



CITY OF WASHINGTON, ILLINOIS City Council Agenda Communication

Meeting Date: March 2, 2026

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

Agenda Item: Resolution – 122 N. Main Street TIF Redevelopment Agreement with Curiousnomad LLC

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.

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 commenced in mid-February 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 that has recently been initiated. This is incorporated within the total cost estimate to 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.

Mr. Vieira has submitted cost estimates that are based on the creation of two units. The total estimated cost of the entire project including the structural renovations is approximately **\$383,426.30**. Attached are the quotes from Peoria Metro, Force Masonry, and Energy Home Insulation as well as a spreadsheet to show the general cost breakdown.

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. It is conservatively estimated that about \$5,031 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 based on the estimated construction cost, 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 \$37,010 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 \$425,000 remaining at the end of FY 25-26, which takes into account any anticipated expenses and revenue through April 30. 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 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 with the various line item costs includes a requested TIF reimbursement of \$87,783.95. That includes the eligible exterior items funded at 40% and the eligible interior items funded at 20%.

Based on the proposed private investment and its scoring, a not-to-exceed subsidy amount of **\$87,783.95 would be about 22.9% of the projected costs**, 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. With \$87,783.95 proposed to be contributed to this project through the TIF Fund, it would have an estimated net economic impact of about \$57,225 through 2033 based on the projected sales tax revenue and property tax increment.

The attached agreement would have three equal annual payments. The first two would be guaranteed following the completion of the project and would be paid within 60 days following project completion and one year later. The third payment, to be made two years after project completion, would be contingent upon receiving proof that the building has at least one signed lease. The agreement would allow for one year from the execution of the agreement to complete the work. No payments would be made if the work is not completed within that period unless the Council grants a limited extension of the completion date.

The renovation is planned to be completed in three phases: 1) Focused on the minimum requirements to prepare for a tenant to operate today. It would include the structural repairs, build an ADA-compliant bathroom, install a new HVAC system, and demo the ceiling and apply spray insulation; 2) Upon the signing of a first lease, complete the front unit buildout for a new tenant. It would include the construction of an ADA ramp in the parking lot with a new entry, build an interior vestibule with entry to both units, add a new electrical meter and panel to separate the supply to both units, build a fire-rated separating wall, build a standard bathroom, and build a janitor’s closet; and 3) Upon the signing of a second lease, complete the rear unit buildout for a new tenant. It would add a new gas meter, install a new HVAC system and water heater, build walls for new bathrooms, build an ADA-compliant bathroom, build a standard bathroom, and build a janitor’s closet.

Completing the project in three phases would allow Mr. Vieira to avoid laying out additional capital for protection before lease revenue is generated. Having three payments with two of them guaranteed would allow him to avoid taking a construction loan at high rates to carry the cost over several years. Mr. Vieira is confident he can get the front half of the building leased by the second half of 2026 and the entire space leased by the first half of 2027.

The agreement includes language that would reduce the total not-to-exceed payment proportionally if the actual expenditure is less than the estimated costs. Finally, the agreement includes a clause that the signed lease that needs to be submitted prior to the third subsidy payment be with a tenant that projects to generate at least \$5,000 in annual home rule sales tax.

Action Requested: Staff requests approval of a resolution with the attached redevelopment agreement at the March 2 Council meeting. The Council gave direction at the February 16 City Council meeting on a not-to-exceed subsidy and payment structure to be utilized in the drafting of the agreement. Work is nearly complete for the northwest corner structural issues before continuing with other project components. The Council was supportive of that work starting prior to approval of the agreement and it being eligible for TIF assistance.

Resolution No. _____

(Synopsis: Adoption of this resolution would approve a TIF redevelopment agreement with Curiousnomad LLC for the redevelopment of 122 N. Main Street).

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT FOR PRIVATE DEVELOPMENT WITH CURIUSNOMDAD LLC FOR THE REDEVELOPMENT OF A PORTION OF THE DOWNTOWN TAX INCREMENT REDEVELOPMENT PROJECT AREA

BE IT RESOLVED 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 Curiousnomad LLC 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 Resolution shall be in full force and effect from and after its passage, approval, and publication as provided by law.

Section 4. That all resolutions or parts thereof in conflict herewith are hereby expressly repealed.

PASSED AND APPROVED this _____ day of _____, 2026.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk

**AGREEMENT FOR PRIVATE REDEVELOPMENT BETWEEN THE CITY OF
WASHINGTON, TAZEWELL COUNTY, ILLINOIS & CURIOUSNOMAD LLC**

Dated: _____

**CITY OF WASHINGTON
REDEVELOPMENT AGREEMENT**

This AGREEMENT (this “**Agreement**”) made and entered into this ____ day of _____, 2026, (the “**Effective Date**”) by and between the CITY OF WASHINGTON, an Illinois home-rule municipal corporation (the “**City**”), and CURIOUSNOMAD LLC (“**Developer**”).

R E C I T A L S

WHEREAS, the City has adopted a redevelopment project area known as the Downtown Square Redevelopment Project Area (the “**Redevelopment Project Area**”) also referred to herein as “**the TIF District**” located in the City, pursuant to, the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, (hereinafter referred to as the “**Act**”); and

WHEREAS, pursuant to the Act, the City has adopted a Redevelopment Plan (hereinafter referred to as the “**Plan**”) pertaining to the redevelopment of the Redevelopment Project Area, a copy of said Plan is on file with the City Clerk of the City; and

WHEREAS, the Developer, consistent with the objectives of the Plan, intends to redevelop real property within the TIF District, described on Schedule 1 attached hereto and incorporated herein (the “**Project Site**”) commonly known as 122 N. Main Street, Washington, Illinois, which such Project Site has previously been utilized as a mixed-use development for the continuation of retail space and residential space, with such redevelopment intentions being more fully described in Article 5 herein (the “**Project**”); and

WHEREAS, it is necessary to redevelop the Project Site in order to arrest the economic and physical decline of the Redevelopment Project Area, and to promote a policy of stabilization and revitalization not only in the Redevelopment Project Area, but also in the surrounding area of the City; and

WHEREAS, the City believes the redevelopment of the Project Site 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; and

WHEREAS, to support the Developer’s redevelopment of the Project Site, the City is willing to provide the Developer the incentives as set forth in this Agreement; and

WHEREAS, the Developer agrees to advance certain funds of its own to construct the Project; and

WHEREAS, both the City and Developer expressly agree that any incentives provided in accordance with the Act shall be used only for eligible redevelopment project costs as defined in the Act; and

WHEREAS, it is expressly determined herein that the development of the Project is intended for a public purpose in compliance with the Act; and

WHEREAS, without the incentives provided by the City as set forth in this Agreement, the Developer would not develop the Project; and

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:

**ARTICLE 1
DESCRIPTION OF THE PROJECT**

1.1 **The Project.** The Project shall consist of exterior and interior improvements to accommodate a commercial development more fully described in Article 5 herein.

1.2 **The Estimated Cost of the Project.** The Estimated Cost of the Project is set forth on Schedule 2 attached hereto and incorporated herein (the “**Estimated Project Cost**”).

**ARTICLE 2
ACQUISITION OF PROJECT SITE AND CONSTRUCTION OF THE PROJECT**

2.1 **Commencement and Completion of the Project Requirements.**

2.1.1 **Commencement of the Project.** Developer shall commence the redevelopment of the Project Site on or after March 3, 2026.

2.1.2 **Completion of the Project.** The Developer shall complete the Project by March 3, 2027. The City shall not be obligated to provide any payment to the Developer hereunder unless and until the Project is completed and the provisions of Article 6 herein are satisfied in the City’s sole discretion. The City shall not provide any payment to the Developer if the Project is not completed by March 3, 2027, unless the City Council grants a limited extension of that date for its completion, at the City Council’s sole discretion.

2.2 **Quality of Construction and Conformance to Federal, State and Local Requirements.** All work with respect to the Project (the “**Works**”) shall conform to the City’s zoning code, building code and all applicable federal, state, and local laws, regulations and ordinances including, but not limited to, environmental codes, life safety codes, the Illinois Human Rights Act, and the Illinois Public Works Employment Discrimination Act. The Developer shall cause the construction of the Works to be commenced and to be prosecuted with due diligence and in good faith in accordance with the terms of this Agreement and shall cause the Works to be constructed in a good and workmanlike manner.

2.3 **Utilities.** All arrangements for utilities must be made by the Developer with the applicable utility company. The City makes no representations whatsoever with respect to the adequacy or availability of utilities with respect to the Project or Project Site.

**ARTICLE 3
REPRESENTATIONS OF THE DEVELOPER**

The Developer represents, warrants and agrees as the basis for the undertakings on its part herein contained that:

3.1 **Organization.** Curiousnomad is a limited liability company organized, existing and in good standing under the laws of the State of Illinois. The manager of Curiousnomad is Clifford Vieira.

3.2 **Authorization.** The Developer has the authority to conduct business in the State of Illinois. Furthermore, the Developer has the power to enter, and by proper action has been duly authorized to execute, deliver, and perform, this Agreement. The Developer will deliver to the City Administrator a Certificate of Good Standing in the State of Illinois and will further provide any such other similar documentation as the City may reasonably request.

3.3 **Non-Conflict or Breach.** Neither the execution or delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement, conflict with or result in a breach of any of the terms, conditions or provisions of the Developer's organizational documents or any restriction, agreement, or instrument to which the Developer is now a party or by which the Developer is bound.

3.4 **Pending Lawsuits.** There are no lawsuits either pending or, to the best of Developer's knowledge, threatened that would affect the ability of the Developer to proceed with the construction and redevelopment of the Project Site and Project, respectively, as of the Effective Date.

3.5 **Location of Project.** The Project will be located within the Project Site.

**ARTICLE 4
[Intentionally Omitted]**

**ARTICLE 5
DEVELOPER'S COVENANTS**

5.1 **Redevelopment Project.** The Developer agrees on behalf of itself, its successors or assigns, to redevelop the Project on the Project Site as described in this Agreement. The existing building on the Project Site will serve as retail space and residential space. The plans for the Project and Project Site are attached hereto as Schedule 3 and by reference expressly made a part hereof (the "**Plans and Specifications**"). Construction of the Project shall be in substantial compliance with the Plans and Specifications. Any exterior changes in the Plans and Specifications may only be modified or revised with the City Administrator's prior written approval.

5.2 **Redevelopment Work.** As set forth above, the Developer agrees to redevelop the Project Site in accordance with the Plans and Specifications as detailed on Schedule 3.

The Estimated Project Cost of the above-listed items for the redevelopment is specifically set forth in Schedule 2 hereto. Developer will comply with any and all local and nationally accepted standards for redevelopment of the structures. Furthermore, Developer shall abide by all representations and warranties set forth herein. All material and equipment furnished in connection with the development described in this Article and otherwise in this Agreement, shall be new and otherwise of good quality.

5.3 **Reserved.**

5.4 **Exemption from Tax.** Developer covenants for itself, its successors, and assigns, and for all successors and lessees to the Project Site, that it shall not apply for, seek, or authorize any exemption from the imposition of real estate taxes on said Project Site without first obtaining the prior written approval of the City, which may be withheld in the City's absolute discretion. Nothing herein contained shall be construed so as to prevent the Developer from contesting the assessment or collection of any taxes under statutory procedure 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 taxes. This paragraph shall not apply after December 31, 2030.

5.5 **Indemnification of the City.** The Developer shall protect, indemnify, save and keep harmless the City and the City's officers, agents, servants and employees against and from all damages, suits, liability, claims, loss, cost, or expense (including court costs and reasonable attorneys' fees) arising out of or from any work performed on the Project and Project Site and/or any of the Developer's activities on the Project Site. The aforesaid indemnity shall include, without limitation, any damages, suits, liability, claims, loss, cost or expense (including court cost and reasonable attorneys' fees) arising from any alleged violation of the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 *et seq.*, and/or any similar statute, rule or regulation relating to the hiring and payment of laborers

5.5.1 **Insurance.** Prior to the commencement of the redevelopment of the Project, the Developer covenants to provide the City with an insurance certificate indicating that the Developer and the Project Site are covered by commercial liability insurance limits in an amount to be approved by the City. The City shall be named as an additional insured within the insurance certificate. The insurance policy shall be issued by an insurer duly authorized to provide insurance policies within the State of Illinois. Any such insurance policy must include a provision requiring at least thirty (30) days advance notice to the City prior to a cancellation or lapse of the policy. The Developer cannot commence construction of the Project without such insurance. Any such policy shall remain in full force and effect until December 31, 2030.

5.6 **Equal Opportunity.**

5.6.1 **Non-Discrimination.** The Developer will not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex, or national origin

or any other protected characteristic under state, local, or federal law. The Developer will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or natural origin or any other protected characteristic under state, local, or federal law. Such action shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rate of pay or other forms of compensation, and selection for training, including apprenticeship. The Developer agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.

5.6.2 Advertising. The Developer will, in all solicitations or advertisements for employees placed by or on behalf of the Developer, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin or any other protected characteristic under state, local, or federal law.

5.7 Payment of Prevailing Wages. The Developer acknowledges that the Illinois Department of Labor currently takes the following position as a matter of its enforcement policy related to the Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*):

Funds received from Tax Increment Financing do not qualify as “public funds”. A private project that is funded by means of TIF financing, whether via credits, reimbursement of eligible expenses through a TIF, or direct payments from the TIF, is not covered by the Prevailing Wage Act unless it also receives funding from another source which does qualify as public funds. However, if a project is undertaken by a public body, whether it is a governmental body or an institution supported in whole or in part with public funds, it will be subject to the Act. (Website for Illinois Department of Labor; October 18, 2023).

Neither the Developer nor the City intend for the Prevailing Wage Act to apply to the Project. The City makes no representation as to any such application of the Prevailing Wage Act to the Project. Any failure by Developer to comply with the Prevailing Wage Act, if and to the extent subsequently found to be applicable by any legal authority having jurisdiction, shall not be deemed an “Event of Default” under this Agreement. Notwithstanding the foregoing sentence, Developer agrees to assume all responsibility for any such compliance (or noncompliance) with the Prevailing Wage Act in connection with the Project under this Agreement in the event of any action by any party to enforce its provisions, and pursuant to Section 5.5, shall provide indemnification to the City for any claims against it that arise under the Prevailing Wage Act.

5.8 Project Subject to Plan and Agreement. Developer agrees to comply with the terms and conditions of this Agreement and to use its best efforts to construct the Project subject to the terms, covenants, building and use restrictions, and other conditions in the Plan and this Agreement.

5.9 Liens. Developer shall promptly pay when due the entire cost of any work in the Project Site undertaken by Developer so that the Project Site shall at all times be free of liens for labor and materials.

5.10 **Inspection Rights.** Developer shall liberally allow the City to inspect the Project, the Project Site, and the Developer's records within seven (7) business days of the City's request to conduct such an inspection.

ARTICLE 6
CITY'S OBLIGATIONS – TIF REIMBURSEMENT INCENTIVE

6.1 **Conditions Precedent to TIF Reimbursement Incentive.** The City's obligation to make the reimbursement in accordance with the Act as set forth in this Article is subject to the following:

6.1.1 The Developer's compliance with the terms and conditions set forth in this Agreement and the schedules attached hereto; and

6.1.2 The reimbursement is limited to the reimbursement of eligible "**Redevelopment Project Costs**" as defined within the meaning of the Act (65 ILCS 5/11-74.4-3(q)), except that acquisition fees and professional service fees associated with the Project shall not be reimbursed hereunder. Schedule 4 attached hereto and incorporated herein identifies the Redevelopment Project Costs that are eligible for reimbursement hereunder, subject to the cap as identified herein.

6.2 **TIF Reimbursement for Qualified Redevelopment Project Costs.**

6.2.1 **TIF Reimbursement.**

- (a) In accordance with the Act and subject to Sections 6.2.2 and 6.2.3 and all of the conditions set forth in this Agreement, the City shall reimburse the Developer for its Redevelopment Project Costs up to Twenty-Nine Thousand Two Hundred Sixty-One Dollars and 32/100 (\$29,261.32) from the Special Tax Allocation Fund (Fund #208) for the Project Area (the "**TIF General Account**") within 60 days after completion of the Project; provided however, that prior to making such reimbursement, the City shall inspect the Project Site and be satisfied, in its reasonable discretion, that the Project has been completed as represented.
- (b) The City shall further reimburse the Developer for its Redevelopment Project Costs up to Twenty-Nine Thousand Two Hundred Sixty-One Dollars and 32/100 (\$29,261.32) one year after completion of the Project.
- (c) The City shall further reimburse the Developer for its Redevelopment Project Costs up to Twenty-Nine Thousand Two Hundred Sixty-One Dollars and 32/100 (\$29,261.32) two years after completion of the Project. Such reimbursement is conditioned upon and shall only be granted following the submittal to the City of a copy of a signed lease

with a tenant at the Project Site that projects to generate at least Five Thousand Dollars and 00/100 (\$5,000.00) in annual home rule sales tax.

- (d) Any total reimbursement hereunder from the TIF General Account to the Developer shall not exceed the amount of Eighty-Seven Thousand Seven Hundred Eighty-Three Dollars and 96/100 (\$87,783.96). Upon payment to the Developer of up to Eighty-Seven Thousand Seven Hundred Eighty-Three Dollars and 96/100 (\$87,783.96) as described herein, the City shall have no further obligation for payment or otherwise to the Developer.

The amount paid under this Section 6.2.1 shall be referred herein as the “**TIF Reimbursement**”

6.2.2 Actual Cost v. Estimated Cost. In the event the Developer shall perform the agreements herein contained and certifies an actual cost incurred that is less than Three Hundred Eighty-Three Thousand Four Hundred Twenty-Six Dollars and 00/100 (\$383,426), the City shall pay directly from the TIF General Account a sum not to exceed Forty Percent (40%) of the certified cost for the exterior improvements and a sum not to exceed Twenty Percent (20%) of the certified cost for the interior improvements, up to a maximum reimbursement of Eighty-Seven Thousand Seven Hundred Eighty-Three Dollars and 96/100 (\$87,783.96), in accordance with the conditions set forth in this Agreement.

6.2.3 Obligation for Reimbursement. The City’s obligation to pay any of the above-stated costs shall not arise until and unless the following shall first occur:

- (a) Sufficient funds are available and on deposit in the TIF General Account for the Project Site. If there are not sufficient funds in the TIF General Account for the Project Site to pay all the Redevelopment Project Costs in accordance with the timelines set forth herein, any shortfall shall be an obligation that is carried over from year to year until sufficient funds generated by the TIF District become available in the TIF General Account, if ever.
- (b) The Developer shall document Redevelopment Project Costs to the reasonable satisfaction of the City by submitting invoices and the certified forms to the City Administrator in substantially the form of Schedule 5, which is attached hereto and incorporated hereunder.

The City’s obligation hereunder is a limited obligation to be paid solely from the TIF General Account. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision, and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against the City’s general credit or taxing power.

**ARTICLE 7
PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER**

7.1 **Status of Assignee.** Any successor, assignee, or transferee of the Project or the Project Site from the Developer under the provisions hereof shall be considered the “**Developer**” for all purposes of this Agreement.

7.2 **No Release of Developer.** Any total or partial transfer of the Project or the Project Site, with or without the City’s consent, shall not be deemed a release of the Developer from any of their obligations hereunder, or from any conditions or restrictions to which the Developer is subject, unless the Developer is expressly released in writing by the City.

ARTICLE 8 DEFAULT AND REMEDIES

8.1 **Event of Default.** The following shall be events of default (“**Event of Default**”) with respect to this Agreement:

8.1.1 If any representation made by the Developer or City in this Agreement, or in any certificate, notice, demand, or request made by the Developer or City, in writing and delivered to the other party pursuant to or in connection with any of said documents shall prove to be untrue or incorrect in any respect as of the date made;

8.1.2 Breach by the Developer or City of any covenant, warranty or obligation set forth in this Agreement; or

8.1.3 Any other specific breach identified herein.

8.2 **Remedies of Default or Bankruptcy.**

8.2.1 **General Remedies.** In the case of an Event of Default or bankruptcy by either party hereto or any successors to such party, such party or successor shall, upon written notice from the other party, take immediate action to cure or remedy such Event of Default or bankruptcy within sixty (60) days after receipt of such notice. If, in such case action is not taken, or not diligently pursued, or the Event of Default or bankruptcy shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or bankruptcy, including but not limited to, proceedings to compel specific performance by the party in default of its obligations. In case the City or Developer shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the party initiating such proceedings, then and in every such case the Developer and the City shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Developer and the City shall continue as though no such proceedings had been taken.

8.2.2 **Remedies due to Developer Default.** In the case of an Event of Default by the Developer, 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 reimburse certain Redevelopment Project Costs, together with all costs of collection of same, including but not limited to the City's reasonable attorney's fees (as defined in Section 11.8 herein), court costs and costs of collection.

8.2.3 Remedies due to City Default. In the case of an Event of Default by the City, the City agrees for itself, its successors and assigns, that it will immediately pay to Developer all amounts due to Developer hereunder and for which the City has an obligation hereunder to pay, as of the date of default, including Redevelopment Project Costs, together with all Developer's reasonable attorneys' fees (as defined in Section 11.8 herein), court costs and costs of collection. The City's payment obligation as set forth in this Section for Redevelopment Project Costs is limited to eligible Redevelopment Project Costs, as defined within the Act, which shall not include acquisition fees or professional service fees incurred by the Developer, and which such Redevelopment Project Costs have actually been incurred by the Developer as of the date of default

8.3 Other Rights and Remedies of City and Developer: Delay in Performance and Waiver.

8.3.1 No Waiver by Delay. Any delay by the City or the Developer in instituting or prosecuting any actions or proceedings or otherwise asserting their rights under this Agreement shall not operate to act as a waiver of such rights or to deprive them of or limit such rights in any way (it being the intent of this provision that the City or Developer should not be constrained so as to avoid the risk of being deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise); nor shall any waiver in fact made by the City or Developer with respect to any specific Event of Default by the Developer or City under this Agreement be considered or treated as a waiver of the rights of the City or Developer under this Section or with respect to any Event of Default under any section in this Agreement or with respect to the particular Event of Default, except to the extent specifically waived in writing by the City or Developer.

8.3.2 Rights and Remedies Cumulative. The rights and remedies of the parties to this Agreement (or their successors, assigns, or transferees in interest) whether provided by law or by this Agreement, shall be cumulative, and the exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the time or different times, of any other such remedies for the same Event of Default by the other party. No waiver made by either such party with respect to the performance, nor the manner of time thereof, or any obligation of the other party or any condition to its own obligation under this Agreement shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived in writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver or any other obligations of the other party.

8.3.3 Delay in Performance/Force Majeure. For the purposes of any of the provisions of this Agreement except with regard to payment of taxes as provided herein, neither the City, nor the Developer, as the case may be, nor any successor, assigns, or transferee in interest, shall be considered in breach of, or in default of, its obligations with respect to the preparation of

the Project Site for redevelopment, or the beginning and completion of construction of the Project, or progress in respect thereto, in the event of enforced delay in the performance of such obligation due to unforeseeable causes beyond its control and without its fault or negligence, including, but not restricted to acts of God, acts of the public enemy, acts of federal, state or local government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, embargoes, acts of nature, unusually severe weather or delays of subcontractors due to such causes; it being the purpose and intent of this provision that in the event of the occurrence of any such enforced delay, the time or times for performance of the obligations of the City or Developer with respect to the construction of the Project shall be extended for the period of the enforced delay (a “**Force Majeure Event**”). Provided, that the party seeking the benefit of the provisions of this Section, shall within thirty (30) days after the beginning of any such enforced delay, have first notified the other party thereof in writing, of the cause or causes thereof, and request an extension of the period of enforced delay. Such extensions of schedules shall be agreed to in writing by the parties hereto.

ARTICLE 9
[Intentionally Omitted]

ARTICLE 10
GENERAL PROVISIONS

10.1 Authorized Representatives.

10.1.1 **Developer.** The Developer has designated Clifford Vieira, as the authorized representative, who shall have the power and authority to make or grant or do all things, requests, demands, approvals, consents, agreements and other actions required or described in this Agreement for and on behalf of the Developer in accordance with the notice provisions hereof.

10.1.2 **City.** The City designates the City Administrator as the authorized representative, who shall communicate with the Developer on behalf of the City in accordance with the notice provisions hereof. Such representative shall not have the authority to make agreements on behalf of the City. Such authority shall be reserved exclusively to the City Council of the City.

10.2 **Governing Law.** 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.

10.3 **Execution of Counterparts.** This Agreement may be executed by original signature or by facsimile, digital, or other electronic signature and in one or more counterparts, each of which will be deemed an original and together will constitute one and the same instrument. This Agreement may be executed as an original in ink, by facsimile signature (e.g., a signature reproduction by physical or electronic stamp) or any electronic signature complying with the U.S. Federal E-SIGN Act of 2000. Any counterpart containing a qualifying signature transmitted

electronically (e.g., via e-mail or telecopier machine) shall be accepted as an original and shall have the same force and effect as an original.

10.4 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.

10.5 Titles of Paragraphs. Titles of the several parts, paragraphs, sections, or articles of this Agreement are inserted for convenience of reference only and shall be disregarded in any respect in construing or interpreting any provision hereof.

10.6 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.

10.7 Binding Upon Successors in Interest. This Agreement shall be binding upon all the parties hereto and their respective heirs, successors, administrators, assigns, transferees, or other successors in interest.

10.8 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. For purposes of this Agreement, the term "attorneys' fees" shall mean and include, but not necessarily be limited to, attorney and paralegal fees whether incurred for purposes of research, preparation, negotiation, trial, appellate, collection or otherwise.

10.9 Construction of Agreement. Each party was or had the opportunity to be represented by legal counsel during the negotiation resulting in this Agreement and have their legal counsel review this Agreement. The parties agree that the rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.

10.10 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.

10.11 Severability. If any provision of this Agreement shall be held to be void or unenforceable for any reason, the remaining terms and provisions of this Agreement shall not be affected thereby.

10.12 Reserved.

10.13 Further Assistance and Corrective Instruments. The City and the Developer, agree that they will, from time to time, execute, acknowledge, and deliver, or cause to be executed,

acknowledged, and delivered, such supplements hereto and such further instruments as may reasonably be required by the parties hereto, for carrying out the intention of or facilitating the performance of this Agreement by any party hereto.

10.14 **Notices.** Any written notice, demand, or Requisition for Reimbursement hereunder from any party to another party shall be in writing and shall be served by (a) personal delivery, (b) email with confirmation by first-class mail or (c) certified mail, return receipt requested at the following addresses:

To the City at:	City of Washington Attn: City Administrator 301 Walnut St. Washington, IL 61571 jfiegeschuh@ci.washington.il.us	With a copy to: Mark Walton Miller, Hall & Triggs, LLC 416 Main St., Suite 1125 Peoria, IL 61602 mark.walton@mhtlaw.com
Developer at:	Curiousnomad LLC Attn: Clifford Vieira 613 Yorkshire Dr. Washington, IL 61571 Email: illinoisnomad@gmail.com	With a copy to:

or to the last known address of any party or to the address provided by a successor, assignee, or transferee, if such address is given in writing. Any party may change its address by providing notice in accordance with this provision. In the event said notice is mailed, the date of service shall be deemed to be two (2) business days after the date of delivery of said notice to the United States Post Office.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

**CITY OF WASHINGTON,
Illinois municipal corporation**

**CURIOSNOMAD LLC, an
Illinois limited liability company**

By: _____
Lilija Stevens, Its Mayor

By: _____
Clifford Vieira, Manager

Attest: _____
Valeri Brod, Its City Clerk

SEAL:

**[Signature Page to Agreement for Private Redevelopment Between the City of Washington,
Tazewell County, Illinois, and Curiousnomad LLC]**

SCHEDULE 1

**PROJECT SITE
(Legal Description)**

SEC 23 T26N R3W DORSEYS ADDN SUBLOTS B & C OF LOT 2 BLK 3 NE 1/4

PIN: 02-02-23-207-016

SCHEDULE 2
ESTIMATED PROJECT COST

The Estimated Project Cost for complete development of the Project Site by the Developer is \$435,217. A breakdown of the Estimated Project Cost is set forth below:

Description	Amount
Exterior Door/window additions	\$17,537.75
Exterior HVAC upgrades	\$10,678.50
Exterior electrical upgrades	\$27,665.75
Exterior structural renovations	\$18,986
Exterior ADA accessibility improvements	\$40,310.25
Interior HVAC upgrades	\$27,761.15
Interior plumbing upgrades	\$50,760.15
Interior electrical upgrades	\$45,827.15
Interior doors construction	\$26,257.65
Interior walls construction	\$57,957.15
Interior insulation installation	\$10,690.80
Interior structural renovations	\$48,994
TOTAL ESTIMATED PROJECT COSTS	\$383,426.30

ELIGIBLE EXPENSES	PHASE 1	PHASE 2	PHASE 3	TOTAL	BASE SUBSIDY %	BASE SUBSIDY AMT.	SCOPE BONUS (20%)	POSSIBLE SCOPE BONUS AMT.	TOTAL SUBSIDY (20-40%)	TOTAL SUBSIDY AMT.
<u>Exterior Work</u>										
Door/window additions	\$ 8,878.50	\$ 8,659.25		\$ 17,537.75	20%	\$ 3,507.55	20%	\$ 3,507.55	40%	\$ 7,015.10
HVAC	\$ 10,678.50			\$ 10,678.50	20%	\$ 2,135.70	20%	\$ 2,135.70		\$ 4,271.40
Electrical	\$ 15,895.00	\$ 11,770.75		\$ 27,665.75	20%	\$ 5,533.15	20%	\$ 5,533.15		\$ 11,066.30
Structural renovations 1	\$ 18,986.00			\$ 18,986.00	20%	\$ 3,797.20	20%	\$ 3,797.20		\$ 7,594.40
Exterior ADA accessibility		\$ 40,310.25		\$ 40,310.25	20%	\$ 8,062.05	20%	\$ 8,062.05	40%	\$ 16,124.10
SUBTOTAL	\$ 54,438.00	\$ 60,740.25	\$ -	\$ 115,178.25	20%	\$ 23,035.65	20%	\$ 23,035.65	40%	\$ 46,071.30
<u>Interior Work</u>										
HVAC	\$ 10,678.50	\$ 9,354.25	\$ 7,728.40	\$ 27,761.15	20%	\$ 5,552.23		\$ -	20%	\$ 5,552.23
Plumbing	\$ 20,211.50	\$ 16,087.25	\$ 14,461.40	\$ 50,760.15	20%	\$ 10,152.03				\$ 10,152.03
Electrical	\$ 15,895.00	\$ 11,770.75	\$ 18,161.40	\$ 45,827.15	20%	\$ 9,165.43				\$ 9,165.43
Doors	\$ 14,022.00	\$ 8,659.25	\$ 3,576.40	\$ 26,257.65	20%	\$ 5,251.53		\$ -	20%	\$ 5,251.53
Walls	\$ 31,746.50	\$ 18,538.25	\$ 7,672.40	\$ 57,957.15	20%	\$ 11,591.43		\$ -	20%	\$ 11,591.43
Insulation	\$ 10,690.80			\$ 10,690.80	20%	\$ 2,138.16				
Structural renovations 2	\$ 48,994.00			\$ 48,994.00						
SUBTOTAL	\$ 152,238.30	\$ 64,409.75	\$ 51,600.00	\$ 268,248.05	20%	\$ 43,850.81		\$ -	20%	\$ 41,712.65
TOTAL	\$ 206,676.30	\$ 125,150.00	\$ 51,600.00	\$ 383,426.30	20%	\$ 66,886.46	20%	\$ 23,035.65	20-40%	\$ 87,783.95

(NOT TO EXCEED)*

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

EXHIBIT B

SCHEDULE 3

PLANS AND SPECIFICATIONS FOR THE PROJECT AND PROJECT SITE

[TO BE INSERTED BY DEVELOPER]

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

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



SITE LOCATION

NOT TO SCALE



EXISTING FRONT ELEVATION

IMPROVEMENTS TBD

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

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

DEVELOPMENT & DESIGN CONSULTANT:
TALISMAN
DEVELOPMENT GROUP

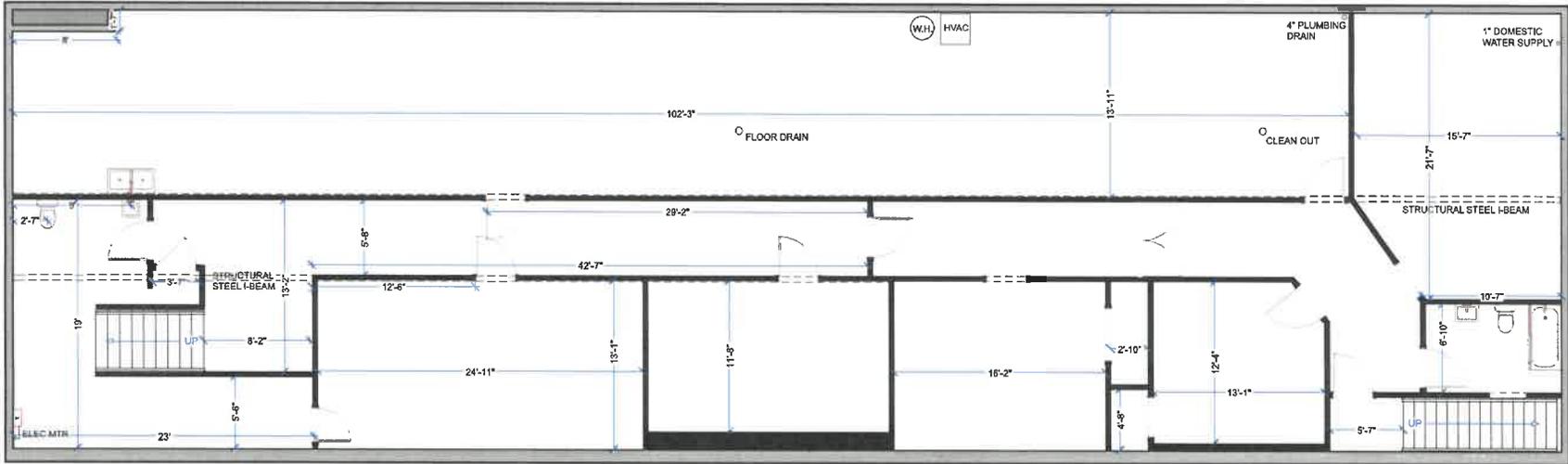
DATE:

11/10/2025

SCALE:

SHEET:

G.0



EXISTING LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

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

DEVELOPMENT & DESIGN CONSULTANT:

TALISMAN
 DEVELOPMENT GROUP

DATE:

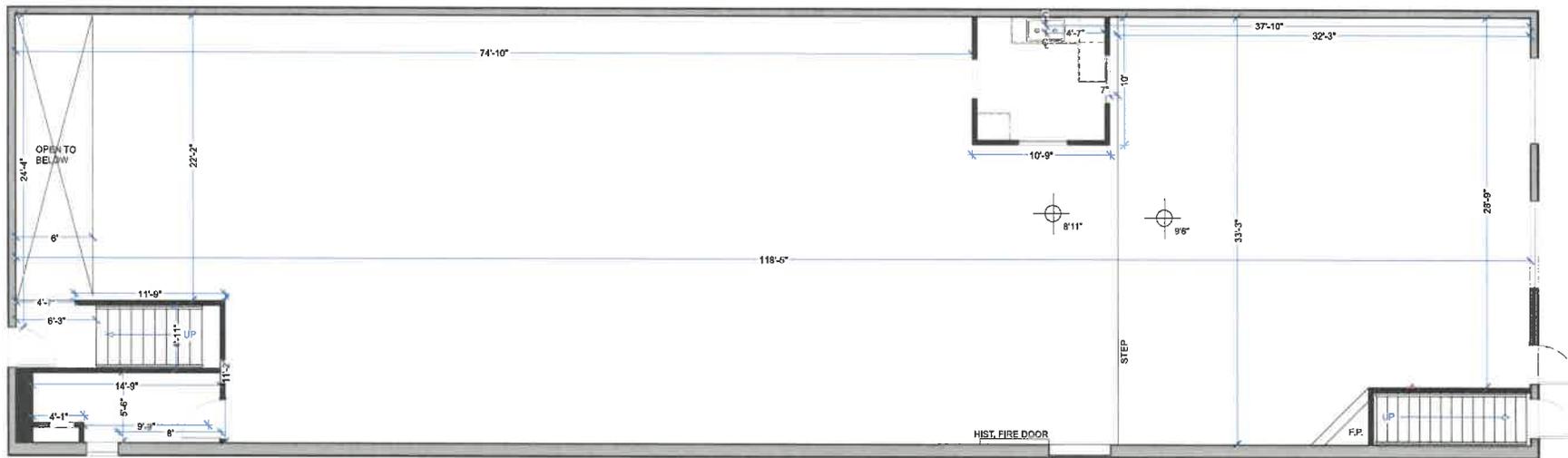
11/10/2025

SCALE:

1/4" = 1'-0"

SHEET:

A.1



EXISTING MAIN FLOOR PLAN

1/4" = 1'0"



REVISION TABLE	NUMBER	DATE	REVISED 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:

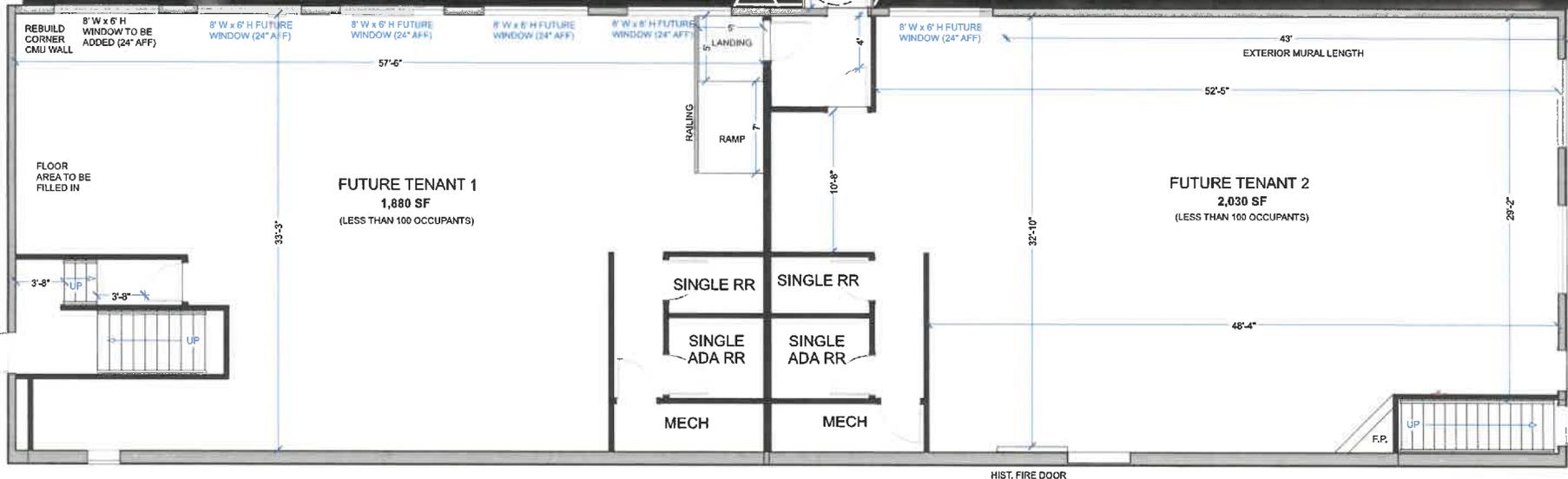
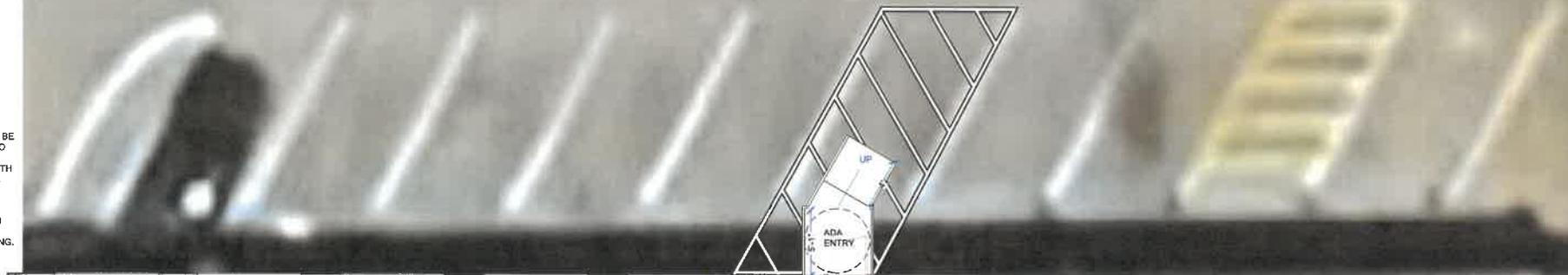
A.2

THESE DOCUMENTS AND ALL CONCEPTS AND IDEAS HEREIN ARE THE PROPERTY OF TALISMAN DEVELOPMENT GROUP FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. THEY ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TALISMAN DEVELOPMENT GROUP.

126

HVAC UNIT ON NORTH ELEVATION TO BE RELOCATED SO DOES NOT INTERFERE WITH NEW WINDOW.

REBUILT WALL PAINTED CHARCOAL ON EXTERIOR TO MATCH EXISTING.





RAMP RENDERINGS

NOT TO SCALE

THESE DOCUMENTS AND ALL CONCEPTS AND IDEAS HEREIN ARE THE PROPERTY OF TALISMAN DEVELOPMENT GROUP FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. THEY ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TALISMAN DEVELOPMENT GROUP.

REVISION TABLE	REVISION NUMBER	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:

A.5



Peoria Metro Construction, Inc.

PO Box 5187, Peoria IL 61601

Phone: 309.671.1466

Fax: 309.671.1426

February 12, 2026

ATTN: Cliff Viera

RE: 122 N Main Street Re – Development Phase 1 Preliminary Budget

Thank you for allowing Peoria Metro Construction the opportunity to submit the following proposal to remodel 122 N Main Street.

The following scope will be included in our bid of **\$177,000.00**

PHASE 1: Before Tenant Lease Signed

Exterior Renovation

- Window – \$8,878.50
- HVAC – \$10,678.50
- Electrical - \$15,895.00

Interior Renovation

- HVAC - \$10,678.50
- Plumbing - \$20,211.50
- Electrical - \$15,895.00
- Door - \$14,022.50
- Walls - \$31,746.50

Structural

- Structural Renovations
- Rear - \$48,994.00

All work listed above for the price of **\$177,000.00**



Peoria Metro Construction, Inc.

PO Box 5187, Peoria IL 61601

Phone: 309.671.1466

Fax: 309.671.1426

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.
- Masonry
- Roofing
- Drywall Framing on North Wall

NOTE: This proposal is void if not accepted within thirty (30) days

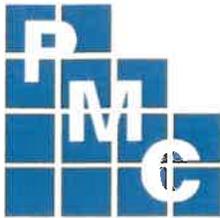
If you have any questions or comments, please call!

Respectfully,

PEORIA METRO CONSTRUCTION

A handwritten signature in black ink that reads "Caleb Siegel".

Caleb Siegel



Peoria Metro Construction, Inc.

PO Box 5187, Peoria IL 61601

Phone: 309.671.1466

Fax: 309.671.1426

February 12, 2026

ATTN: Cliff Viera

RE: 122 N Main Street Re – Development Phase 2 Preliminary Budget

Thank you for allowing Peoria Metro Construction the opportunity to submit the following proposal to remodel 122 N Main Street.

The following scope will be included in our bid of **\$125,150.00**

PHASE 2: Front Lease Signed

Exterior Renovation

- Door – \$8,659.25
- Electrical - \$11,770.75
- ADA Accessible Ramp - \$40,310.25

Interior Renovation

- HVAC - \$9,354.25
- Plumbing - \$16,087.25
- Electrical - \$11,770.75
- Door - \$8,659.25
- Walls - \$18,538.25

All work listed above for the price of **\$125,150.00**

Peoria Metro excludes all work listed below:



Peoria Metro Construction, Inc.

PO Box 5187, Peoria IL 61601

Phone: 309.671.1466

Fax: 309.671.1426

- 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

A handwritten signature in black ink that reads "Caleb Siegel".

Caleb Siegel



Peoria Metro Construction, Inc.

PO Box 5187, Peoria IL 61601

Phone: 309.671.1466

Fax: 309.671.1426

February 12, 2026

ATTN: Cliff Viera

RE: 122 N Main Street Re – Development Phase 3 Preliminary Budget

Thank you for allowing Peoria Metro Construction the opportunity to submit the following proposal to remodel 122 N Main Street.

The following scope will be included in our bid of **\$51,600.00**

PHASE 3: Rear Lease Signed

Interior Renovation

- HVAC - \$7,728.40
- Plumbing - \$14,461.40
- Electrical - \$18,161.40
- Door - \$3,576.40
- Walls - \$7,672.40

All work listed above for the price of **\$51,600.00**

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.



Peoria Metro Construction, Inc.

PO Box 5187, Peoria IL 61601

Phone: 309.671.1466

Fax: 309.671.1426

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> <ol style="list-style-type: none"> 1. Set up equipment * involves shoring equipment 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 tothing out on each side 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 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 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 tothing in at each end 6. Remove shoring * includes filling in where the shoring was installed 7. Replace asphalt * involves patching in the area that is removed to gain access to the footing 8. Tear down equipment 9. Clean up jobsite 	\$13,805.00
	<p>SW corner repairs</p> <p>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.</p>	\$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	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.	\$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
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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

SPECIAL INSTRUCTIONS

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.

SCHEDULE 4
REDEVELOPMENT PROJECT COSTS ELIGIBLE FOR REIMBURSEMENT

<u>Exterior Work</u>	<u>Estimated Cost</u>
Door/window additions	\$17,537.75
HVAC upgrades	\$10,678.50
Electrical upgrades	\$27,665.75
Structural renovations	\$18,986
ADA accessibility	\$40,310.25
<u>Interior Work</u>	
HVAC upgrades	\$27,761.15
Plumbing upgrades	\$50,760.15
Electrical upgrades	\$45,827.15
Doors construction	\$26,257.65
Walls construction	\$57,957.15
Insulation installation	\$10,690.80
Structural renovations	\$48,994
<u>Total</u>	\$383,426.30

SCHEDULE 5

**REQUISITION FOR REIMBURSEMENT OF REDEVELOPMENT PROJECT COSTS
PURSUANT TO THE ACT**

Curiousnomad LLC (the “**Developer**”) does hereby certify to the City of Washington, an Illinois home-rule municipal corporation (the “**City**”) as follows:

1. That it has paid the following parties the following amounts for the items listed below, each of which constitutes “**Redevelopment Project Costs**” as defined in the **Agreement for Private Redevelopment Between The City of Washington, Tazewell County, Illinois, and Curiousnomad LLC**, dated _____, 20__ (the “**Agreement**”).

<u>Party Paid</u>	<u>Redevelopment Project Cost</u>	<u>Amount</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

2. That it requests a payment in the total amount of \$ _____ pursuant to the above- referenced Agreement.

3. The undersigned hereby certifies and swears under oath that the following statements are true and correct:

- a. The costs referenced above were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the City Municipal Code; and
- b. The costs paid or to be paid, as set forth in this Requisition for Reimbursement, represent a part of the funds due and payable for Developer’s Redevelopment Project Costs; and
- c. The expenditures for which amounts are requested represent proper Redevelopment Project Costs as defined in the Agreement and the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, *et seq.*); and
- d. The expenditures for which amounts are requested have not been included in any previous Requisition for Reimbursement, have been properly recorded on the Developer’s books, are set forth with invoices attached for all sums for which reimbursement is requested; and proof of payment of the invoices; and

122 N. Main						\$87,783.95 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.			\$380,000		
Actual Tax Rate (2024)			8.29361%			Est. EAV			\$126,666		
						Est. Tax Rate			8.29361%		
						Est. Eligible TIF Project Cost			\$383,000		
Year Payable		Est. EAV from Prior Year		Est. EAV Inc.	Tax Rate	Total Property Tax	Total Project TIF Inc.	TIF Subsidy Payment to Developer	Est. Project TIF Payment to/from TIF Fund	Est. Net Project (Property & Sales Tax)*	
Base	2025	\$55,210	2024	-	8.29361%	\$4,578.90	-				
1	2026	\$66,000	2025	\$10,790	8.29361%	\$5,473.78	\$894.88	\$29,261.32	(\$28,366.44)	(\$16,366.44)	
2	2027	\$66,000	2026	\$10,790	8.29361%	\$5,473.78	\$894.88	\$29,261.32	(\$28,366.44)	(\$16,366.44)	
3	2028	\$126,666	2027	\$60,666	8.29361%	\$10,505.18	\$5,031.40	\$29,261.32	(\$24,229.92)	(\$12,229.92)	
4	2029	\$126,666	2028	\$60,666	8.29361%	\$10,505.18	\$5,031.40	\$0.00	\$5,031.40	\$17,031.40	
5	2030	\$126,666	2029	\$60,666	8.29361%	\$10,505.18	\$5,031.40	\$0.00	\$5,031.40	\$17,031.40	
6	2031	\$126,666	2030	\$60,666	8.29361%	\$10,505.18	\$5,031.40	\$0.00	\$5,031.40	\$17,031.40	
7	2032	\$126,666	2031	\$60,666	8.29361%	\$10,505.18	\$5,031.40	\$0.00	\$5,031.40	\$17,031.40	
8	2033	\$126,666	2032	\$60,666	8.29361%	\$10,505.18	\$5,031.40	\$0.00	\$5,031.40	\$17,031.40	
9	2034	\$126,666	2033	\$60,666	8.29361%	\$10,505.18	\$5,031.40	\$0.00	\$5,031.40	\$17,031.40	
TOTAL							\$37,009.57	\$87,783.95	(\$50,774.38)	\$57,225.62	
Payments**											
Year 1 (2026)	\$29,261.32										
Year 2	\$29,261.32										
Year 3	\$29,261.32***										
TOTAL	\$87,783.95										
* Assumes \$12,000 in annual HR and State shared sales tax generation											
** Not-to-exced amount based on estimated cost. Would be reduced proportionally if the actual cost is less than the estimated cost.											
*** Assumes receipt of proof of a signed lease with a tenant that projects to generate at least \$5K in annual HR sales tax.											

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 3.33

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

- <\$5k - Scoring 0
- ✓ \$5k - \$20k - Scoring 5.125
- \$21k - \$50k - Scoring 10.25
- \$50k+ - Scoring 20.5

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
- \$50k - \$99k - Scoring 4.9
- \$25k - \$49k - Scoring 2.45
- <\$25k - 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 - 5 FTE - Scoring 3.5
- 6 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 / Buildout - 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 Facade 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

- 3 - 3 years - Scoring 20
- 4 - 5 years - Scoring 10
- 6 - 7 years - Scoring 7
- 8 - 9 years - Scoring 4
- 10+ years - Scoring 0