



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 – Brunk’s Sports Center, 122 N. Main Street

Explanation: Curt Reynolds of Brunk’s Sports Center has submitted an application for TIF assistance to complete interior and exterior building improvements at 122 N. Main Street. A TIF building improvement project was recently completed to replace the brick on the upper portion of the façade from the windows to the parapet. A block backup was installed with a new stone coping cap. The application form and project estimates are attached for your review and consideration.

The building was constructed in 1939 and is part of the local Square Historic District. The exterior improvements would consist of the installation of a new front door and window and to coat and repair the roof to eliminate leaks. The doorway would provide for full ADA accessibility. The interior work would consist of the demo and replacement of the flooring and ceiling, framing of the walls, adding spray insulation, interior and exterior electrical improvements, replacing the HVAC system, plumbing improvements, and installing a power vent water heater. The interior modifications would create a small kitchen area on both the main floor and basement to allow for the production of lip balms, soaps, and honey-based candies to be sold in the store. This would allow for a greater diversification of the business.

Mr. Reynolds has also sought an estimate for the replacement of the lower half of the front brick façade from the contractor that completed the work on the upper façade. While a written estimate has not been provided as of this writing, his contractor (Jesus Garcia) has indicated that it would be about \$6,000. That would allow for all of the brick to match.

A Certificate of Appropriateness would need to be approved by the Historic Preservation Commission for the proposed exterior construction. The submitted quotes for the project totals \$77,855.

Fiscal Impact: Staff recommends a 40% subsidy for this project, which would provide for an extensive renovation to the building. Based on this level, a not-to-exceed amount of \$31,142 is recommended to be paid in a single installment. Staff also recommends providing a 40% subsidy for the brick replacement should that be added to this project. Based on a verbal quote of \$6,000, that would add another \$2,400 to the TIF contribution for a total not-to-exceed amount of \$33,542. 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 | ESTIMATE | BASE SUBSIDY % | BASE SUBSIDY AMT. | HISTORIC REHAB./SCOPE BONUS % | HISTORIC REHAB./SCOPE BONUS AMT. | TOTAL SUBSIDY % | TOTAL SUBSIDY AMT. |
|-------------------------------------|---------------------|-------------------|----------------------|-------------------------------------|--|--------------------|-------------------------------------|
| <u>Exterior Work</u> | | | | | | | |
| Install new window/door | \$ 6,180.00 | 20% | \$ 1,236.00 | 20% | \$ 1,236.00 | 40% | \$ 2,472.00 |
| Roof coating/repair | \$ 3,500.00 | 20% | \$ 700.00 | 20% | \$ 700.00 | 40% | \$ 1,400.00 |
| SUBTOTAL | \$ 9,680.00 | 20% | \$ 1,936.00 | 20% | \$ 1,936.00 | 40% | \$ 3,872.00 |
| <u>Interior Work</u> | | | | | | | |
| Demo floor and ceiling | \$ 6,400.00 | 20% | \$ 1,280.00 | 20% | \$ 1,280.00 | 40% | \$ 2,560.00 |
| Sand/finish flooring | \$ 4,300.00 | 20% | \$ 860.00 | 20% | \$ 860.00 | 40% | \$ 1,720.00 |
| Framing walls | \$ 1,700.00 | 20% | \$ 340.00 | 20% | \$ 340.00 | 40% | \$ 680.00 |
| New storeroom ceiling | \$ 4,000.00 | 20% | \$ 800.00 | 20% | \$ 800.00 | 40% | \$ 1,600.00 |
| New kitchen ceiling | \$ 2,500.00 | 20% | \$ 500.00 | 20% | \$ 500.00 | 40% | \$ 1,000.00 |
| New flooring in kitchen | \$ 1,800.00 | 20% | \$ 360.00 | 20% | \$ 360.00 | 40% | \$ 720.00 |
| Insulation | \$ 12,000.00 | 20% | \$ 2,400.00 | 20% | \$ 2,400.00 | 40% | \$ 4,800.00 |
| Interior/exterior lighting upgrades | \$ 19,975.00 | 20% | \$ 3,995.00 | 20% | \$ 3,995.00 | 40% | \$ 7,990.00 |
| Replace HVAC | \$ 7,550.00 | 20% | \$ 1,510.00 | 20% | \$ 1,510.00 | 40% | \$ 3,020.00 |
| Plumbing improvements | \$ 5,600.00 | 20% | \$ 1,120.00 | 20% | \$ 1,120.00 | 40% | \$ 2,240.00 |
| Install water heater | \$ 2,350.00 | 20% | \$ 470.00 | 20% | \$ 470.00 | 40% | \$ 940.00 |
| SUBTOTAL | \$ 68,175.00 | 20% | \$ 13,635.00 | 20% | \$ 13,635.00 | 40% | \$ 27,270.00 |
| TOTALS | \$ 77,855.00 | 20% | \$ 15,571.00 | 20% | \$ 15,571.00 | 40% | \$ 31,142.00 (NOT TO EXCEED) |

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment

Year 1 \$31,142.00

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: Curtis A. Reynolds (please print or type)
Mailing address: 122 N. Main ST. Fax: _____
Daytime Phone: 309 303-2457 Email Address: Drinks122@Frontier.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: Curtis A Reynolds
3. Business name(s): C&D Printing and Graphics Inc
4. Project address or location: 122 N. Main ST.
5. Property tax ID number(s): 02-02-14-414-003
6. Current use of property: Resale
7. Proposed use of property: Resale
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: Remodel The Front area of Store
34'x34' Building walls Insulation Replace Ceiling Seal
Roof leaks lay Floor, Install cabinets Replace Electrical
Wek Paint inside brick
10. Estimated total project cost: \$ 61,800.00
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.

Curtis A. Reynolds
Applicant signature

8/17/20
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: _____

Comments: _____

City Council review and action by ordinance. _____

Date of First reading: _____

Date of Second reading: _____

ESTIMATE

Curt Reynolds

JPGlass of Peoria
COMMERCIAL • RESIDENTIAL**JPGlass of Peoria**

PO Box 10616 Peoria IL 61612

Phone: (309) 642-1357

Email: jpglasspeoria@gmail.com

Estimate #

000431

Date

08/02/2020

| Description | Quantity | Rate | Total |
|---|----------|------------|------------|
| COMMERCIAL DOOR | 2.0 | \$1,780.00 | \$3,560.00 |
| Commercial aluminium dark bronze/black finish door Door includes a door closer, a door sweep, Low E clear tempered glass. 40 x 86 finished size Installation is included | | | |
| COMMERCIAL GRADE WINDOW | 2.0 | \$1,310.00 | \$2,620.00 |
| Installation and fabrication of all new aluminium commercial grade frame thermally broken in dark bronze/black finish. 68" x 88" installation of all new glass and frame. | | | |

| | |
|-----------------|-------------------|
| Subtotal | \$6,180.00 |
| Total | \$6,180.00 |

\$25.00 Fee charge after 30 days.

Please send payment to PO box 10616 Peoria IL 61612

By signing this document, the customer agrees to the services and conditions outlined in this document.

A handwritten signature in black ink, appearing to read "Curt Reynolds", is written over a horizontal line.

Curt Reynolds

INVOICE



DEEZ CONSTRUCTION & RESTORATION

Dennis Burtsfield

202 Florida Ave

Washington, IL 61571

309-253-3019

DATE

08/1/2020

INVOICE NO

Quote

Brunks Sports Center

122 North Main St

Washington, IL 61571

309-444-2556

Brunks122@frontier.com

SALESPERSON

Dennis Burtsfield

JOB

Demo

PAYMENT TERMS

Due on Receipt

DUE DATE**QUANTITY****DESCRIPTION****UNIT PRICE****LINE TOTAL**

| | | |
|--------------------|-----------------------|------------|
| Demo | Floor and Ceiling | \$6400.00 |
| Roof | Coating and Repair | \$3500.00 |
| Floor finish | Sanding and finishing | \$4300.00 |
| Framing | Walls in Kitchen area | \$1700.00 |
| Finishing Ceiling | | \$4000.00 |
| Kitchen Area to be | Ceiling in Kitchen | \$2500.00 |
| Health Dept code | Flooring in Kitchen | \$1800.00 |
| | Spray foam insulation | \$12000.00 |

Total \$36200.00

Proposal

Page ___ of ___

CONTRACTOR
PLUMBING • HEATINGKimpling
Inc.LICENSE #
058-140385

1880 WASHINGTON ROAD • WASHINGTON, IL 61571

PHONE 309-444-8511

SERVING CENTRAL ILLINOIS "SINCE 1925"

TIF (No Tax)

| | | |
|---------------------------|----------------|------|
| TO: Brunk's Sports Center | PHONE 444-2556 | DATE |
| 122 N. Main | JOB NAME | |
| Washington, IL 61571 | JOB LOCATION | |
| | JOB PHONE | |

We hereby submit specifications and estimates for:

Replacing furnace and AC as follows

- 1) Coleman 60,000 BTU 95% efficient furnace
- 2) Coleman 3 TON 13 SEER condenser with pad
- 3) 3 Ton Cased coil
- 4) New line set for refrigerant
- 5) Sheet metal as needed
- 6) Condensate pump and drainage as needed
- 7) Electrical as needed
- 8) Flue piping as needed
- 9) Gas piping as needed

Installed Complete,
includes all material & labor for...
\$7550.00We Propose hereby to furnish material and labor - complete
in accordance with above specifications, for the sum of \$

7550.00

dollars.

Payments to be made as follows: 2000.00 to start;

balance due upon completion

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 Workmen's Compensation Insurance.

Authorized
Signature

Mark E. Hodges

Note: This proposal may be
withdrawn by us if not accepted within 45 days.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

SIGNATURE

DATE OF ACCEPTANCE

Proposal

Page ___ of ___

CONTRACTOR
PLUMBING • HEATING



LICENSE #
058-140385

1880 WASHINGTON ROAD • WASHINGTON, IL 61571
PHONE 309-444-8511
SERVING CENTRAL ILLINOIS "SINCE 1925"

TIF (No Tax)

| | | |
|---------------------------|----------------|----------------|
| TO: Brunk's Sports Center | PHONE 444-2556 | DATE 9-16-2020 |
| 122 N. Main | JOB NAME | |
| Washington, IL | JOB LOCATION | |
| 61571 | | JOB PHONE |

We hereby submit specifications and estimates for:

Plumbing as follows:

- 1) Cut & Remove Cast Iron
- 2) Run PVC drain lines for hand sink and 3-compartment sink
- 3) Cut and Cap water lines
- 4) Run new supply lines to fixtures
- 5) Move gas line inside the wall
- 6) Customer to supply sinks and faucets.

Installed Complete
includes all material + labor for ...
\$5200.00 - \$5600.00

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of \$ NTE 5600.00 dollars.

Payments to be made as follows: 1600.00 to start,

Balance due upon completion

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 Workmen's Compensation Insurance.

Authorized
Signature

Mark E. Hedges

Note: This proposal may be withdrawn by us if not accepted within 45 days.

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

SIGNATURE

DATE OF ACCEPTANCE

Proposal

Page ___ of ___

CONTRACTOR
PLUMBING • HEATING

Kimpling
Inc.

LICENSE #
058-140385

1880 WASHINGTON ROAD • WASHINGTON, IL 61571

PHONE 309-444-8511

SERVING CENTRAL ILLINOIS "SINCE 1925"

TIF(NoTax)

| | | |
|---------------------------------|-----------------------|-----------|
| TO: <u>Brunks Sports Center</u> | PHONE <u>444-2550</u> | DATE |
| <u>122 N. Main</u> | JOB NAME | |
| <u>Washington, IL</u> | JOB LOCATION | |
| <u>61571</u> | | JOB PHONE |

We hereby submit specifications and estimates for:

Install 50 gal Power Vent Water Heater as follows -

- 1) Reliance 606 50 gal Nat Gas Power Vent water heater
- 2) Water lines as needed
- 3) PVC Venting as needed
- 4) Electrical as need

Installed Complete.
Includes all material and labor
for... \$2350.00

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of \$ 2350.00 dollars.
Payments to be made as follows:

Balance due upon completion

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 Workmen's Compensation Insurance.

Authorized
Signature

Mark E. Hodge

Note: This proposal may be withdrawn by us if not accepted within 45 days.

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

SIGNATURE

DATE OF ACCEPTANCE

RNS Electric, Inc.

PO Box 367 Washington, IL. 61571
309-444-5200 / Fax 309-444-5201

Proposal

September 10, 2020

Brunk's Sports Center
122 N Main St.
Washington, IL. 61571

Re: Interior and exterior remodel

We propose to supply and install the following material as per plan and specifications.

- Metal conduit with copper wire and MC-type, SER and NM-type cable as needed.
- Track lighting for sales area with PAR30 10-watt LED lamps.
- LED surface lighting for sales area.
- 3 LED gooseneck light fixtures for front exterior.
- 2 led lights for the front awning.
- Exit and emergency lighting
- Wiring devices with wall plates as per plan.
- New switching as per plan.
- Power for one electric range.
- Power for one hot water heater.
- Show window outlets per code.
- Relocation of existing 100-amp single phase panel to area near the front door.
- Circuit breakers as needed.
- 5 tele/data/POS conduit stub-ups.
- 6 category 6 Tele/data, POS and security camera cabling.
- Temp power and lighting.
- Sales tax on material.

Base Quote: \$19,975.00

This Proposal does not include:

- Any overtime or double time
- Any Fire Alarm.
- Any work in the raised floor (bowling alley floor) area.
- Any camera installation or aiming.
- Any HVAC controls including thermostat.

Sincerely,
RNS Electric Inc.

Accepted by:

Ty Slonneger
General Manager

By: _____

Date: _____