



CITY OF WASHINGTON, ILLINOIS
Finance and Personnel Committee Agenda Communication

Meeting Date: April 19, 2021

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

Agenda Item: TIF Funding Request – Washington Historical Society, 128 Washington Square

Explanation: The Washington Historical Society has submitted an application for TIF assistance to complete interior building improvements to the first and second floors to the Danforth building at 128 Washington Square. WHS recently purchased the building from Gross Enterprises, LLC. The building was constructed in 1925 and is part of the Square Historic District.

The improvements would consist of the installation of two new windows on the main level, the replacement of the rear door, electrical upgrades to both levels (new breakers, separating the electric services, and reconstructing the second-floor service), and constructing a divider on the main floor to allow for dedicated access to the elevator and basement. The bulk of the work would be on the second floor and include a new ceiling, upgrading the HVAC, restoring and painting the walls, installing new flooring, and removing non-structural walls to facilitate having a larger room. At the current time, WHS is planning on leasing the first level, ideally for a retail use or restaurant, though there is no lease currently in effect. The second floor would be used as office, research, display, and meeting space for WHS.

The only prior TIF redevelopment agreement for the Danforth building was approved in 2009 with Gross Enterprises. That agreement provided for a 40% TIF subsidy for work that was to be done to the exterior of the building and to resurface the parking lot to the south. The completed work did not include the resurfacing of the lot, most of which the City eventually purchased and reconstructed at a later time. The submitted TIF-eligible quotes for the interior renovation totals \$161,988.

Fiscal Impact: Staff recommends a 30% subsidy for this project. Based on this level, a not-to-exceed amount of \$48,596.40 is recommended to be paid in a single installment. This would be reimbursed from the TIF Fund upon completion of the project and the submittal of the paid invoices.

Action Requested: A recommendation on a subsidy level at the April 19 Finance and Personnel Committee meeting prior to the drafting of a redevelopment agreement to be placed on the City Council's agenda for a first reading ordinance on May 3.

| ELIGIBLE EXPENSES | ESTIMATE | BASE SUBSIDY % | BASE SUBSIDY AMT. | HISTORIC REHAB./SCOPE BONUS % | HISTORIC REHAB./SCOPE BONUS AMT. | TOTAL SUBSIDY % | TOTAL SUBSIDY AMT. |
|--|----------------------|---------------------------|----------------------------------|--|---|----------------------------|-----------------------------------|
| <u>Exterior Work</u> | | | | | | | |
| SUBTOTAL | #REF! | 20% | #REF! | | #REF! | | #REF! |
| <u>Interior Work</u> | | | | | | | |
| Window installation/door replacement | \$ 12,300.00 | 20% | \$ 2,460.00 | 10% | \$ 1,230.00 | 30% | \$ 3,690.00 |
| New breakers/separate electric | \$ 19,465.00 | 20% | \$ 3,893.00 | 10% | \$ 1,946.50 | 30% | \$ 5,839.50 |
| Remove/construct divider wall | \$ 9,900.00 | 20% | \$ 1,980.00 | 10% | \$ 990.00 | 30% | \$ 2,970.00 |
| Reconstruct ceiling/HVAC/2nd floor electric/painting/flooring | \$ 120,323.00 | 20% | \$ 24,064.60 | 10% | \$ 12,032.30 | 30% | \$ 36,096.90 |
| SUBTOTAL | \$ 161,988.00 | 20% | \$ 32,397.60 | 10% | \$ 16,198.80 | 30% | \$ 48,596.40 |
| TOTALS | \$ 161,988.00 | 20% | \$ 32,397.60 | 10% | \$ 16,198.80 | 30% | \$ 48,596.40 |

(NOT TO EXCEED)

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment
 Year 1 \$48,596.40

EXHIBIT B

CITY OF WASHINGTON, ILLINOIS
APPLICATION FOR TAX INCREMENT FINANCING (TIF) ASSISTANCE
PRIVATE REDEVELOPMENT INCENTIVE

Complete this form in its entirety and attach all necessary documents. Submit the completed application to the Planning & Development Department at 301 Walnut Street, Washington, IL 61571. If you have any questions, contact Jon Oliphant, Planning & Development Director at 444-1135 or by email at joliphant@ci.washington.il.us.

Applicant name: Washington Historical Society (please print or type)
 Mailing address: P.O. Box 54 Daytime Phone: C/773/425-0499
 Email Address: mbheil@mtcc.com I would like to receive correspondence by: Mail Email

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

2. Property owner name: Washington Historical Society

3. Business name(s): _____

4. Project address or location: 128 Washington Square

5. Property tax ID number(s): 02-02-24-108-017

6. Current use of property: Vacant

7. Proposed use of property: Lease 1st level to other business; Use 2nd fl. for office, research, meetings, displays

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

9. Describe the nature of work proposed for the property: Please see attached

10. Estimated total project cost: \$ 161,988.⁰⁰

11. Attach the following documentation to support the project and to complete the application for TIF assistance:
- ✓ Preliminary, itemized cost estimates or quotes from a contractor or design professional;
 - ✓ Scaled plans, renderings, and/or photos, as applicable, clearly illustrating the proposed improvements; and
 - ✓ A copy of the Warranty Deed, including a legal description and owner name for the property.

12. Sign and date below to complete the application.

Melissa B. Heil
 Applicant signature

April 14, 2021
 Date

 Property owner signature (if different from applicant)

 Date

IMPORTANT: If the Finance Committee votes on a level of assistance, it will be included in a contract agreement between the City and applicant. NO WORK SHALL BEGIN UNTIL THE CONTRACT DOCUMENTS ARE APPROVED BY THE CITY COUNCIL. Any work that begins prior to contract approval shall be ineligible for TIF assistance.

APPLICATION FOR TAX INCREMENT FINANCING (TIF) ASSISTANCE

Washington Historical Society

Nature of work proposed for the property:

The Washington Historical Society has recently purchased the building at 128 Washington Square. Once renovated, we intend to use this building for research, meetings, archive storage, special events, and displays. However, first, the building needs to be renovated to meet our needs. While we intend to lease the main level to a retail or restaurant use and only use the second floor and basement for the Society, some of the proposed improvements that we are making will affect the entire building. Other improvements will only be done to the second floor.

We propose to do the following work:

| | |
|--|---------------------|
| Install 2 new windows on the main level And replace rear door | \$10,500.00 |
| Electrical upgrades (new breakers, separate Main and upper floor into two accounts | \$19,465.00 |
| Remove wall, create new divider on 1 st level to enable WHS access to elevator and basement w/o Going through main building space | \$9,900 |
| Rehab second floor, including new ceiling, HVAC updating, restore / paint walls, new flooring, remove walls around small room to add s.f. to large room | \$120,323 |
| TOTAL | \$161,988.00 |



KGI
KELLY GLASS INC.

2400 SW Adams Street
Peoria, IL 61602
Phone: 309-676-3573
www.kellyglass.com

PROPOSAL SUBMITTED TO:
JOB NAME:
JOB LOCATION:

Brad Ward
128 Washington Square
Washington, IL

We propose to furnish and install the following per your request and our jobsite meeting:

Aluminum Framed Entrances and Storefronts

- (1) Single Nuplank aluminum door and aluminum frame, 3'0" x 7'0" with vision kit
- (2) Kawneer #451T fixed thermal aluminum window frames at exterior
 - (1) Approx. 5'11" x 6'3"
 - (1) Approx. 5'11" x 7'0"
- New aluminum door hardware to be provided as follows:
 - SL-11HD Continuous geared hinge
 - Marks M9900 rim panic at interior
 - Phoenix 416RWPA closer
 - NGP 600 bottom sweep
 - NGP 425 ADA compliant saddle threshold
- Aluminum door and frame finish to be Clear anodized or Dark Bronze anodized – see below add for Kynar paint
- Aluminum window frame finish to be Kawneer #22 2-coat Kynar to match existing
- 1" Clear Solarban60 low-e insulated tempered safety glass with argon
- Perimeter sealants adjacent to our aluminum systems are included
- Demolition and disposal of existing openings are included
- Matching brake metal flashing is included

We propose to furnish material, labor, and tax; complete in accordance with the above specifications for the sum of:

\$10,500.00

Add for Nuplank matching kynar paint in lieu of anodized finished

+ \$1,800.00

PROPOSAL SUBMITTED BY: *Eric Antrim* DATE: 2/18/21

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED ON PROPOSAL. ALL WORK IS TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. NO WARRANTY FOR GLASS BREAKAGE UNLESS DIRECTLY CAUSED BY KGI. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDER AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE AMOUNT QUOTED. GLASS LABELS AND FABRICATION MARKINGS WILL BE REMOVED BY KGI. FINAL CLEANING OF GLASS AND ALUMINUM ARE NOT INCLUDED. COMPLETION DATES ARE NOT GUARANTEED AND ARE CONTINGENT UPON STRIKES, ACCIDENTS, OR ANY OTHER DELAYS BEYOND OUR CONTROL. KGI IS NOT RESPONSIBLE FOR ANY PERMITS OR BUILDER'S RISK INSURANCE THAT MAY BE REQUIRED. KGI WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE.

NOTE: WE RESERVE THE RIGHT TO WITHDRAW THIS PROPOSAL IF NOT ACCEPTED WITHIN 30 DAYS.

ACCEPTANCE OF PROPOSAL - THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. THE UNDERSIGNED AUTHORIZES KGI TO DO THE WORK AS SPECIFIED ON PROPOSAL. PAYMENT FOR MATERIALS IS REQUIRED UPON DELIVERY TO KGI. PAYMENT FOR SERVICES IS REQUIRED AT TIME OF COMPLETION OF SAID SERVICES, UNLESS OTHERWISE STIPULATED BELOW. THE UNDERSIGNED AGREES TO PAY ALL LEGAL FEES AND EXPENSES NECESSARY TO COLLECT ANY BALANCE DUE ON THIS ACCOUNT AND TO PAY A SERVICE FEE OF 1.5% PER MONTH ON ALL PAST DUE BALANCES.

SIGNATURE: _____ DATE: _____

RNS Electric, Inc.

PO Box 367
Washington, IL 61581
309.444.5200

Proposal

February 3, 2021

Washington Historical Society
101 Zinser PL.
Washington, IL. 61571

Re: New multi-tenant 600-amp electrical service.

We propose to supply and install the following material.

- 1 new 600-amp 120/208-volt 3-phase overhead service.
- 1 new 400-amp 120/208-volt 3-phase meter socket with circuit breaker
- 1 new 200-amp 120/208-volt 3-phase meter socket with circuit breaker.
- 1 new 400-amp 120/208-volt 3-phase main lug only circuit breaker panel for WHS basement.
- 1 new 100-amp 120/208-volt 3-phase main lug only circuit breaker panel for WHS 2nd floor. It with This panel will replace the existing panel on the 2nd floor.
- 1 new 200-amp 120/208-volt 3-phase main lug only circuit breaker panel for 1st floor. This new panel will be located next to back door.
- New metal conduit with aluminum wire from 600-amp service to utility attachment
- New metal conduit with aluminum wire from 400-amp meter to 400-amp panel.
- New PVC conduit with aluminum wire form new 200-amp meter to 200-amp panel.
- New service grounding per NEC.
- Extend existing 1st floor HVAC circuits from basement to new 200-amp panel on 1st floor.
- Extend existing basement electrical circuits to new 400-amp panel in the basement. This includes the elevator, dumbwaiter, lighting, and dehumidifier loads.

Total Proposal: \$19,465.00

This Proposal does not include:

- Any sales tax on material.
- Any overtime or double time.

Sincerely,
RNS Electric Inc.

Accepted by:

Ty Slonneger
General Manager

By: _____

Date: _____

Committed to our customers and quality.



Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556

Bloomington/Normal Office: 117 Marie Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

March 8, 2021

Ms. Jewel Ward
Washington Historic Society
Washington, IL

Cc: Ms. Jennifer Essig

Re: Budget Proposal
Danforth Building - Level 2 Ceiling Options

Jewel, Jennifer

Provided herein is our budget and conceptual drawings for the ceiling reconstruction. Our pricing includes soffit framing, ceiling framing, drywall, tape, and paint. We have provided an option to replace the drywall construction with metal ceiling panels. We have included an allowance of \$7 per 2x2 metal ceiling panels (these range from \$5 to \$35 each).

Option 1:

Perimeter Soffit, Center Soffit, Drywall, Paint

Budget: \$ 23,924

Option 2:

Perimeter Soffit, Center Soffit, Metal Ceiling Panels, Paint

Budget: \$ 27,654

Notable Assumptions:

We exclude demolition work

We exclude electrical and mechanical work

Please contact me with any questions.

Sincerely,

Gabriel Rodriguez
P. J. Hoerr, Inc.



Washington Historic District

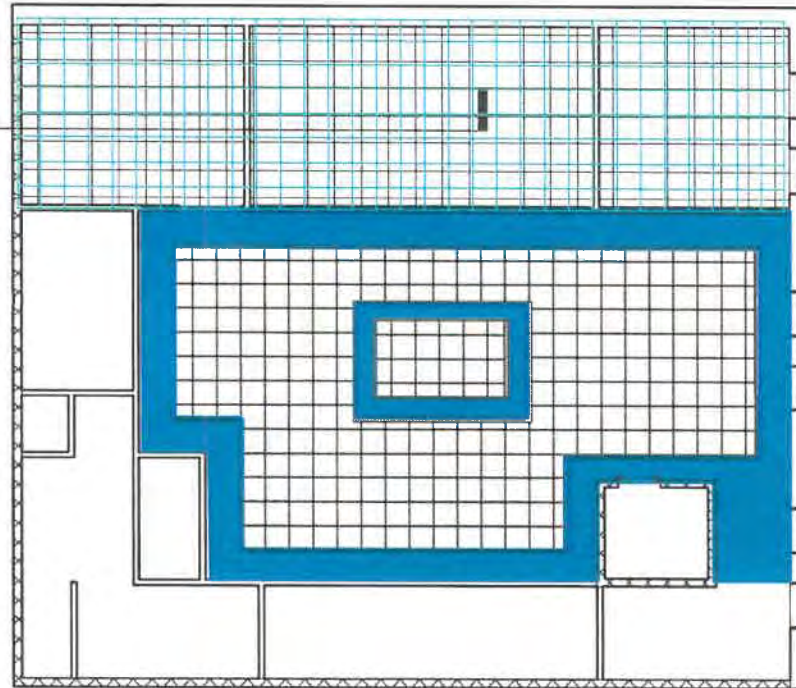
Washington Illinois

Conceptual Budget

2,692 sf

4/9/2021

| DIVISION | DESCRIPTION | TOTALS |
|----------|-------------------------------|-------------------|
| 1 | General Requirements | \$ 8,850 |
| 2 | Existing Conditions/Demo | By Owner |
| 3 | Concrete | \$ - |
| 4 | Masonry | \$ - |
| 5 | Metals | \$ - |
| 6 | Wood & Plastics | \$ 1,448 |
| 7 | Thermal & Moisture Protection | \$ - |
| 8 | Openings | \$ - |
| 9 | Finishes | \$ 37,639 |
| 10 | Specialties | \$ 784 |
| 11 | Equipment | \$ - |
| 12 | Furnishings | \$ - |
| 13 | Special Construction | \$ - |
| 14 | Conveying Systems | \$ - |
| 21 | Fire Suppression | \$ - |
| 22 | Plumbing | \$ - |
| 23 | HVAC | \$ 20,000 |
| 26 | Electrical | \$ 21,536 |
| 27 | Communications | \$ - |
| 31-33 | Foundations & Site Work | \$ - |
| | Allowances | |
| | Misc. Demo | \$ 3,500 |
| | Ceiling Feature | \$ 3,000 |
| | Subtotal | \$ 96,757 |
| | RCDG Design Fees (6%) | \$ 5,805 |
| | Contingency (5%) | \$ 4,838 |
| | RCC Fees (12%) | \$12,923 |
| | TOTALS | \$ 120,323 |



① Level 2
1/8" = 1'-0"



www.pjhoerr.com

Danforth Building
128 Washington Sq. | Renovation

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

Proposed Ceiling

| | | |
|--------------------|--------|-----|
| Project number | 077 | 105 |
| Date | 3/2/21 | |
| Drawn by | GMR | |
| Checked by | N/A | |
| Scale 1/8" = 1'-0" | | |

3/3/2021 10:21:48 AM



B. A. Ward Incorporated

Brad Ward, President
711 W. Jefferson Street
Washington, IL 61571
Ph# (309)444-9364

April 13, 2021

Proposal For:
Washington Historical Society
PO Box 54
Washington, IL 61571
(309)444-4793

Work To Be Performed At:
Danforth Building - WHS Headquarters
128 Washington Square
Washington, IL 61571
(309)444-4793

We are pleased to provide you the following proposal to remove & haul away existing interior and/or modify the entry way near the elevator to allow access to basement staircase. This modification will divide the first floor rentable space from the Washington Historical Society stair accesses. This will provide a secured division for a future lease option in the building.

We will then provide either new wall sections, or modify existing wall sections to owner desired finish. Quote includes work to remove/replace damaged floor, painting & miscellaneous items as needed for job completion. All work will be performed in a neat & workman like manner. Breakdown as follows:

B. A. Ward, Inc. - Remove/discard existing panels; provide/install new insulated wall panels; provide/install flooring to match or create new floor; provide/install angle trim for ceilings tie into existing ceiling; provide/install window panels if desired, or drywall if existing walls could not be re-used. (attempting to match existing finish on remainder of room) (Allowance) \$ 7,750.00

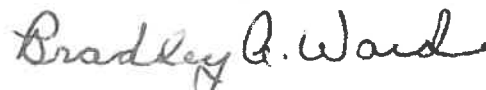
B. A. Ward, Inc. - Paint walls and area of building to a point of natural separation. Remove/replace existing electrical in order to allow for work to be performed.\$ 1,250.00

Subtotal \$ 9,000.00

Supervision, Profit & Overhead (11%) 990.00

Job Total. \$ 9,990.00

Respectfully submitted,
B. A. Ward Incorporated



Bradley A. Ward, Pres.