



CITY OF WASHINGTON, ILLINOIS

Committee of the Whole Agenda Communication

Meeting Date: February 9, 2026

Prepared By: Jon Oiphant, AICP, Planning & Development Director
Jeff Fiegenschuh, City Administrator

Agenda Item: Proposed 122 N. Main Street Redevelopment Project Financial Assistance Consideration

Explanation: Cliff Vieira of Curiousnomad LLC purchased the building at 122 N. Main in June 2025. Mr. Vieira and his architect, Roxanne Ibe of Talisman Development Group, have been solidifying their redevelopment options. The building is approximately 120' deep and is about 4,000 square feet in size. The depth and size make its occupancy challenging by a single tenant. As an alternative, they would prefer to create two spaces, with the front and back both containing around 2,000 square feet. They had considered breaking the building into three spaces, but that has been deemed cost-prohibitive. The front half would be intended to consist of a restaurant/bar or a retailer. The rear half of the building would figure to be utilized as office or service space given that it would not have the preferred streetside visibility for a traditional retail or restaurant user, though retail could also be an option. Staff would prefer to see retail or a dining/drinking business in the front half of the building.

The building currently has its primary ingress/egress in the front with a secondary entrance/exit in the rear alley. Rear access is not ideal as a primary access point for any business should the building be split. As such, Mr. Vieira and Ms. Ibe previously asked for permission to remove one of the public parking spaces from the adjacent City-owned 126 N. Main parking lot in order to accommodate a side entrance/exit. The City Council consented to this at the Committee of the Whole meeting in October. That modification of the north façade received Certificate of Appropriateness approval from the Historic Preservation Commission in November.

At this point, the owners have created the attached schematic showing a door and window near the middle of the north façade. Staff has urged Mr. Vieira and Ms. Ibe to minimize any parking removal as best as possible and this is only intended to eliminate one parking space. Structural modifications are needed near the northwest corner of the building. The original intention was to locate the new doorway there. However, it would be best to have it centrally located to allow for ingress-egress for both of the units. The structural renovations are planned to commence around February 16 given the desire to ensure the building is fully functional for the future renovations. The exterior north and west façades would be painted to match the existing color after the structural repairs are completed. Any roofing impacted by the structural modifications would also be repaired.

The proposed project consists of the following:

- Create an exterior entry near the midway point of the north façade. A new window would initially be added near the northwest corner of the building while structural modifications are being made. The new entry would accommodate the splitting of the building into two commercial tenant spaces. A metal awning would be placed above the doorway with a can light. Future windows are desired on the north façade to the west of the Washington Historical Society's mural, though those would be completed at a later time once tenants are identified. The mural would not be impacted by this project;
- Complete the aforementioned structural improvements. **Please note that Mr. Vieira would like to initiate this work soon. This is incorporated within the total cost estimate to potentially allow for it to be included within a TIF agreement and future reimbursement;**
- Establish a permanent ramp system to allow ADA compliance for the front and rear tenant spaces. This would utilize one existing parking space;

- Modernize HVAC and electrical infrastructure, including relocating air conditioning lines, installing new furnaces and air conditioning condensers, and installing additional water, gas, and electric meters to separate utilities;
- Add a new door to the top of the basement stair landing and a new door at the bottom of the basement stairs;
- Build interior walls to separate the one large existing space into two units, build mechanical/storage rooms and new bathrooms, and build walls to separate the new rear stairs and at the bottom of the basement stairs; and
- Complete flooring improvements, including infilling the current flooring opening in the rear of the building and refinishing the exposed floor in the front to match the existing flooring.

The pending structural renovations and associated exterior painting of the repaired wall and roofing repairs total \$33,986. The total estimated cost of the entire project including the structural renovations, overhead/profit, and project management is approximately \$478,738. Attached are the quotes from Peoria Metro and Force Masonry as well as a spreadsheet to show the general cost breakdown. Also included are comparable quotes from Zobrist Construction, which are not intended to be utilized due to the higher cost. Please note that the estimates provided by Peoria Metro specific to the HVAC/plumbing/electrical and interior wall construction both reflect the separation of the building into three units. Mr. Vieira has not received a revised estimate for those two project components and he has attempted to approximate what those costs would be to separate the building into two units.

The developer has indicated that the project will create three full-time jobs and three part-time jobs. Based on the projected annual taxable revenue, the business would figure to generate \$8,000-\$12,000 in home rule sales tax and \$4,000-\$8,000 in state shared sales tax. Please note that because there are no committed tenants yet, this is speculative but is intended to be a conservative estimate of a single retail or dining/drinking business. The Washington Township Assessor conservatively estimated that based on the acquisition and estimated interior and exterior construction cost, about \$6,137 in new increment would be paid into the TIF Fund annually starting with the 2027 payable 2028 tax bill compared to the current increment and per the most recent tax rate, assuming the project begins soon and is completed in time for that to be assessed that year. Future assessments could slightly increase based on the final construction scope. That would generate roughly \$49,993 in new increment within the remaining life of the TIF district through the 2033 (payable 2034) tax year.

TIF funding has been provided for this building thrice since the TIF was established, all of which occurred in 2020. The summary of those projects is as follows:

- Tuckpointing of the north side of the building to accommodate the future placement of a mural commissioned by the Washington Historical Society. The TIF Fund contributed 30% and \$1,315 of the actual project costs.
- Interior and exterior improvements consisting of replacing the brick on the upper portion of the front façade from the windows to the parapet, installing a block backup with a new stone coping cap, and a partial roof demolition and patching. The TIF Fund contributed 100% and \$19,000 of the actual project costs.
- Interior and exterior improvements consisting of installing front doors and windows, coat and repair the roof, the demolition and replacement of the flooring and ceiling, walls framing, installing spray insulation, upgrading the interior and exterior electrical, replacing the HVAC system, completing plumbing improvements, and installing a power vent water heater. The TIF Fund contributed 40% and \$28,382 of the actual project costs.

Fiscal Impact: Staff projects that the TIF Fund will have approximately \$309,000 remaining at the end of FY 25-26, which takes into account any anticipated expenses and revenue in the remaining 2+ months. The first payment of \$116,667 for the 120-126 Walnut project would be due within 60 days following its completion and subsequent equal payments would be due 12 and 24 months following the initial payment if the terms of the existing agreement are met by a new developer. The recently approved redevelopment agreement for improvements at 104-106 N. Main will have two annual payments of \$25,000 apiece. The City has about \$144,000 in committed expenses for FY 26-27, including the first payment for 120-126 Walnut, if the agreement is fulfilled.

This is the fourth 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. The matrix provides a recommended not-to-exceed financial contribution based on its accumulated point total. This project scores 72, which places it in the highest funding tier and a recommendation of a subsidy of 40% for the exterior improvements and 20% for the interior improvements.

The TIF program guidelines currently establish a ceiling of \$50,000 as the financial contribution to any particular property over a five-year period. However, projects with a minimum private investment of \$500,000 are classified as “Major Catalysts” and allow the Council more discretion to increase the TIF contribution ceiling, pending the availability of funds. While the estimated private investment is just shy of \$500,000, Mr. Vieira has asked the Council to consider providing financial assistance closer to a true 40%/20% standard given the burden of attempting to lease the spaces more consistently with a market rate without a significant inflation factor should he have to fund a higher percentage of the project. An attached spreadsheet submitted by Mr. Vieira with the various line item costs includes a requested TIF reimbursement of \$103,303. That includes the eligible exterior items funded at 40%, the eligible interior items funded at 20%, and project management funded at 40%.

Based on the proposed private investment and its scoring, a not-to-exceed subsidy amount of \$103,303 would be about 23.7% of the projected costs (not including overhead/profit) if there was not a \$50,000 cap, if the Council chooses to utilize the scoring slotting. The Council can use its own discretion to set its own subsidy amount or percentage depending on the particular project. If \$50,000 were to be contributed to this project through the TIF Fund, it would have an estimated net economic impact of nearly \$108,000 through 2033 based on the projected sales tax revenue and property tax increment.

A spreadsheet is also attached showing a hypothetical scenario that proposes providing TIF funding that attempts to get closer to a \$103,303 payout. Under this scenario, three equal \$25,000 payments would be made annually to Mr. Vieira following the completion of the project. Remaining funds beyond the first \$75,000 from those three payments would be based on granting an annual 50% reimbursement of the increased increment. This projects a conservative annual increment of \$6,137 starting in the 2027 payable 2028 tax year, which would offer an annual reimbursement of about \$3,069 through 2033 plus a slight increase for the 2026 payable 2027 tax year. That would allocate an additional \$24,996.53 for a total estimated TIF Fund payout of \$99,996.53. The estimated net economic impact of about \$51,412 through 2033 under this scenario.

Action Requested: Staff requests direction at the February 9 Committee of the Whole meeting on a subsidy amount to be utilized in the drafting of a redevelopment agreement. As customary, staff recommends that any TIF assistance be split into at least 2-3 payments depending on the final not-to-exceed total subsidy. The first would be paid within 60 days after the project has been completed and the submittal of all invoices. The remainder would be paid near that anniversary date in future years depending on the number of installments. The Council could seek to change the number of installments and/or have disparate disbursements each year. Flexibility can also be created by making some of the TIF subsidy contingent upon the property tax increment and potentially capping that amount once a particular threshold has been met. Should there be interest in utilizing the increment as a basis for a reimbursement, staff would recommend that it be capped at not more than 50% in any given year to allow for some of that to go into the TIF Fund.

A first reading ordinance with the agreement would tentatively be scheduled in March, provided that is the direction of the Council. Mr. Vieira would like to first address the northwest corner structural issues before continuing with other project components and he and staff ask for the allowance for that work to begin and for it to be considered for TIF reimbursement.

Submitted by Cliff Vieira		2 unit Cost	
	Int	\$353,919	20% reimb.
	Ext	\$81,298	40% reimb.
	Requested TIF Reimbursement	\$103,303	
Scope	Interior vs Exterior	2 unit Cost	Comments
Overhead / profit	Ext	\$43,522	
Project Management	Ext	\$28,472	
Exterior Door and Window Additions	Ext	\$10,000	Peoria Metro
Awning Addition	Ext	\$3,000	Peoria Metro
Exterior ADA Accessibility	Ext	\$5,840	Peoria Metro
Exterior Painting of repaired wall	Ext	\$10,000	Peoria Metro
Roofing repairs from repaired wall	Ext	\$5,000	Peoria Metro
HVAC, Plumbing, and Electrical	Int	\$246,667	Peoria Metro
Interior Doors	Int	\$2,536	Peoria Metro
Interior Walls	Int	\$60,000	Peoria Metro
Flooring Improvements	Int	\$23,592	Peoria Metro
Interior ADA Accessibility	Int	\$3,804	Peoria Metro
Structural Renovations	Ext	\$18,986	Force Masonry
Demo	Int	\$17,320	Peoria Metro
TOTAL		\$478,738	

ELIGIBLE EXPENSES	ESTIMATE	SUBSIDY %	BASE AMT.	BASE SUBSIDY		(20%)	POSSIBLE SCOPE BONUS AMT.	TOTAL SUBSIDY (20-40%)	TOTAL SUBSIDY AMT.
				SCOPE BONUS	POSSIBLE SCOPE BONUS				
Exterior Work									
Project									
Management	\$ 28,472.00	20%	\$ 5,694.40			20%	\$ 5,694.40	40%	\$ 11,388.80
Door/window additions	\$ 10,000.00	20%	\$ 2,000.00			20%	\$ 2,000.00	40%	\$ 4,000.00
Awning addition	\$ 3,000.00	20%	\$ 600.00			20%	\$ 600.00	40%	\$ 1,200.00
Exterior ADA accessibility	\$ 5,840.00	20%	\$ 1,168.00			20%	\$ 1,168.00	40%	\$ 2,336.00
Painting of repaired wall	\$ 10,000.00	20%	\$ 2,000.00			20%	\$ 2,000.00	40%	\$ 4,000.00
Roofing repairs from repaired wall	\$ 5,000.00	20%	\$ 1,000.00			20%	\$ 1,000.00	40%	\$ 2,000.00
Structural renovations	\$ 18,986.00	20%	\$ 3,797.20			20%	\$ 3,797.20	40%	\$ 7,594.40
SUBTOTAL	\$ 81,298.00	20%	\$ 16,259.60			20%	\$ 16,259.60	40%	\$ 32,519.20
Interior Work									
HVAC, plumbing, electrical	\$ 246,667.00	20%	\$ 49,333.40			\$	-	20%	\$ 49,333.40
Interior doors	\$ 2,536.00	20%	\$ 507.20			\$	-	20%	\$ 507.20
Interior walls	\$ 60,000.00	20%	\$ 12,000.00			\$	-	20%	\$ 12,000.00
Flooring improvements	\$ 23,592.00	20%	\$ 4,718.40			\$	-	20%	\$ 4,718.40
Interior ADA accessibility	\$ 3,804.00	20%	\$ 760.80			\$	-	20%	\$ 760.80
Demo	\$ 17,320.00	20%	\$ 3,464.00			\$	-	20%	\$ 3,464.00
SUBTOTAL	\$ 353,919.00	20%	\$ 70,783.80			\$	-	20%	\$ 70,783.80
TOTAL	\$ 435,217.00	20%	\$ 87,043.40			20%	\$ 16,259.60	20-40%	\$ 103,303.00

(NOT TO EXCEED)*

* Total subsidy amount would be reduced if the actual costs are less than the estimated project cost.

EXHIBIT B

122 N. Main						\$50,000 subsidy reimbursement					
Actual - As of 1/14/26						Project Completion - Est.					
Assessor Market Value		\$165,630				Project Completion Est. Date				7/31/2026	
Actual Base EAV (2024)		\$55,210				Assessor Market Value Est.				\$420,000	
Actual Tax Rate (2024)		8.29361%				Est. EAV				\$140,000	
						Est. Tax Rate				8.29361%	
						Est. Eligible TIF Project Cost				\$478,000	
Year Payable		Est. EAV from Prior Year		Est. EAV		Total	Total Project	TIF Subsidy	Est. Project	Est. Net Project (Property & Sales Tax)*	
		Year		Inc.		Tax Rate	Property Tax	TIF Inc.	Payment to Developer		
Base	2025	\$55,210	2024	-	8.29361%	\$4,578.90	-				
1	2026	\$66,000	2025	\$10,790	8.29361%	\$5,473.78	\$894.88	\$25,000.00	(\$24,105.12)	(\$12,105.12)	
2	2027	\$140,000	2026	\$74,000	8.29361%	\$11,611.05	\$6,137.27	\$25,000.00	(\$18,862.73)	(\$6,862.73)	
3	2028	\$140,000	2027	\$74,000	8.29361%	\$11,611.05	\$6,137.27	\$0.00	\$6,137.27	\$18,137.27	
4	2029	\$140,000	2028	\$74,000	8.29361%	\$11,611.05	\$6,137.27	\$0.00	\$6,137.27	\$18,137.27	
5	2030	\$140,000	2029	\$74,000	8.29361%	\$11,611.05	\$6,137.27	\$0.00	\$6,137.27	\$18,137.27	
6	2031	\$140,000	2030	\$74,000	8.29361%	\$11,611.05	\$6,137.27	\$0.00	\$6,137.27	\$18,137.27	
7	2032	\$140,000	2031	\$74,000	8.29361%	\$11,611.05	\$6,137.27	\$0.00	\$6,137.27	\$18,137.27	
8	2033	\$140,000	2032	\$74,000	8.29361%	\$11,611.05	\$6,137.27	\$0.00	\$6,137.27	\$18,137.27	
9	2034	\$140,000	2033	\$74,000	8.29361%	\$11,611.05	\$6,137.27	\$0.00	\$6,137.27	\$18,137.27	
TOTAL										\$49,993.05	\$50,000.00
										(\$6.95)	\$107,993.05

* Assumes \$12,000 in annual HR and State shared sales tax generation

* Assumes \$12,000 in annual HR and State shared sales tax generation

122 N. Main		Hypothetical \$75,000 subsidy plus 50% increment reimbursement																	
Actual - As of 1/14/26		Project Completion - Est.																	
Assessor Market Value	\$165,630	Project Completion Est. Date																	
Actual Base EAV (2024)	\$55,210	\$7/31/2026																	
Actual Tax Rate (2024)	8.29361%	Assessor Market Value Est.																	
		\$420,000																	
		Est. EAV																	
		\$140,000																	
		Est. Tax Rate																	
		8.29361%																	
		Est. Eligible TIF Project Cost																	
		\$478,000																	
Year Payable		Est. EAV from Prior		Est. EAV		Total Property Tax		Total Project TIF Inc.		% of Project TIF Inc. to Developer		Est. Project TIF Increment Payment to Developer		Est. Annual Total TIF Payment to Developer		Est. Project TIF Payment to/from TIF Fund		Est. Net Project (Property & Sales Tax)*	
		Year	Inc.	Tax Rate				Inc.		Inc.		Inc.		Inc.		Inc.			
Base	2025	\$55,210	2024	-	8.29361%	\$4,578.90		-	-	-	-	-	-	-	-	-	-	-	
1	2026	\$66,000	2025	\$10,790	8.29361%	\$5,473.78		\$894.88	50%	\$25,000.00	\$447.44	\$25,447.44	(\$25,000.00)	(\$13,000.00)					
2	2027	\$140,000	2026	\$74,000	8.29361%	\$11,611.05		\$6,137.27	50%	\$25,000.00	\$3,068.64	\$28,068.64	(\$25,000.00)	(\$13,000.00)					
3	2028	\$140,000	2027	\$74,000	8.29361%	\$11,611.05		\$6,137.27	50%	\$25,000.00	\$3,068.64	\$28,068.64	(\$25,000.00)	(\$13,000.00)					
4	2029	\$140,000	2028	\$74,000	8.29361%	\$11,611.05		\$6,137.27	50%	\$0.00	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$15,068.64	
5	2030	\$140,000	2029	\$74,000	8.29361%	\$11,611.05		\$6,137.27	50%	\$0.00	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$15,068.64	
6	2031	\$140,000	2030	\$74,000	8.29361%	\$11,611.05		\$6,137.27	50%	\$0.00	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$15,068.64	
7	2032	\$140,000	2031	\$74,000	8.29361%	\$11,611.05		\$6,137.27	50%	\$0.00	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$15,068.64	
8	2033	\$140,000	2032	\$74,000	8.29361%	\$11,611.05		\$6,137.27	50%	\$0.00	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$15,068.64	
9	2034	\$140,000	2033	\$74,000	8.29361%	\$11,611.05		\$6,137.27	50%	\$0.00	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$3,068.64	\$15,068.64	
TOTAL										\$49,993.05		\$75,000.00		\$24,996.53		\$99,996.53		(\$56,588.19)	\$51,411.81
* Assumes \$12,000 in annual HR and State shared sales tax generation																			
Hypothetical payment scenario:																			
Year 1 (2026)	\$25,447.44 (\$25,000 + \$447.44)																		
Year 2	\$28,068.64 (\$25,000 + \$3,068.64)																		
Year 3	\$28,068.64 (\$25,000 + \$3,068.64)																		
Year 4	\$3,068.64																		
Year 5	\$3,068.64																		
Year 6	\$3,068.64																		
Year 7	\$3,068.64																		
Year 8	\$3,068.64																		
Year 9	\$3,068.64																		
TOTAL	\$99,996.53																		



Peoria Metro Construction, Inc.

PO Box 5187, Peoria IL 61601 Phone: 309.671.1466 Fax: 309.671.1426

December 03, 2025.

ATTN: Cliff Vieira

RE: 122 N Main Street Washington IL, Re - Development

Thank you for allowing Peoria Metro Construction the opportunity to submit the following budget to Re – Development 122 N Main Street Washington IL.

Site Clearance / Preparation

Property Assembly or Reconstruction - Quote 1:

Infrastructure - Quote 1 :

Utilities Removal / Relocation / Extension - Quote 1:

Soft Costs

- Project Management - \$37,320.00
- General Contractor - Quote 1: \$57,708.00
- Appraisal / Architect / Engineering / Planning - Quote 1:

Exterior Renovation

- Door and Window Replacements - Quote 1:\$10,000.00

○ Windows

- Add one window 6' tall by 8' wide, with lintel, placed at 24" AFF and about 12" down from the interior ceiling

○ Doors

- New parking lot entry door and lintel
- Add lintel to existing rear entry door



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- Awning Replacements - \$3,000.00

- Install new awning over new entry door
 - Include can light in the awning

- ADA Accessibility - \$5,840.00

- Ramp
 - Exterior ADA compliant ramp with a 5' landing with 5' run
 - Handrails for ramp system

- Painting - \$10,000.00

- Paint the exterior wall area to be rebuilt to match existing gray and also the west facing (alley) wall to match

- Roofing - \$5,000.00

- Repair any roofing as a result of the block wall repair
 - Interior Renovation

- Major Heating, Ventilation, and Air Conditioning ("HVAC"), Plumbing, and Electrical Improvements - \$370,000.00

- HVAC
 - Relocate AC lines on NW wall
 - Relocate AC lines from roof unit to new 1st floor HVAC for rear space
 - Install 3x new furnaces in 1st floor to heat 1x rear and 2x front spaces
 - Install 1x new AC condensers for 1st floor to cool 1x front smaller space
 - Relocate 1 existing AC condenser to optimum location for 1x front larger space
 - Install new ducting for rear and front space



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Plumbing

- Add 4 new bathrooms to first floor, 2 that are ADA compliant
- Install additional water meter to separate utilities
- Install additional gas meter to separate utilities

Electrical

- Install additional electric meter to separate utilities

● Doors - \$2,536.00

- Add new door to the top of basement stair landing
- Add door to new wall at bottom of basement stairs

● Walls - \$80,000.00

- Build wall to separate front from rear space
- Build wall to separate front space into two units (north and south)
- Build interior vestibule at new entry on the north wall
- Install two entry doors
- Build three mechanical / storage rooms
- Build five new bathrooms
- Build wall to separate new rear stairs
- Build wall at bottom of basement stairs

● Major Flooring Improvements - \$23,592.00

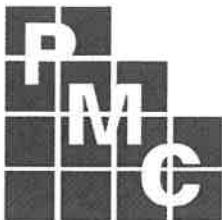
- Infill current flooring opening in the rear of the building
- Refinish exposed floor in the front to match existing flooring
- Add steps to alley exit door
- Salvage bowling floor removed from the front area to infill the opening in the rear



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- Add finished flooring in new landing in middle of building (reuse bowling floor if possible)
- ADA Accessibility - \$3,804.00
 - Demo of existing floor to match level of front floor
 - Salvage bowling floor and reinstall to infill the opening in the rear
 - Add interior ramp from new landing to the existing floor level in the rear
- Structural
- Structural Renovations - \$8,680.00
 - Replace NW corner block wall
 - Install framing and lintel for new window
 - Tuck point and infill all gaps in existing block wall
 - Add floor joints in open rear space
- Demo - \$17,320.00
 - **Demo NW corner block wall (already awarded to Force Masonry)
 - **Remove and reinstall wall mounted AC temporarily (already awarded to Montefusco)
 - 60' SF flooring demo for ramp and landing
 - ?? SF flooring demo for front space
 - Demo interior kitchen area and room (salvage materials and store in basement)
- Foundation
 - **Repair NW wall structural footing (already awarded to Force Masonry)



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PMC Overhead and Profit - \$57,708.00

All work listed above for the price of **\$634,800.00**

Peoria Metro excludes all work listed below:

- Permits
- Temporary Access
- All work is bid based on first shift work hours
- Anything not listed above in scope.

NOTE: This proposal is void if not accepted within thirty (30) days
If you have any questions or comments, please call!

Respectfully,
PEORIA METRO CONSTRUCTION

Caleb Siegel

Caleb Siegel

ESTIMATE

Force Masonry Construction
711 N 2nd Street
Pekin, IL 61554
(309) 642-5332

Sales Representative
Ross Kempf
(309) 423-2201
ross@forcemasonry.net



Cliff Fiera
Job #7306 - Cliff Fiera
122 N Main st.
Washington, IL 61571

Estimate # 8116
Date 4/28/2025

Item	Description	Amount
NW corner rebuild	Cut roughly 17' of asphalt back to access the deteriorated and broken footing at the NW corner. Shore up near the corner of the structure then remove approximately 14'L by 14'T of the North facing wall along with 2' around the NW corner. Remove the existing footing then form and pour a new reinforced footing at roughly 42" beneath grade. Rebuild the 8" block wall back to a similar design. Install vertical reinforcement at 4' o.c. and grout the reinforced cells solid.	\$13,805.00

Item	Description	Amount
05 Masonry	<p>Labor and material included:</p> <p>1. Set up equipment * involves shoring equipment</p> <p>2. Remove block * involves the NW corner (roughly 14' on N side and 2' on the W side) * includes disposal of debris * involves shoring of the roof system * includes toothing out on each side</p> <p>3. Dispose of broken footing * involves cutting out an area down approximately 42" deep * includes cutting out the asphalt around that area roughly 1' back to allow for removal</p> <p>4. Form and pour footing * includes dowelling into and installing horizontal reinforcement into the surrounding stable concrete footing * involves pouring to allow for at least one course beneath grade</p> <p>5. Lay block * involves roughly 170 - 8" block * includes vertical reinforcement at 4' o.c. * includes grouting reinforced cells solid * includes back to a similar design * involves filling in the old ventilation hole at the base of the NW corner on the West facing side * involves toothing in at each end</p> <p>6. Remove shoring * includes filling in where the shoring was installed</p> <p>7. Replace asphalt * involves patching in the area that is removed to gain access to the footing</p> <p>8. Tear down equipment</p> <p>9. Clean up jobsite</p>	\$13,805.00
SW corner repairs	Cut out and replace up to 6 - 8" block on the SW corner of the building, mainly on the West facing wall. Grind and tuck point the associated joints in the replacement area.	\$2,487.00



Item	Description	Amount
05 Masonry	<p>Labor and material included:</p> <ol style="list-style-type: none"> 1. Set up equipment 2. Cut out block <ul style="list-style-type: none"> * involves the broken block near the corner of the building * includes soaping out on the exterior side (to get the corner tied back together and stop water intrusion) * involves the area that was patched over at some point 3. Grind and tuck point joints <ul style="list-style-type: none"> * involves the joints associated with the block being replaced at the corner (up to 6' worth of joints) * includes tooling to match existing block work 4. Replace block <ul style="list-style-type: none"> * involves soaping in the exterior side * includes tooling to match existing block work 5. Tear down equipment 6. Clean up jobsite 	\$2,487.00
	 	
Lintel installation	<p>Remove roughly 8 - 8" block and install an approximately 4'W lintel above the West facing door. Lay block back to the existing design. Grind and tuck point the, roughly 8' of joints above the door up to the siding elevation.</p>	\$2,694.00
05 Masonry	<p>Labor and material included:</p> <ol style="list-style-type: none"> 1. Set up equipment <ul style="list-style-type: none"> * includes a scaffold set up 2. Remove block work <ul style="list-style-type: none"> * involves roughly 2 courses to allow for lintel installation * includes disposal of debris 3. Install lintel <ul style="list-style-type: none"> * includes an approximately 4'L angle iron 4. Lay block <ul style="list-style-type: none"> * includes back to the existing design * involves tooling to match existing block work 5. Grind and tuck point joints <ul style="list-style-type: none"> * includes the approximately 8' of stair step cracks above the door * involves the block work beneath the siding 6. Tear down equipment 7. Clean up jobsite 	\$2,694.00



Item	Description	Amount
Customer Responsibilities	Customer is responsible for gutter system re installation. Customer is responsible for any type of siding replacement. Customer is responsible for painting the block work if they choose to.	\$0.00
Force Responsibilities	Force masonry is not responsible for the A/C unit. Force masonry is not responsible for any type of siding repairs. Force masonry is not responsible for any type of roofing system repairs.	\$0.00

*This estimate is valid for a period of 90 days from the date of issuance. After this period, the terms, pricing, and availability of materials or services may be subject to change, and a revised estimate may be required.

**There will be a non refundable 3% processing fee for all electronic payments

Sub Total	\$18,986.00
Total	\$18,986.00

S P E C I A L I N S T R U C T I O N S

When you would like to proceed please do the following:

1. Let me know which of the above options you would like to proceed with and I will revise the estimate to reflect that decision
2. Pay the 50% deposit to get scheduled
3. Pay the remaining balance on the day the job is completed

NOTICE OF CANCELLATION

YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE **THIRD BUSINESS DAY** AFTER THE DATE OF THIS TRANSACTION. CLICK THE LINK BELOW FOR THE NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT

NOTICE OF CANCELLATION

IF YOU CANCEL ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR TRANSACTION WILL BE RETURNED WITHIN 10 BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE.

TERMS AND CONDITIONS

Excavation Work Disclaimer

As part of the services provided, excavation may be required to complete repairs or improvements to your property. Please be aware that excavation and digging can potentially lead to the following:

1. **Ground Settling:** Excavation can cause changes in the stability and level of the ground. This may result in settling, shifting, or minor subsidence in the surrounding area, including soil and surrounding structures. We cannot guarantee the stability of the ground after excavation.
2. **Disruption to Landscaping:** Excavation work may disturb or damage existing landscaping, including lawns, gardens, trees, plants, irrigation systems, and hardscaping elements such as walkways, patios, or fences. Restoration of landscaping or features disturbed during the process may not be included in the scope of work unless otherwise agreed upon.
3. **Structural Impact:** In some cases, excavation may inadvertently impact nearby structures or systems, such as foundations, drainage, or utilities. While every effort will be made to avoid damage, we are not responsible for unforeseen consequences resulting from excavation activities.
4. **Other Risks:** Excavation may also expose or disturb hidden utilities, environmental conditions, or other site-specific risks not visible prior to digging. We are not responsible for any costs associated with the discovery or mitigation of these hazards.

By accepting this estimate, the customer acknowledges and accepts the risks associated with excavation and understands that the contractor is not liable for any damage, disruption, or unforeseen issues arising from the excavation process, unless explicitly stated in the contract.

Our repair will NOT include the following:

- Anything below the cement floor or items buried in the cement that is in the area Force Masonry/Basements needs to remove with a jackhammer may be damaged. Cement removal without damage may not be possible in these scenarios. Force Masonry/Basements will not be responsible for plumbing or electrical repairs.
- Repairs to existing plumbing that are found in need of repair or replacement. For example, some older cast lead pipe/water lines to the street.
- Private Utility Lines - Client is responsible for marking private utility lines such as satellite dish cables, etc. (Homes in rural areas, the electric line that runs from the pole to your home is considered private, so, therefore, the Client must make the contractor aware of the location.) If damage to any of these lines in an area that was not marked occurs, Client is responsible for those repairs. The foundation repair technician will not excavate if the area is not clearly marked.
- Moving personal property out of the work area. Force Masonry/Basements will not move or put back appliances.
- Removal of flooring, tack strips (carpet, tile, etc.) and baseboard/trim.
- Force Masonry/Basements shall have no obligation to perform any work that may disturb, threaten to disturb, or require Force Masonry/Basements, its employees, or subcontractors to come in contact with hazardous substances (as defined by applicable federal, state and local law) existing on the site or brought onto the site by anyone other than Force Masonry/Basements, its employees or subcontractors. If, during performance of the work, Force Masonry/Basements encounters any material located on the Site that Force Masonry/Basements believes to be a hazardous substance, Force Masonry/Basements may immediately cease all portions of the work that may disturb or threaten to disturb such hazardous substances, or which could endanger Force Masonry/Basement's employees or subcontractors. To the fullest extent permitted by law, Client shall indemnify, defend and hold harmless Force Masonry/Basements, its consultants, agents, employees, subcontractors, or any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the work in areas in which hazardous substances are present.

Terms: Payment is due upon completion of the work

Payment: A 30% non-refundable deposit is due before Force Masonry/Basements can apply for any permit(s) and add your project to the schedule. The deposit will be applied to the final Invoice. Client understands that they will be charged \$30.00 for all checks returned non-sufficient funds. Please be prepared to give payment to the foundation repair technician on the final day of work. Upon completion, the Foreman will have all paperwork, warranties, and will review details of the system installed.

Default: If the account is not paid in full to the Foreman prior to their leaving on the last day, there will be a one-time 3% late fee charge that will become immediately due and payable as compensation for administrative costs. The unpaid balance due shall bear interest at the interest rate of 18% per annum from the date such installment became due and payable.

Vieira Washington - Zobrist Construction

11/21/2025

122 N. Main St., Washington, IL 61571

Washington Square - White Envelope

Description:	Contractor:	Sub Total:	Total:
SITE CLEARANCE / PREP:			\$80,000.00
- Increase water service to ?" service		\$80,000.00	
- Upgrade Electrical Service to 800amp		Unknown	
SOFT COSTS:			\$90,200.00
- Project Management		\$40,000.00	
- Cleaning / Deliveries		\$35,200.00	
- Dumpsters		\$3,000.00	
- Temp Toilets		\$1,000.00	
- Temp Enclosures		\$4,000.00	
- Permit & Fees		\$7,000.00	
EXTERIOR RENOVATIONS:			\$53,000.00
Concrete Cut, Demo & Pour Back @ Ramp		\$14,000.00	
Roofing Repairs & Pipe Penetration		\$6,000.00	
Awning @ new entry door		\$7,500.00	
(1) new alum. Storefront Window 6'x8'		\$4,000.00	
(4) new alum. Storefront Doors 3'x7'		\$16,000.00	
Painting of Exterior CMU as needed		\$5,500.00	
INTERIOR RENOVATIONS:			\$475,800.00
Misc. Demo+Demo raised floor in Space #2		\$5,280.00	
Remove & Re-install metal ceiling as needed		\$6,160.00	
Infill old bowling alley flooring at rear of #1		\$4,700.00	
Frame new ramp and landing out of wood		\$4,000.00	
Framing / Drywall / Acoustics		\$65,000.00	
Taping / Finishing		\$24,000.00	
Prime DW, ready for paint by Tenant		\$10,000.00	
Carpentry Backing		\$1,200.00	
Interior Doors/Frames/Hdwr		\$36,500.00	
Finish Carpentry		\$11,922.00	

Refinish old wood floor Space #2		\$15,000.00	
Painting Doors & Frames		\$4,000.00	
Fire Extinguishers & FE Cabinets		\$1,998.00	
Toilet Accessories (6 RR's)		\$2,400.00	
Plumbing		\$100,140.00	
HVAC		\$43,500.00	
Electrical		\$140,000.00	
STRUCTURAL:			\$10,000.00
Frame in floor joists in rear of Space #1		\$6,500.00	
Demo Kitchenette in entirety		\$1,000.00	
Demo floor to prep for new int. wood ramp		\$2,500.00	
	SUB TOTAL:		\$709,000.00
	Overhead & Profit:	15%	\$70,900.00
	BUDGET PROPOSAL TOTAL:		\$779,900.00

122 N MAIN STREET RE-DEVELOPMENT

122 N MAIN ST, WASHINGTON ILLINOIS

INDEX

- G.0 COVER
- A.1 EXISTING LOWER LEVEL FLOOR PLAN
- A.2 EXISTING MAIN LEVEL FLOOR PLAN
- A.3 MAIN FLOOR PROPOSED - OPTION FOR 2 TENANTS
- A.4 NOT USED
- A.5 NORTH ELEVATION RAMP RENDERINGS



SITE LOCATION

NOT TO SCALE

CODES

- 2018 IBC
- 2018 IFC
- NFPA 101 LIFE SAFETY CODE
- 2023 NEC
- 2014 IPC
- 2018 ILLINOIS ACCESSIBILITY CODE



CODE ANALYSIS

ZONING: C-2 (GENERAL RETAIL)

BUILDING CONSTRUCTION TYPE:
TYPE 5B, NON-SPRINKLED

PROPOSED AREA: 4,215 SF

EXISTING FRONT ELEVATION

IMPROVEMENTS TBD

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REVISION TABLE
NUMBER
DATE
REVISION
DESCRIPTION

NEW CONSTRUCTION PROJECT FOR:
122 MAIN RE-DEVELOPMENT 122 N MAIN ST., WASHINGTON, IL

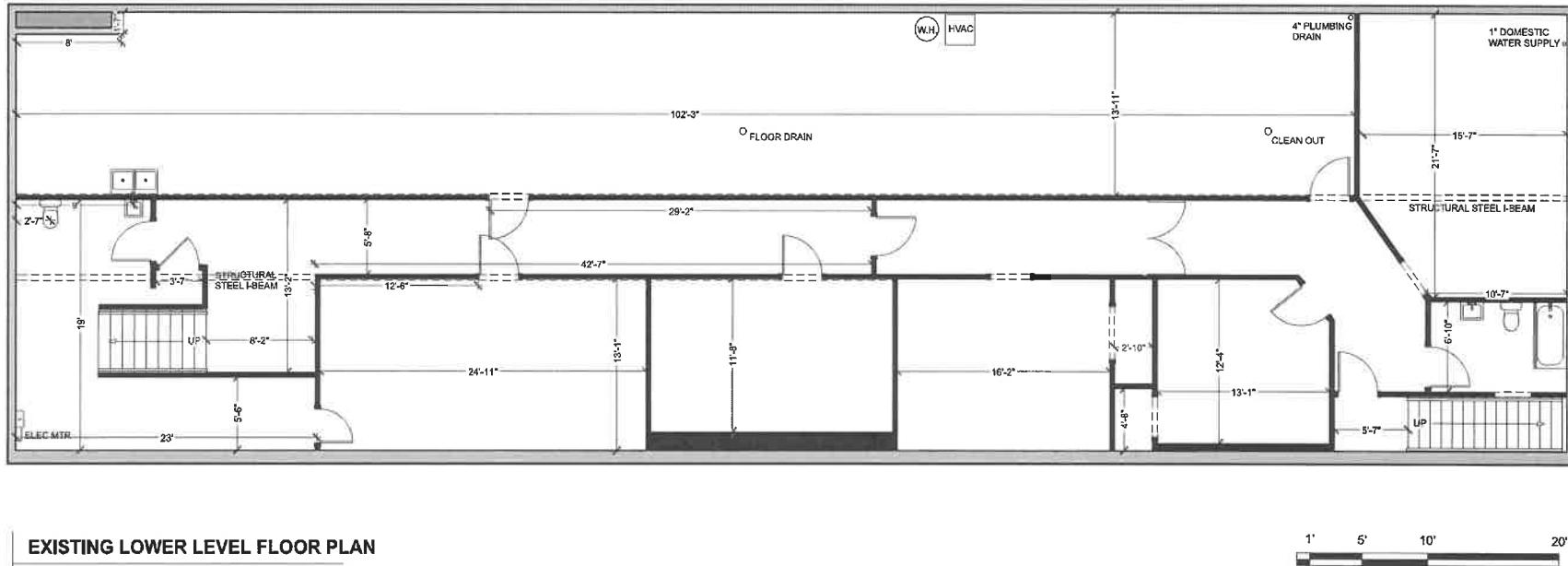
DEVELOPMENT & DESIGN CONSULTANT:
TALISMAN DEVELOPMENT GROUP

DATE:
11/10/2025

SCALE:

SHEET:

G.0



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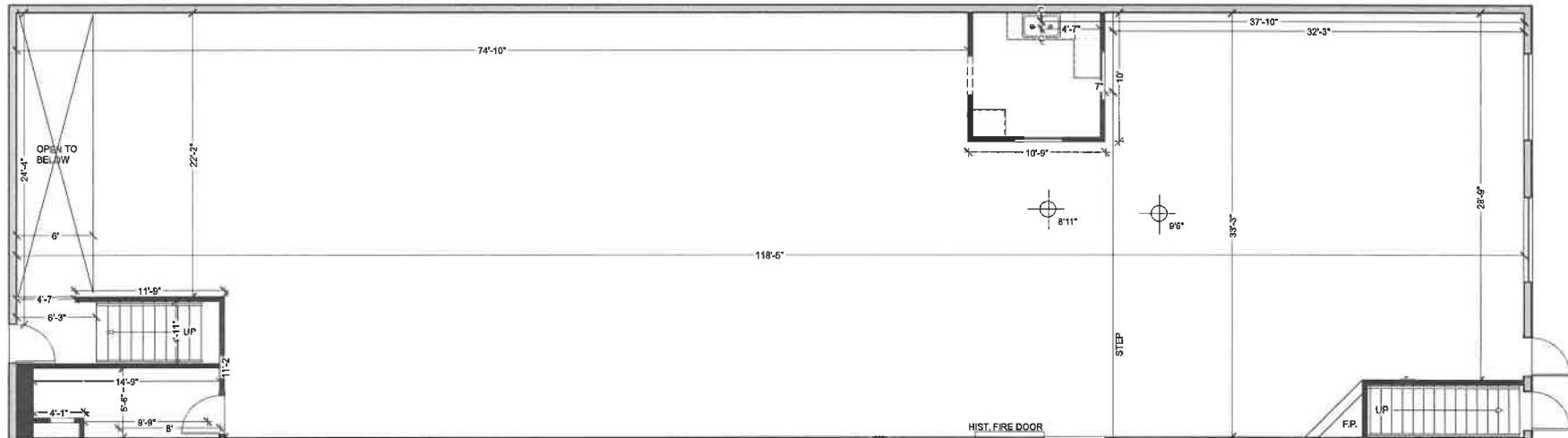
REVISION TABLE
NUMBER DATE
REVIEWED BY
DESCRIPTION

NEW CONSTRUCTION PROJECT FOR:
122 MAIN RE-DEVELOPMENT
122 N MAIN ST., WASHINGTON, IL

DEVELOPMENT & DESIGN CONSULTANT:
TALISMAN
DEVELOPMENT GROUP

DATE:
11/10/2025
SCALE:
1/4" = 1'-0"
SHEET:

A.1



EXISTING MAIN FLOOR PLAN

1/4" = 1'0"

1' 5' 10' 20'

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NEW CONSTRUCTION PROJECT FOR:
122 MAIN RE-DEVELOPMENT
122 N MAIN ST., WASHINGTON, IL

DEVELOPMENT & DESIGN CONSULTANT:
TALISMAN
DEVELOPMENT GROUP

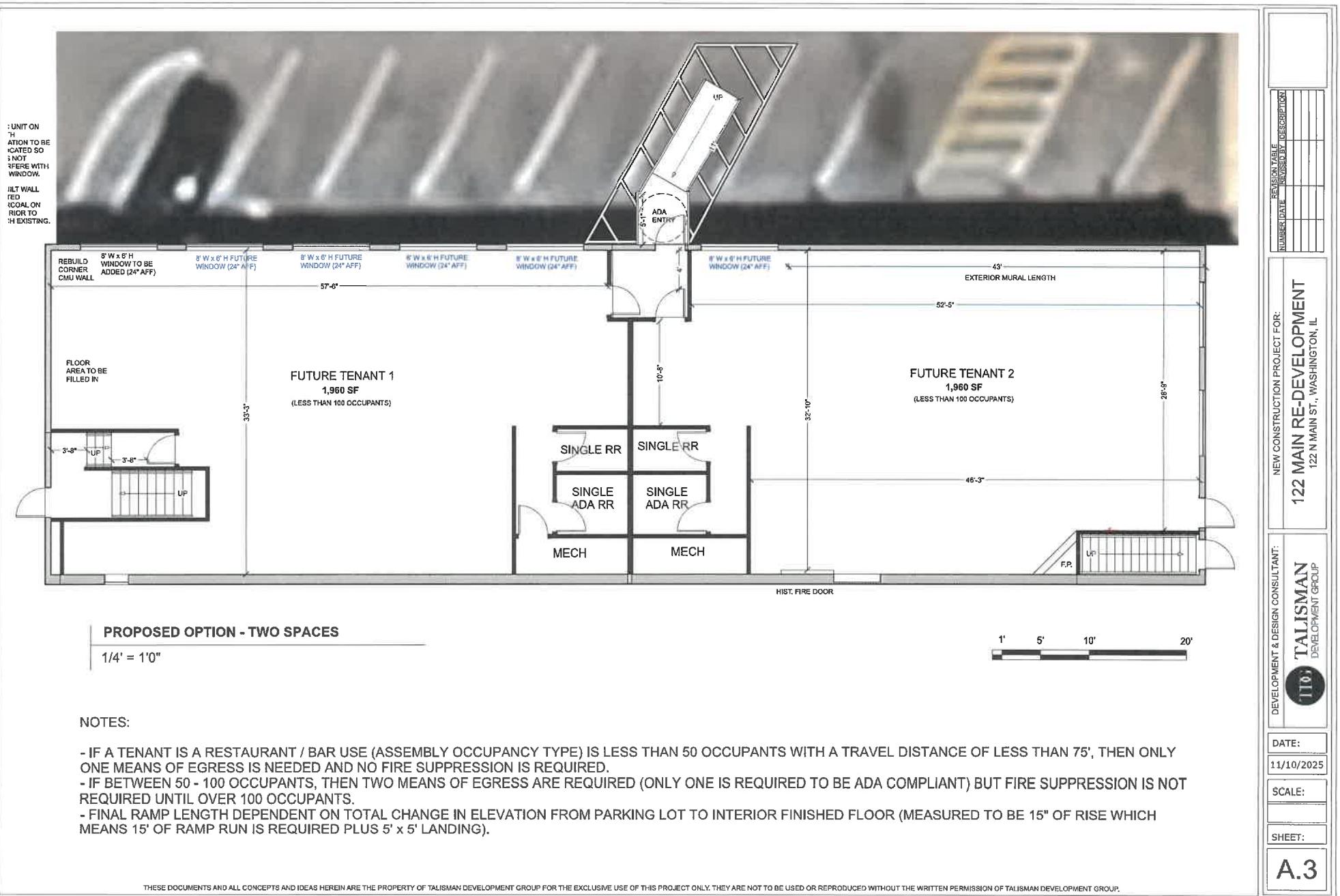
DATE:
11/10/2025

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

SHEET:

A.2

REVISION TABLE	
NUMBER DATE	REVIEWED BY





RAMP RENDERINGS

NOT TO SCALE

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REVISION TABLE
NUMBER DATE REVISED BY DESCRIPTION

NEW CONSTRUCTION PROJECT FOR
MAIN RE-DEVELOPMENT
122 N MAIN ST., WASHINGTON, IL

DEVELOPMENT & DESIGN CONSULTANT:
TALISMAN
 DEVELOPMENT GROUP

DATE:
11/10/2025

SHEET:

A.5

Project Details

Name: 122 N MAIN ST - 08/28/2025

Program Name: TIF

Scored On: 14-Jan-2026

Description: Redevelopment of existing building on the Washington Square to attract new tenants and improve poorly maintained building by repairing major issues with exterior walls and foundation, add ADA entry, main level bathrooms, new entry way, hot water heater and upgrading HVAC.

Addresses: 122 N MAIN ST WASHINGTON IL 61571

Boundary: Downtown Square TIF

Overall Alignment Score

72.04

Alignment Scoring Results

Eligibility Screening

Can this project continue without TIF assistance?

Question Type: Yes/No

Staff Answered

Earned 0

Yes - Scoring 0

✓ No - Scoring 0

Is there a commitment to occupy for at least 2 years?

Question Type: Yes/No

Staff Answered

Earned 0

✓ Yes - Scoring 0

No - Scoring 0

Is the applicant in good standing with the City/State/IRS?

Question Type: Yes/No

Applicant Answered

Earned 0

✓ Yes - Scoring 0

No - Scoring 0

Is the developer covering at least 60% of the total project investment cost on their own account?

Question Type: Yes/No

Staff Answered

Earned 0

✓ Yes - Scoring 0

No - Scoring 0

Social Impact

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

Question Type: Dropdown List

Staff Answered

Earned 6.67

✓ Yes - Scoring 6.67

No - Scoring 0

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

Question Type: Dropdown List

Applicant Answered

Earned 3.33

✓ Yes - Scoring 3.33

No - Scoring 0

N/A - Scoring 0

Fiscal Impact

How much new or additional annual sales tax revenue could be collected as a result of this project?

Question Type: Dropdown List

Applicant Answered

Earned 5.125

\$0k - Scoring 0

✓ \$5k - \$20k - Scoring 5.125

\$21k - \$50k - Scoring 12.5

\$51k+ - Scoring 20.0

What is the total investment % pledged from the developer's private funding sources?

Question Type: Dropdown List

Applicant Answered

Earned 7

✓ 65%+ - Scoring 7

51% - 65% - Scoring 3.5

0 / 50% - Scoring 0

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

Question Type: Dropdown List

Applicant Answered

Earned 7

✓ \$100k+ - Scoring 7

\$51k - \$20k - Scoring 4.9

\$21k - \$50k - Scoring 2.9

<\$21k - Scoring 0.7

Economic Impact

Is the applicant subject to the payment of property tax?

Question Type: Dropdown List

Staff Answered

Earned 10

Yes - Scoring 10

No - Scoring 0

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

Question Type: Dropdown List

Staff Answered

Earned 3.5

0-1 FTE - Scoring 0

2-3 FTE - Scoring 1.75

4 - 6 FTE - Scoring 3.5

8 or more FTE - Scoring 7

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

Question Type: Dropdown List

Applicant Answered

Earned 1.75

No Competitors - Scoring 3.5

1-3 Competitors - Scoring 1.75

4+ Competitors - Scoring 0

Please select all targeted INTERIOR improvements that apply to this proposal

Question Type: Checkbox List

Staff Answered

Earned 5.25

Plumbing / Electrical / HVAC - Scoring 3.15

Floor Plan Restoration / Bulidout - Scoring 1.575

Flooring - Scoring 0.525

Please select all targeted EXTERIOR improvements that apply to this proposal

Question Type: Checkbox List

Staff Answered

Earned 12.425

New/Restored Façade or Structural Improvements - Scoring 2.8

ADA Accessibility - Scoring 1.75

Awnings or Signage - Scoring 2.625

Windows / Doors - Scoring 3.5

Roof Replacement - Scoring 0.875

Painting - Scoring 1.75

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 10

0 - 3 years - Scoring 20

4 - 5 years - Scoring 10

6 - 7 years - Scoring 7

8 - 9 years - Scoring 4

10+ years - Scoring 0