



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: December 13, 2021

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

Agenda Item: TIF Funding Request – Corpo Bello Salon, 104 N. High Street

Explanation: Jenny McCoy of FTR7, LLC – Series CB2, has submitted an application for TIF assistance to complete interior and exterior building improvements at 104 N. High to facilitate the eventual opening of Corpo Bello Full Service Salon and Day Spa, which is currently located in Peoria. While some exterior modifications will be completed, most of these items—asphalt sealcoating/stripping and landscaping—typically have not been eligible through the City’s TIF program. A description of the business and its proposed new operation in Washington is attached. The building has been vacant for about six months and most recently housed a fitness studio. The building was constructed in 1965.

The interior improvements would consist of concrete flat work; carpentry finishes; new windows and doors; new drywall, flooring and painting; HVAC upgrades; and plumbing and electrical upgrades. The building’s exterior is proposed to be painted. The owners would like to open the west- and south-facing portions of the building slightly to make it more inviting to pedestrians and vehicles coming from the Square and the parking lot on the northeast side of the Square. A retail area would be created near the front entrance.

Two prior TIF redevelopment agreements have been approved for this property: 1) An agreement in 2010 with Dennis Shubert provided financial assistance for the roof replacement, tuckpointing, and the construction of a deck. Interior improvements included upgraded framing, insulation, drywall, plumbing, HVAC, electrical, and windows/doors. TIF provided 20% of the funds for the project; 2) An agreement in 2017 with Black Panther Holdings, LLC, provided financial assistance for painting, soffit/facia repair, siding and window/door improvements, roof repairs, and plumbing upgrades. TIF provided 26% of the funds for the project.

The application form and supporting materials for the project are attached for your review and consideration. Ms. McCoy obtained two quotes for each of the project components and those are shown on the attached spreadsheet. Baldovin Construction is the lower of the estimates with a TIF-eligible total of \$279,966.94.

Fiscal Impact: This would be a major investment in this building and property. The majority of the work would be to the interior and would not likely significantly increase its taxable value. There figures to be some sales tax generation through its product sales and the owners project that roughly 35% of the projected revenue of \$500,000 during its first full year would be generated from retail sales, with the City’s portion of that being approximately \$5,000-\$5,500. The consensus at the special Finance and Personnel Committee meeting on December 9 was to fund the project at a 25% level at a not-to-exceed amount of \$69,991.74.

Action Requested: Approval of the attached redevelopment agreement. A first reading ordinance will be scheduled for the December 13 City Council meeting. This property is subject to removal from the TIF district along with 58 other parcels upon the effective date of the new boundaries on December 22. Therefore, a redevelopment agreement would need to be approved by the Council at its meeting on December 20 in order for the TIF incentive to be utilized for this property and paid in 2022.

Ordinance No. _____

(Adoption of this ordinance would approve a TIF redevelopment agreement with FTR7, LLC – Series CB2 for the redevelopment of 104 N. High Street).

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT FOR PRIVATE DEVELOPMENT WITH FTR7, LLC – SERIES CB2 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 FTR7, LLC – Series CB2, an Illinois Limited Liability Company Series, 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 _____, 2021.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk

**AGREEMENT FOR PRIVATE REDEVELOPMENT
BETWEEN THE CITY OF WASHINGTON,
TAZEWELL COUNTY, ILLINOIS, AND
FTR7, LLC A/K/A FTR7, LLC – SERIES CB2**

THIS AGREEMENT for Private Redevelopment made and entered into this _____ day of _____, 2021 (the “Effective Date”), 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 **FTR7, LLC A/K/A FTR7, LLC – Series CB2**, an Illinois limited liability company (hereinafter referred to as the “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.*, as amended) (hereinafter referred to as the “Act”); and

WHEREAS, pursuant to the provisions of the Act, the City has duly and properly 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 of Washington 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 real estate more particularly described in Exhibit A attached hereto, commonly known as 104 N. High Street, Washington, Illinois, (hereinafter referred to as the “Real Estate”); and

WHEREAS, the City’s intended assistance shall take place in the form of payment of certain redevelopment project costs, as that term is defined within the Act (“Redevelopment Project Costs”) of the Developer, in consideration of which Developer is willing to redevelop the Real Estate to operate a service and retail business thereon; and

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 agrees on behalf of itself, its successors or assigns, to redevelop the Real Estate described in Exhibit A, located at 104 N. High Street, Washington, Illinois. Developer will make renovations to the interior of the structure for use as a service and retail space, pursuant to the plans and specifications attached hereto as Exhibit B and by reference expressly made a part hereof (the "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 use of the structure as a service and retail business, in accordance with the Remodel Specifications. In that connection the Developer shall specifically make the following renovations:

- (1) Interior Renovations, which include-
 - (a) Constructing flat work;
 - (b) Installing thin brick panels;
 - (c) Framing base, casings, and ceiling;
 - (d) Replacing/installing windows and doors;
 - (e) Installing drywall and flooring;
 - (f) Painting the interior walls;
 - (g) Completing HVAC upgrades;
 - (h) Completing plumbing upgrades; and
 - (i) Completing electrical upgrades.

- (2) Exterior Renovations, which include-
 - (a) Painting the structure's walls. The renovations described herein are referred to collectively as the "Project."

The estimated total cost of the above-listed items for the interior and exterior renovation of the Real Estate is Two Hundred Seventy-Nine Thousand Nine Hundred Sixty-Six Dollars and Seventy-Four Cents (\$279,966.74). Developer will comply with any and all nationally accepted standards for rehabilitation in the renovation and remodeling of the structure on the Real Estate.

C. Commencement of Redevelopment. Developer shall commence the redevelopment of the Real Estate on or before December 21, 2021.

D. Completion of Redevelopment. Developer shall complete the redevelopment of the Real Estate on or before April 30, 2022. The redevelopment of the Real Estate shall be deemed complete if the Project set forth above is finished in its entirety.

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 Redevelopment Project Costs, the City may make payment of the taxes due and owing on the Real Estate. 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 Developer'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 for operations as a service and retail business or a similar sales-tax producing business approved in writing by the City. Developer shall ensure the building on the Real Estate 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.

G. Exemption from Tax. Developer covenants for itself, its successors and assigns, and for all successors and lessees to the Real Estate, that it shall not apply for, seek or authorize any exemption from the imposition of real estate property taxes on the Real Estate 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 procedures set forth in the Illinois Compiled 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 property 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 redevelopment of the Real Estate; (b) from 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) from any act of negligence of Developer or any of its agents, contractors, servants, employees, or licensees; (d) from 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) from any violation by the Developer or any other person of state, federal, or local laws, rules, and regulations; (f) from 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 protected characteristics in the sale, lease, rental, operation, or management, or in the use or occupancy of the Real Estate 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 current prevailing wage rates for Tazewell County, Illinois, upon the Effective Date.

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, 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 Sixty-Nine Thousand Nine Hundred Ninety One Dollars and Seventy One Cents (\$69,991.71) for eligible Redevelopment Project Costs, as provided for in the Act and more particularly limited and set forth on Exhibit C, 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, provided, however, the City's payment shall not exceed twenty-five percent (25%) of the amount of the invoices submitted for Redevelopment

Project Costs. At no point in time shall the City be obligated to reimburse Redevelopment Project Costs after December 21, 2022.

(3) The City's obligation to pay any of the above-stated costs shall not arise until and unless sufficient funds are available and on deposit in the General Account for the Project Area.

B. Miscellaneous. The City, without expense to the Developer except as set forth herein, shall, in accordance with the 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 City of Washington 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/Venue. This Agreement shall be construed under and pursuant to the laws of the State of Illinois. The exclusive venue for the resolution of any disputes or the enforcement of any rights arising out of or in connection with this Agreement shall be in Tazewell County, 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. Notwithstanding the foregoing, the COVID-19 pandemic shall not extend the time for performance of the Developer's obligations,

nor shall it be considered a force majeure event excusing performance of the Developer's obligations hereunder.

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.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement and caused their respective seals to be affixed and attested thereto as of the Effective Date.

**CITY OF WASHINGTON
TAZEWELL COUNTY, ILLINOIS**

**FTR7, LLC AKA FTR7,LLC– Series
CB2, Developer**

By _____
Gary Manier, Mayor

Jenny L. McCoy, Manager

ATTEST:

Valeri Brod, City Clerk

Tyler McCoy, Manager

SEAL:

EXHIBIT A
LEGAL DESCRIPTION

SEC 24 T26N R3W ORIGINAL TOWN E 140' OF LOT 35 & S 15' OF E 140' OF LOT 36
NW ¼; all situated in the City of Washington, Tazewell County, Illinois.

PIN: 02-02-24-100-032

Commonly known as: 104 N. High Street Washington, IL 61571.

EXHIBIT B
REMODEL SPECIFICATIONS

Baldovin Construction Co.
Office: 810 SW Adams Street Peoria IL 61602
Billing: PO Box 5273 Peoria IL 61601
Work: (309) 437-0201
Office@baldovinconstruction.com
baldovinconstruction.com



Estimate

Job Name	Corpo Bello
Job Number	908
Issue Date	December 6, 2021
Valid Until	January 5, 2022

Item	Amount
01 General Conditions	\$32,096.70
<i>Items in the descriptions above are not applicable to all jobs; They are intended to give a better idea of what the line item entails. Your pricing reflects only the scope of work that is applicable to your project.</i>	
007200 - General Requirements	\$14,107.50
<i>General Requirements includes our general mobilization costs for a job and include a large umbrella of items including but not limited to: jobsite trailers, jobsite utilities, small tool charges and small equipment, superintendent costs and reoccurring clients updates/meetings, project management, safety costs, site & office administrative costs, project accounting, field computer services, utility locates, job site prints, job signs, job site finished photos (which are made available to the client upon job completion), site security cameras on large jobs, temporary toilet/water where applicable, design consultation and floor plan design, material ordering, city inspections and occupancy walk-through's, permitting submissions and coordination where applicable, etc.</i>	
013323 - Architectural, Engineering, & Permitting (Allowance)	\$5,700.00
<i>For Permitting, a municipal code review as well as a building code review will need to be conducted and documented by an Architect licensed to practice in the state of Illinois, to ensure that all parts of the proposed project comply with national and local building codes. In addition to the code review, the architect will compile the additional information that the city will require for permitting and present it in graphic form including but not limited to: life safety plan, framing plan, existing floor plan, demolition plan, proposed floor plan, door & window schedule, material schedule, etc. The city will also require engineered stamped prints for civil, structural, HVAC, plumbing, and electrical. These will need to be completed by licensed civil, structural, HVAC, plumbing, and electrical engineers respectively. The drawing set will need to be reviewed (and revised where necessary) by the licensed Architect. There is a standard allowance included for revisions, which are almost always required, so that the client will not be charged extra if the city's requests for revisions are within reason. If the city requires revisions in excess of the given allowance, it will be the client's responsibility to pay the difference for the required revisions.</i>	
003146 - Permit/Fees - Owner Pays Any Permit Fees, Utility Fees, etc. Directly to the Entity That Requires Them	\$0.00
<i>The overhead admin costs necessary for submitting print sets and coordinating engineers, subcontractors, the architect, and city code officials in order to obtain the necessary permits for the job are included in the general conditions. However, the actual permit fee from the city will be the owner's responsibility. The client will pay the city directly for the permit fee. Other applicable city and service fees, in addition to the building permit, are also not included and will be paid directly by the client to the necessary service or city entity. This includes but is not limited to set-up fees from outside utility or municipal entities including but not limited to Ameren, IL American Water, City Sewer/Sanitary, etc. These fees are often unknown to us until the project is "in motion". The client is welcome to contact these entities independently prior to the job starting to initiate conversations concerning what service/utility/civil modifications will be needed for the project and an approximate cost for these items. Again, coordination for these items is included in the scope of work once the project has begun.</i>	
013100(T) - Project Management & Supervision	\$2,964.00
017419 - Dumpsters	\$5,016.00

Estimate

December 6, 2021

Item	Amount
<p><i>Construction dumpsters are for the use of our construction-related items only. Since the cost of the dumpsters is directly related to the amount of items in the dumpsters (pricing goes by weight and frequency of dumpster replacement), Owners are not permitted to use the dumpsters for their personal disposal uses. If you would like to use the dumpsters for items outside of the scope of work BCC is being contracted to perform on this job, please let us know and we will account for this.</i></p>	
015616 - Dust Control	\$2,134.08
<p><i>Adequate floor protection and plastic enclosures will be implemented on your job to ensure that dirt, dust, and other debris will keep the rest of your job site substantially undamaged and unaffected within reason.</i></p>	
017419 - Construction Cleaning	\$1,450.08
<p><i>Ongoing Cleaning of Construction Site During Job</i></p>	
017423 - Final Cleaning	\$725.04
<p><i>Professional Final Cleaning at Job Completion</i></p>	
02 Site Work	\$20,582.70
024100 - Demolition	\$11,856.00
<p>-Walls -Concrete Removal -Flooring -Panels</p>	
038100 - Saw Cut Trench	\$2,280.00
320116.74 - Asphalt Sealcoat & Stripe	\$6,446.70 N/A
03 Concrete	\$6,498.00
033500 - Interior Flat Work	\$6,498.00
04 Masonry	\$38,623.20
044200 - Thin Brick Panels with German Schmere - 110 LF	\$38,623.20
06 Woods And Plastics	\$115,929.34
Rough Carpentry	
061100 - Rough Carpentry	\$8,823.60
<p>Facade Work Panels Trimout</p>	
061100 - Rough Carpentry	\$11,764.80
<p>-Frame Interior Walls -Backing -Blocking</p>	
Carpentry Finishes Trim/ Stairs/ Cabinets	
Trim	
062000 - Finish Carpentry Trim Base & Casing	\$8,823.60
062000 - Finish Carpentry Trim -Wood Slat Ceiling Accent	\$19,790.40

Estimate

December 6, 2021

Item	Amount
Cabinets	
062200 - Quartz Countertops	\$23,085.00
062200 - Finish Carpentry, Cabinets Kitchen	\$27,975.60
062200 - Finish Carpentry, Reception Desk Allowance	\$8,952.20
062200 - Finish Carpentry, Cabinets Salon Retail - Allowance	\$6,714.14
08 Windows And Doors	\$16,504.92
Doors	
081429 - Interior Doors 3-0x 7-0 (Wood door with wood frame)	\$4,692.24
Windows	
085313 - Glazing at 1/2 Wall - Allowance	\$6,340.68
Storefront Windows	
084113 - Double Door	\$5,472.00
09 Finishes	\$56,248.40
Drywall	
092116 - Gypsum Drywall	\$11,963.16
Flooring	
096813 - Concrete Polish	\$20,317.88
Painting	
099123 - Paint Ceiling	\$5,362.56
099123 - Paint Interior	\$9,712.80
099113 - Paint Exterior	\$8,892.00
10 Specialties	\$2,071.16
102813 - Restroom Accessories - Grab Bars 42", 36"	\$821.72
102813 - Restroom Accessories - Paper Towel Dispenser, Toilet Paper holder	\$501.60
102813 - Restroom Accessories - Mirrors 24" x 36"	\$747.84
15 Mechanical	\$27,478.56
157000 - HVAC Budget	\$9,120.00
-Spiral Ductwork open areas	
-Ductwork to rooms	

N/A

N/A

Estimate

December 6, 2021

Item	Amount
154000 - Plumbing Budget	\$13,680.00
-Remove Showers	
-Mechanical room	
-Rough in Kitchenette	
-Rough in Shampoo Bowls	
154000 - Plumbing Fixture Allowance	\$4,678.56
-Sink Restrooms	
-Faucets Restrooms	
-Toilets	
-Kitchen Sink	
-Kitchen Faucet	
(No shampoo bowls)	
16 Electrical	\$39,152.16
165000 - Electrical Fixtures	\$8,372.16
162000 - Electrical Budget	\$30,780.00
32 Exterior Improvements	\$22,800.00
321623 - Landscaping Allowance	\$22,800.00 N/A
Price	\$377,985.14

Terms

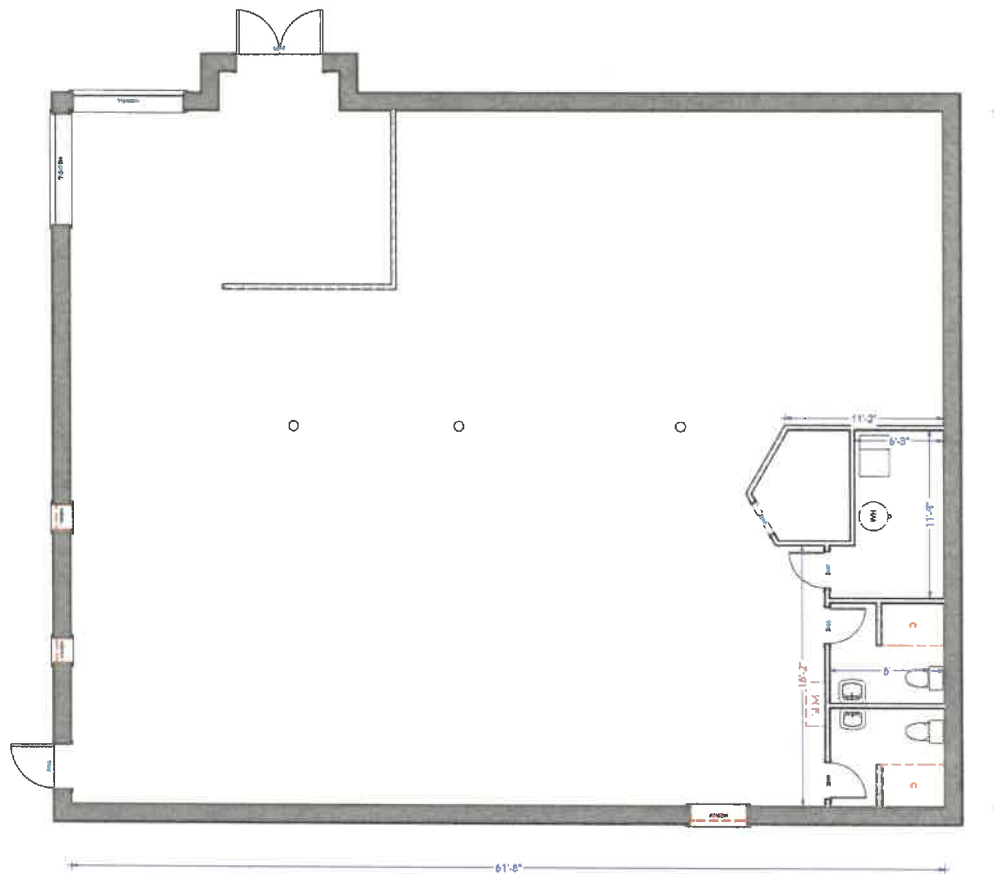
Due to COVID-19, there has been an extreme increase in building material pricing. If the pricing for building materials increases over 5% of the current pricing for your project, the client will be responsible for the increase in cost.

Any Change Orders and Extras will be tracked, signed off and paid once work has been completed.

I hereby acknowledge that I have read, understand, and am prepared to comply with the terms and conditions listed in the above Estimate & Scope of Work. I understand that this Estimate and Scope of Work only include the items expressly listed in this document.

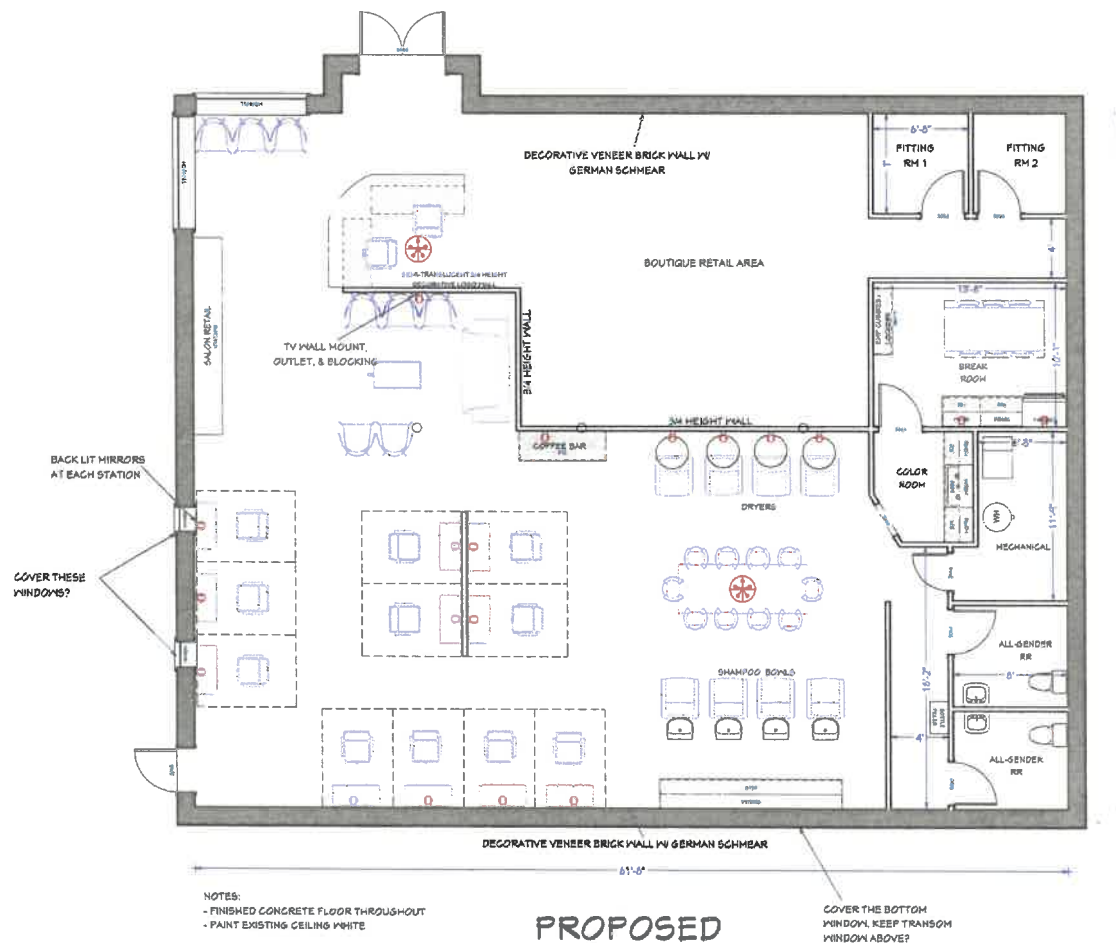
Client Name (Printed) _____

Client Signature _____ Date _____



EXISTING / DEMO

1 EXISTING PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED FLOOR PLAN - DIMENSIONS
SCALE: 1/4" = 1'-0"

EXHIBIT C
REDEVELOPMENT PROJECT COSTS

Corpo Bello Salon
Proposed TIF renovation project
104 N. High St.

ESTIMATE #2 - Baldovin Construction

12/9/2021

ELIGIBLE EXPENSES	ESTIMATE	BASE SUBSIDY %	BASE SUBSIDY AMT.	POSSIBLE SCOPE BONUS (5%)	POSSIBLE SCOPE BONUS AMT.	TOTAL SUBSIDY (25%)	TOTAL SUBSIDY AMT. (25%)
<u>Exterior Work</u>							
Painting	\$ 8,892.00	20%	\$ 1,778.40	5%	\$ 444.60	25%	\$ 2,223.00
SUBTOTAL	\$ 8,892.00	20%	\$ 1,778.40	5%	\$ 444.60	25%	\$ 2,223.00
<u>Interior Work</u>							
General requirements/Proj. Mgmt.	\$ 22,771.50	20%	\$ 4,554.30	5%	\$ 1,138.58	25%	\$ 5,692.88
Dumpsters/cleaning	\$ 9,352.20	20%	\$ 1,870.44	5%	\$ 467.61	25%	\$ 2,338.05
Demo/saw cut trench	\$ 14,136.00	20%	\$ 2,827.20	5%	\$ 706.80	25%	\$ 3,534.00
Interior flat work	\$ 6,498.00	20%	\$ 1,299.60	5%	\$ 324.90	25%	\$ 1,624.50
Brick panels	\$ 38,623.20	20%	\$ 7,724.64	5%	\$ 1,931.16	25%	\$ 9,655.80
Rough carpentry	\$ 20,588.40	20%	\$ 4,117.68	5%	\$ 1,029.42	25%	\$ 5,147.10
Carpentry trim	\$ 28,614.00	20%	\$ 5,722.80	5%	\$ 1,430.70	25%	\$ 7,153.50
Windows and doors	\$ 16,504.92	20%	\$ 3,300.98	5%	\$ 825.25	25%	\$ 4,126.23
Drywall/flooring/painting	\$ 47,356.00	20%	\$ 9,471.20	5%	\$ 2,367.80	25%	\$ 11,839.00
HVAC	\$ 9,120.00	20%	\$ 1,824.00	5%	\$ 456.00	25%	\$ 2,280.00
Plumbing	\$ 18,358.56	20%	\$ 3,671.71	5%	\$ 917.93	25%	\$ 4,589.64
Electrical	\$ 39,152.16	20%	\$ 7,830.43	5%	\$ 1,957.61	25%	\$ 9,788.04
SUBTOTAL	\$271,074.94	20%	\$54,214.99	5%	\$ 13,553.75	% 25%	\$67,768.74
TOTAL	\$279,966.94	20%	\$55,993.39	5%	\$ 13,998.35	25%	\$69,991.74

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment

Year 1 (25%) \$69,991.74

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: JENNY MCCOY (please print or type)

Mailing address: 2312 W. ALTORFER PEORIA IL 61615 Daytime Phone: 309-692-3400

Email Address: TMCCOY177@GMAIL.COM I would like to receive correspondence by: ☐ Mail ☒ Email

1. Applicant interest in property (check one): ☒ Owner/Mortgagor ☐ Purchaser ☒ Tenant
☐ Third-Party (name) _____

2. Property owner name: FTR7 LLC

3. Business name(s): CORPO BELLO FULL SERVICE SALON AND DAY SPA LTD

4. Project address or location: 104 N. HIGH

5. Property tax ID number(s): _____

6. Current use of property: VACANT

7. Proposed use of property: SALON/ RETAIL / BOUTIQUE

8. Choose the applicable project (check all that apply): ☐ New construction ☒ Interior renovation
☒ Exterior renovation/restoration ☐ Relocation ☒ Site improvement ☐ Other


9. Describe the nature of work proposed for the property: REMODEL OF INTERIOR FOR AN UPSCALE SALON AND BOUTIQUE. UPDATING THE EXTERIOR OF THE BUILDING ADDING WINDOWS. UPDATING AND ADDING NEW LANDSCAPING, LIGHTING, TREE REMOVAL AND PARKING LOT

10. Estimated total project cost: \$ \$377,985.14

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.


Applicant signature

12/4/21
Date

Property owner signature (if different from applicant)

Date

IMPORTANT: If the Finance Committee votes on a level of assistance, it will be included in a contract agreement between the City and applicant. 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.

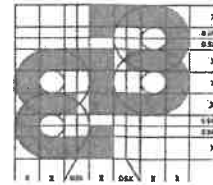
Corpo Bello – Washington

Located in Central Illinois, Corpo Bello Salon, Day Spa and Boutique provides superior services & retail unlike any other salon and spa establishment in our area. Our staff consists of stylists, makeup artists, nail technicians, estheticians and massage therapists as well as wonderful customer care, social media and support representatives. All of which exude tremendous talent in their department. All team members are properly trained in their field and licensed in the State of Illinois. We cater to a clientele that deserves impeccable customer service, wants to stay current with industry trends and loves trying new, innovative techniques; all to achieve a beautiful end result. In addition, Corpo Bello Spa offers many premium, luxury services. Through our relaxation and rejuvenation areas you can expect exquisite skincare services, signature massages and our popular, yet private, body treatments. In addition to our salon and spa services, we are excited to offer the City of Washington and surrounding areas a great apparel and accessory shopping experience. This environment is so exciting for the Washington community and importantly the Washington Square. Highlighting the fashion and beauty industry is what our business has entailed or over 14 years and we are so excited to bring that vision and implementation to you. Corpo Bello is dedicated to providing superior, customized care for all our guests by exceeding industry standards in ongoing training, certification and extensive product knowledge. Community and industry elevation is what our company is built on. Creating an environment where both employees and guests can thrive. Yearly sale projections of upwards of \$500k and providing new and exciting services and products will assist in establishing Corpo Bello in the popular Illinois town of Washington!

Estimate

Corpo Bello Salon
Washington, IL

Bushell Builders
3126 S. Hilton Lane
Bartonville, IL 61607
Office: 309.838.2264
Bushell.builders@yahoo.com



General Requirements	\$	16,205.00	
Architectural, Engineering, Design	\$	8,500.00	
Project Management/Supervision	\$	4,685.00	
Dumpsters	\$	7,050.00	
Dust Control	\$	3,670.00	
Construction Cleaning	\$	3,000.00	
Final Cleaning	\$	1,800.00	
Demolition	\$	14,000.00	
Saw Cut Trench	\$	4,000.00	
Asphalt Sealcoat & Stripe	\$	8,000.00	N/A
Interior Flatwork	\$	6,498.00	
Brick Panels	\$	41,000.00	
Carpentry: Façade Work	\$	10,000.00	
Interior Framing	\$	14,000.00	
Finish Carpentry	\$	10,300.00	
Wood Slat Ceiling Accent	\$	22,000.00	
Quartz Countertops	\$	26,015.00	N/A
Kitchen Cabinetry & Finish Carpentry to Install	\$	30,000.00	
Reception Desk & Finish Carpentry to Install	\$	12,000.00	
Cabinets for Salon Retail and Finish Carpentry to Install	\$	8,700.00	
Interior Doors	\$	6,050.00	
Glazing at 1/2 wall	\$	8,380.00	
Double Door	\$	7,925.00	
Drywall	\$	15,000.00	
Flooring - Polish Concrete	\$	24,000.00	
Paint Ceiling	\$	6,800.00	
Paint Interior	\$	12,000.00	
Paint Exterior	\$	10,500.00	
Restroom Accessories - Grab Bars	\$	950.00	N/A
Restroom Accessories - Towel dispenser & Paper holder	\$	800.00	
Mirrors for Restrooms	\$	900.00	
HVAC	\$	12,000.00	
Plumbing	\$	15,000.00	
Plumbing Fixtures	\$	5,500.00	
Electrical	\$	33,000.00	
Light Fixtures	\$	10,000.00	
Lanscaping Allowance	\$	24,000.00	N/A

Total Estimate: \$ 444,228.00

Accepted By / Date

Corpo Bello Salon
Proposed TIF renovation project
104 N. High St.

ESTIMATE #1 - Bushell Builders

12/9/2021

ELIGIBLE EXPENSES	ESTIMATE	BASE SUBSIDY %	BASE SUBSIDY AMT.	POSSIBLE SCOPE BONUS (5%)	POSSIBLE SCOPE BONUS AMT.	TOTAL SUBSIDY (25%)	TOTAL SUBSIDY AMT. (25%)
<u>Exterior Work</u>							
Painting	\$ 10,500.00	20%	\$ 2,100.00	5%	\$ 525.00	25%	\$ 2,625.00
SUBTOTAL	\$ 10,500.00	20%	\$ 2,100.00	5%	\$ 525.00	25%	\$ 2,625.00
<u>Interior Work</u>							
General requirements/Proj. Mgmt.	\$ 29,390.00	20%	\$ 5,878.00	5%	\$ 1,469.50	25%	\$ 7,347.50
Dumpsters/cleaning	\$ 15,520.00	20%	\$ 3,104.00	5%	\$ 776.00	25%	\$ 3,880.00
Demo/saw cut trench	\$ 18,000.00	20%	\$ 3,600.00	5%	\$ 900.00	25%	\$ 4,500.00
Interior flat work	\$ 6,498.00	20%	\$ 1,299.60	5%	\$ 324.90	25%	\$ 1,624.50
Brick panels	\$ 41,000.00	20%	\$ 8,200.00	5%	\$ 2,050.00	25%	\$10,250.00
Rough carpentry	\$ 24,000.00	20%	\$ 4,800.00	5%	\$ 1,200.00	25%	\$ 6,000.00
Carpentry trim	\$ 32,300.00	20%	\$ 6,460.00	5%	\$ 1,615.00	25%	\$ 8,075.00
Windows and doors	\$ 22,355.00	20%	\$ 4,471.00	5%	\$ 1,117.75	25%	\$ 5,588.75
Drywall/flooring/painting	\$ 57,800.00	20%	\$11,560.00	5%	\$ 2,890.00	25%	\$14,450.00
HVAC	\$ 12,000.00	20%	\$ 2,400.00	5%	\$ 600.00	25%	\$ 3,000.00
Plumbing	\$ 20,500.00	20%	\$ 4,100.00	5%	\$ 1,025.00	25%	\$ 5,125.00
Electrical	\$ 43,000.00	20%	\$ 8,600.00	5%	\$ 2,150.00	25%	\$10,750.00
SUBTOTAL	\$322,363.00	20%	\$64,472.60	5%	\$ 16,118.15	25%	\$80,590.75
TOTAL	\$332,863.00	20%	\$66,572.60	5%	\$ 16,643.15	25%	\$83,215.75

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment

Year 1 (25%) \$83,215.75

EXHIBIT B