

MONMOUTH ILLINOIS

Date: June 30, 2020

To: Mayor Davies and Members of the Monmouth City Council

From: Lew Steinbrecher, City Administrator

RE: Building Rehabilitation Project – Old YMCA Gymnasium

Brian Miller, owner of the former YMCA building and the attached gymnasium to the rear, has plans to correct and straighten a bulge in the upper portion of the north wall of the gymnasium along East 1st Avenue, where bricks have been compromised over the years as a result of water damage. The proposed repair work includes the removal of the five window frames on the 2nd floor and then insert and mortar in bricks into these window wells to match the existing bricks on the wall; And remove all bricks and window frames on the 3rd floor of this gymnasium wall, then lay and mortar back a solid brick wall using existing bricks and matching replacement bricks. The cost of this repair work will be \$21,482 based on a work contract between the owner, Brian Miller, and the contractor, Derrick Cooper from At-Co Masonry.

As part of the City's commitment to financially participate in this building rehabilitation project, the owner has further agreed to undertake a roof replacement project within a year to prevent water from continuing to leak down this wall. The cost of a new roof is estimated to be about \$10,000. The Administration is recommending approval of a \$7,000 grant under the City's Downtown TIF Commercial Building Rehabilitation Program based on the Monmouth guidelines that all of this repair work qualifies as TIF eligible project costs and this amount represents less than 30% (22.2%) of these acceptable costs. Attached to this memorandum please find the owner's application under this building rehabilitation program, the executed work contract, and photographs documenting the necessary repairs to preserve and protect this wall.

Thank you.

CITY OF MONMOUTH – APPLICATION FOR
DOWNTOWN TIF COMMERCIAL BUILDING REHABILITATION PROGRAM

Name of Applicant (Building Owner): BRIAN Miller

Mailing Address: 205 South 1st Street City/State/Zip: Monmouth, IL

e-Mail Address of Owner/Applicant: _____ Phone: 309-337-8767

Detailed Description of Eligible Interior Rehabilitation Work: None N/A

Detailed Description of Eligible Exterior Rehabilitation Work: Remove bricks from 3rd floor of the north wall of the gymnasium bldg along 1st Avenue behind the old YMCA building, and re-position them with mortar to straighten and realign wall, and fill in windows on 2nd floor with bricks to prevent future bulging of wall caused by water affecting metal in existing window wells. Will install new roof afterwards to stop leaks.

Cost of Interior Work (Attach Contractor Cost Estimate(s)): N/A

Cost of Exterior Work (Attach Contractor Cost Estimate(s)): \$ 21,482

Total Cost of All Rehabilitation Work (Eligible and Ineligible Costs): \$ 31,500 (estimate w/new roof)

Attach photographs of work areas of building YES NO

I, (print name of building owner) BRIAN Miller, do hereby request financial assistance from the City of Monmouth under its Downtown TIF Commercial Building Rehabilitation Program. My signature below certifies that I have read and understand the guidelines published for this program and assert that, to my knowledge, the proposed improvements for the rehabilitation of my commercial building located at 205 S. 1st Street, Monmouth, Illinois, are eligible under the Program guidelines. I further agree to comply with all municipal zoning, building, electrical, plumbing, mechanical, and sign regulations and will obtain all permits as may be appropriate. I understand that any financial assistance that may be provided by the City under this program will be in the arrangement of a reimbursement upon completion of the rehabilitation work and the issuance of a Certificate of Occupancy by the City of Monmouth. I understand that I will be responsible for repaying the City a portion or the entirety of the amount of financial assistance should I fail to operate a viable business enterprise within the rehabilitated space for a period of less than 5 years.

Applicant/Owner's Signature  Date: 6/23/2020

Received by the City: 6/23/2020
Date

At-Co Masonry
Tuck pointing – Waterproofing – Brick, Block, & Stone Replacement
Caulking – Masonry Cleaning
(309) 536-1505

Contract for Work

Customer Information NAME <u>Brian M. Miller & Brian (Matt) Miller</u> ADDRESS: <u>205 S. 1st Street Monmouth I</u> PHONE: <u>(309) 337-8767</u>	Project Information Location: <u>205 South 1st Street</u>
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Description of work:

Teardown rolling wall and relay

Process:

- Brace wall by drilling thru and installing bracing on both sides
- Tear out all rolled brick
- Lay brick back to the top of the wall
- Fill in 2nd floor windows with brick to match existing
- Tear-down and relay falling brick next to front windows

Scope includes:

- Removal and disposal of existing masonry
- All equipment and material to complete job
- Any permit for work required by the city

Scope Excludes:

- Any sidewalks
- Landscaping "Includes damage to flowers or trees that weren't moved before work began"

Clarifications:

- Owner is responsible for providing power and water for the duration of the project.
- Work is expected to take roughly 32 days from start to finish
- We will need an area to store material roughly 10x20 area
- Work is limited to what is listed here only. Any additional work can be discussed and priced separately
- Price is for all labor and material to complete this project

Payment:

We reserve the right to bill every 14 days for work complete. Customer has 7 days to respond to the bill or work will cease until payment is made. Payment is due in full within 10 days of completion of the project. Any Payments not made within 30 days are subject to 9% interest per month. Legal action will be taken to insure payment.
Other arrangements can be made if discussed in advance

The above work will be completed for a sum of \$21,482
A deposit of \$8,000 will be required for work to begin

Owner Signature: _____

Brian Miller

Date

6/24/2020

At-Co Masonry Rep: _____

Derrick Cooper

Date

6-24-2020



Tax Parcel App

205 S 1ST ST

Show search results for 205 S 1... 10

0920515620

0920515610

0920515900

0920528010

0920528310

0920528600

Parcel: 0920528010

PIN: 0920528010

Address: *Brian Miller*
205 S 1ST ST

Owner: MILLER BRIAN M & BRIAN M II

Legal: LOT 2 BLOCK 26 OTP LOT SIZE:
82.5' X 165'

Total Acres: 0.00

309-

Zoom to *337-8767*

0920528400

0920528500

0920530100

60ft

-90.645 40.911 Degrees











