



## CITY OF WASHINGTON, ILLINOIS

### Committee of the Whole Agenda Communication

**Meeting Date:** October 9, 2023

**Prepared By:** Jim Snider, City Administrator  
Jon Oliphant, AICP, Planning & Development Director

**Agenda Item:** Proposed 120 and 126 Walnut Street Redevelopment Project Financial Assistance Consideration

**Explanation:** Representatives from Grist Mill Ventures LLC will be making a presentation at Monday's Committee of the Whole meeting for a proposed redevelopment project involving the 120 and 126 Walnut Street properties. The developer proposes to redevelop the properties for use as new event space, two short-term residential units, and retail space to complement their ongoing Grist Mill brewpub project at 140 Washington Square. According to the attached narrative, it would allow for the addition of diverse revenue sources to manage the risk of the overall project given the challenging market conditions. It is intended to allow for more events to be hosted at the brewpub. Grist Mill Ventures LLC purchased both properties in November 2022. 120 Walnut was most recently the home of the Knights of Columbus. The building was constructed in 1917. 126 Walnut formerly housed Prep Freeze Cook and its building dates to 1964.

Tangled Roots Brewing Company – Hospitality would be the tenant and operator for the events space that is tentatively slated to open in mid-2024. The project would involve the redevelopment of both of the buildings at 120 and 126 Walnut. The bulk of the work will be to renovate the interior and exterior of the 120 Walnut building. The exterior of the 126 Walnut building will be renovated to allow for use as a future retail tenant with an interior build-out to be completed at a later time depending on the needs of the particular business. The 120 Walnut building is tentatively being designed with a maximum capacity of 132 with another 132 that could be accommodated on the current parking lot at 126 Walnut. That parking lot would be converted into a courtyard with 4-5 parking spaces to be provided on the south side of the 126 Walnut property. The schematic design and renderings are attached.

The total estimated cost is approximately \$1.25 million, which includes the acquisition cost for both parcels, renovation costs, tenant build out and Furniture, Fixtures, and Equipment allowance. Attached spreadsheets show the general cost breakdowns between the two properties and the redevelopment project details. The developer has indicated that the project will create three full-time jobs and 20 part-time jobs. Based on the projected taxable revenue for both properties, the developer has estimated that the project would generate \$15,000-\$22,000 in home rule sales tax and \$8,000-\$12,500 in state shared sales tax combined for both properties. The Washington Township Assessor estimated that based on the acquisition cost, about \$5,000 in new increment would be paid into the TIF Fund annually starting with the 2023 payable 2024 tax bill. Future assessments could slightly increase based on the construction scope.

**Fiscal Impact:** The developer has asked for \$350,000 in financial assistance to leverage the \$900,000 it will commit to the project between the acquisition, soft costs, and project build-out costs. That request amounts to about 28% of the total \$1.25 million investment. The two properties have a combined assessed value of \$49,340 and generate a total of \$4,323 in property tax revenue as of the 2022 (payable 2023) tax year. Based on the sale prices and estimated redevelopment cost, the return on investment based on the requested financial assistance and the new property and sales tax revenue conservatively would be about 10-12 years compared to the current generation, not including the economic impact of the new employment.

The TIF Fund currently has approximately \$200,000 remaining. This takes into account any projected expenses through FY 23-24, including the maximum possible payout for the remainder of the Grist Mill brewpub TIF redevelopment agreement at 140 Washington Square during this fiscal year and the estimated property tax revenue. The FY 23-24 ED/Tourism account budget includes \$350,000 that has not been utilized yet.

This is the first project submitted since the adoption of the TIF/private development projects scoring model. The intention with the matrix is to provide a quantifiable recommendation for the use of incentives towards private redevelopment projects. It places more ranking emphasis on exterior renovations and retail uses that generate sales tax. It separates projects into a Standard category that have private investments of less than \$500,000 and a Major Catalyst category with private investments in excess of that amount. The matrix provides a recommended not-to-exceed financial contribution based on its accumulated point total. This project scores 71%, which places it in the top tier and a recommendation of a subsidy of 40% for any eligible exterior improvements and 20% for eligible interior improvements.

Based just on the eligible exterior and interior improvements that total \$424,000, the scoring matrix would offer a recommendation of a subsidy amount of \$125,900. Please note that the parking lot renovation, interior demolition, and interior painting are all included as eligible items, as these are all viewed as significant to the redevelopment and not maintenance. It also includes the roof modifications, though that is an item that could be excluded from consideration, as it is not intended to be a replacement. This does not take into consideration that this project is a Major Catalyst given its private contribution of more than \$500,000. The scoring system was intended to offer more flexibility on a potential financial incentive for larger projects that could have a more significant impact. The Council can use its own discretion to set its own subsidy amount or percentage depending on the particular project.

**Action Requested:** Representatives from Grist Mill Ventures will be at Monday's Committee of the Whole meeting to provide an overview of the project and to receive initial feedback from the Council on a possible framework for a redevelopment agreement. Should there be interest in assisting with the project, staff would recommend that any incentives be broken into two installments in accordance with the policy adopted by the Council in 2022. The first 75% would be paid within 60 days after the project has been completed and the submittal of all invoices. The remaining 25% would be paid one year later. Consideration could also be given to creating a Business Development District by increasing the sales tax on those particular parcels by increments of 0.25%. The proceeds from that increase could be offered back as a reimbursement to the developer. That could allow for some flexibility in the use of the TIF Fund and/or general fund for the use in other projects.



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

Grist Mill Ventures, LLC  
241 Marquette Street  
LaSalle, IL 61301

October 2, 2023

RE: Walnut Street Projects Redevelopment Agreement

Dear Mayor Manier,

We are pleased to present to the City of Washington a proposal for the development of a new event space, bridal suite, and retail space as a complement to our ongoing project development of the restaurant and craft brewpub project at 140 Washington Square. This addition to the project has been anticipated since the re-positioning of the project to meet challenging market conditions. It adds additional, diverse revenue sources to manage the risk of the overall project. We searched for additional opportunities for redevelopment in the Washington Square area and established this updated concept to extend our commitment and investment to downtown Washington.

This new project will create a destination events venue for the City of Washington, attracting new visitors and expenditures, and enhance our on-going project at 140 Washington Square by allowing us to host more events at the brewpub. As you already know well, our entity Grist Mill Ventures, LLC was formed as the operating company for the project, as a partnership between CL Real Estate Development and Pohl Enterprises. Pohl Enterprises is owned by Jeff and Kelly Pohl and is based in Washington. Tangled Roots Brewing Company will be the tenant and operator for the events space.

We anticipate additional revenues from this event center and hospitality space to substantially increase sales taxes for the City. Tangled Roots anticipates annual events income to run between \$500,000 and \$1,200,000. Events will typically occur on nights and weekends, adding to Washington Square's nightlife and weekend retail environment. Tangled Roots' operations are also estimated to create approximately 23 jobs, including 3 full time and 20 part time positions.

CLRED is the real estate development company of family-owned CL Enterprises ([www.cl-enterprises.com](http://www.cl-enterprises.com)). CLRED is focused on unique opportunities in smaller towns and cities in the Midwest, using their own blend of creativity and bold new ideas to bring exciting and transformative projects to cities. CLRED invests in the projects they develop, putting their resources where they believe it will make a good return as well as making a transformational difference to the communities in which they choose to work.



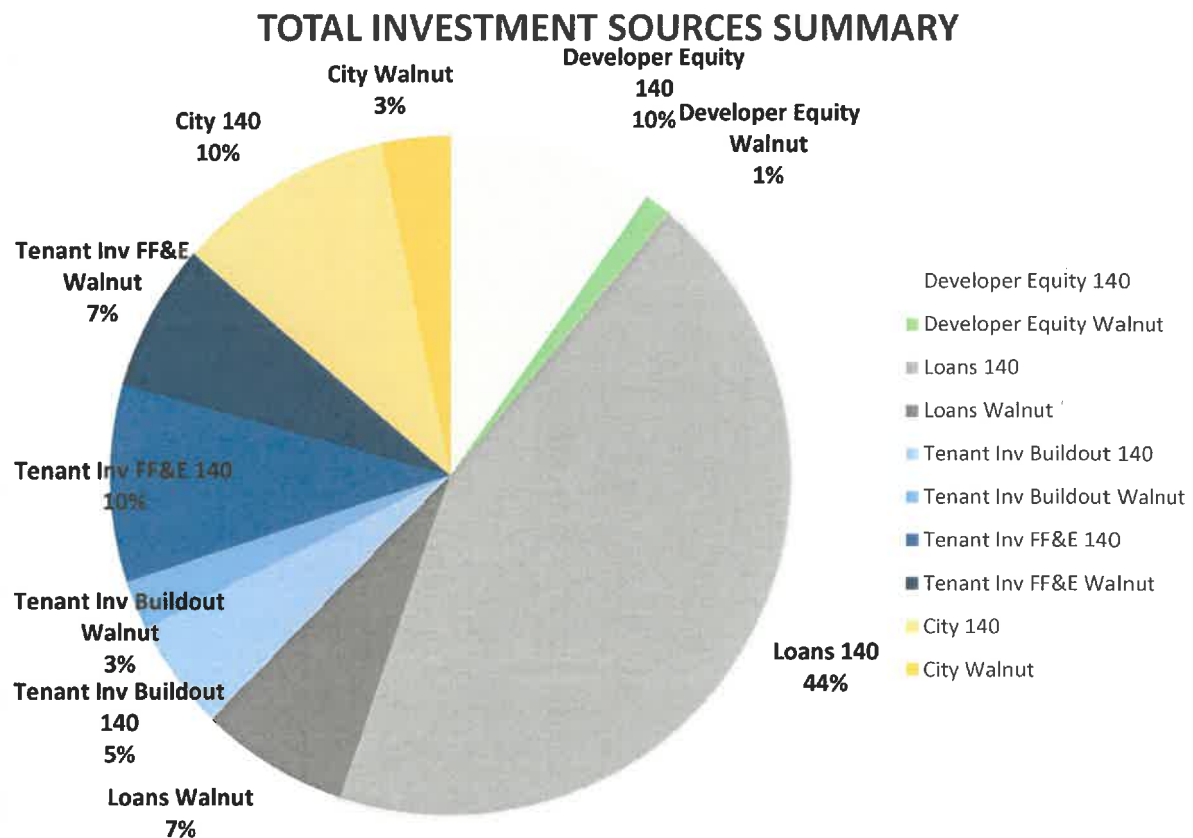
The project involves the re-development of 120 Walnut Street, the former Knights of Columbus Building, and 126 Walnut Street. The project involves \$312,500 in acquisition costs, approximately \$500,000 in renovation costs, \$250,000 in interior build-out, and approximately \$215,000 in development costs. The estimated total project cost represents \$1.25 Million in additional investment in Washington – \$900,000 of that from private sources. In addition to the new investment by Grist Mill Ventures at this site, we anticipate a substantial additional investment of \$750,000 by Tangled Roots Brewing Company for Furniture, Fixtures, and Equipment, as well as pre-opening expenses.

Based on the formula provided in the TIF application, we request a re-development agreement with \$350,000.00 of incentives from the City. The renovation of the Walnut Street Properties along with the brewpub project will make a great addition to the Square. Each project will be more successful with the other.

Yours,

Nathan Watson, CEO, CL Real Estate Development, LLC  
cc. Peter Limberger, Jeff Pohl

## Grist Mill Ventures – Washington Projects Financing Sources Graph



*“140” denotes the project at 140 Washington Square*

*“Walnut” denotes the project at 120 and 126 Walnut Street*

# WASHINGTON SQUARE PROJECT - ANNEX SPACES: SCHEMATIC DESIGN - JUNE 16, 2023

## PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF EXTERIOR AND INTERIOR RENOVATIONS TO AN EXISTING 2-STORY BUILDING, EXTERIOR RENOVATIONS TO AN EXISTING 1-STORY BUILDING, AND IMPROVEMENTS TO THE SITE THEY SHARE. THE 1ST FLOOR OF THE LARGER BUILDING WILL BE RENOVATED AS OPEN RETAIL SPACE FOR FURTHER IMPROVEMENTS BY A RETAIL TENANT. WHILE ITS 2ND FLOOR WILL CONSIST OF TWO SHORT TERM RENTAL RESIDENTIAL UNITS, THE SMALLER BUILDING WILL BE MODIFIED ON THE EXTERIOR WITH ITS INTERIOR AVAILABLE FOR FURTHER IMPROVEMENTS BY A RETAIL TENANT. THE SITE IMPROVEMENTS CONSIST OF REPLACING THE ASPHALT PAVING OVER THE ENTIRETY OF THE EXISTING OPEN SPACE WITH NEW PAVING, PARKING SPACES, AND FENCING.

## PROJECT DATA

ADDRESS: 120 WALNUT STREET  
ZONING DISTRICT: CITY OF WASHINGTON, C-2 GENERAL RETAIL  
CONSTRUCTION TYPE: IIB PER THE 2018 INTERNATIONAL BUILDING CODE  
BUILDING AREA (2-STORY ANNEX BUILDING): 6,285 GSF (5,000 GSF 1ST FLR, 1,285 GSF 2ND FLR)  
BUILDING AREA (1-STORY OUT-BUILDING): 1,182 GSF  
SITE AREA: 10,230 SF  
FAR: 0.73 (7,467 GSF / 10,230 SF)  
BUILDING HEIGHT: 2 STORIES, 26' (ANNEX BUILDING) / 1 STORY, 13.5' (OUT BUILDING)



LOHAN ARCHITECTURE, PLLC

Architect of Record  
209 S. LaSalle Street, Suite 980  
Chicago, IL 60604, USA  
www.lohanarchitecture.com  
312.809.8029

Technical Architect  
Nevin Hedlund Architects, Inc.  
7985 Lake Street  
River Forest, IL 60305  
708.771.7117

Structural Engineer  
TGRWA, LLC  
600 W. Van Buren St., Suite 900  
Chicago, IL 60607  
312.341.0055

MEP/FP Engineer  
RTM Engineering Consultants  
650 E. Algonquin Road, Suite 250  
Schaumburg, IL 60173  
847.756.4180

Civil Engineer  
Austin Engineering Co., Inc.  
311 SW Water St., Suite 215  
Peoria, IL 61602  
773.384.2700

WASHINGTON SQUARE PROJECT - ANNEX SPACES							DRAWING LIST	
DRAWING	REVISION	DATE	DESCRIPTION	BY	CHKD	APPD	NO.	DATE
AD-01	COVER	6/16/2023						
AD-02	EXISTING CONDITION PHOTOS	6/16/2023						
AD-03	1ST FLOOR PLANS	6/16/2023						
AD-04	2ND FLOOR PLANS	6/16/2023						
AD-05	FLOORS PLANS & FINISH SCHEDULE	6/16/2023						
AD-06	REFLECTED CEILING PLANS	6/16/2023						
AD-07	ROOF PLANS	6/16/2023						
AD-08	ENLARGED PLANS	6/16/2023						
AD-09	INTERIOR ELEVATIONS	6/16/2023						
AD-10	INTERIOR ELEVATIONS	6/16/2023						
AD-11	STRUCTURAL FLOOR FRAMING PLANS	6/16/2023						
AD-12	STRUCTURAL FLOOR FRAMING PLANS	6/16/2023						
AD-13	MECHANICAL FLOOR PLANS	6/16/2023						
AD-14	MECHANICAL FLOOR PLANS	6/16/2023						
AD-15	MECHANICAL SCHEDULES	6/16/2023						
AD-16	MECHANICAL SCHEDULES	6/16/2023						
AD-17	MECHANICAL DETAILS	6/16/2023						
AD-18	MECHANICAL DETAILS	6/16/2023						
AD-19	ELECTRICAL FLOOR PLANS - GENERAL	6/16/2023						
AD-20	ELECTRICAL FLOOR PLANS - GENERAL	6/16/2023						
AD-21	ELECTRICAL FLOOR PLANS - GENERAL	6/16/2023						
AD-22	ELECTRICAL FLOOR PLANS - GENERAL	6/16/2023						
AD-23	ELECTRICAL FLOOR PLANS - GENERAL	6/16/2023						
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AD-100	ELECTRICAL FLOOR PLANS - GENERAL	6/16/2023						

## CODES IN EFFECT

PER THE CITY OF WASHINGTON, IL, THESE CODES ARE IN EFFECT FOR THIS PROJECT:

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- CURRENT NATIONAL ELECTRICAL CODE (NEC)
- CURRENT ILLINOIS PLUMBING CODE (IPC)
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODE: 101 LIFE SAFETY CODE, 2015 EDITION
- 2018 ILLINOIS ENERGY CONSERVATION CODE (IECC)
- 2018 ILLINOIS ACCESSIBILITY CODE (IAC)

## OCCUPANCY AND EGRESS INFORMATION

OCCUPANCY CLASSIFICATION: GROUP "A-2" AND GROUP R-2 (SPRINKLERED W/1 HOUR RATED SEPARATION)  
OCCUPANT LOAD: REFER TO OCCUPANCY SCHEDULE  
NUMBER OF EXITS: 2 (ANNEX BUILDING)  
REQUIRED NUMBER OF EXITS: 2 (ANNEX BUILDING)  
EXIT ACCESS TRAVEL DISTANCE: 250' ALLOWED (SPRINKLERED)  
STRUCTURAL COMPONENT FIRE RATINGS: NOT REQUIRED  
SPRINKLER SYSTEM REQUIREMENTS: REFER TO P. SHEETS  
FIRE PARTITION RATINGS / UL NUMBER: REFER TO SHEET AD-03  
THROUGH PENETRATION & FIRE STOP SYSTEM: NOT REQUIRED  
FIRE ALARM SYSTEM: REFER TO ELEC. SHEETS  
EMERGENCY POWER: REFER TO ELEC. SHEETS

WASHINGTON SQUARE PROJECT - ANNEX SPACES					OCCUPANCY	
ROOM	NAME	OCCUPANCY TYPE	FIRE RATING	AREA	SF / OCCUPANT	OCCUPANTS
100	LOBBY	GROUP R-2 (RESIDENTIAL)		2332	15	141
102A	RETAIL	GROUP R-2 (RESIDENTIAL)			N/A	
102B	MECHANICAL	GROUP R-2 (RESIDENTIAL)			N/A	
103	MECHANICAL	GROUP R-2 (RESIDENTIAL)			N/A	
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340	MECHANICAL	GROUP R-2 (RESIDENTIAL)				



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1 RENDERING  
SCALE: N.T.S.  
LOOKING SOUTHEAST



2 RENDERING  
SCALE: N.T.S.  
LOOKING SOUTHEAST



3 RENDERING  
SCALE: N.T.S.  
LOOKING SOUTHWEST



4 RENDERING  
SCALE: N.T.S.  
LOOKING SOUTH

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773.384.2700

05.01.2023 ARCH. SCHEMATIC DESIGN  
REV. | DATE | ISSUE

DATE SIGNED: \_\_\_\_\_

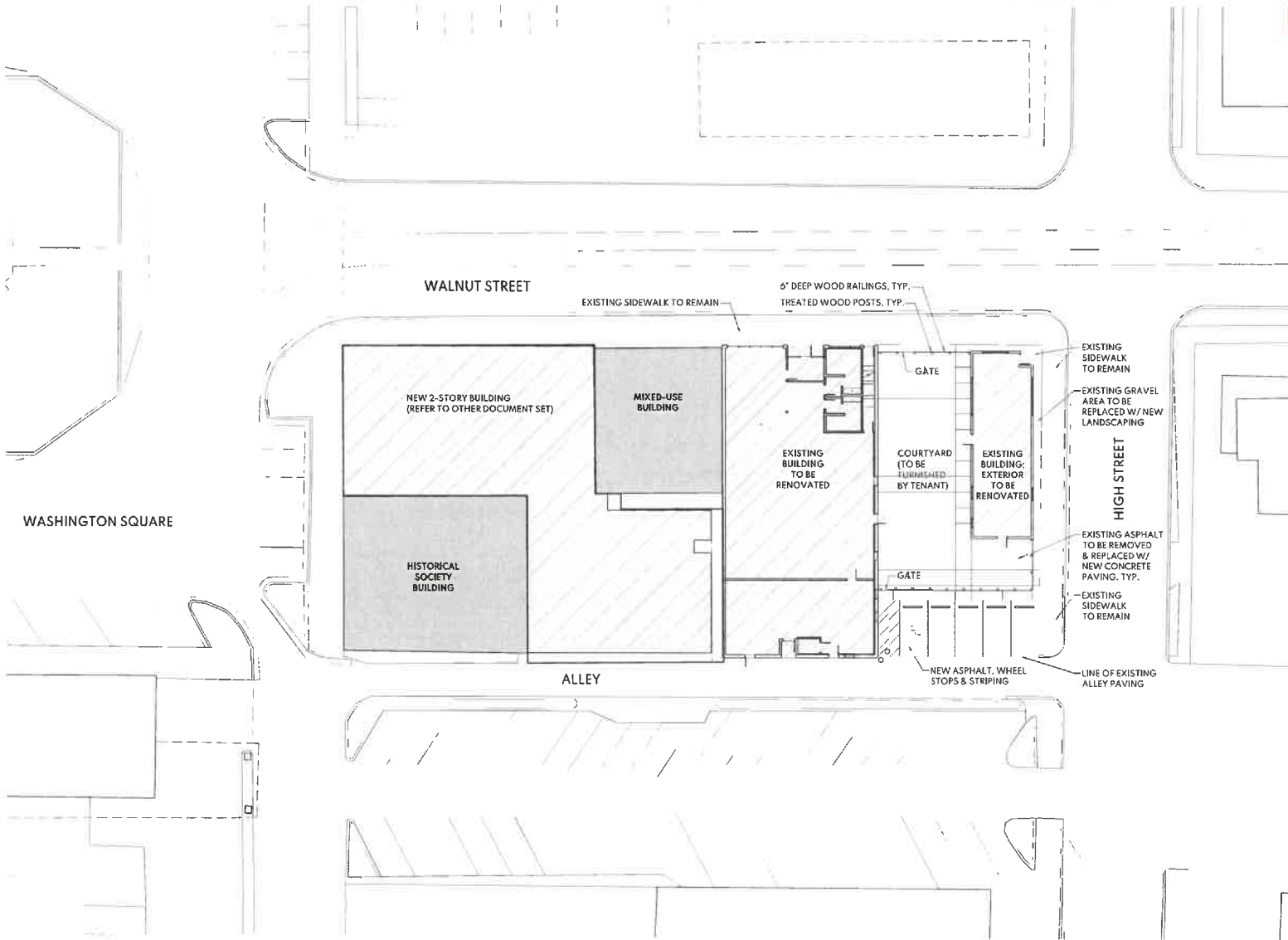
Washington Square  
Project - Annex Spaces

PROJECT NUMBER: 22-01

RENDERINGS

SHEET  
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1 SITE PLAN  
SCALE: 1" = 16'-0"



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06.16.2023 SCHEMATIC DESIGN

05.01.2023 ARCH. SCHEMATIC DESIGN

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DATE SIGNED:

Washington Square  
Project - Annex Spaces

PROJECT NUMBER: 22-01

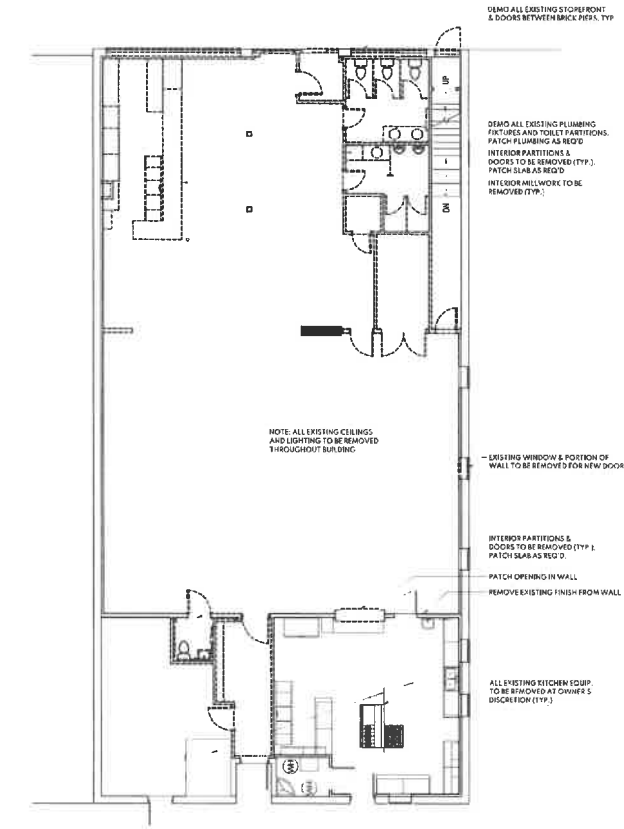
SITE PLAN

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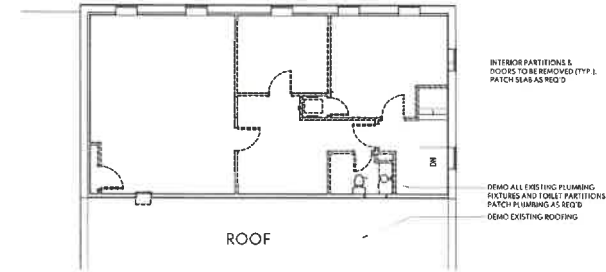
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1 GROUND FLOOR PLAN  
SCALE: 1" = 8'-0"



2 SECOND FLOOR PLAN  
SCALE: 1" = 8'-0"

#### GENERAL NOTES

1. ALL ITEMS THAT ARE TO BE REMOVED AND REINSTALLED OR  
SAVED ARE TO BE TAGGED AND CAREFULLY STORED (SEE  
OWNER FOR LOCATION).
2. ALL AREAS AFFECTED BY DEMOLITION ARE TO BE PATCHED,  
REPAIRED, AND LEVELED TO MATCH EXISTING ADJACENT  
SURFACE (MATCH EXISTING CONDITION AT DOOR JAMBS).  
VERIFY IN FIELD.
3. THE CONSTRUCTION DOCUMENTS INDICATE THE OVERALL  
AREAS OF WORK. INCIDENTAL WORK ASSOCIATED BUT NOT  
SHOWN ON THE CONSTRUCTION DOCUMENTS MAY BE  
REQUIRED OUTSIDE THE PROJECT AREAS. THIS WORK IS PART  
OF THE CONSTRUCTION CONTRACT AND IS TO BE  
COMPLETED IN ACCORDANCE WITH THE CONTRACT.  
REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
4. ALL ITEMS INDICATED TO REMAIN ARE TO BE PROTECTED  
FROM DAMAGE. DAMAGED ITEMS ARE TO BE PATCHED &  
REPAIRED OR REPLACED AS REQUIRED TO MATCH ADJACENT  
SURFACE. AT NO ADDITIONAL COST TO THE OWNER.
5. WHEN THE REMOVAL OF EXISTING SURFACE MATERIAL IS  
REQUIRED TO COMPLETE CONTRACT WORK AND A NEW  
FINISHES NOT SPECIFIED, PATCH/REPAIR AND PRIME THE  
AFFECTED SURFACE TO RECEIVE NEW FINISH.
6. NEW SLEEVES AND OPENINGS IN THE EXISTING FLOOR, WALL,  
& CEILING CONSTRUCTION ARE TO BE SEALED WITH FIRE  
SAFETY MATERIAL.
7. ALL MISCELLANEOUS ITEMS THAT INTERFERE WITH THE COMPLETION OF  
CONTRACT WORK BUT ARE NOT SHOWN TO BE REMOVED  
ARE TO BE REMOVED, STORED, AND REINSTALLED AT NO  
ADDITIONAL COST TO THE OWNER. IN THE EVENT THAT  
ITEMS CANNOT BE REINSTALLED IN THEIR ORIGINAL LOCATION  
COORDINATE NEW LOCATION WITH ARCHITECT/OWNER.
8. U.N.O. CONTRACTOR TO REMOVE EXISTING FLOORING AND  
BASE AS REQUIRED TO ACCOMMODATE DOOR ASSEMBLIES.  
PATCH/REPAIR AS NECESSARY TO MATCH ADJACENT  
SURFACES.
9. REFER TO MEP-FP DRAWINGS FOR DEMOLITION / REMOVAL /  
RELOCATION AND INSTALLATION OF FIXTURES AND DEVICES.
10. UPON REMOVAL OF DOORS, SHORE OPENINGS AS  
NECESSARY. SECURE ALL NEW FRAMES PER MANUFACTURER'S  
RECOMMENDATIONS. PROVIDE LINTELS AS REQUIRED.
11. ON DOORS THAT ARE TO BE REMOVED RETURN ALL DOOR  
HARDWARE TO OWNER PRIOR TO DISPOSAL.
12. ALL ELECTRICAL DEVICES & ASSEMBLIES BEING AFFECTED BY  
DEMO OF DOORS TO BE REINSTALLED AND RECONNECTED AT  
NO ADDITIONAL COST TO THE OWNER.
13. ALL EXISTING FLOORING INCLUDING ADHESIVES, SETTING,  
BEDS ARE TO BE REMOVED AND PREPARED FOR NEW FINISH  
WHERE APPLICABLE.
14. CONTRACTOR SHALL ALERT OWNER IF ANY FURNISHINGS,  
FIXTURES, OR EQUIPMENT NEEDS TO BE REMOVED OR  
OTHERWISE PROTECTED DURING DEMOLITION AND/OR  
SUBSEQUENT CONSTRUCTION.

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Washington Square  
Project - Annex Spaces

PROJECT NUMBER: 22-01

DEMO FLOOR  
PLANS



SHEET

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05.01.2023	ARCH. SCHEMATIC DESIGN
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DATE SIGNED: \_\_\_\_\_

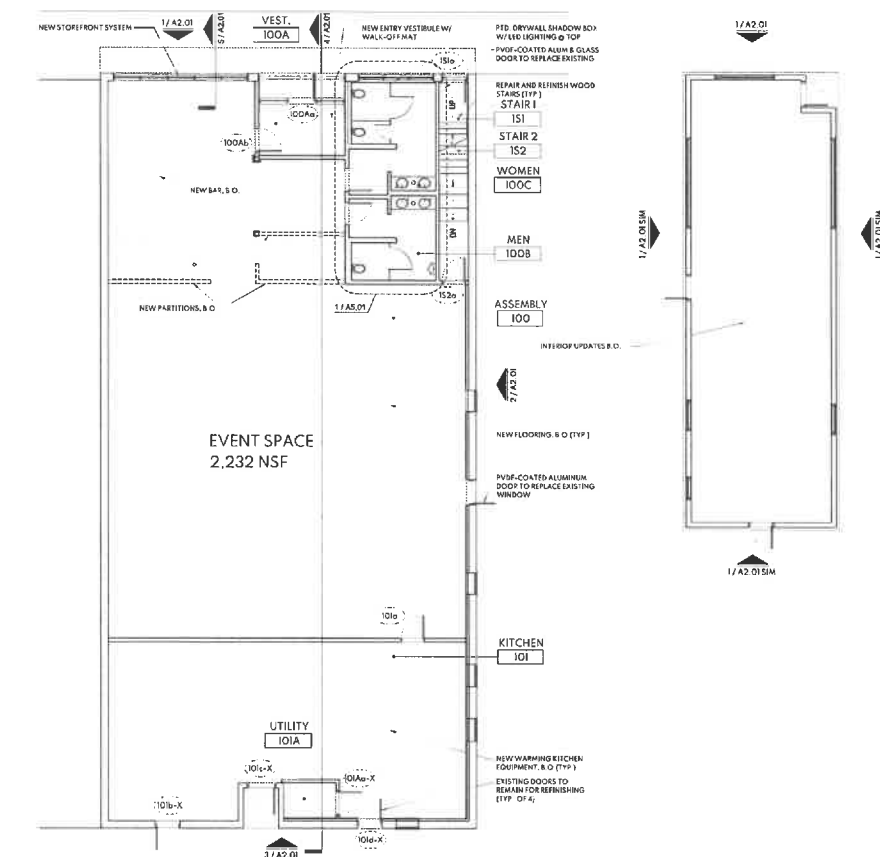
Washington Square  
Project - Annex Spaces

PROJECT NUMBER: 22-01

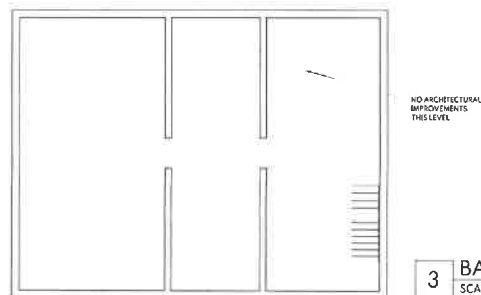
## FLOOR PLANS & FINISH SCHEDULE

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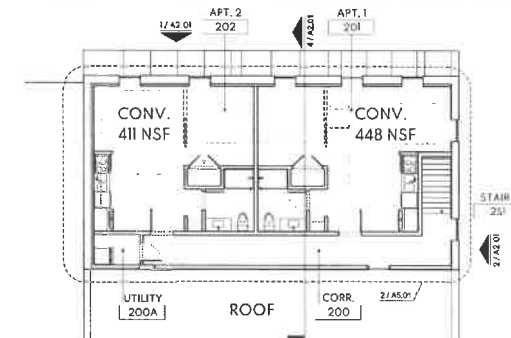
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1 GROUND FLOOR PLAN  
SCALE: 1" = 8'-0"



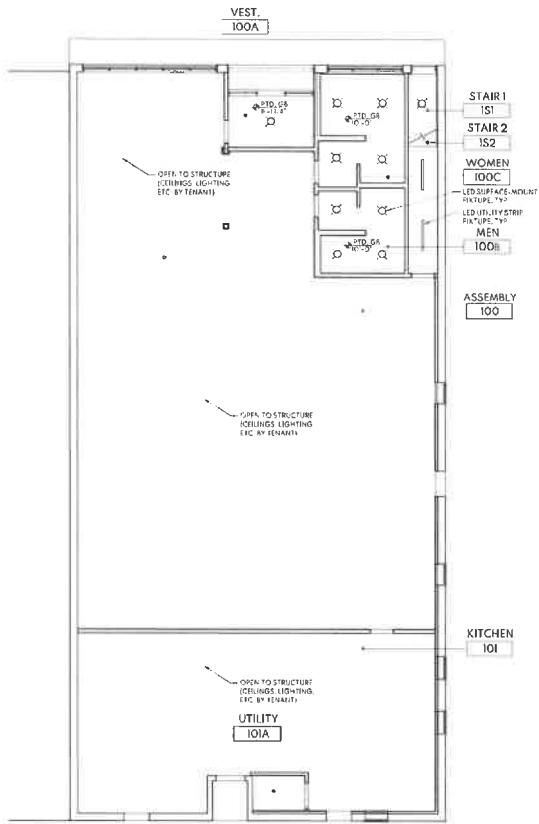
3 BASEMENT FLOOR PLAN  
SCALE: 1" = 8'-0"



2 SECOND FLOOR PLAN  
SCALE: 1" = 8'-0"

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1 GROUND FLOOR PLAN  
SCALE: 1" = 8'-0"



2 SECOND FLOOR PLAN  
SCALE: 1" = 8'-0"

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05.01.2023 ARCH. SCHEMATIC DESIGN

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DRAWN BY:

Washington Square  
Project - Annex Spaces

PROJECT NUMBER: 22-01

REFLECTED  
CEILING PLANS



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Washington, IL

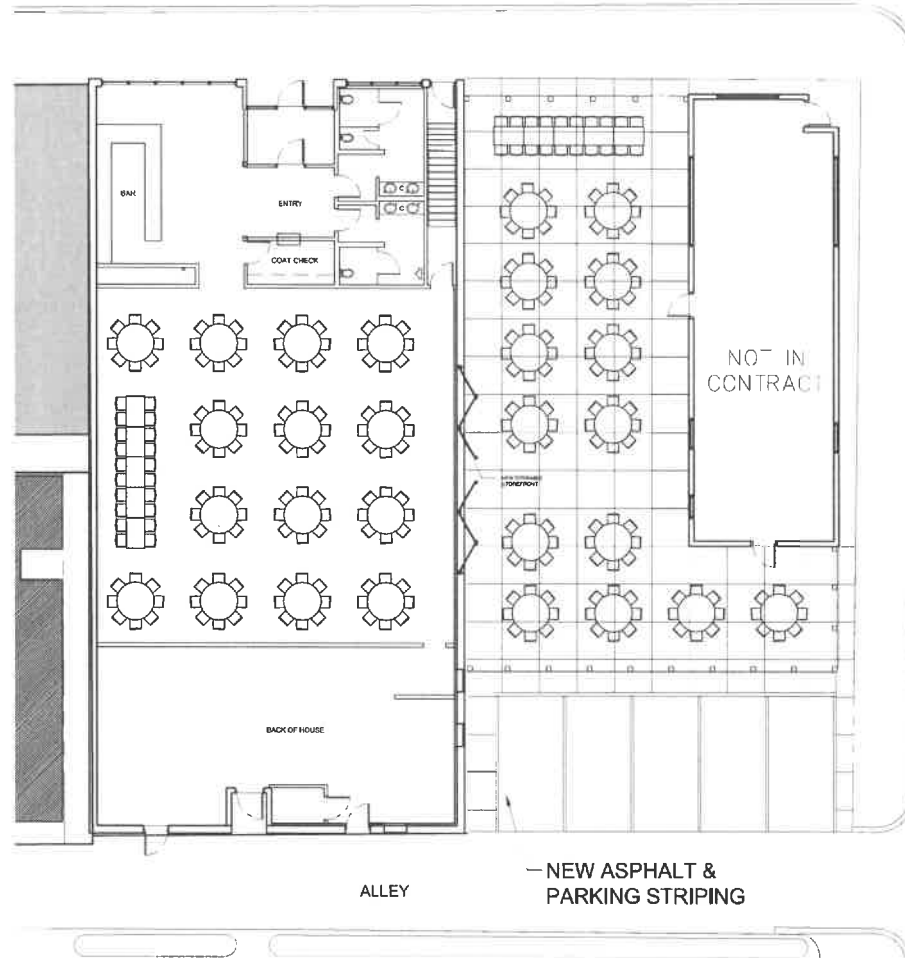
## *Schematic Design Presentation*

June 23, 2023

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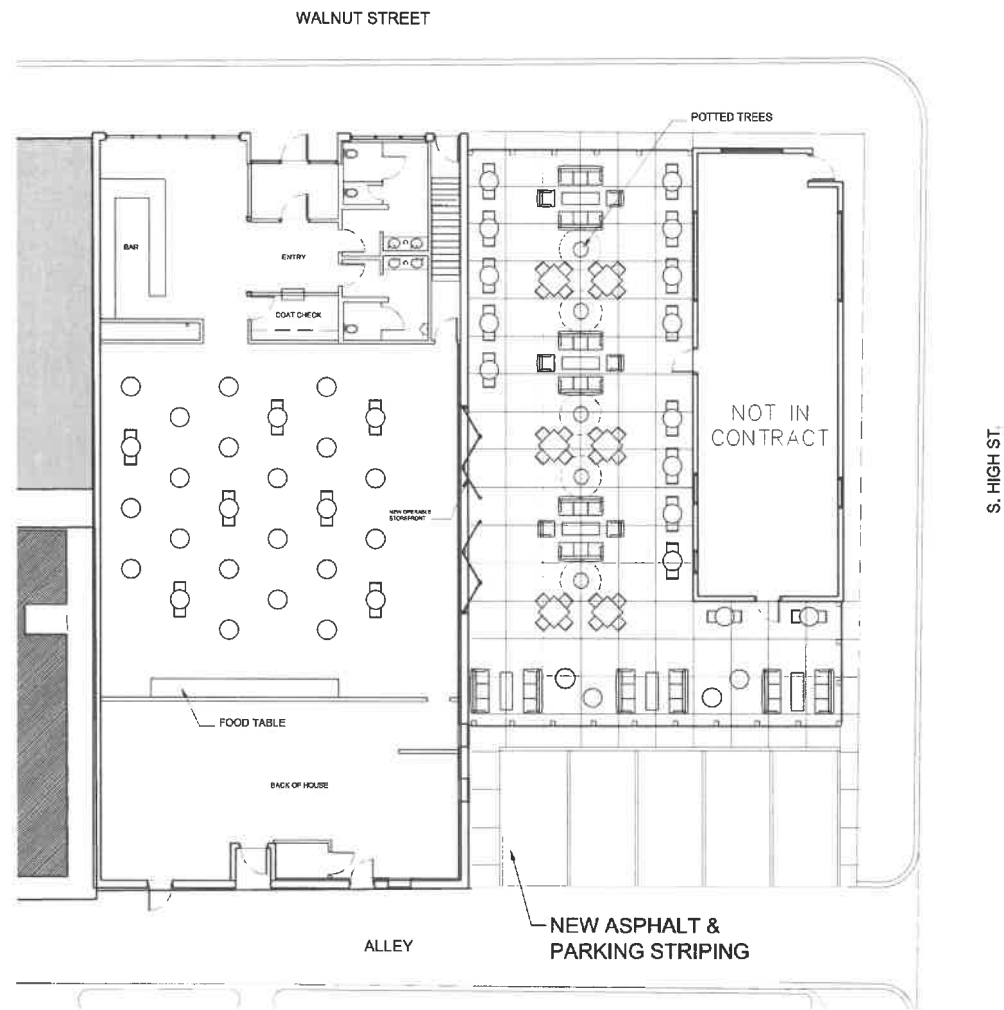
WALNUT STREET



INTERIOR SEATS: 132  
EXTERIOR SEATS: 132

INTERIOR OCCUPANCY: 148  
EXTERIOR OCCUPANCY: 173





INTERIOR SEATS: 14  
EXTERIOR SEATS: 96

INTERIOR OCCUPANCY: 148  
EXTERIOR OCCUPANCY: 173

120-126 Walnut Street Estimated Costs/Property Tax Generation					
120 Walnut Acquisiton	\$172,500				
126 Walnut Acquisition	\$140,000				
Architectural/engineering	\$49,000				
Interior/exterior redevelopment	\$424,000				
Tenant buildout	\$250,000				
Development costs	\$215,000				
<b>TOTAL</b>	<b>\$1,250,500</b>				
<b>Address</b>	<b>2022 Assess.</b>	<b>2022 Prop. Tax</b>	<b>2023 Proj. Assess.</b>	<b>2023 Proj. Prop. Tax</b>	<b>2023 Prop. Tax Inc.</b>
120 Walnut	\$6,720	\$588	\$58,000	\$5,081.19	\$4,493.19
126 Walnut	\$42,620	\$3,733	\$48,000	\$4,205	\$472.12

ELIGIBLE EXPENSES	ESTIMATE	BASE SUBSIDY %	BASE SUBSIDY AMT.	POSSIBLE SCOPE BONUS (0-20%)	POSSIBLE SCOPE BONUS AMT.	TOTAL SUBSIDY (20-40%)	TOTAL SUBSIDY AMT. (20-40%)
<u>Exterior Work</u>							
Parking lot*	\$ 15,000.00	20%	\$ 3,000.00	20%	\$ 3,000.00	40%	\$ 6,000.00
Façade brick improvements	\$ 85,000.00	20%	\$ 17,000.00	20%	\$ 17,000.00	40%	\$ 34,000.00
Roof improvements*	\$ 50,000.00	20%	\$ 10,000.00	20%	\$ 10,000.00	40%	\$ 20,000.00
Windows/door replacements	\$ 52,500.00	20%	\$ 10,500.00	20%	\$ 10,500.00	40%	\$ 21,000.00
Exterior demo*	\$ 3,000.00	20%	\$ 600.00	20%	\$ 600.00	40%	\$ 1,200.00
<b>SUBTOTAL</b>	<b>\$ 205,500.00</b>	<b>20%</b>	<b>\$ 41,100.00</b>	<b>20%</b>	<b>\$ 41,100.00</b>	<b>40%</b>	<b>\$ 82,200.00</b>
<u>Interior Work</u>							
Basement structure	\$ 15,000.00	20%	\$ 3,000.00	0%	\$ -	20%	\$ 3,000.00
Mold remediation	\$ 10,000.00	20%	\$ 2,000.00	0%	\$ -	20%	\$ 2,000.00
Interior demo*	\$ 15,000.00	20%	\$ 3,000.00	0%	\$ -	20%	\$ 3,000.00
Front exterior	\$ 15,000.00	20%	\$ 3,000.00	0%	\$ -	20%	\$ 3,000.00
Stairs and other framing	\$ 25,000.00	20%	\$ 5,000.00	0%	\$ -	20%	\$ 5,000.00
HVAC	\$ 11,000.00	20%	\$ 2,200.00	0%	\$ -	20%	\$ 2,200.00
Plumbing and fixtures	\$ 30,000.00	20%	\$ 6,000.00	0%	\$ -	20%	\$ 6,000.00
Electrical improvements	\$ 27,500.00	20%	\$ 5,500.00	0%	\$ -	20%	\$ 5,500.00
Drywall/paint*	\$ 25,000.00	20%	\$ 5,000.00	0%	\$ -	20%	\$ 5,000.00
Trim	\$ 10,000.00	20%	\$ 2,000.00	0%	\$ -	20%	\$ 2,000.00
Kitchen upgrades	\$ 20,000.00	20%	\$ 4,000.00	0%	\$ -	20%	\$ 4,000.00
Flooring improvements	\$ 15,000.00	20%	\$ 3,000.00	0%	\$ -	20%	\$ 3,000.00
<b>SUBTOTAL</b>	<b>\$ 218,500.00</b>	<b>20%</b>	<b>\$ 43,700.00</b>	<b>0%</b>	<b>\$ -</b>	<b>20%</b>	<b>\$ 43,700.00</b>
<b>TOTAL</b>	<b>\$ 424,000.00</b>	<b>20%</b>	<b>\$ 84,800.00</b>	<b>0-20%</b>	<b>\$ 41,100.00</b>	<b>20-40%</b>	<b>\$ 125,900.00</b>

(NOT TO EXCEED)

\* Included as eligible items due to the project scope

Estimates are preliminary. Further details and quotes can be provided by the developer as the project progresses.

# Impact Score Report

## Project Details

**Name:** 126 WALNUT ST -  
08/11/2023  
**Program Name:** TIF  
**Scored On:** 06-Oct-2023

**Discription:** N/A

**Addresses:**

- 126 WALNUT ST,  
WASHINGTON IL 61571



## Alignment Scoring Results

### Eligibility Screening

**Would this project continue without TIF assistance?**

Question Type: Yes/No

Staff Answered

Earned 30.00 out of 30.00

Option (Yes) - Scoring Weight 0%

✓ Option (No) - Scoring Weight 100%

**Is there a commitment to occupy for at least 2 years? May need to provide lease or proof**

Question Type: Yes/No

Staff Answered

Earned 10.00 out of 10.00

✓ Option (Yes) - Scoring Weight 100%

Option (No) - Scoring Weight 0%

**Is the applicant in good standing with the City/State/IRS? Please submit a Certificate of Good Standing from IL Sec of State?**

Question Type: Yes/No

Applicant Answered

Earned 20.00 out of 20.00

✓ Option (Yes) - Scoring Weight 100%

Option (No) - Scoring Weight 0%

**Is the developer contributing at least 60% of the required capital to complete the project?**

Question Type: Yes/No

Staff Answered

Earned 40.00 out of 40.00

✓ Option (Yes) - Scoring Weight 100%

Option (No) - Scoring Weight 0%

## Social Impact

**Is this business locally owned or operated by someone within the 61571 zip code?**

Question Type: Dropdown List

Staff Answered

Earned 33.33 out of 33.33

✓ Option (Yes) - Scoring Weight 100%

Option (No) - Scoring Weight 0%

**Will this proposed project offer more retail or restaurant opportunities on night and weekends?**

Question Type: Dropdown List

Applicant Answered

Earned 66.67 out of 66.67

✓ Option (Yes) - Scoring Weight 100%

Option (No) - Scoring Weight 0%

Option (N/A) - Scoring Weight 100%

## Fiscal Impact

**How much new or additional annual sales tax revenue could be collected as a result of this project? Please Submit business plan showing projected revenue and/or reports from other owned or operated establishments**

Question Type: Dropdown List

Applicant Answered

Earned 25.00 out of 50.00

Option (<\$5k) - Scoring Weight 0%

Option (\$5k - \$20k) - Scoring Weight 25%

✓ Option (\$21k - \$50k) - Scoring Weight 50%

Option (\$50k+) - Scoring Weight 100%

**Total investment % proposed to be pledged from the developer's private funding sources**

Question Type: Dropdown List

Applicant Answered

Earned 33.33 out of 33.33

✓ Option (>65%) - Scoring Weight 100%

Option (51% - 65%) - Scoring Weight 50%

Option (<50%) - Scoring Weight 0%

**Please select the total investment dollars proposed to be invested by the developer**

Question Type: Dropdown List

Applicant Answered

Earned 16.67 out of 16.67

✓ Option (\$100k +) - Scoring Weight 100%

Option (\$50k - \$99k) - Scoring Weight 70%

Option (\$25k - \$50k) - Scoring Weight 40%

Option (<\$25k) - Scoring Weight 10%

## Economic Impact

**Please Select all targeted INTERIOR improvements that apply to this proposal**

Question Type: Checkbox List

Staff Answered

Earned 20.00 out of 20.00

✓ Option (Plumbing/Electrical/HVAC) - Scoring Weight 100%

✓ Option (Floor Plan Restoration & Buildout ) - Scoring Weight 100%

✓ Option (Flooring) - Scoring Weight 10%

**Is the applicant subject to the payment of property tax**

Question Type: Dropdown List

Staff Answered

Earned 6.67 out of 6.67

✓ Option (Yes) - Scoring Weight 100%

Option (No) - Scoring Weight 0%

**How many new jobs will be created as a result of the investment?**

Question Type: Dropdown List

Staff Answered

Earned 26.67 out of 26.67

Option (0 - 1 FTE) - Scoring Weight 0%

Option (2 - 3 FTE) - Scoring Weight 25%

Option (4 - 5 FTE) - Scoring Weight 50%

✓ Option (6+ FTE) - Scoring Weight 100%

**Please select all targeted EXTERIOR improvements that apply to this proposal**

Question Type: Checkbox List

Staff Answered

Earned 33.33 out of 33.33

✓ Option (New/Restored Façade or Structural Improvements) - Scoring Weight 100%

Option (ADA Accessibility) - Scoring Weight 50%

✓ Option (Awnings or Signage) - Scoring Weight 20%

✓ Option (Windows/Doors) - Scoring Weight 20%

Option (Roof Replacement) - Scoring Weight 15%

✓ Option (Painting) - Scoring Weight 10%

**How many existing competitors are there to this business within the city limits?**

Question Type: Dropdown List

Staff Answered

Earned 6.67 out of 13.33

Option (No Competitors) - Scoring Weight 100%

✓ Option (1-3 Competitors) - Scoring Weight 50%

Option (4+ Competitors) - Scoring Weight 0%



## Risk Safety Scoring

**What is the anticipated return on investment of the proposed TIF subsidy amount compared to the projected annual property tax increment and sales tax generation?**

Question Type: Dropdown List

Staff Answered

Earned 0.00 out of 100.00

Option (0 - 3 years) - Scoring Weight 100%

Option (4 - 5 years) - Scoring Weight 50%

Option (6 - 7 years) - Scoring Weight 35%

Option (8 - 9 years) - Scoring Weight 20%

✓ Option (10+ years) - Scoring Weight 0%