



## 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 – Sentimental Journey, 123 Washington Square

**Explanation:** October 5: This has been updated to reflect an increase in scope to also replace the air conditioning unit. That increases the total project cost to \$21,592.51 and the not-to-exceed subsidy to \$8,637.

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 and the back door. 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 and cooling 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 \$21,592.51.

**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 \$8,637 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 unanimously recommended approval of this project at its meeting on September 21.

**Action Requested:** Approval of the attached ordinance and redevelopment agreement with SKL Limited Partnership. 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 SKL Limited Partnership for the redevelopment of 123 Washington Square).

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO  
AN AGREEMENT FOR PRIVATE DEVELOPMENT WITH SKL LIMITED  
PARTNERSHIP 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 SKL Limited Partnership 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  
SKL LIMITED PARTNERSHIP**

**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 **SKL LIMITED PARTNERSHIP** (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 123 Washington Square, 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 24 T26N R3W ORIGINAL TOWN 20’ OF LOT 8 & W 5’ OF LOT 9 NW ¼; all situated in the City of Washington, Tazewell County, Illinois.

PIN: 02-02-24-100-017

Commonly known as: 123 Washington Square 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 123 Washington Square, Washington, Illinois. Developer will make renovations to the interior and exterior of the structure for 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)     Refinish original stage floor;
  - (b)     Install a new HVAC system; and
  - (c)     Paint/stain loft, update restroom.
- (2)     Exterior:
  - (a)     Replace lower roof, chimney cap, and back door.

The estimated total cost of the above-listed items for the interior and exterior renovation is Twenty-One Thousand Five Hundred Ninety-Two Dollars and Fifty-One Cents (\$21,592.51). 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 February 28, 2021.

**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 Eight Thousand Six Hundred Thirty-Seven Dollars (\$8,637.00), 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**

**SKL LIMITED PARTNERSHIP**

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

\_\_\_\_\_  
Kris Hasten, Partner

ATTEST:

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

**CITY**

**DEVELOPER**



ELIGIBLE EXPENSES	BASE		HISTORIC		HISTORIC REHAB./SCOPE BONUS AMT.	TOTAL SUBSIDY %	TOTAL SUBSIDY AMT.
	ESTIMATE	SUBSIDY %	SUBSIDY AMT.	REHAB./SCOPE BONUS %			
Exterior Work							
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
Interior Work							
Refinish original stage floor	\$ 540.00	20%	\$ 108.00	20%	\$ 108.00	40%	\$ 216.00
Replace HVAC system	\$ 10,930.51	20%	\$ 2,186.10	20%	\$ 2,186.10	40%	\$ 4,372.20
Paint/stain loft, update restroom	\$ 3,845.00	20%	\$ 769.00	20%	\$ 769.00	40%	\$ 1,538.00
SUBTOTAL	\$ 15,315.51	20%	\$ 3,063.10	20%	\$ 3,063.10	40%	\$ 6,126.20
TOTALS	\$ 21,592.51	20%	\$ 4,318.50	20%	\$ 4,318.50	40%	\$ 8,637.00 (NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment

Year 1 \$8,637.00

**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 39<sup>th</sup> 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](mailto:joliphant@ci.washington.il.us).

Applicant name: Kris Haster (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 Haster  
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

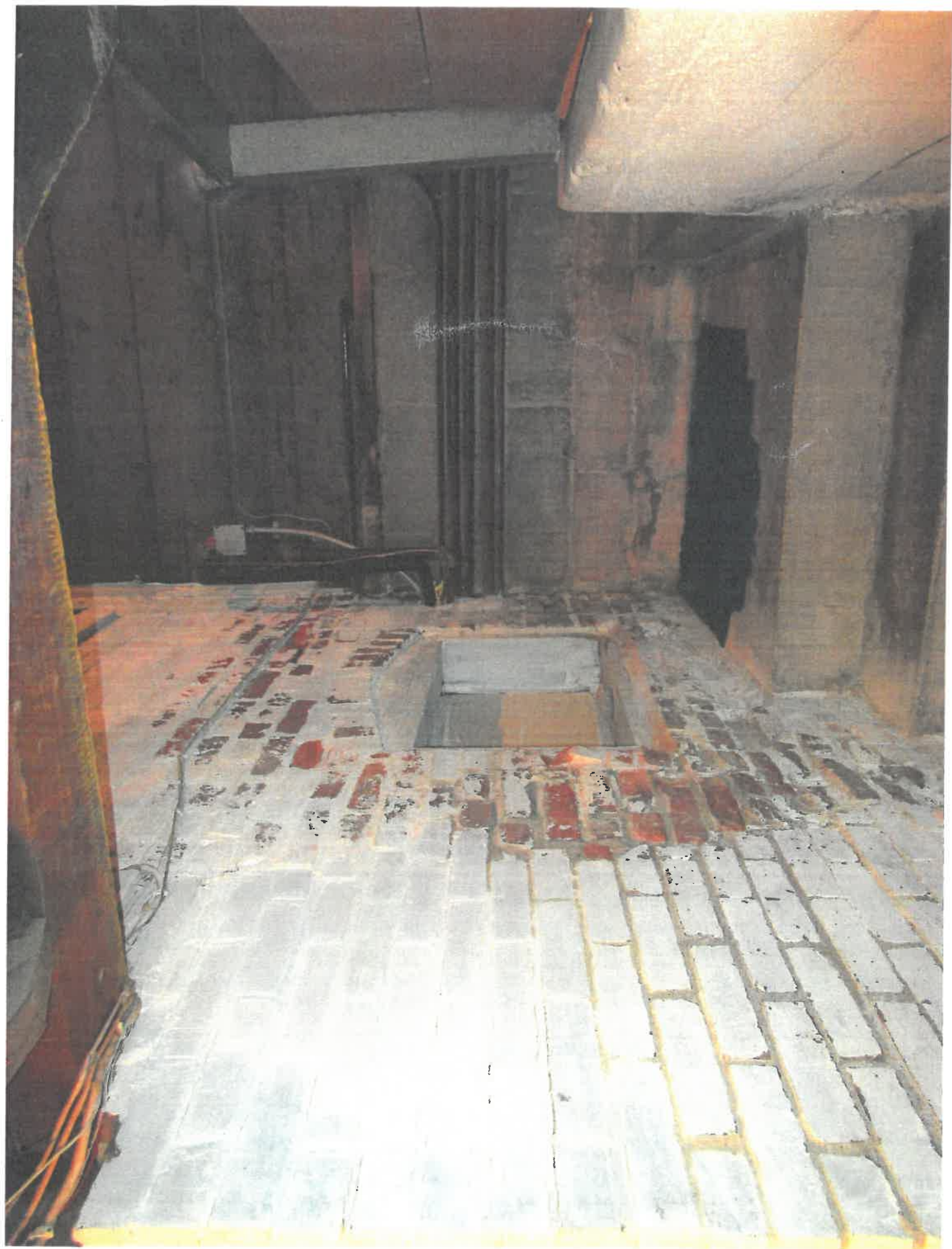
Mobile: 309-253-3554

**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: \$1,077.00

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

1. Roof to be repaired prior to applying aluminum coating.
2. Apply Karnak #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  
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!		<b>TOTAL ESTIMATE \$</b>	<b>\$540.00</b>

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 and new central air conditioner for the store

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

BRYANT 915SB66140E24 95% AFUE, 1-stage, ECM blower motor, 140,000 Btu gas furnace  
BRYANT 113ANA060 13 SEER, 1-stage, R-410a refrigerant, 5 ton air conditioner  
BRYANT CNPVP6024ALA with TXV, R-410a refrigerant, 5 ton evaporator coil  
Honeywell T4 standard programmable thermostat  
Rework old existing furnace gas piping and bring it up to code  
Add 2 registers to exiting 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 equipment from the premises  
Labor (prevailing wage included)

Job Cost: \$ 10,580.51

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*)
- ☐ Ecobee 5 smart thermostat with Wi-Fi access and wireless room sensor: \$500.00

**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 & Payne 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: 4/3/20**

**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.