



City Council Meeting Minutes
Monday, November 15, 2021 at 6:30 p.m.
In the library at Five Points, 360 N. Wilmore Road, Washington, Illinois

Call to Order Mayor Manier called the regular meeting of Monday, November 15, 2021 to order at 6:30 p.m. with a quorum present.

Roll Call Present and answering roll call were Alderpersons Adams, Blundy, Boyles, Brownfield, Butler, Dingledine, Stevens and Yoder.

Also Present City Engineer Dennis Carr, Planning and Zoning Director Jon Oliphant, Utilities Superintendent Brian Rittenhouse, Finance Director Joanie Baxter, City Clerk Valeri Brod, City Treasurer Abbey Strubhar, and City Attorney Derek Schryer

Pledge of Allegiance All present stood for the Pledge of Allegiance.

Audience Comments Leri Slonnegar shared that she is from Washington. She shared a brief history about her family in the area, a brief history of the buildings near the Square and asked Council to save some of the original buildings when considering a new development.

Agenda Deletions or Additions The agenda was reviewed and stood as presented.

Consent Agenda Mayor Manier presented the Consent Agenda for approval of the following items:

- A. Approve minutes of November 1, 2021 Regular City Council Meeting and November 8, 2021 Special City Council Meeting
- B. Approve Bills and Payroll
- C. Approve Write-off of Uncollectible Accounts
- D. Approve Holland Private Utility Pay Request #2
- E. Acceptance of Other Post-Employment Benefits (OPEB) Program – Valuation for Fiscal Year Ending April 30, 2021

Aldersperson Brownfield moved and Aldersperson Butler seconded.

Aldersperson Stevens asked that the minutes of the November 8, 2021 Special City Council Meeting be changed from “...she receive” to “...we receive”.

Motion carried by roll call vote:

Ayes: 8 Adams, Blundy, Brownfield, Boyles, Butler, Dingledine, Stevens, Yoder

Nays: 0

Announcements and Proclamations Mayor Manier read aloud the Small Business Saturday Proclamation. It is attached.

Aldersperson Stevens moved and Aldersperson Adams seconded.

Motion carried by roll call vote:

Ayes: 8 Adams, Blundy, Brownfield, Boyles, Butler, Dingledine, Stevens, Yoder

Nays: 0

Nathan Watson with CL Real Estate Development provided a presentation regarding the potential development on the Southeast side of the square. He shared that they are a family-owned business with 150+ years of manufacturing experience. They are owned by Inga and Peter Limberger who invest in local communities. Their primary business is in LaSalle, Illinois and they employ over 200 people. Their businesses include aviation, flight schools, charter businesses, agriculture, hospitality through restaurants, and manufacturing in a state of art woodworking plant. They focus on small midwestern towns and prefer the historic buildings. Mr. Watson shared that they prefer the high quality in small town life and noted that most small towns are declining. Mr. Watson provided a slide show. The supporting packet is attached to these minutes. Mr. Watson went on to share that they see an opportunity for a brew pub to develop on the Southeast corner of Washington Square and they would like to develop other buildings nearby and include a rooftop beer garden to view the historic square. He noted that the current buildings on this corner are one-story but feels this corner really deserves a multi-story building to fit with the others. He stated that they will demolish the building on corner and build all new buildings. He noted that these buildings also have enough room for space in the back for kitchens and storage. They will use Aria Group Architects, Inc., out of Oakbrook, Illinois who he feels are talented restaurant designers. They have chosen to make the Gristmill as their inspiration because this was brought and used by William Holland. They would include a commercial brewery and highlight their craft beer Tangled Roots. He noted there is additional space on the alley-side of second floor for crowded nights or private events and the third floor would have more open space with a small catering kitchen with outdoor seating when weather allows. Mr. Watson shared that they are still working on the exterior design and they want it to fit the history of the area but still be a new design of today. They plan for it to be primarily masonry to match other buildings of the square. He shared preliminary costs including land acquisition, hard costs, soft costs and construction costs. He stated an estimate of \$5.4 million for total project costs. Mr. Watson stated that they want this to be worth preserving for 100 years from now. He went on to share details about other projects they have done or are in process including a \$13 million project in a boutique hotel, a project in LaSalle in a historic building, another Tangled Roots brew pub with lofts above and a coffee shop on the corner. He also shared information about Lock and Mule in Lockport which is also in a downtown historic building with a projection of about \$4 million in sales per year. He noted that since they started the LaSalle project, other local stores are renovating or moving in to that area and they hope they are the catalyst for other development in Washington. Mr. Watson briefly shared information about a project under consideration in Grand Haven, Michigan to rehabilitate an old diesel power plant. They are request the City participation of 20%.

Mayor Manier asked Alderperson Butler to share comments from the Finance and Personnel meeting. Alderperson Butler shared that the Committee and Council received a memo with a few details from staff. He shared that they had briefly discussed the return on investment but didn't talk about the intangibles. They had noted the value that a project like this might bring to Washington. Alderperson Brownfield explained that the Square is already a destination and this would bring more visitors to our square. Mr. Oliphant stated that staff is excited about this and has identified four different possible funding sources; \$600,000 could come from the TIF fund, \$70,000 could come from the Water Connection Fund to upgrade the water system for the buildings, \$50,000 could come from the Sewer Fund to upgrade the sewer and \$380,000 from the local CURE Program. He noted the positive impact on property tax, sales tax revenue, water fund revenue and the possible spinoff of future developments. Alderperson Butler stated that being asked for only 20% is a good opportunity because most developments ask for more. He also noted the opportunity to raise funds into the TIF fund and help other businesses in the City. Alderperson Brownfield complimented staff in identifying where funds could come sourced. Alderperson Adams agreed that this is a great opportunity and stated this is the most exciting thing he has seen in a while. Alderperson Blundy asked about the financials and Mayor Manier said this is the start of bringing those

numbers together. Alderperson Boyles agreed this is a great opportunity for Washington. Alderperson Dingledine shared that he is excited about the idea. Jeff and Kelly Pohl shared that they have owned the prospective property for a while and upgraded it to house the flower shop. Kelly stated that she had always wanted a rooftop space on that property and now they can continue to own a share of the property and be a partial landlord to the brewery. They estimated that they will employ 35-50 people and generate about \$4 million in revenue. Jeff said he thinks Washington is already a destination, but people leave to go get something to eat and they would like people to come and stay.

Mayor Manier estimated the timeframe to be about 12-15 months for construction after finance closing and they could start in early 2022 with possible a 2023 opening. Mayor Manier said they are not worried about parking but noted that when people walk to the new location, they walk past the shops.

Mr. Watson shared that they are continuing to finalize the design and that it might take a couple more months.

Finance & Personnel Committee

Chairman Butler shared that there are no items to bring forward from the Finance & Personnel Committee.

Public Safety Committee

Chairman Brian Adams Public Safety Committee, shared that there are no items to bring forward at this time and introduced Chief McCoy who stated they have a few things going on and they are working hard.

Public Works Committee

Chairman Mike Brownfield, Public Works Committee, shared that there are no items to bring forward at this time. He invited staff to provide the following updates:

Mr. Schone said the rain and cold weather has forced workers to move to internal projects. Alderperson Stevens asked for details about the pond back-up, caused by a beaver. Mr. Schone explained that the dam that blocked waterflow was removed and the beaver came back. He shared that they have an experienced trapper who will help to trap it. A brief conversation took place about accessing the property.

Mr. Carr shared that they are paving Hilldale and then they will do sidewalk work and possible sod. He also shared that Lawndale and Holland both had sod done that had to be redone by contractor. He also shared that the North Street culvert will be starting finishing work soon.

Mayor

None provided.

Adopt Resolution:
*Authorizing Employment
Contract of James
Snider, City
Administrator*

Mayor Manier provided the following resolution, by title and brief synopsis: A resolution authorizing the execution of an employment agreement between the City of Washington and James Snider.

Alderperson Dingledine moved and Alderperson Stevens seconded.

Motion carried by roll call vote:

Ayes: 8 Adams, Blundy, Boyles, Brownfield, Butler, Dingledine, Stevens, Yoder

Nays: 0

Adopt Resolution:
*Making Determination
Pursuant to Truth-In-
Taxation Act for 2021
Property Tax Levy*

Mayor Manier provided the following resolution, by title and brief synopsis: A resolution determining the tentative 2021 property tax levy and sets a public hearing as required by the Truth-In-Taxation regulations.

Alderperson Brownfield moved and Alderperson Butler seconded.

Motion carried by roll call vote:

Ayes: 8 Adams, Blundy, Boyles, Brownfield, Butler, Dingledine, Stevens, Yoder

Nays: 0

Adopt Resolution: 223 Farm Lease First Amendment	<p>Mayor Manier provided the following resolution, by title and brief synopsis: A resolution approving and authorize the First Amendment to Cash Rent Farm Lease with Aaron Vercler for the property commonly known as W223.</p> <p>Aldersperson Adams moved and Aldersperson Brownfield seconded.</p> <p><u>Motion carried by roll call vote:</u> <u>Ayes: 8</u> Adams, Blundy, Boyles, Brownfield, Butler, Dingleline, Stevens, Yoder <u>Nays: 0</u></p>
2nd Reading Ordinance: <i>TIF Funding Request - Sentimental Journey, 123 Washington Square</i>	<p>Mayor Manier provided the first reading of the following ordinance, by title and brief synopsis: The following ordinance would authorize 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.</p> <p>Aldersperson Adams moved and Aldersperson Stevens seconded.</p> <p><u>Motion carried by roll call vote:</u> <u>Ayes: 8</u> Adams, Blundy, Boyles, Brownfield, Butler, Dingleline, Stevens, Yoder <u>Nays: 0</u></p>
1st Reading Ordinance: <i>TIF Funding Request - Jake Webber, Country Financial, 105 Washington Square</i>	<p>Mayor Manier provided the first reading of the following ordinance, by title and brief synopsis: The following ordinance would authorize the Mayor and City Clerk to enter into an agreement for private development with Jake Webber for the Redevelopment of a portion of the Downtown Tax Increment Redevelopment Project Area.</p>
Aldersperson's Comments	<p>None</p>
Executive Session	<p>At 7:35 Aldersperson Dingleline moved and Aldersperson Adams seconded to move into Executive Session for the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired. 5 ILCS 120/2(c)(5).</p>
Adjournment	<p>At 7:51 p.m. Aldersperson Stevens moved and Aldersperson Brownfield seconded to move.</p> <p><u>Motion carried unanimously by voice vote.</u></p>

Valeri Brod, City Clerk



City of Washington, Illinois Proclamation

Whereas, the government of the CITY OF WASHINGTON, ILLINOIS, celebrates our local small businesses and the contributions they make to our local economy and community; and

Whereas, according to the United States Small Business Administration, there are 31.7 million small businesses in the United States, they represent 99.7% of firms with paid employees, and they are responsible for 65.1% of net new jobs created from 2000 to 2019; and

Whereas, small businesses employ 47.1% of the employees in the private sector in the United States, 88% of U.S. consumers feel a personal commitment to support small businesses in the wake of the pandemic, and 92% of small business owners have pivoted the way they do business to stay open during the pandemic; and

Whereas, 97% of Small Business Saturday® shoppers recognize the impact they can make by shopping small, 85% of them also encouraged friends and family to do so, too; and

Whereas, 56% of shoppers reported they shopped online with a small business on Small Business Saturday in 2020; and more than 50% of consumers who reported shopping small endorsed a local business on social media or shopped at a local business because of a social media recommendation; and

Whereas, the CITY OF WASHINGTON, ILLINOIS, supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

Whereas, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

Now, Therefore, I, MAYOR GARY MANIER, Mayor of the CITY OF WASHINGTON, ILLINOIS do hereby proclaim, November 27, 2021, as:

Small Business Saturday

and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

PROCLAIMED this 15th day of November, 2021.


Gary W. Manier, Mayor

ATTEST: 
Valeri L. Brod, City Clerk

PROPOSAL FOR THE REDEVELOPMENT OF THE PROPERTIES AT 140 WASHINGTON SQUARE

November 8, 2021

1. Respondent: CL Real Estate Development, LLC
2. Address: 241 Marquette Street, LaSalle, IL 61301
3. Phone: 815.503.3227
4. Tax ID #: 45-2968553 – CL Real Estate, LLC
5. Point of Contact: Nathan Watson, *President*
CL Real Estate Development, LLC
241 Marquette Street
LaSalle, IL 61301
Email: Nathan.Watson@CL-Enterprises.com



TABLE OF CONTENTS

Letter of Interest

SECTION I | Proposal, Project Scope and Vision

SECTION II | Proposed Improvement and Investments

SECTION III | Development Experience

SECTION IV | Personnel/Professional Qualifications

SECTION V | References

City of Washington, Illinois
ATTN: Mr. Gary W. Manier, Mayor
Members of the City Council
301 Walnut Street
Washington, IL 61571

Dear Mayor,

We are pleased to present to the City of Washington a proposal for the development of a new restaurant and craft brewery on a prominent corner of the historic Washington Square in your City. The development proposal is for the properties at 140 Washington Square and other lots of record currently owned by Jeff and Kelly Pohl, who join CLRED as partners in a new entity and venture established for this project. CLRED is located in LaSalle, Illinois, heart of the Starved Rock Country in Central Illinois, with a smaller regional office in Hillsdale, Michigan. Our mission is "*Big Ideas, Small Towns*". Our focus is transformative development opportunities that not only deliver financial returns, but also act as catalysts for the regeneration of small-town communities throughout the Midwest. To that end, our goal is to develop, own, and operate the most forward-thinking, sustainable, and architecturally excellent developments in our target markets. We accomplish this by creating big ideas and executing them with ambition and flair. We combine proven real estate approaches with innovative design ideas, demographic focus, and lifestyle trends. CL Real Estate's expertise lies in the development of commercial real estate, including hospitality, retail, and residential.

The corner site for this new development is currently occupied by a one-story, formerly bland building, lovingly renovated and repositioned by the Pohl's in the not-too-distant past. Smaller, supporting buildings connect to the property but face the alley and rear public parking area. Traditionally, buildings on the square were two- and three-story structures, given the importance of the place in commerce and public life. Unfortunately, several corner buildings on the Square have been demolished and left empty or replaced by one-story structures. One of the objectives for the new development is to return the proper scale to this southeast corner building by building a two-story structure, with roof top amenities.

CL Real Estate has the experience to redevelop this site. Through area research, site visits, discussions with the City of Washington, community leaders, we see the immediate impact of this development. This parcel sits on a prominent street within the center of downtown Washington and will reestablish the prominence of the corner to the Square. With our sister company, Tangled Roots Brewing Company, we see the need for additional, high-quality food and beverage venues on the Square and in Washington. Tangled Roots Brewing will be the building's sole tenant, operating a craft brewery and restaurant, with a menu tailored to Washington. Tangled Roots operates three other craft brewery/restaurants, in Ottawa, Lockport, and Glenview. Currently, Tangled Roots has two additional venues under construction in LaSalle and DeKalb.

Initially, we considered renovating the existing building and adding a story above. However, the cost to remove the roof structure, build a new foundation and structure, and reclad the existing building is likely more than a new purpose-built structure that will better fit the historic context.

CL Real Estate will develop a project that respects the beauty and history of downtown Washington and historic Washington Square while creating an exciting, highly active block that allows the community and visitors to enjoy the area and increase economic activity.

Yours,

A handwritten signature in blue ink, appearing to read "Nathan Watson". The signature is fluid and cursive, with the first name "Nathan" being more prominent than the last name "Watson".

Nathan Watson, *President*, CL Real Estate Development, LLC

cc. Peter Limberger

I. Project Scope and Vision

Proposed Redevelopment:

The project consists of the corner parcels at Washington Square and Walnut Street, with approximately 3,600 SF of land and a similarly sized parcel behind the buildings along the southern alley-way. The existing buildings and land parcels will be acquired by a new development joint venture entity to be owned by CL Real Estate Group, and Jeffery and Kelly Pohl, the current property owners. The buildings will be demolished to make way for a new two-level restaurant and brewpub, with private dining spaces and outdoor, rooftop beer garden and balconies overlooking historic Washington Square. The completely new facility will be leased to Tangled Roots Brewing Company, an Ottawa, Illinois-based commercial craft brewery and restaurant operations, which currently has operating restaurants and/or breweries in Glenview, Lockport, Ottawa, with two more in construction in DeKalb and LaSalle. Expansion into Washington, Illinois is consistent with TRBC's mission of expanding and building market share through loyal local followings in Illinois towns outside of Chicago. The facility area total is just under 10,000 Square Feet, excluding outdoor, rooftop beer garden and event space.

Architectural Approach and Character: Historic Washington Square is characterized by late nineteenth century and early twentieth century period architecture, with two and story, largely masonry buildings with decorative wood and stone window headers and building cornices. Lower levels are most often commercial storefronts with large, glazed openings and ornamental wood and steel columns. Several buildings and storefronts have been replaced with less contextual building elements, but the overall original character remains dominant. With the new construction at 140 Washington Square, we propose a building that fits the scale and character of the historic small-town architecture, without mimicking or attempting to recreate a historic reproduction. Our approach is to build high quality, long-lasting, creative, but contextual designs that relate to the history of the area and the immediate context. Additional information on the concept for the Tangled Roots Brewing Company's brewpub and events venue, entitled The Grist Mill, is attached.

II. Proposed Development Costs, Investments, and Schedule of Improvements

Total Development Costs: The estimated project cost of \$5,583,000 equals approximately \$583.00 per square foot. This cost estimate includes acquisition of \$750,000, construction cost and contingency just over \$3 Million, soft costs of approximately \$750,000 and Furniture, Fixtures, and Equipment of approximately \$1.0 Million.

Private Investment: CLRED and the Pohl's, through a new investment partnership, will invest \$4,483,000 in equity and borrowing to fund the project. CLRED has secured a Letter of Interest from a local community bank for the required project debt. The debt would be secured by the project real estate and the full guarantee of the CLRED principals.

City of Washington Economic Development Incentives: We are requesting financial support of \$1.1 Million from the City of Washington to assist us in bringing the project to reality. This support from the City will enable us to begin and complete the project. The ideal timing of the funding would be \$150,000 in the first quarter of the project, during pre-development, design, and construction documents and the remainder at closing of the total project financing, estimated to be in early 2022.

A. Improvements:

- i. **Ground Floor Restaurant/Brewery/Kitchen/Support Space:** The first floor will showcase the brewery, where local brews unique to Washington will be crafted and sold only in Washington. Dining space and a focal-design bar will occupy the remainder of the first floor public space. Areas along the alley way will accommodate the kitchen, brewery back-of-house operations, and storage.
- ii. **The Second Floor:** The upper floor will include a versatile dining/events venue for additional restaurant dining and/or special private events for 150 people in banquet seating, with smaller private dining room options. Supporting catering kitchen and additional restroom facilities comprise the remainder of the space.
- iii. **The Third Floor Beer Garden Events Space:** The third floor, accessed by stairs and elevator, will be the most unique dining and events venue in the region, with its own bar, dining and events area. This space will provide a pride-of-place locale for the residents and businesses of Washington and a destination for surrounding community residents and destination events. With views of the treetops of Washington and the historic Washington Square, the roof top beer garden and events venue will become a central and favorite gathering option.

B. Schedule

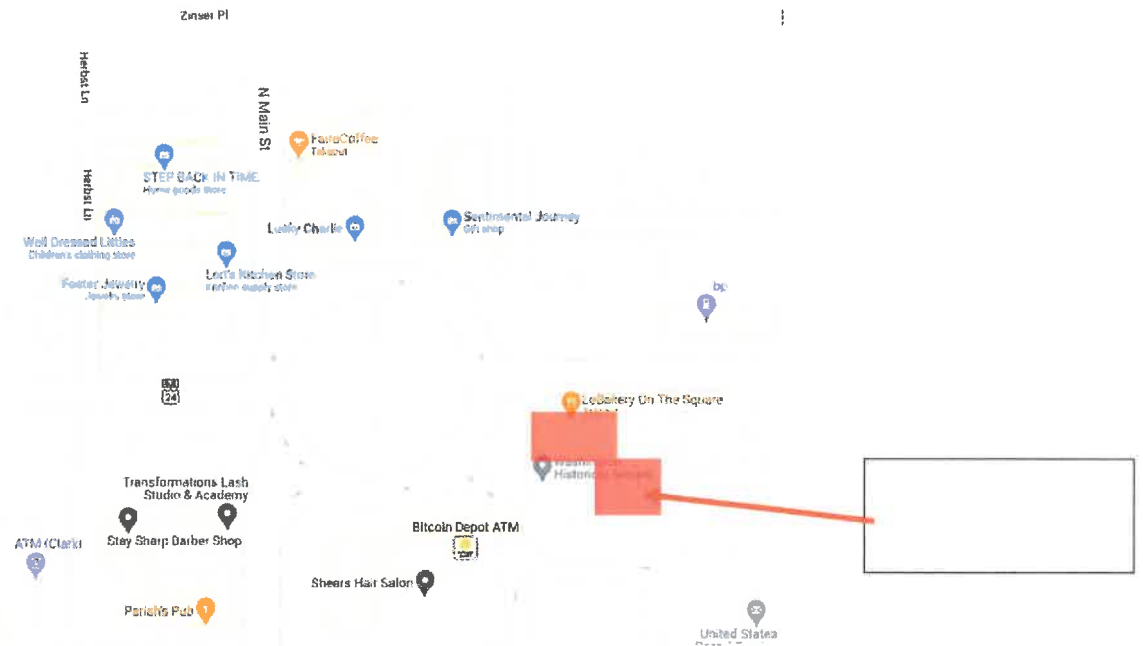
- Financing and City Financial Commitments secured in Q4 2021.
- Design Development completed in Q4 2021.
- Construction Documents and GMP Contract completed in Q2 2022.
- Construction Start in Q3 2022.
- Construction Completion and Property/Operations Opening in Q3 2023.

C. Project Team

- Owner: CL Washington Square, LLC, members CL Real Estate, LLC and Pohls LLC
- Developer: CLRED, LaSalle, Illinois
- Tenant: Tangled Roots Brewing Company
- Architect/Interior Designer: Aria Design Group, Oak Park, IL

D. Site Photos and Aerial Property View





Preliminary Concept Inspirations





III. Development Experience

A. Completed CL Real Estate Development Projects:



Lone Buffalo Brewpub and Fine Dining Restaurant

Ottawa, IL

Owner: Tangled Roots Brewing Company, a CL Enterprises' company

Contractor: Wight & Co., Chicago, IL

Architect: Basalay Cary Alsadt Architects, Ottawa, IL

Interior Design: Studio K, Chicago, IL

Type of Project: Adaptive Reuse of Historic Buildings/Complete Renovation

Size: Two-Story

Budget: \$6.0 Million

Date of Completion: March 2016

Contact: Dave Noble, City of Ottawa, Economic Development Director

<https://tangledrootsbrewingco.com/the-lone-buffalo/>



LOCK & MULE

BY TANGLED ROOTS BREWING COMPANY

The Lock and Mule – Tangled Roots Brewing Company
Lockport, IL



Owner: CL Real Estate, LLC

Architect: Gary W. Anderson Architects, Rockford, IL

Type of Project: Adaptive Reuse and Renovation of existing 1920's garage into new wood fire grill restaurant/brewpub for Tangled Roots with private dining and outdoor patio

Interior Designer: Looney & Associates, Chicago, IL

Structural Engineer: Hutter Trankina Engineers, Wayne, IL

Size: 6,920 SQFT

Budget: \$2.9 Million

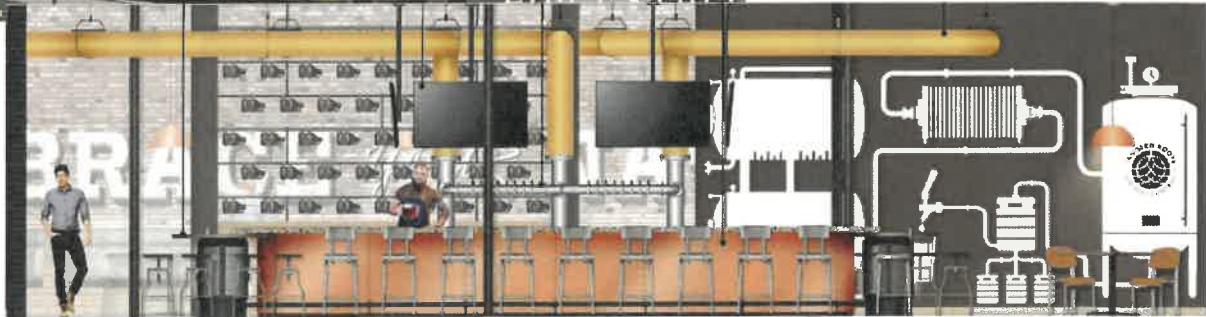
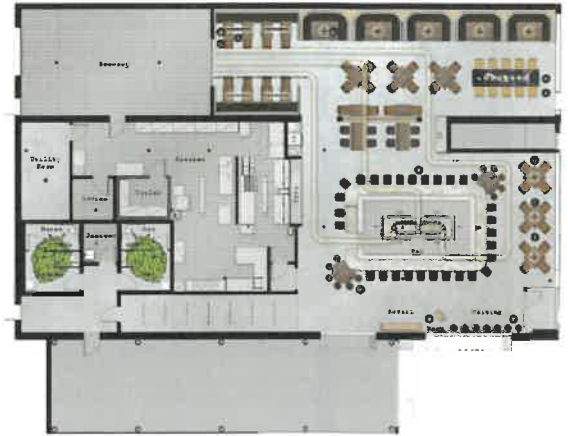
Date of Completion: Opened: Jan 2021 Groundbreaking: Jan. 2020

Contact: Steve Streit, Mayor and Ben Benson, Economic Development Director, City of

Lockport: <https://tangledrootsbrewingco.com/>



B. Current CL Real Estate Development Projects:



LaSalle Residential Lofts and The Rocket Restaurant

LaSalle, IL



Owner: CL Real Estate, LLC

Architect: studio K Architects, Princeton, IL

Type of Project: Renovation of two-story late 19th century commercial building and addition on vacant corner lot; 1st Floor Retail (Restaurant and a Coffee Shop) and 6 Urban Lofts on upper floor

Size: 15,000 SF

Budget: \$1.4 Million

Date of Completion: Groundbreaking – February 2020; Currently Under Construction

Contact: Leah Inman, City of LaSalle Economic Development Director



Keefer House Hotel, Fine Dining Restaurant, and Retail: Hillsdale, MI

Owner: Keefer House Hotel, LLC

Architect: Gary W. Anderson Architects, Rockford, IL

Contractor: Lakewood Construction, Holland, MI

Interior Design: Looney & Associates, Chicago, IL

Hotel Consultant: Hotel Investment Services, Troy, Michigan

Type of Project: Extensive renovation of historic 1885 upscale hotel, currently vacant. 34 Room Boutique Hotel, Fine Dining, Upscale Bar, Events Space, Retail Spaces

Event Space: CLRE will operate a city owned historic theater as a public/private event space up the block from the hotel

Size: 34,395 SF

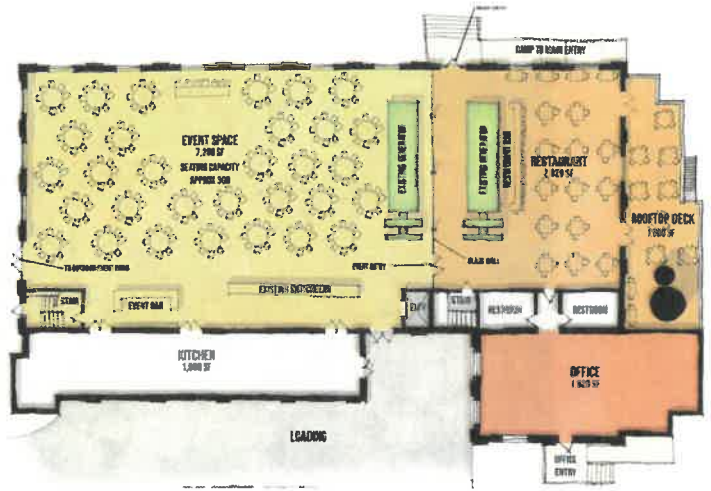
Budget: \$13 Million

Date of Completion: Winter 2022, Groundbreaking August 2021, Currently Under Construction

Contact: Brant Cohen, Development Associate, CL Real Estate Development, LLC



Mary Wolfram, City of Hillsdale TIFA Board Member



Grand Haven Diesel Power Plant Redevelopment:

Grand Haven, MI

Architect: Lakewood Construction in-house, Holland, MI

Contractor: Lakewood Construction, Holland, MI

Type of Project: Redevelopment of historic 1928 diesel power plant into a large event space, restaurant, and office/retail space. The focus of our redevelopment will preserve the character and original feel of this building with a light touch keeping many original fixtures and equipment

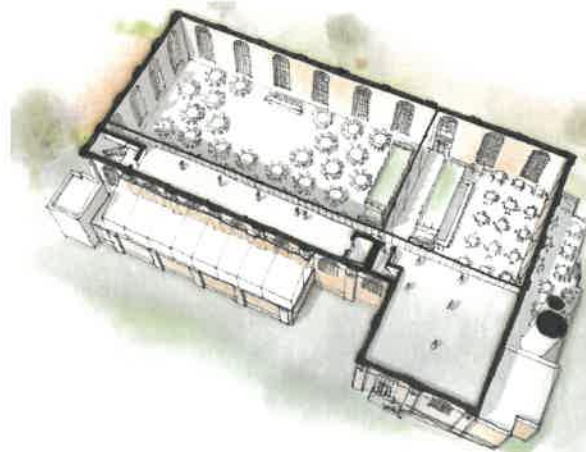
Event, Restaurant, and Office/Retail Tenants: All spaces will be leased to tenants to build-out the space for their needs

Size: 28,000 SF

Budget: \$7 Million

Date of Completion: 2023

Contact: Greg Holcomb, *Principal*, Urban Innovations, LLC Gregholcombe2018@gmail.com





Ottawa Times and TRBC Office Rehabilitation:

Ottawa, IL

Architect: StudioK, Princeton, IL

Contractor: Self - Contracting

Type of Project: Rehabilitation of historic 1930's office building. Office build-out for multiple tenants

Office: Office space for Tangled Roots Brewing Company and The Ottawa Times News Paper. All spaces will be leased to tenants with build-out cost included in rent

Size: 5,000 SF

Budget: \$350,000

Timeline: Start - December 1, 2021. Completion – March 1, 2022



The Stonemason Building: 815 -817 Columbus St
Ottawa, IL

Architect: Earl Lecki, Ottawa, IL

Contractor: Self - Contracting

Type of Project: Redevelopment of historic stonemason building

Residential: 5 residential units with courtyard and roof deck at market rate leasing

Size: 4,500 SF

Budget: \$580,000

Timeline: Start - December 2021. Completion – June 2022



IV. Personnel/Professional Qualifications

A. Firm's Fiscal Capacity

- i. CL Real Estate Development's fiscal financial strength is realized through a solid mix of real estate assets in excess of \$10 million dollars, its ability to access significant credit through its long-standing banking relationships, its competent financial team with many years of financial and real estate experience, and its backing of two high net worth individuals.
- ii. CLRED works with several banks across Illinois and Michigan. Our aim is to work with local and regional banks that understand their communities and want to passionately support growth and development.
- iii. The principals of CL Enterprises and related companies, Peter Limberger and Inga Carus have adequate financial strength for the project contemplated in this proposal.
- iv. Additional financial information will be provided as the project scope becomes more defined and as requested by the City of Washington.

B. Relevant Knowledge

- i. **Historic Development:** CL Real Estate Development has the track record of renovating historic properties as described above, including finance, design, construction, and operation of mixed-use developments, including high-end hospitality uses, in a small-town marketplace. The development team also includes experienced hospitality operators as consultants and operator. The team leadership has more than 25 years of experience in diverse real estate development business.
- ii. **Construction:** CLRED works with multiple General Contractors in different states while also bringing preferred GC's with us across state lines depending on the project. We tend to look for qualified contractors and architects in the project region because there are significant advantages they can bring to table with local knowledge and connections.
- iii. **Residential and Tenant Experience:** CL Real Estate Development has direct experience designing, constructing, opening, and operating an upscale restaurant and bar. The Lone Buffalo in Ottawa, Illinois was developed and is owned and operated by CL Enterprises' entity, Tangled Roots Brewing Company.



C. Team Members

The following staff members comprise the core team for the development of the Washington, IL Brewpub and Property:



Peter Limberger
Owner and CEO, CL Real Estate Development, LLC.
Peru, Illinois

Peter was born and raised in rural southwestern Germany. He studied engineering in Germany and at Georgia Tech and graduated with 2 masters-degrees in Civil/Structural Engineering and in Metallurgy and Welding Technology.

Peter lived and worked as a construction engineer and as a manager in several countries; 3 years in South America, 2 years in Africa, 1 year in Arabia and 10 years in Europe and Russia. During his career he worked on major projects including a 10,000MW hydroelectric dam and powerplant, a military airbase, and the nuclear weapon systems for the US and NATO. As CEO he was responsible for a construction company with 2,000 employees.

Peter became an independent entrepreneur and investor after the unification of Germany in 1990. Since then he acquired or started about 20 companies in different markets and with different products. Companies ranged from textile machinery trading, with the countries in the ex Soviet Union, to compressor manufacturing, chemical manufacturing and companies in the fields of automation and robotic systems.

Peter married Inga Carus in 2007, adopted 2 girls and now lives in Ottawa, Illinois. Jointly with his wife, Peter invested and developed several regional businesses, such as a 2,500 acre farming operation, a \$10 million commercial brewery and brewpubs in and around Ottawa, a woodworking company, a charter aviation business, and a successful real estate development business focused on developing transformative projects in small, historic downtowns across the Midwestern with unique, high quality, design driven buildings.



Inga Carus

Owner, CL Enterprises, LLC, parent company of CLRE Dev., LLC.
Peru, Illinois

Born and raised in Illinois' Starved Rock Country. Inga has a BA in Chemistry, and an MBA in Finance and Marketing, both from the University of Chicago. She has lived and worked in a variety of countries for more than a decade. Inga started her career with Air Products and Chemicals (APCI) where she held several expatriate positions in Europe.

Inga joined Carus Corporation in 1992 as European Sales Manager, then managed Carus' International sales, Global Sales and Marketing, and was named President and CEO in 2005 and Chairman in 2013. Carus Group is a 106-year-old family-owned environmental company with about 400 employees globally. Carus manufactures products for water and wastewater treatment, for air purification and soil remediation.

Together with her husband Peter Limberger, Inga started a new holding company, CL Enterprises, to invest primarily in manufacturing businesses, in Illinois. Since 2010, CLE has invested in agriculture, real estate, manufacturing (woodwork, brewing), hospitality, and aviation. To date, more than 400 new direct jobs have been created in Illinois with these new businesses.

Inga serves on the board of the American Chemistry Council, is Chair of the OmniArts Trust, and serves on the boards of the Hegeler Carus Foundation, Canal Corridor Association, Landmarks Illinois, and the Starved Rock Country Community Foundation. In 2016, she was appointed to the board of Intersect Illinois, an Economic Development organization started by Former Governor Rauner to create jobs in Illinois.



Nathan Watson

President, CL Real Estate Development, LLC.
Peru, Illinois

For 25 years Nathan has worked in Real Estate Development. He studied Architecture and Real Estate Finance, completing a bachelor's degree in Architecture from Auburn University and an MBA from Columbia University. Nathan's assignments have included a 4,800 Acre Master Planned Community on the U.S. Gulf Coast and a 72 Acre mixed-use urban riverfront redevelopment project in New Orleans, through which he led or participated in the development of luxury apartments, hotels, retail, office, and infrastructure projects.

Earlier in his career, he started a bank-owned for-profit community development corporation in 1997 and his own development business in 2001. Projects included historic restorations, multi-family housing, and new residential community development.

Nathan has served on Urban Land Institute Advisory Service Panels in over 10 US Cities.



Brant Cohen

Michigan Development Assoc., CL Real Estate Development, LLC.
Hillsdale, Michigan

Since graduating from Hillsdale College in 2018 Brant has worked as CL Real Estate's Michigan Development Associate. Brant currently operates our Michigan office in Hillsdale where he oversees our first Michigan development project, the Keefer House Hotel. Brant primarily focuses on pre-development where he looks for new opportunities in the state, assists with acquisition, planning, financing, coordination with local governing entities, and site prep and development. As a Politics major, he interned in Washington D.C. in the U.S. House of Representatives and interned for an Illinois State Senator. Brant is also an Illinois native, born and raised in the Northwest suburbs of Chicago. He has great a passion for the mission of CL Real Estate and is dedicated to growing the company beyond Illinois with unique projects and opportunities.



Brian Breslin

Project Manager: Construction and Design; CL Real Estate Development, LLC.
Peru, Illinois

Serving as Project Manager for all CLRE's projects is a large task. Brian oversees the project from concept development through construction and completion, coordinating with architects, engineers, designers, consultants, and surveyors. His role ensures the physical execution and success of every project. Brian studied at Illinois State University and has worked as project manager in the Chicago area for several businesses including Vein Clinics of America.



Jackson Powell

Director of Finance, CL Real Estate Development, LLC.
Peru, Illinois

As director of finance, Jackson manages the financial sources and uses of the firm. His responsibilities include obtaining project finance, project development financial modeling and structure, financial and legal aspects of acquisition closings, corporate risk management, and financial budgeting and reporting. Jackson also serves as Treasurer for the city of Peru, Illinois. Prior to joining CL Real Estate in 2018, Jackson worked in banking as a controller, and in public accounting. Jackson earned a Bachelor of Science in Commerce from the McIntire School of Commerce at the University of Virginia and is a Virginia Certified Public Accountant.



V. References

A. Rachel Doty

Southern Michigan Bank and Trust; Vice President Commercial Loan Officer
10 E. Carleton Rd | Hillsdale, MI 49242
517.439.0093 | rdoty@smb-t.com

B. Derek Fetzer

Heartland Bank & Trust; VP-Agribusiness Banking
Heartland Bank & Trust Company
606 S. Main St. | Princeton, IL 61354
815.872.6161 | www.hbtbank.com

C. Leah Inman

Economic Development Director
City of LaSalle
745 Second Street | LaSalle, IL 61354
815.488.4442

D. Steve Streit

Mayor, City of Lockport, Illinois
222 E. 9th Street, Lockport, IL 60441
815.838.0549

