

MONMOUTH ILLINOIS

Date: January 3, 2020

To: Mayor Davies and Members of the Monmouth City Council
From: Low Steinbrecher, City Administrator
RE: Downtown Commercial Building Rehabilitation Program

Tiffany Cole has applied for a grant under the City's TIF Downtown Commercial Building Rehabilitation Program for the renovation work being done on the Hines & McClintock car dealership building across from the Save-A-Lot grocery at the corner of North Main Street and East Archer Avenue. Her application is attached to this cover memorandum. Some \$303,600 has been invested into renovating this building as a banquet facility with alcohol for a variety of events, including weddings, receptions and business meetings. The Administration is recommending that the City participate in this building renovation project through the TIF Downtown Commercial Building Rehabilitation Program with financial assistance in the amount of \$30,000 toward the cost of the required fire sprinkler system and the extension of the water line to this building. These are TIF eligible costs and qualify as necessary structural repairs and basic mechanical, plumbing and electric system improvements intended to ensure the integrity of the building itself. The City Council's favorable consideration of approving the \$30,000 TIF grant is appreciated.

Thank you.

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

Name of Applicant (Building Owner): Tiffany Cole

Mailing Address: 207 N. Main City/State/Zip: Monmouth

e-Mail Address of Owner/Applicant: tiffany.cole@countryfinancial.com Phone: 309-337-5624

Detailed Description of Eligible Interior Rehabilitation Work: Completely new electrical - All old wiring removed, multiple services to various portions of the building were removed/moved & brought to code, all new plumbing (new water/sewer lines), All new HVAC system (4 units) All ceilings, wall coverings & floor coverings were removed/restored/replaced.

Detailed Description of Eligible Exterior Rehabilitation Work: Exterior of building was painted, new electrical run to outlets/new lighting, previous awning was in poor condition so it was replaced with steel awning, 2 new emergency exits were added, broken window replaced with double pane - tempered glass window. New entry door will be installed. Parapet wall repaired and a portion of the roof repaired/replaced.
Cost of Interior Work (Attach Contractor Cost Estimate(s): \$256,480

Cost of Exterior Work (Attach Contractor Cost Estimate(s): \$47,120

Total Cost of All Rehabilitation Work (Eligible and Ineligible Costs): \$303,600

Attach photographs of work areas of building YES NO

I, (print name of building owner) Tiffany Cole, 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 207 N. Main St., 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 Tiffany Cole Date: 12/11/19

Received by the City: December 12, 2019
Date

Expenses paid as of 12/10/19 for 201 N Main St Property

Acquisition:	\$75,000
Electrical (not including fixtures):	\$22,500
Plumbing (not including fixtures):	\$16,500
HVAC:	\$24,500
Exterior improvements:	\$18,000
Demolition expense/removal:	\$14,500
Construction Materials:	\$52,000
Carpenters (Labor):	\$21,500
Total:	\$244,500

Additional expenses:

Water Main:	\$29,120 (this quote is over a year old so I'm not 100% sure if it will change.)
Sprinkler System:	\$29,980
Grand Total:	\$303,600



LLC

1340 South Main / PO BOX 17 Monmouth IL 61462 309-734-7473

Tiffany Cole

Fire line Project

- Provide and install new 6" certa-loc C900 water main piping from 10" C900 main located on West side of North Main St.
- Line will be directional bored from main to building.
- APM will saw cut approximate 25' of interior floor for tail hole installation of new 6" piping. Concrete debris will be hauled from job site. Interior concrete will be replaced at completion of project.
- Roadway will be replaced per cities specifications at completion of project.
- Backflow device is to be provided and installed by fire sprinkler contractor.
- Total \$ 29,120.00

Date: 8/29/2018

Zach Johnson

A handwritten signature in black ink, appearing to read "Zach Johnson", is written over a horizontal line. To the right of the signature, the date "8/29/18" is handwritten.

Please Sign and return one copy to PO Box 17 Monmouth IL 61462

All materials and labor supplied by APM LLC carry a full 1 year warranty.

This quote is good for 30 days from date above.

Date: _____

Signature: _____