



CITY OF WASHINGTON, ILLINOIS Committee of the Whole Agenda Communication

Meeting Date: June 10, 2024

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

Agenda Item: Countryside Banquet & Catering Commercial Grant Program Project Increased Funding Request Discussion

Explanation: Staff previously received the first application for possible use of the funds as part of the Washington Commercial Building and Property Improvement Grant Program. The FY 24-25 budget includes \$300,000 that can be utilized towards private redevelopment assistance. The current application cycle, which did not include this application, had a submittal deadline of May 29. Those applications will be reviewed separately for possible funding assistance.

Kristi Cape, longtime owner of Countryside Banquet & Catering at 659 School Street, previously applied for assistance with a mill and asphalt overlay of her parking lot, which is in poor condition. The original total estimated cost was \$389,000 and would have consisted of a 3" mill on the edges of the lot and a 5" mill on a little more than 6,000 square yards through much of the main lot. A smaller lot on the east side of the building consisting of approximately 1,000 square yards would be milled to a 4" depth. The consensus on February 12 was to table that consideration until more specific grant program guidelines could be discussed.

Discussion at the March 11 and April 8 Committee of the Whole meetings pertaining to establishing the program guidelines and scoring of prospective projects led to dialogue about the possible funding of Ms. Cape's project. The consensus was to fund 30% of a multi-phased project up to a \$115,000 cap.

Fiscal Impact: A mill and overlay would give new life to the parking lot and any use of the budgeted funds would assist a longstanding Washington business. While the improvements would not likely impact the property's assessed value much, if any, it would upgrade the aesthetics of a business that generates sales tax and hosts numerous events on an annual basis.

Ms. Cape has asked for City Council consideration of a single project consisting of the Phase 1 work, which is described in the Year 1 description on the attached project quote. Her request is as follows:

"After reviewing the grant proposal, it is not in my best interest to move forward the way it has been written. I feel my hands have been tied with the current amount proposed with the rules attached to it. I am proposing phase 1 only with 50% grant funded (69,500) and 50% Kristi Cape funded (69,500) This will allow me to finish the entire project at the pace in which I have the funds available and am comfortable with as interest rates are 7.5% for business loans. I fully intend to finish this project in its entirety however just at a much slower pace than I had intended. I urge you to consider this, as this was not at all how it was proposed when I applied. Thank you for your time and consideration."

Action Requested: Feedback on the potential removal of the Phase 2 portion of the project and an increased City share from 30% to 50% with a cap of \$69,500 at the June 10 Committee of the Whole meeting. The Council previously committed to fund 30% of the entire project up to a \$115,000 cap when this was originally proposed as a project with two phases. A redevelopment agreement was previously drafted with those parameters. An agreement will not be brought to the Council for a first reading ordinance until consensus has been reached on the funding limits for this project.

PROPOSAL

IDOT Approved Asphalt Plant, Asphalt Material and Equipment



23497 Ridge Road • East Peoria, IL 61611 • PHONE: (309) 698-8404 • FAX: (309) 698-8431

Countryside Banquet Attn: Kristi Cape	PHONE: 3/22/2024 FAX: EMAIL: joe@lahoodconstruction.com RE: Countryside Banquet - Washington, IL
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1/2 of Small Lot (East of the Building) - YEAR 1

- Mill asphalt 4" in depth
- Shape and compact existing base material
- Install 4" of hot mix asphalt (two 2" lifts) on +/- 560 sq. yds. Cost: \$ 24,000.00

Asphalt Patching Prior to 3" Overlay to Correct Badly Broken Area (blue outline on print) - YEAR 1

- Mill 2 large areas of broken asphalt (+/- 6,083 sq. yds.) an extra 2" in depth
- Install 2" patch on milled area prior to overlay (681 tons) Cost: \$ 115,000.00

Main Parking Lot 3" Overlay - after repairs are completed - YEAR 2/3

- Mill edges to accept a 3" asphalt overlay
- Clean and prime prior to overlay
- Install a 3" asphalt overlay on +/- 9,437 sq. yds. (1,585 tons)
- Restripe as is Cost: \$ 230,000.00

Note: Year 1 is 1/2 of East Lot and Patching in the Main Lot
 No paving in front of the building until Year 2

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:
See Above

TERMS: It is understood that invoices are DUE UPON RECEIPT. Accounts over 30 days past due will be subject to a 1.5% finance charge (an annual rate of 18%) and that costs incurred to collect past due accounts, including court costs, attorney fees will be added to my account.
 NOTE: Any additional insurance premium incurred to provide Owners and Contractors protective policy, waivers of subrogation, or other insurance conditions will be added to the above quoted price for the actual expense incurred to provide this additional coverage.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature

Brandon Fogler

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Notes: All base material figured to be completed in one mobilization.
 All paving figured to be completed in one mobilization.**

**Sub grade is not the responsibility of Tazewell County Asphalt.
 Excavation and final grading not included in bid.**

Sub grade to be approved prior to Tazewell County Asphalt mobilization.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature of Acceptance

Date of Acceptance

Untitled Map

Write a description for your map.

Legend

 Countryside Banquet & Catering

