



REGULAR COUNCIL MEETING MONDAY, JANUARY 27, 2014
5:30 P.M.

	1	2
1.0 CALL TO ORDER		
2.0 PLEDGE OF ALLEGIANCE <i>Mayor Laurie Barra</i>		
3.0 ROLL CALL <i>Clerk to Call the Roll</i>		
4.0 APPROVAL OF AGENDA <i>ACTION: Motion to approve the meeting agenda.</i> VOTE REQUIRED		
5.0 APPROVAL OF MINUTES <i>ACTION: Motion to approve minutes of the Regular Council Meeting January 13, 2014.</i> VOTE REQUIRED		
6.0 PUBLIC INPUT ON AGENDA ITEMS <i>Speakers to state name, address, and spell last name. Speakers will be given 5 minutes to address the Council. Comments unrelated to agenda items are accepted during "Public Comments" near the end of the meeting.</i>		
7.0 CONSENT AGENDA		
7.1 Receive and File Monthly Reports: Tazewell County Animal Control December Report.		
7.2 Receive and File: City of Pekin Annual Financial Statements for Year Ended April 30, 2013 prepared by Willock Warning & Co., P.C.		
7.3 Resolution No. 87-13/14 – Mayor Appointment of David Volz to the Pekin Housing Board for a term of 5 years to January 14, 2019.		
<i>ACTION: Motion to approve all items listed on the Consent Agenda by Omnibus Vote.</i> VOTE REQUIRED TO APPROVE CONSENT AGENDA		
8.0 COMMUNICATIONS, PETITIONS, REPORTS		
8.1 Presentation City of Pekin Annual Financial Statements for the Year Ended April 30, 2013 – James Warning, Willock Warning & Co., PC		
9.0 NEW BUSINESS		

9.1 Tax Increment Financing Commercial/Retail Interior Loan Program for Jake's Barber Shop DESCRIPTION: Authorization to pay property owner Jake Ista under the terms of the Central Business District TIF Commercial/Retail Interior loan program in the amount of \$5,557.50 for eligible expenses of project costs to cover electrical, HVAC, and plumbing systems for 217 Court Street property. Recommendation of the Pekin Main Street Design Committee. ACTION: Motion to approve the TIF expenditure in the amount of \$5,557.50. VOTE REQUIRED	JW	4
10.0 EXECUTIVE SESSION 65 ILCS 120/2 (c) 2. Collective Bargaining		
11.0 ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL 10.1 Staff 10.2 Council 10.3 Five Minute Public Comments 10.4 Press Time		
12.0 ADJOURN No Vote Required		

Column 1 Key:

JW Joseph Wuellner City Manager DG Darin Girdler Assistant City Manager

Column 2 Key:

- 1 A Prosperous Community.** To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs.
- 2 A Safe Community.** To protect community life and property by providing effective, principled police and fire services.
- 3 A Strong Foundation.** To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.
- 4 A High Quality of Life.** To support or provide services that improve the quality of life for Pekin's residents.
- 5 An Effective Government.** To deliver effectively the services that Pekin's residents want, need, and are willing to support.

**PROCEEDINGS OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 SOUTH CAPITOL STREET**

ON MONDAY, JANUARY 13, 2014 AT 5:30 O'CLOCK P.M.

LAURIE L. BARRA * MAYOR * PRESIDING

**PRESENT: COUNCIL MEMBERS, ABEL, HENDRICKS, MCCABE, GILLESPIE, GOLDEN,
ORRICK, AND BARRA,**

ABSENT: NONE

The **Pledge of Allegiance** was led by Mayor Barra.

Roll was called. All members were physically present. A quorum was present.

AGENDA

Motion by Council Member Orrick, seconded by Council Member Gillespie, that **the agenda be approved as presented**. On roll call vote all present voted Aye.

MINUTES

Motion by Council Member Orrick, seconded by Council Member McCabe, that the **minutes of the Regular City Council Meeting of December 9, 2013 and the Emergency Meeting of December 13, 2013, be approved as written**. On roll call vote, all present voted Aye.

CONSENT AGENDA

Motion by Council Member Hendricks, seconded by Council Member Abel, that the **CONSENT AGENDA be approved as presented**. The following was presented for consideration of the Consent Agenda items by Omnibus Vote.

7.1 Receive and File Monthly Reports: Police November Report, Traffic Safety Minutes December 6, 2013, Liquor Commission Minutes November 21, 2013, and Tazewell County Animal Control November Report.
7.2 Receive and File Proclamation: "Dr. Martin Luther King Jr. Day" January 20, 2014.
7.3 Resolution No. 86-13/14 – Regarding Minutes of Executive Session Meetings of the City Council
7.4 Receive and File: Scheduled Council Meeting Dates 2014

On roll call vote all present voted Aye.

Council Member McCabe questioned from the received Traffic Safety Committee Minutes if the mailbox on the east side of the 300 Block of South 4th Street had been removed. Council was informed that the postmaster had been contacted and would make arrangements to remove the mail drop.

Council Member Hendricks, referring to the Liquor Commission Minutes, asked the status of the split decision of the subcommittee's findings to sell alcohol (beer and wine) in select gas stations/convenience stores and that it would not be pursued as reported.

COMMUNICATIONS, PETITIONS, REPORTS

FRONT STREET PRESENTATION

City Engineer Michael Guerra addressed the Council with the results of a study by Hanson Professional Services, Inc. in which it was determined to return Front Street to a 2-way street. Mr. Guerra told Council staff met with several major employers on the vital transportation route for Illinois Corn Products, Turner Grain, Aventine Renewable Energy. Staff also partnered with Illinois Department of Transportation in their observation of some of the major bottle necks for semis caused by the narrow road between Fayette Street and Distillery Road which opens to South 2nd Street. Kurt Bialobreski, Hanson Professional Services, Inc., summarized his firm's plan by referring to an engineering conceptual print. He reported to Council that the project was estimated at approximately \$6 million and would take 2 construction seasons.

NEW BUSINESS

ORDINANCE NO. 2693-13/14 PROVIDING FOR THE EXECUTION OF A MEMORANDUM OF AGREEMENT BY THE CITY OF PEKIN

Motion by Council Member McCabe, seconded by Council Member Abel that Ordinance No. 2693-13/14 be adopted. City Manager Joseph recommended the non-binding memorandum with Norman Irwin Trustee of Albert F. Smith for the exchange of real estate located east of the Riverway Business Park, sought for the proposed expansion of the Federal Bureau of Prisons. The acquisition of PIN 10-10-15-200-005; 101-10-15-200-007; and 101-10-10-400-003, approximately 161 acres of farm land would be in exchange of approximately 320 acres of farm land. The action would give the ability to show the FCI that the City has control of property when necessary, keeping us in the forefront of a new constructed facility. On roll call vote all present voted Aye.

Motion by Council Member Gillespie, seconded by Council Member Orrick that the **ENGINEERING AGREEMENT WITH HANSON PROFESSIONAL SERVICES INC. be approved.** Council was presented the scope of services that the firm would provide for Phase II Design of the Rehabilitation of Court Street (IL 9) from Broadway Road to Veterans Drive. The plans would precede the jurisdictional transfer from the State to the City of Pekin after the completion of Veteran Drive South. Council discussed the scope, fees and schedule. The fees, not to exceed \$1,100,000.00, were estimated at the upper limit for design. Described task orders would be initiated as necessary and to ensure the available dollars of the remaining \$30 million Capital Funding for Veterans Drive South. Council was advised the project was expected to be on a local letting targeted for March of 2016. They were also told the documented plans would become the property of the City. Council Member McCabe suggested changing the peak hours for observing traffic flow counts at intersections in the plan. Council Member Golden's questions regarding upgrades to existing sidewalks including curb ramps at intersections to meet current ADA/PROWAG standards and the City of Pekin 1995 ADA Plan were addressed. On roll call vote all present voted Aye

Motion by Council Member by Council Member Abel, seconded by Council Member McCabe that the **FIVE YEAR LEASE WITH HOLZWARTH-FLEXSENHAR, LLC for use of Hangar E at the Pekin Municipal Airport, be approved.** Council was presented a lease agreement for the exclusive use of a tenant that had paid rent on the community hangar since Byerly Aviation pulled out in 2008 from the strip shop facility. The LLC agreed to a rate of \$700 a month which included utilities. Council Member Golden spoke of his concerns that the condition of the septic drain field had not been addressed. He had asked that there be references in the lease regarding casualty coverage requirements or rent adjustments in the event of a loss. He felt a typical lease identified such areas. Council Member Orrick stated he could not support a five year lease without a cost of living increase provision. Mayor Barra spoke in support for approval, noting the payment was income for the airport and would also generate income for the facility from the purchase of fuel. On roll call vote all present vote, Ayes, Gillespie, McCabe, Abel, Hendricks, and Barra; Nays, Golden and Orrick. Motion Carried.

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

The City Manager reported to Council that the City continues burning trees left by the tornado but the wet weather has caused some delay.

Council Member McCabe reported that the Library held a public meeting with the architects available to disseminate and answers questions in regards to the Renovation Project. Forty to fifty people from the community attended and provided input on the expenses proposed.

Council Member Gillespie brought forward from residents of Deerfield and Hickory Hills complaints that snow plows had loosen the remainder of the rock from the chip/seal street maintenance project and ended up in their lawns with the removal of the snow. Mr. Wuellner reported that the streets had been swept twice after the process was completed in the Fall. The City would sweep the streets again and would attempt to remove the rock from the lawns. Council Member Orrick requested that the chip/seal project include a better process of sweeping.

Council Member Golden suggested that high visibility steaks be placed on the medians at 14th and Broadway and along 14th Street through the Park to avoid damage to curbs from the snow plows.

Mayor Barra announced that the Library would host the Coalition for Equality's Martin Luther King, Jr. Breakfast on Saturday, January 18, 2014 and the Martin Luther King, Jr. Luncheon in Peoria on Monday, January 20, 2014. Mayor Barra also presented a plaque with a mounted insulator and inscribed quote of George Washington "Perseverance and spirit have done wonders in all ages." The gift was received from Ameren Illinois recognizing November 17, 2013 date of the tornado in Pekin.

Doede Barth, 7417 Locust Road, Delavan, addressed the Council to urge their support for the USFIRST Robotics Regional Competition to be held at the Avanti's Dome February 27-March 1, 2014. Local high school students and Robotics Club members, Ben Ringel – Tremont, Paige Chamblin – Richwoods, Nikki Redden - Notre Dame, and Liz Wickham Kohlsted - Dunlap told Council why they became involved in the organization and their interest in the engineering and science fields. Mr. Barth, Central Illinois Regional Robotics Planning Committee, left the Council with 7 requests on preparation for the large event in regards to street signs, banners, proclamation, etc.

Jeff Sangalli, 1863 Vienna Court, suggested Council consider search and rescue FEMA dogs for the City in light of the past year's tornado and flood events. Mayor Barra asked Police Chief Nelson to take under advisement.

Robert Branham, 2108, Velde Drive told the Council he had inspection issues with the new house he built. He was informed that his concerns were between him and the builder. He asked that Council rescind the builder's permit. Mayor Barra agreed to meet with Mr. Branham to discuss the matter further. Mr. Branham also advised the Council that he had installed insulation in sections of the West Campus. It was his opinion there was asbestos in the structure.

Nathan Schmidgall, 606 South 5th Street, addressed the Council regarding legalization of Medical Marijuana. He noted by State Statutes that the Council has the ability to consider licensing or taxing the plant. He suggested the process would be a better direction for Council than pressing for criminal charges of its use.

EXECUTIVE SESSION

Motion by Council Member Golden, seconded by Council Member Golden, that the Council move to Executive Session at 6:45 p.m. to discuss 65 ILCS 120/2 (c) (1.) Personnel. On roll call vote, all present voted Aye.

No further business to come before the Council, motion by Council Member Golden, seconded by Council Member Orrick that Council adjourn. Motion carried voice vote. Mayor Barra adjourned the meeting in open session.

COUNCIL ADJOURNED AT 7:10 P.M.

Sue E. McMillan
City Clerk

Animal Counts Brought in by Wardens between December 1, 2013 and December 31, 201

City	Warden	Origin	PickUp Site	PickUp Dat	Species	Breed	Disposition	Days	Log #
Pekin									
	Hoyland	City	10486 BIRKMEIER	12/30/2013	Cat	DSH			140085
	Hoyland	City	100 taps lane	12/2/2013	Cat	dlh	REL	14	140004
	Hoyland	City	701 DEERFIELD DR	12/30/2013	Dog	GERM SHEP			140088
	HARMS	City	100 taps lane	12/4/2013	Dog	lab mix	REL	1	140014
	Hoyland	City	PEKIN ANIMAL HOSPITAL	12/30/2013	Dog	CHOW MIX	D	0	140087
	Hoyland	City	1104 SHIRE	12/19/2013	Dog	POODLE MIX	R	1	140066
	HARMS	City	100 BLOCK OF S 6TH	12/25/2013	Dog	PIT			140078
	Hoyland	City	100 taps lane	12/2/2013	Cat	dsh			140003
	HARMS	City	1207 STATE	12/23/2013	Dog	GRT PYRENEES	R	0	140076
	HARMS	City	1403 S 7TH	12/23/2013	Dog	SHIHTZU	R	0	140072
	Hoyland	City	415 HAINES	12/31/2013	Dog	BOXER	R	0	140091
	Hoyland	City	123 CHARLOTTE	12/13/2013	Cat	DSH	E	0	140050
	HARMS	City	1410 S 10TH	12/23/2013	Cat	DSH			140074
	HARMS	City	328 PRAK RIDGE LANE	12/10/2013	Cat	DSH	E	8	140040
	HARMS	City	100 TAPS	12/9/2013	Dog	POODLE	A	11	140029
	Hoyland	City	1409 MECHANIC	12/14/2013	Dog	PIT	REL	0	140056

Total Dogs picked up in Pekin: 10

Total Cats picked up in Pekin: 6

Total Others picked up in Pekin: 0

[illegible]

Total Dogs picked up in Pekin: 3
Total Cats picked up in Pekin: 6
Total Others picked up in Pekin: 0

CITY OF PEKIN, ILLINOIS
ANNUAL FINANCIAL STATEMENTS
FOR THE YEAR ENDED APRIL 30, 2013

RESOLUTION NO. 87-13/14

January 27, 2014
PEKIN, ILLINOIS, 19

RESOLUTION BY COMMISSIONER

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PEKIN, ILLINOIS, THAT:
the Mayor's reappointment of David Volz to the Pekin Housing Authority Board
for a 5-year term ending January 14, 2019 is approved.

7 Gale Court

Pekin, IL 61554

347-8505

SIGNED BY

MAYOR.



REQUEST FOR COUNCIL ACTION – TIF Commercial Interior Loan Program

To: Mayor and Council

CC: Joe Wuellner, City Manager

From: TIF Administrator – Central Business District TIF

AGENDA ITEM: TIF Commercial Interior Program for Jake's Barber Shop at 217 Court Street

AGENDA DATE REQUESTED: January 27, 2014

ACTION REQUESTED: TIF Commercial Interior Loan Program amount of \$5,557.50

DESCRIPTION: Approval by Mayor and Council to pay Jake's Place Barbershop (owner Jake Ista) according to the terms of the Central Business District TIF Commercial/Retail Interior loan program in the amount of \$5,557.50 for eligible interior expenses addressing 217 Court Street property. The program reimburses 1/2 of the eligible expenses up to \$25,000.00 (whichever is less) per building. Pekin Main Street Design committee has reviewed the complete application for the total eligible project cost of \$11,115.00 to cover electrical, HVAC and plumbing systems for 217 building. Main Street Design committee recommends to Council the approval of the TIF Commercial/Retail loan program for the amount of \$5,557.50 for the fixed improvements at 217. City Inspections have been notified of this project and reviewing submissions for permit. All work will be inspected and TIF dollars issued upon satisfactory completion and review of paid invoices. The applicant may request 1/2 of the City TIF approved amount upfront to launch the project. A lien will be filed again property for 5 years as repayment leverage if applicant fails to meet program requirements during the 5 year term.

FINANCIAL IMPACT: \$5,557.50/\$110,601.72 (TIF budgeted amount remaining)

NEIGHBORHOOD CONCERNS: NA

IMPACT IF APPROVED: Allow business owner to fit out mechanics of the interior

IMPACT IF DENIED: Delays renovations due to overall business build out and operational costs.

ALTERNATIVES:

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: [check no more than 2 boxes. Copy this check mark ✓ and paste it to the left of the relevant theme.]

	A Prosperous Community. To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs.
	A Safe Community. To protect community life and property by providing effective, principled police and fire services.
	A Strong Foundation. To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.
X	A High Quality of Life. To support or provide services that improve the quality of life for Pekin's residents.
	An Effective Government. To deliver effectively the services that Pekin's residents want,

	need, and are willing to support.
REQUIRED SIGNATURES	
Department Director:	
Date:	Leigh Ann Matthews 1/15/14
Finance Department (Certification of Availability of Funds):	
Date:	1-16-14 Angela Evans
Corporation Counsel:	
Date:	
<i>Asst:</i> City Manager:	<i>[Signature]</i>
Date:	01/16/14

TIF Commercial Retail & Upper Housing Loan Program
Jake's Barber Shop
217 Court Street

Project Cost Summary

Electrical

\$5725 – Schwartz

\$7285 – Koener

\$6175 – Ruyle

HVAC

\$2752 – Ruyle

\$3270 – Covenant

\$2400 – Precision Air

Plumbing

\$2990 – FW Boland

\$4500 – Trouble-Free

$\$5725 + \$2400 + \$2990 = \$11,115 / 2 = \$5,557.50$ (Eligible TIF Cost, based on low bids)

TIF Request = \$5,557.50

City of Pekin, Illinois

Downtown TIF Commercial Retail & Upper Story Housing Loan Program

APPLICATION REQUEST

Submit to: Leigh Ann Matthews, City of Pekin, 111 S. Capital St., Pekin, IL 61554

1. Name of Applicant: JAKE'S PLACE BARBERSHOP
(If applicant is not owner, application must be accompanied by written consent of owner to participate in program)
2. Street Address: 105 ARROW ST. PEKIN PIN No. 04-04-34-432-012
3. Owner of Property (if different from applicant): ~~JACOB BSA~~ 353 COURT LLC
4. Owner's Address: 353 COURT ST PEKIN Phone # (309) 272-1315
5. Phone No. of Applicant/Contact Person (if different from Owner): JAKE BSA (309) 472-2889
6. Is any portion of building leased? YES If so, please provide name and address of lessee: JACOB BSA / 105 ARROW ST. PEKIN, IL 61554
7. Is the ground level floor space devoted to commercial purposes? YES
8. Briefly describe the type of business operation presently or will be housed in the building:
BARBERSHOP
9. What is approximate age of building? _____
10. Is Owner of property currently participating in any other City business assistance program? NO
11. Are you aware of any historical or architectural significance associated with the building? NO
If yes, please explain: _____
12. Please provide a description of your proposed project stating what you intend to accomplish and how the planned work will enhance the function of the building:
BRING ELECTRICAL, PLUMBING, & HVAC TO PEKIN CITY CODE
ALONG WITH COSMETIC PAINT & INTERIOR BEAUTIFICATION. INSTALL
RIPPER STATIONS FOR BARBERSHOP OPERATION.

13. If the building includes commercial retail space, please provide a copy of your business plan. EXISTING BUSINESS MOVING TO PEKIN
14. How soon after possible grant approval by the City would you begin your project? 2-3 WEEKS
15. Once started, how long would it take to complete? 1 MONTH
16. What is the total cost of planned eligible work? \$ 16,115
17. From what sources and in what amounts, other than the City, will the money for this project be drawn? Please be specific:
- PERSONAL FINANCES \$5800 CEFUL
- BUSINESS INVESTORS \$10-12K
18. Will the planned building renovation result in the creation of any new jobs? YES
- If yes, how many full-time and/or part-time positions will result? 1-2 Full | POSS 1-2 PART

Applicant(s) Signature: [Signature]

Date: 18 JAN 14

Date: _____

CITY USE ONLY	
☒ recommends	☐ does not recommend approval to the City Council.
Date: <u>1/13/14</u>	TIF Administrator Signature: <u>Leigh Ann Matthews</u>
Amount recommended: \$ <u>5,557.50</u>	Conditions, if any: _____
City Council:	
☐ approves	☐ does not approve loan program.
Date: _____	Mayor's Signature: _____
Amount recommended: \$ _____	Conditions, if any: _____

City of Pekin, Illinois

Downtown TIF Commercial Retail / Upper Story Housing Loan Program

Required Attachments Along With Application Request

☒ Proof of building ownership.

☒ Concurrence of Owner to participate in program if Owner is not Applicant.

☒ Minimum of two (2) qualified bids for all program eligible work to be performed, with suggestion to use local Pekin contractors.

☒ Copy of building assessment from licensed structural engineer (if required). Any building assessment costs are considered eligible project costs.

☒ Documentation of the existence of other funding sources in appropriate amounts with suggestion to use local financial institution.

☒ Current photographs of building showing all areas subject to improvement.

☒ Site plans on file with Inspections
Drawings depicting interior/exterior site plan project.

☒ Executed Applicant/Owner Certification Form.

☒ Letter from Applicant/Owner expressing need for financial assistance.

☒ Summary sheet of project/s.

- no business plan, relocation of existing business currently located in North Pekin.

Tazewell County, Illinois

generated on 1/8/2014 11:03:03 AM CST

Parcel

Parcel ID 04-04-34-432-012	Alt. PIN	Parcel Address 217 COURT ST, PEKIN	Data as of 1/5/2014
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Tax Payer Information

Tax Payer	353 COURT LLC-SERIES 221
Tax Payer Address	353 COURT ST PEKIN IL 615540000
Transfer Date	06/01/2011

Location Information

GIS		Section & Plat	
District No.	04021	State Assigned District No.	040
Township No.	004,	Routing No.	
Parcel Address	217 COURT ST, PEKIN	Legal Desc.	ORIGINAL TOWN LOT 12 (Exc W 6'9" & E 20') BLK 37 SE 1/4

Parcel Information

Topography

Services

Property Class Code	60 COMMERCIAL BUSINESS	Level	N		
Neighborhood Code	424	High	N	Water	
Neighborhood Factor	.00	Low	N	Sewer	
Neighborhood Type		Rolling	N	Gas	
Street or Road Code		Swampy	N	Electricity	N
		Flood Hazard		Sidewalk	
		Waterfront Property Type		Alley	N

January, 13 2014
City of Pekin
111 South Capitol
Pekin, IL 61554

Dear City of Pekin, Mayor Barra, Members of the Council,

It is the intention of 353 Court LLC to lease a buildings located at 217 Court St, Pekin, IL to Jacob Ista of Jakes Place Barber Shop. The purpose of this lease is to create space suitable for Jakes Place to operate an upscale Barber Shop. To accomplish this, we will enter into an agreement with Jacob Ista to occupy the 217 Court St Building.

To bridge the financial gap Mr. Ista intends to engage cost share funding from the Pekin Downtown TIF Fund.

Based on extensive research we know that this type of development will create significant, sustainable and desirable pedestrian traffic within our C.B.D. The residual effects of this project and others we have developed and are currently developing will continue to have a positive impact on; existing downtown merchants and quality of life for the citizens of Pekin.

Unfortunately, the current market in Downtown Pekin does not completely support the financial investment required for new construction and remodel / revitalization cost. (The proportion of vacancies to occupied properties and the average # of days on market for available properties within the TIF / CBD is supporting evidence) Therefore, for this project to move forward and to succeed, Mr. Ista is asking for TIF participation through the ***City of Pekin Downtown Revitalization Program***.

We hope that you find his application complete and acceptable, as time is of the essence for Jakes Place Barber Shop to begin a new future in Downtown Pekin.

353 Court LLC Supports Mr. Ista's request for TIF funding and 353 Court LLC accepts that the City of Pekin will require a second mortgage on the property for any TIF funding invested.

Thank you all for considering the project at 217 Court for this program.

Sincerely,

Steve Foster
353 Court LLC



Jake's Place Barbershop



407 Radio City Dr
North Pekin, IL 61554
(309) 472-2889

LETTER FOR; Main Street Design Committee / Pekin City Council

SUBJECT; Pekin City TIF Program

To whom it may concern,

1. I am requesting to be approved the necessary funds for completion of my project at 217 Court St. Pekin, IL 61554. Funds will be used to bring in licensed contractors to update and install electrical, plumbing, and HVAC thus bringing the space to city code. Funds will also be directed towards a couple of projects needing some cosmetic work such as filling holes, painting, etc.
2. I can be reached at the number or email address listed below.

Respectfully,

Jacob T. Ista
Licensed Master Barber / Owner
Jake's Place Barbershop
407 Radio City Dr.
North Pekin, IL 61554
(309) 472-2889
Jakesplace8@gmail.com

City of Pekin, Illinois

Downtown TIF Commercial Retail/Upper Story Housing Loan Program

APPLICANT CERTIFICATION FORM

As Applicant(s) for participation in the City of Pekin's Downtown TIF Commercial Retail/Upper Story Housing Loan Program, I/we acknowledge with following statements.



To the best of my/our current knowledge, all information contained within the application is true and we hereby authorize the City of Pekin to verify any such information at its discretion.



I/We have read and understand the Program Guidelines for Pekin Downtown TIF Commercial Retail/Upper Story Housing Loan Program and agree to fully abide by said guidelines.



I/We understand that my/our property must be located within the boundaries of the City of Pekin's Tax Increment Financing District (TIF) #1 in order to be eligible for program participation.



I/We understand that a five (5) year contractual agreement will be signed with the City requiring prorated repayment of the City's financial injection in to the project in the event of: conversion of property to a non-commercial use; cessation of business operations; or, failure to properly maintain improvements to the property financed in part by the City.



I/We understand that my/our financial share of the total project's cost must all be expended, and appropriate project progress documented, prior to the injection of any City funds into the project.



I/We understand the Owner/Applicant will be responsible for securing all required municipal permits and paying all associated fees prior to the onset of work.



Due to a limitation on the amount of available program dollar funds, I/we understand that an eligible completed application is not necessarily a guarantee of project funding.



I/We understand that the Owner of the property, if not the Applicant, must give written approval for project participation prior to approval.



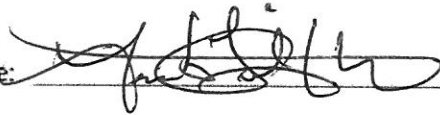
I/We understand that the subject property must have at least the ground level floor space devoted to retail use to qualify for program participation.

☒ I/We understand that, barring the occurrence of unforeseen circumstances beyond the control of me/us as Applicant, I/we will be obligated to satisfactorily complete the work items (max of 1 year with eligible extension upon progress report submitted to Pekin Main Street Design Committee) as listed in the application.

☒ I/We understand that upon submitting a completed application and building assessment report, approval and recommendation from Main Street Design Committee, City Council will vote to pre-approve application and City funds will be distributed upon inspected project completion.

☒ Complete quarterly update on progress and submit to Pekin Main Street Design Committee.

Applicant(s) Signature: _____



Date: _____

78 JAN 14

Date: _____

Submit to: Leigh Ann Matthews, City of Pekin, 111 S. Capital St., Pekin, IL 61554

PROPOSAL

Schwartz Electric

2627 Allentown Road

Pekin, IL 61554

(309) 347-2196

(309) 347-6460 Fax

SHAWN@SCHWARTZELECTRIC.NET

December 30, 2013

Attn: Jake	Phone: 472-2889
Jake's Place	email: jakesplace8@gmail.com
217 Court St.	Job Name:
Pekin, IL 61554	Job Location:

We hereby submit specifications and estimates for:

To provide and install emergency lighting and exits.

Power for hot water heater.

Lights in storage room and basement.

New high bay light on a 3-way switch in shop area.

3-way switch for stairs.

GFI outlets and switches for barber station (owner to supply lamps for light above stations).

3-way switches in barber shop.

GFI outlets in barber shop.

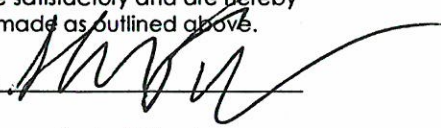
Price for electrical print is \$150.00 if Schwartz Electric does not do the electrical work stated above.

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

Five thousand seven hundred twenty-five dollars and 00/100	\$5,725.00
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All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workman's compensation insurance.

Acceptance of proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

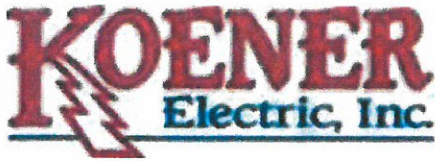
Date Of Acceptance: _____ Contractor Signature: 

Signature: _____

Shawn Taylor/Estimator

Signature: _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.



6301 SW WASHINGTON

P.O. BOX 4334

BARTONVILLE, IL. 61607

Proposal

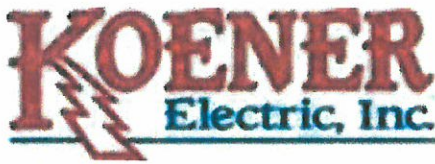
January 8, 2014

**Jake Ista
217 Court St
Pekin, IL 61554**

Re: Lighting work

We propose to supply and install material for the following electrical work:

- All new conduit, breakers and copper wire for all of the below
- (6) 3 way switches
- (5) single pole switches
- (4) emergency lights
- (4) exit emergency lights
- (17) new jelly jar incandescent or owner supplied track lights
- (4) 6 lamp high bay fluorescent lights
- (1) egress light in the front
- City of Pekin Permit
- This is for the work above per drawings, any or all work required from the inspector will be subject to more costs



6301 SW WASHINGTON
P.O. BOX 4334
BARTONVILLE, IL. 61607

Total Quote: \$7,285.00

THIS PROPOSAL DOES NOT INCLUDE:

- Any overtime or double time

This will be a binding contract once fully executed. **Payment is due with in 30 days after the completion of the project.** Interest at the rate of 18% per annum shall be charged on any unpaid balance due. Koener Electric Inc. shall be entitled to recover all cost of collection, including but not limited to reasonable fees, incurred by reason of failure to pay the balance.

The signatory of this proposal hereby represents that he/she is the property owner or is authorized agent of the property owner and has the requisite to bind the property owner to the terms and conditions hereof.

THIS PROPOSAL IS VALID FOR 30 DAYS FROM ABOVE DATE.

Sincerely,

Accepted by:

Koener Electric Inc.

Josh Spracklen

By: _____

Project Manager

Date: _____

V/R
Jake "DIESEL" Ista
BIAMC/ CIL/ Road Cpt



HVAC Refrigeration Sheet Metal Building Automation
Energy Services Instrumentation Controls Electrical
A.S.M.E. Welding

PROPOSAL

DATE: 1-6-14

QUOTE NO.: 14-005

PREPARED FOR: Jake's Place
217 Court St
Pekin, IL 61554

JOB: Electrical Work / HVAC Work

LOCATION: Jake's Place

SCOPE: *See Attached for Scope of Work*

Total Price: **\$8,927.00**

Items quoted are price-protected for 30 days.

PREPARED BY: _____ (Signature)
Steve Foster, President (Name, Title)
EXT. NO.: 215
EMAIL: sfoster@ruylecorp.com

Thank You!

We appreciate the opportunity to serve your needs.

ACCEPTANCE OF PROPOSAL – The prices, specifications and conditions within this quote are satisfactory and are hereby accepted. Ruyle is authorized to do the work as specified. Payment will be made as outlined.

Date of Acceptance: _____

Signature: _____

Print Name: _____

ActOnEnergy





HVAC Refrigeration Sheet Metal Building Automation
Energy Services Instrumentation Controls Electrical
A.S.M.E. Welding

SCOPE OF WORK AND BENEFITS

To provide and install emergency lighting and exits.

Power for hot water heater.

Lights in storage room and basement.

New high bay light on a 3-way switch in shop area.

3-way switch for stairs

GFI outlets and switches for barber station (owner to supply lamps for light above stations).

3-way switches in barber shop.

GFI outlets in barber shop.

For the Sum of: \$6,175.00

Furnish and install supply and return ductwork from furnace to front area of building.

Furnish and install four (4) floor mounted grills.

Furnish and install one (1) central return in floor.

Furnish and install four (4) side mounted grills in main supply duct to supply air in basement.

For the Sum of: \$2,752.00



• Heating & Air Conditioning Specialist •

... For the comfort your family deserves. ...

412 Broadway rd.
Pekin, IL 61554
309-346-2714
www.yourcovenant.com

Proposal and Agreement

Customer Jake Ista (tenant)
Address job location 217 Court st., Pekin, IL.
Address
City, State
ZIP
Consultant: Curtis Hochstetler

Proposal Date 01/10/2014
Home Phone
Work Phone
E-Mail
Address
Proposal # 10184

We will furnish, install and service the equipment listed below at the price, terms and conditions outlined on both pages of this proposal.

System I Equipment Specifications

- (1) sealed ductwork non insulated
- (1) *Note* 1,400 cfm
- (1) *Note* includes labor & material for both supply and return

To insure a quality installation, the following checked items will be included

Outdoor Unit

- ☐ New outdoor unit pad
- ☐ New outdoor unit high voltage wiring
- ☐ New outdoor unit low voltage wiring
- ☐ New outdoor unit disconnect
- ☐ New equipment stand
- ☐ Level existing outdoor unit pad
- ☐ Seal wall penetrations
- ☐ New insulated copper lineset
- ☐ Evacuate line refrigeration lines
- ☐ Charge to manufacturer's spec's
- ☐ Landscape package
- ☐ _____ year compressor warranty
- ☐ _____ year parts warranty
- ☐ _____ year labor warranty

Indoor Unit

- ☐ New thermostat
- ☐ Install energy saving setback thermostat
- ☐ New indoor unit high voltage wiring
- ☐ New indoor unit low voltage wiring
- ☐ New gas line
- ☐ New gas valve
- ☐ New condensate drain system
- ☐ Install union in condensate drain
- ☐ New condensate pump
- ☐ New auxiliary condensate drain pan
- ☐ Line existing chimney
- ☐ New flue vent
- ☐ _____ year parts warranty
- ☐ _____ year labor warranty

General

- ☒ Clean work area to customer's satisfaction
- ☐ New high-efficiency air filter
- ☐ New humidification system
- ☐ Complies with all codes
- ☐ Install to manufacturer's specifications
- ☐ Complete system startup
- ☐ Remove existing equipment from premises
- ☐ Balance for uniform supply air distribution
- ☐ Provide all required permits
- ☐ Modify return air ductwork
- ☐ Modify supply air ductwork
- ☐ Install _____ new supply air runs
- ☐ _____ year service agreement (Heating)
- ☐ _____ year service agreement (Cooling)

System I Investment

Monthly Investment

With approved financing and a Down Payment of 1,635 There will be Monthly Investments of 0

Complete Investment

System I Investment \$3,270.00
 Total Rebates \$0.00
 Total Investment \$3,270.00

<u>Rebate Type</u>	<u>Qualify</u>	<u>Amount</u>
Act on Energy A/C Rebate	☐	\$ _____
Act on Energy Furnace Rebate	☐	\$ _____
Total Investment		\$ _____
Manufacturer Rebate	☐	\$ _____

System I Options

Amount Monthly
Investment

Consultant: Curtis Hochstetler

Terms and Conditions:

All material listed above is guaranteed as specified, All work will be completed in a professional manner. Any deviation from the above specifications involving extra cost will be executed only upon written change order.

We hereby propose to furnish labor and material in accordance with the above specifications for the sum of \$3,270.00 if accepted within thirty days from the Proposal date.

Terms: 50% down payment at the signing of this agreement, balance due upon completion.

Note: This proposal may be withdrawn if not accepted within 30 days.

 Authorized Company Representative

I (we) accept this proposal as specified above

Date accepted _____

Signature _____

Signature _____

PRECISION AIR TECH INC



PRECISION AIR TECH INC

11105 W. Wheeler Rd
Mapleton, IL 61547

(309)691-6000
precisionairtech@gmail.com
<http://precisionairnow.com>

Estimate

Date	Estimate No.
12/21/2013	3925799
Exp. Date	
12/21/2013	

Address
Jaks Place 219 Court St. Pekin, Il 61554

Service	Activity	Quantity	Rate	Amount
INSTALL	• Provide and install a supply and return trunk to front area of building. Supply trunk to have 4 branch ducts with floor boots and registers. There will be 4 vents off of main trunk to keep basement a conditioned space. This will also provide heat to first floor. 1-return trunk to run from furnace to a common floor return in front room.	1	2,400.00	2,400.00
Total				\$2,400.00

Accepted By

Accepted Date



202 SOUTH ST.
HUDSON, IL 61748
OFFICE/CELL: 309/261-1075
FAX: 309/726-1037

PROPOSAL AND ACCEPTANCE

PROPOSAL SUBMITTED TO <i>Jake's Place</i>		PHONE	DATE <i>12/20/13</i>
STREET <i>217 W Court St</i>		JOB NAME	
CITY, STATE AND ZIP CODE <i>Pekin, IL 61554</i>		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for: *Plumbing work.*

Labor

- Run drain lines + water lines to 2 Shampoo bowls.
- Run Vents exposed to 2nd floor to connect to 4" vent in wall.
- Add shut off to cold water line on water heater.
- Complete trim out of 2 Shampoo bowls.

Material: PVC Pipe + Fittings, shut offs, supplies, P-Traps, Hangers

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

two thousand nine hundred ninety $\frac{90}{100}$ dollars (\$ *2,990.00*).

Payment to be made as follows:

50% on start
50% on completion.

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Philippe Boland

Note: This proposal may be withdrawn by us if not accepted within *30* days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

Signature



jakesplace8< jakesplace8@gmail.com>

plumbing quote

1 message

Dave Osborn <dosborn@troublefreeinc.com>

Wed, Jan 8, 2014 at 4:51 PM

To: "jakesplace8@gmail.com" <jakesplace8@gmail.com>



802 Willow Street

Pekin, Illinois 61554

Peoria (309) 680-5309 • Pekin (309) 347-5309

Fax (309) 347-6140

Jake

To put in the water lines, drain and vent for the two barber sinks it would run about

forty eight hundred dollars. I would put the sinks in using pex for the water lines and PVC for the drain and waist. The design will have to be verified and confirmed with Morris the plumbing inspector. He is still on vacation this week before a final price can be made but this should be close. Also as discussed the bathroom is not ADA

compliant and will more than likely have to be changed. You have an "s" trap for the sink which is not legal as well. This will run about 4500 to 5200 for the water, drain and vent depending on what Morris is going to require.

Thanks

Dave Osborn