for a complete and professional replacement of the existing heating system includes:

BRYANT 915SB66140E24 95% AFUE, 1-stage, ECM blower motor, 140,000 Btu gas furnace
Keep existing cooling system and thermostat *(per owner)*
Rework old existing furnace gas piping and bring it up to code
Add 2 registers to existing basement supply air runs & add an additional supply run to help heat the basement area.
Install new condensate pump and drain hose *(rework drain hose to plumbing drain instead of basement sink)*
All high voltage wiring, low voltage wiring, and gas piping as needed
All miscellaneous materials needed for a complete and professional retrofit installation
Removal of old existing furnace from the premises
Labor (prevailing wage included)

Job Cost: \$ 5,250.61

Authorized Signature: _____ Date: _____

☒ **Check any upgrade options you would like to add:**

☒ Equipment power surge suppressors: \$350.00 *(protects AC & Furnace from power surges)*

☐ Nu-Calgon GPS i-Wave air cleaner: \$700.00 *(Helps purify and clean the air in the store)*

Payment terms:

Cash, Check, Credit Card* payments accepted. Payment due upon completion of the installation.

* Credit Card payments are subject to a 3% processing fee.

All Bryant equipment has a standard commercial installation warranty of one (1) year parts and one (1) year labor.

This Proposal is good for 30 days from bid date: 4/6/20

To accept this proposal: Sign and date which option you want. Check any upgrades you would like and return the signed proposal to Barrick-Oltman, Inc. Heating & Cooling within 30 days of the bid date. Thank you



Barrick-Oltman, Inc. Heating & Cooling "Bringing Comfort Home"
Office#: (309) 444-4474 Address: 25230 Spring Creek Rd. Washington, IL 61571
www.barrickoltman.com

Our Sentimental Journey
123 Washington Square
Washington, Illinois 61571

28-May-20

Estimate for following projects

Main Level Showroom

- 1). Repair cracks and screw/nail pops in drywall/plaster and crown molding

Paint walls and crown molding

Labor (40 hours) and scaffolding	\$1,000.00
Materials (paint and plaster)	\$300.00
Total	\$1,300.00

Main Level Bathroom

- 1). Remove wallpaper and install wallcovering

Remove current toilet, vanity, sink and faucet

Install new toilet, vanity, sink and faucet

Manfield Toilet, Moen Faucet, and 24 inch vanity

Labor (10 hours)	\$250.00
Materials-Toilet, vanity, sink, faucet, wall covering	\$750.00
Total	\$1,000.00

Replace Exterior rear service door

- 1). Remove old service door

Replace with new 3' steel service door

Caulk and paint door (2 coats)

Labor (4 hours)	\$100.00
Materials-Door and caulk	\$195.00
Total	\$295.00

Stain woodwork on main level and loft

- 1). Stain wood/cedar on walls/stairs/loft

Labor (20 hours)	\$500.00
Materials-Stain (4 gallons)	\$80.00
Total	\$580.00

Large Main Level Light Fixtures

- 1). Disassemble 2 large main level light fixtures

Paint fixtures (several parts to each fixture)

Convert fixtures to LED

Re-assemble fixtures

Labor (14 hours) and scaffolding	\$350.00
Materials-bulbs, lampholders, paint	\$320.00
Total	\$670.00

Total All Materials	\$1,645.00
Total All Labor	\$2,200.00

Total Materials and Labor

\$3,845.00

Thank you very much

David Thornburg
426 Gillman Ave
Washington, Illinois 61571
309-339-0625

Painting will require covering all areas in plastic so as not
to get any paint splatters on inventory.