



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: October 5, 2020

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

Agenda Item: TIF Funding Request – Goldenfinch Boutique, 120 N. Main St.

Explanation: Charlotte Beck of Goldenfinch Boutique has submitted a TIF application to provide assistance for previously completed interior and exterior building improvements at 120 N. Main Street. Charlotte and her husband purchased the building in late January and originally planned on opening the business this spring. Unfortunately, COVID-19 did not allow her to open then. She started some of the building improvements prior to the forced closure and finished them just before the opening of the business in early June once the State moved into Phase 3 of the Restore Illinois plan in late May.

The building was constructed in 1930 and is part of the Square Historic District. The exterior improvements consisted of the installation of vinyl siding on the rear of the building, new storefront glass and doors, tuckpointing, and new wall signage. The interior work consisted miscellaneous plumbing and electrical upgrades, wall repairs, painting (which also included the exterior front facade), and flooring. A Certificate of Appropriateness was approved by the Historic Preservation Commission for the new signage.

Charlotte did not realize until after the project was completed that the TIF typically assists with projects that are undertaken after a redevelopment agreement is approved. As a result, this request is to provide reimbursement for a portion of the completed project. The application form and receipts/invoices for the project are attached for your review and consideration. The submitted receipts/invoices for the project totals \$31,002.25.

Fiscal Impact: Staff recommends a 40% subsidy for this project to support a new business on the Square that experienced an inopportune time at a planned opening. Based on this level, a not-to-exceed amount of \$12,400.90 is recommended to be paid in a single installment. This would be reimbursed from the TIF Fund after such time that a redevelopment agreement would be approved by the Council.

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 September 21.

Action Requested: Approval of the attached ordinance and redevelopment agreement with Charlotte and Timothy Beck. A first reading ordinance is scheduled for the October 5 City Council meeting and a second reading will be scheduled for the October 19 meeting.

Ordinance No. _____

(Adoption of this ordinance would approve a TIF redevelopment agreement with Charlotte and Timothy Beck for the redevelopment of 120 N. Main Street).

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT FOR PRIVATE DEVELOPMENT WITH CHARLOTTE AND TIMOTHY BECK 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 Charlotte and Timothy Beck 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
CHARLOTTE AND TIMOTHY BECK**

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 **CHARLOTTE AND TIMOTHY BECK** (hereinafter referred to as “Developer”):

RECITALS

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 120 N. Main St., Washington, Illinois, (hereinafter referred to as the “Real Estate”) through the City assistance in the payment of certain redevelopment project costs of the Developer, in consideration of which Developer is willing to redevelop the Real Estate to continue a retail business; and

WHEREAS, the Real Estate is legally described as follows:

SEC 23 T26N R3W DORSEY’S ADDN SUBLLOT A OF LOT 1 & SUBLLOT D OF LOT 2 BLK 3 NE ¼; all situated in the City of Washington, Tazewell County, Illinois.

PIN: 02-02-23-207-017

Commonly known as: 120 N. Main 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 120 N. Main St., Washington, Illinois. Developer will make renovations to the interior and exterior of the structure for the continued use as retail 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 continued use of the structure as a retail business, in accordance with the Remodel Specifications. In that connection the Developer shall:

- (1) Interior
 - (a) Install plumbing equipment;
 - (b) Electrical upgrades;
 - (c) Miscellaneous wall repairs;
 - (d) Painting;
 - (e) Install new sink and miscellaneous plumbing upgrades; and
 - (f) Install new flooring.
- (2) Exterior:
 - (a) Vinyl siding installation on rear of building;
 - (b) Replace storefront glass and doors;
 - (c) Tuckpointing; and
 - (d) New signage.

The estimated total cost of the above-listed items for the interior and exterior renovation is Thirty-One Thousand Two Dollars and Twenty-Five Cents (\$31,002.25). 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 October 20, 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 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 continue operations as a retail 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 Twelve Thousand Four Hundred Dollars and Ninety Cents (\$12,400.90), 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, and the continued occupancy of the structure by the Developer or a tenant.

(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

Charlotte Beck

ATTEST:

City Clerk

Timothy Beck

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>							
Vinyl siding installation on rear	\$ 3,100.00	20%	\$ 620.00	20%	\$ 620.00	40%	\$ 1,240.00
Storefront glass/doors	\$ 3,100.00	20%	\$ 620.00	20%	\$ 620.00	40%	\$ 1,240.00
Tuckpointing	\$ 1,300.00	20%	\$ 260.00	20%	\$ 260.00	40%	\$ 520.00
Signage	\$ 5,228.60	20%	\$ 1,045.72	20%	\$ 1,045.72	40%	\$ 2,091.44
SUBTOTAL	\$ 12,728.60	20%	\$ 2,545.72	20%	\$ 2,545.72	40%	\$ 5,091.44
<u>Interior Work</u>							
Plumbing equipment	\$ 901.87	20%	\$ 180.37	20%	\$ 180.37	40%	\$ 360.75
Electrical upgrades	\$ 5,271.72	20%	\$ 1,054.34	20%	\$ 1,054.34	40%	\$ 2,108.69
Misc. wall repairs	\$ 768.22	20%	\$ 153.64	20%	\$ 153.64	40%	\$ 307.29
Painting	\$ 7,100.00	20%	\$ 1,420.00	20%	\$ 1,420.00	40%	\$ 2,840.00
Sink install/misc. plumbing/electric	\$ 200.00	20%	\$ 40.00	20%	\$ 40.00	40%	\$ 80.00
Flooring	\$ 4,031.84	20%	\$ 806.37	20%	\$ 806.37	40%	\$ 1,612.74
SUBTOTAL	\$ 18,273.65	20%	\$ 3,654.73	20%	\$ 3,654.73	40%	\$ 7,309.46
TOTALS	\$ 31,002.25	20%	\$ 6,200.45	20%	\$ 6,200.45	40%	\$ 12,400.90

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment

Year 1 \$12,400.90

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: Charlotte Beck (please print or type)
Mailing address: 120 N. Main St. Fax: _____
Daytime Phone: 312-217-2385 Email Address: ~~XXXXXXXXXX~~ hello@goldenfinchboutique.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: Tim + Charlotte Beck
3. Business name(s): Goldenfinch Boutique
4. Project address or location: 120 N. Main St. Washington
5. Property tax ID number(s): _____
6. Current use of property: Retail Store
7. Proposed use of property: Retail Store
8. Choose the applicable project (check all that apply): ☐ New construction ☒ Interior renovation
☒ Exterior renovation/restoration ☐ Relocation ☒ Site improvement ☐ Other
9. Describe the nature of work proposed for the property: The property was in very bad condition due to lack of proper care by previous owners. The exterior of the building had brick work repair, cracked front windows, leaking roof, water stained ceiling, holes in the floors, sub floor bathroom with unusable sink + toilet. the list goes on and on!
10. Estimated total project cost: \$ 28,165.45
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.

[Signature]
Applicant signature

7/20/20
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: _____



PROPERTY SERVICES

257 Eller Ave. East Peoria, IL 309-229-1105

INVOICE

INVOICE #	DATE
BEC-120	3/7/20

BILL TO

Charlotte Beck
120 N. Main St.
Washington, IL 61571

DESCRIPTION	AMOUNT
-Install white double 5 dutch lap vinyl siding on rear of 120 N. Main and rear covered entry	\$3100.00
-Install OSB or white paneling w 1x6 trim, white vinyl soffit overhead	
-Tile (2) front bay window bench tops, office, small hallway, bathroom floor, customer supplied pre cut trim in hall area. ***Concrete board add \$215.00	
-Install concrete board on 4x9 wall, vertical tile, install customer sink on wall, route all necessary plumbing	+\$200.00 misc
-Mount toilet, vanity, (2) light fixtures and install 120v outlet by front counter	
-Misc. plumbing/trim pieces	
Down Payment 2-21-20	-\$1000.00
Final Payment 3-7-20	-\$2300.00
Thank you for your business! BeWill ☺	total due: \$ 00.00

Handwritten: Total 3300

Martindale Glass, Inc.

11423 State St
Mossville, IL 61552 US
309-580-0400
martindaleglass@gmail.com
www.martindaleglass.com

**INVOICE**

BILL TO
120 N. Main St
Washington Il

INVOICE 1553
DATE 02/18/2020
TERMS Net 30
DUE DATE 02/18/2020

CONTACT NUMBER (312) 671 - 2325
JOB NAME GOLDEN.FINCH
CHANGE ORDER Original

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Storefront/Glass/Doors	A. Remove Existing Storefront & Glass B. New Storefront w/ Insulated Clear 1" Units (2) Openings Approx 68 x 90 Dark Bronze Aluminum C. Trim Out opening for proper Seal	1,550.00

Thank you for choosing Martindale Glass, Inc for your project. We look forward to working with you in the future!

BALANCE DUE \$1,550.00

Estimate Summary

Estimate 1180	3,100.00
Invoice 1552	1,550.00
This invoice 1553	\$1,550.00
Total invoiced	3,100.00

Leave Your Panes To Us!

Page 1 of 1

Image 1

TIMOTHY BECK
SEA FREEDOM BANK TATTOO
17 FOUNDATION AVE
WASHINGTON, IL 61571

2742

CHECK

PAY TO THE
ORDER OF

Martindale Glass, Inc.

1000011

DATE 2/19/20

1580

20

\$ 1580

NO

150 DOLLARS

15

15

15

15

15

Busseybank

FOR Front Window for 120 N. Main St
Martindale Glass, Inc.

View back

Check viewer

CHARLOTTE J BECK
DEA GOLDENFINCH BOUTIQUE
17 BONTAPPALE
WASHINGTON DC 20511-1055

583

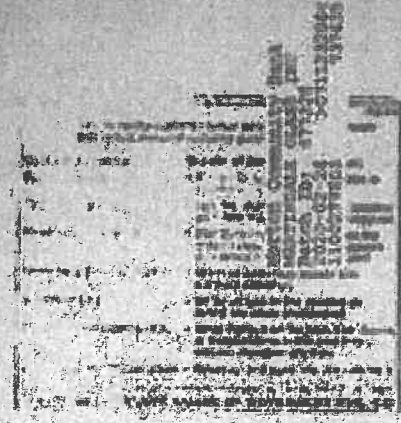
DATE 2/24/20

PAID TO THE ORDER OF
Wash. State Community Bank
1000 1st Ave N
Seattle, WA 98109



Wash. State Community Bank
1000 1st Ave N
Seattle, WA 98109

NO 711232042 256 1287 00583



Close

Tuck point B&I

577

✓ Track Your Expenses

- | | | |
|---|--|---|
| <input type="checkbox"/> Auto/Travel | <input type="checkbox"/> Education | <input type="checkbox"/> Medical/Dental |
| <input type="checkbox"/> Business | <input type="checkbox"/> Entertainment | <input type="checkbox"/> Savings |
| <input type="checkbox"/> Charities | <input type="checkbox"/> Food | <input type="checkbox"/> Taxes |
| <input type="checkbox"/> Clothing | <input type="checkbox"/> Home | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> Dependent Care | <input type="checkbox"/> Insurance | <input type="checkbox"/> Other |

2/20/20

Tush Rediger
one thousand three hundred

BAL.
FOR'D

ITEM
AMOUNT

BALANCE

DEPOSIT

FOR'D

1,300

Duplicate is produced using soy-based materials.
Images may appear light.

☐ TAX DEDUCTIBLE ITEM

Memo

Half down for Tuck point

For enhanced security, your account number will not be printed on this copy

NOT NEGOTIABLE

Inc.
0351



Invoice

GOLDEN FINCH BOUTIQUE

Date	Invoice #
2/17/2020	58065

		P.O. Number	Due Date
			2/17/2020
Qty.	Description	Price Each	Total
1	main sign 120"x36" 1/4" thick with satin black flat cut aluminum letters 3/8" thick	2,292.66	2,292.66
1	116"x20" panel for address number and circles above door 1/8" thick with satin black flat cut aluminum letters 3/8" thick	1,236.00	1,236.00
1	Install including building and hanging sign	1,400.00	1,400.00
We Appreciate Your Business--Thank You!		Subtotal	\$4,928.66
<p><small>All charges due on the date stated above. In the event that we must enforce our rights under this Agreement after your failure to pay all charges due within 30 days of our last invoice, you must pay all charges to include collection agency fees, which are typically 3% to 20% of the unpaid balance, reporter's fee for delinquency and all legal expenses we incur in enforcing our rights under this Agreement. Also, in the event that you have not paid all charges due within 30 days of our last invoice, a Finance charge will begin to accrue at the rate of eighteen percent (18%) per annum.</small></p>		Sales Tax (1.5%)	\$299.94
		Gredits	\$-5,228.60
		Balance Due	\$0.00



LOWE'S HOME CENTERS, LLC
201 RIVERSIDE DRIVE
EAST PEORIA, IL 61611 (309) 694-0774

- SALE -

SALES#: S1193JR2 2577917 TRANS#: 77141399 02-19-20

461992 KOH ELLISTON EL CH WH 1.2 189.00
MINIMUM RETAIL PRICE APPLIED TO THIS ITEM

SUBTOTAL: 189.00
TAX: 16.07
INVOICE 15549 TOTAL: 205.07
VISA: 205.07

Plumbing

VISA:XXXXXXXXXX3339 AMOUNT:205.07 AUTHCD:022306

CHIP REFID:119315137322 02/19/20 13:43:44

APL: CAPITAL ONE VISA TUR: 0880008000

AID: A0000000031010 TSI: E800

STORE: 1193 TERMINAL: 15 02/19/20 13:44:08

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: NICK MORRISON

LOWE'S PRICE MATCH GUARANTEE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *

* ¡ENTRE EN EL SORTEO MENSUAL *

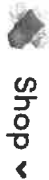
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *

* ENTER BY COMPLETING A SHORT SURVEY *

* WITHIN ONE WEEK AT: www.lowes.com/survey *

* Y O U R I D # 155496 119330 501207 *

*



Find anything interior design...



Find anything interior design...



- Furniture
- Bed & Bath
- Décor & Windows
- Rugs
- Lighting
- Home Office
- Kitchen
- Baby & Kids
- Outdoor
- Storage

My Account / My Orders / Invoice

Invoice #2981173213

Last Updated: February 20, 2020 | 11:13 AM EST


Download CSV

Print PDF

From: Bill To: Order Date: Order Total: Payments: Balance:
Wayfair Charlotte Beck Feb 20, 2020 \$1,003.05 \$0.00 \$1,003.05


Items to be Shipped

Ship To: 17 Fountaindale

Item	Unit Price	Qty	Subtotal	Shipping	Tax	Discount	Total
 <u>Vintage Decor P-Trap</u> LBNF3621	\$77.99	1	\$77.99	\$0.00	\$4.39	(\$7.80)	\$74.58

Shop v

Find anything interior design...

Made To Match Drain Sto...
KBBB3851

Item	Price	Quantity	Subtotal	Tax	Shipping	Total
Made To Match Drain Sto... KBBB3851	\$30.99	1	\$30.99	\$0.00	\$1.74	(\$3.10) \$29.63



Teorema Ceramic 40" Wal...
SBE1213

Teorema Ceramic 40" Wal... SBE1213	\$619.99	1	\$619.99	\$0.00	\$34.87	(\$62.00) \$592.86
---------------------------------------	----------	---	----------	--------	---------	-------------------------------



Concord Adjustable Wall...
LBNF1402

Concord Adjustable Wall... LBNF1402	\$159.99	1	\$159.99	\$0.00	\$9.00	(\$16.00) \$152.99
--	----------	---	----------	--------	--------	-------------------------------



Concord Adjustable Wall...
LBNF1402

Concord Adjustable Wall... LBNF1402	\$159.99	1	\$159.99	\$0.00	\$9.00	(\$16.00) \$152.99
--	----------	---	----------	--------	--------	-------------------------------

Total: \$1,003.05

Payments

Payment Date

Payment Method

Status Details

Amount

Feb 20,
2020Credit Card - AMEX ****2017 | exp.
11/24

Pending

The amount has been authorized, but
the transaction has not been completed
yet.

~~(\$1,003.05)~~

696.80

Plumbing



340 Erie Ave.
Morton, IL 61550
Phone: (309) 263-8355
Fax: (309) 266-7580

Invoice

Invoice Number
42691

Invoice Date
6/22/2020

Customer Number
2221

Job Number
GOLD-0505

aiserElectrical.com

Bill To:

Tim & Charlotte Beck
17 Fountaindale
Washington IL 61571

Job:

Goldenfinch Boutique
Washington, IL
Lighting & Network Upgrades

Attention	Customer W.O.# / P.O. #	Customer Job #	Payment Terms	Due Date
			Net 15	7/7/2020
Description				Price

Material (See Attached List)

1,550.74

30 Hours of Labor

2,550.00

Total Due This Invoice: \$ 4,100.74

Service charge of 1 1/2% per month / 18% per year after 15 days.

KAISER ELECTRICAL CONTRACTORS, INC.

MATERIAL USED LIST

JOB: Goldenfinch Boutique

INVOICE DATE: 6/22/2020

QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
3	EA	PASS:660WG SP 15A120V.GRD:AC:SW.	\$0.70	\$ 2.11
1	EA	PASS:TR2W:WHT:2G:SW:PLATE	\$0.65	\$ 0.65
1	EA	PASS:TR1W:WHT:1G:SW:PLATE	\$0.25	\$ 0.25
1	EA	STL:GTY:GY:1/2:3:1/2D:SW:BOX:W/EARS	\$1.65	\$ 1.65
1	EA	STL:GTY:820:D:HOLD:IT:BOX:SUP:1PR	\$0.39	\$ 0.39
150	EA	MC:CABLE:12/2:AP:STR:ISS:63:77:01	\$0.67	\$ 100.50
2	EA	ARU:4010AST:7AR:SNAP:2:IT	\$1.03	\$ 20.60
1	EA	SOD:002020:SR:20:20A:GB	\$8.31	\$ 8.31
20	EA	B:UB22SHGALV:10:1:5/8:SLOT:CHANNEL	\$62.10	\$ 1242.00
2	EA	B:UB115ZN:90:DEG:ANGLE:PLT:4H	\$2.29	\$ 4.58
6	EA	B:UB224ZN:1/4:PLT:D:SPRING:NUT	\$5.13	\$ 30.78
6	EA	DOT:1/4X3:HEX:CONCRETE:ANCHOR	\$0.90	\$ 5.40
12	EA	DOT:1/4X1/4:WASHER:WASHER	\$1.36	\$ 16.32
60	EA	DOT:1/4X3/8:HEX:WASH:SCR	\$0.12	\$ 7.20
30	EA	MMMT/RJUGPLUS:TAN/RED:CONN:750JUG	\$0.20	\$ 6.00
6	EA	8:TRACK:WHITE	\$0.11	\$ 0.66
3	EA	LG:STEP:LED:TRACK:750L	\$35.92	\$ 107.76
2	EA	LIVE:END:CONT:WT/BK/BN	\$29.38	\$ 58.76
2	EA	6IN:LED:WAFER:CGT:1190LM	\$11.40	\$ 22.80
8	EA	STGHT:CONGT:WT/BK/BN	\$8.18	\$ 65.44
15	EA	LG:STEP:LED:TRACK:750L	\$29.38	\$ 440.70
6	EA	8:TRACK:WHITE	\$35.92	\$ 215.52
3	EA	STGHT:CONGT:WT/BK/BN	\$8.18	\$ 24.54
1	EA	100:2:4:BK:GABUETT:IES	\$2.08	\$ 2.08
1	EA	GABUETT:BASE:UV:100PK	\$15.53	\$ 15.53
2	EA	TROFFER:CGT:810LM	\$30.89	\$ 61.78
120	FT	CAT5E:CMR:RISER:PVC JKT	\$0.11	\$ 13.20
2	EA	CAT5E:CRIMP:END	\$1.41	\$ 2.82
2	EA	STL:GTY:3611:5G:30:3:1/4RD:1/2:NMCBX	\$1.68	\$ 3.36
2	EA	ARU:4010AST:7AR:SNAP:2:IT	\$1.03	\$ 2.06
4	EA	DOT:1/4X3/8:HEX:WASH:SCR	\$0.10	\$ 0.40
6	EA	MMMT/RJUGPLUS:TAN/RED:CONN:750JUG	\$0.11	\$ 0.66
2	EA	CAT5E:CRIMP:END	\$1.41	\$ 2.82
100	FT	CAT5E:CMR:RISER:PVC JKT	\$0.11	\$ 11.00
TOTAL				\$1,650.74



PROPERTY SERVICES

257 Eller Ave. East Peoria, IL 309-229-1105

INVOICE

INVOICE #	DATE
BEC-120	2/5/20

BILL TO

Charlotte Beck
120 N Main St.
Washington, IL 61571

DESCRIPTION	AMOUNT
Remove old electrical outlets and install junction boxes per customer request. Patch (3) holes in North wall drywall.	\$265.00
Paid 2/5/20	-\$265.00
Thank you for your business! BeWill ☺	total: \$ 0.00

If you have any questions about this invoice, feel free to contact us ANYTIME!



From: Wayfair service@wayfair.com
Subject: Thanks for your Wayfair order!
Date: December 10, 2019 at 10:05 AM
To: Charlottebeckart@frontier.com



FREE Shipping Over \$49



Furniture | Decor | Rugs | Lighting | Sale

Thanks for Your Order!

Hi Charlotte,

Details for your order #3061259971 are below. We'll send you tracking information as soon as items from your order ship.

[Manage Orders](#)

Shipment 1 of 2



Ordered

Tue, Dec 10

Ships by

Tue, Dec 10

Expected Delivery

Thu, Dec 12

Deliver via **Ground** [What's this?](#)



Labelle 1-Light Outdoor Barn Light by Beachcrest Home

Qty: 2

Fixture Finish: Copper

Price: \$399.98



Shipment 2 of 2



Ordered

Tue, Dec 10

Ships by

Thu, Dec 12

Expected Delivery

Mon, Dec 16

Deliver via **Ground** What's this?



7 Watt (60 Watt Equivalent) , LED, Dimmable Light Bulb,
Warm White (2700K) E26 Base by Westinghouse Lighting

Qty: 2

Price: \$15.64 - *Not eligible*

Order Details

Shipping to

Charlotte Beck
17 Fountaindale
Washington, IL 61571
United States

Contact information

Charlotte Beck
Charlottebeckart@frontiercom
13122172385

Payment Details

Subtotal:

\$415.62

Billing to

Shipping:

\$0.00

Charlotte Beck
17 Fountaindale

Tax: \$25.98

Total Cost: \$441.60

17700 N. 1st Avenue
Washington, IL 61571
United States
Charlottebeckart@frontier.com
13122172385

Payment Method:

VISA|***3339

\$441.60

- \$399.98 eligible

Pending charges will be settled as items ship. All charges will appear as WAYFAIR.

Frequently Asked Questions

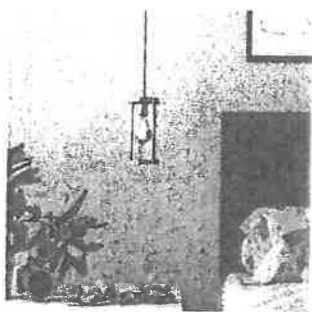
Where's the item I ordered?

Not to worry, we'll let you know as soon as your items ship. For an up-to-date status of your order, you can check My Account at any time.

How do I change my order?

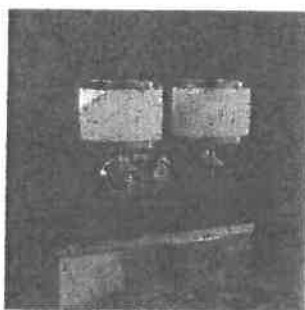
If you need to change or cancel your order, visit My Account. Please note that you will no longer be able to make any changes once your items ship.

You Might Also Need



Jered 1-Light Cylinder
Pendant

[Shop Now »](#)



Turco 2-Light Vanity Light

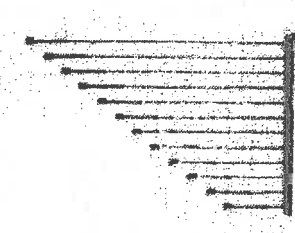
[Shop Now »](#)



Abel 1-Light Semi Flush
Mount

[Shop Now »](#)



PRODUCT	PRICE	QTY	SUBTOTAL
 <p>ICAM-63 Iris Chandelier-Antique Brass</p>	\$456.00	1	<p>\$456.00</p> <p>+50 shipping</p> <p>4</p> <p>\$506.00</p>

*Additional freight charges may apply to shipments to CA, FL, MA, NC, NE, and NY. Freight for AK, HI and Canada will be quoted at the time of shipment. Additional fees may apply for special delivery needs.

**Sales tax will be added to orders shipped to GA, NV, TX, MA, NC, and WA unless a current sales tax certificate is on file with Four Hands.

***We cannot ship to residential addresses. Shipping addresses must be commercial addresses.

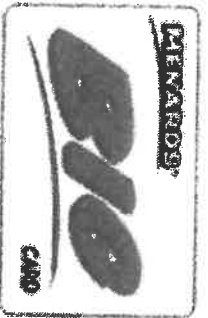
COPYRIGHT © 2020 FOUR HANDS | CALL US – 866.654.9433

Terms of Sale | Privacy Policy

Use your Menards® BIG Card and save BIG!

Earn a 2% rebate on all
Menards® purchases, or take
advantage of financing offers
when you use your BIG CARD.

[Learn More >](#)



Order Summary

Merchandise Subtotal:	\$699.64
Processing Fees:	\$8.40
Sales Tax:	\$60.18
Total	\$768.22

to fix walls we
covered with
board + batten

Order Confirmation Number: 17936569

You Pull - Pick Up at Store

WASHINGTON 1975 FREEDOM PKWY WASHINGTON, IL 61571

Product	Price	Qty.	Total
1 x 3 x 8' Primed MDF Board Menards® SKU: 1036028	\$2.62 each	30	\$78.60

11% Mail-In Rebate: \$8.65
\$69.95 after \$8.65 mail-in rebate

1 x 4 x 8' Primed MDF Board Menards® SKU: 1036052	\$4.69 each	30	\$140.70
--	----------------	----	----------

11% Mail-In Rebate: \$15.48
\$125.22 after \$15.48 mail-in rebate

We Pull - Pick Up at Store

WASHINGTON 1975 FREEDOM PKWY WASHINGTON, IL 61571

Product	Price	Qty.	Total
---------	-------	------	-------

DPI™ 4 x 8 Flat Smooth White Melamine Wall Panel

Menards® SKU: 5071063

\$13.57 16 \$217.12

11% Mail-In Rebate: \$23.88

\$193.24 after \$23.88 mail-in rebate

LIQUID NAILS® Ultra Quik Grip® Construction Adhesive 10 oz

Menards® SKU: 5209858

\$4.19 10 \$41.90

11% Mail-In Rebate: \$4.61

\$37.29 after \$4.61 mail-in rebate

Craftsman® V20 20-Volt Lithium-Ion Cordless 18-Gauge Finish Nailer Kit

Menards® SKU: 2410105

\$189.99 1 \$189.99
\$199.00
SAVE
\$9.01

No Extended Protection Plan Selected

Craftsman® V20 20-Volt Lithium-Ion Cordless 18-Gauge Finish Nailer Kit

11% Mail-In Rebate: \$20.90

\$169.09 after \$20.90 mail-in rebate

**Grip Fast® 2" 18-Gauge Electro-Galvanized
Smooth Shank Flat Head Brad Nail - 1,000 Count**
Menards® SKU: 2088009

\$4.59 3 \$13.77

**11% Mail-In Rebate: \$1.51
\$12.26 after \$1.51 mail-in rebate**

**Grip Fast® 1-1/8" 18-Gauge Electro-Galvanized
Smooth Shank Flat Head Brad Nail - 1,000 Count**
Menards® SKU: 2088005

\$4.19 3 \$12.57

**11% Mail-In Rebate: \$1.38
\$11.19 after \$1.38 mail-in rebate**

Red Devil® Drip Free™ Skeleton Caulk Gun
Menards® SKU: 5619752

\$4.99 1 \$4.99

**11% Mail-In Rebate: \$0.55
\$4.44 after \$0.55 mail-in rebate**

ALL ESTIMATES ARE GOOD FOR 30 DAYS FROM DATE LISTED ABOVE, AND INCLUDE MATERIALS & LABOR.

G&K LAWRENCE PAINTING
2213 WASHINGTON RD.
WASHINGTON, IL
OFFICE: 309.717.9528
CELL: 309.678.1726
E-MAIL: jerm1676@gmail.com

ESTIMATE INVOICE

JOB: Store

DATE: 2-14-20

PREPARED FOR:

NAME Charlotte Beck

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE 312-217-2385 E-MAIL _____

[illegible]

TOTAL COST	\$7100.00
------------	-----------

PAYMENT	\$6,000.00
---------	------------

BALANCE	\$1.00 00
---------	-----------

WE APPRECIATE THE OPPORTUNITY TO EARN YOUR BUSINESS.

ALL ESTIMATES ARE GOOD FOR 30 DAYS FROM DATE LISTED ABOVE, AND INCLUDE MATERIALS & LABOR.

Image 1

TIMOTHY BECK
DBA FREEDOM INK TATTOO
17 EIGHTH AVE
WASHINGTON, IL 61571

2764

DATE

DATE 6/14/20

PAY TO THE
ORDER OF

J + K Lawrence

One thousand one hundred

\$ 1,100.00

BUSEY BANK

FOR Finished part bill

DOLLARS 11

View back

TIMOTHY BECK
DBA FREEDOM INK TATTOO
17 FOUNTAINDALE
WASHINGTON, N.J. 07071

2741

DATE

2/14/20

10/25/17

PAY TO THE
ORDER OF

G. K. Lawrence Painting
Three thousand no/100 \$ 3000.00

DOLLARS 0 00

BuseybANK
buseyb.com

FOR Painting Job for 120 N. Main St.

View back

TIMOTHY BECK
DBA FREEDOM INK TATTOO
17 FOUNTAINDALE
WASHINGTON, IL 61571

2655

PAY TO THE
ORDER OF

DATE

2/4/20

G+K Lawrence Painting LLC \$3,000.00

Three thousand no/100

DOLLARS

BusbyBANK

FOR DEPOSIT ON PAINT WORK @ Goldenbuck

view back



LOWE'S HOME CENTERS, LLC
5001 NORTH BIG HOLLOW RD
PEORIA, IL 61615 (309) 692-1900

PICK UP INFORMATION
TO OBTAIN STOCK MERCHANDISE DESIGNATED AS
[PICK UP LATER] ON THIS RECEIPT, YOU MUST
COME TO THE CUSTOMER SERVICE DESK.

- SALE -

SALES#: S0167JB1 2055842 TRANS#: 47304496 02-21-20

1352900 CARRARA PARQUET POL MRBL	419.40
90 @ 13.98	
1352900 CARRARA PARQUET POL MRBL	1,258.20
90 @ 13.98	
[PICK UP LATER - LOWES # 167 on 02/27/2020]	
1024921 UC PLUS FA 10LB COBBLESTO	17.98
12955 CERAMIC TILE THINSET GRAY	29.96
2 @ 14.98	

SUBTOTAL:	1,725.54
TAX:	155.30
INVOICE 49690 TOTAL:	1,880.84
VISA:	1,880.84

VISA:XXXXXXXXXX3339 AMOUNT:1,880.84 AUTHCD:004396
CHIP REFID:016749001841 02/21/20 11:01:08
CUSTOMER CODE: 0000000
APL: CAPITAL ONE VISA TUR: 0080008000
AID: A0000000031010 TSI: E800

STORE: 0167 TERMINAL: 49 02/21/20 11:02:20
OF ITEMS PURCHASED: 123
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: SAMANTHA ROSA

LOWE'S PRICE MATCH GUARANTEE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

CUSTOMER'S ORDER NO. 257611
 DEPARTMENT Ike Hatcher DATE FEB 21 2002
 NAME Charlotte Beck
 ADDRESS 102 N Main
 CITY, STATE, ZIP Washington

SOLD BY CASH CHARGE C.O.D. MDSE. RETD. PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1			
2	920 SE @ \$4.00		\$3680.00
3	2/Car's Awt. Satin		
4	Patch work		\$800.00
5			
6	Mail setting		\$300.00
7			
8			
9			
10			
11	Fault 10% off - 472.00		
12			
13			
14			
15	Money down - 2151.00		
16			
17	20' full		
18	check		
RECEIVED BY			

RECEIVED BY Flooring
 KEEP THIS SLIP FOR REFERENCE
 A-8905 T-40320/40350 07-11