

NOV - 3 2017

PROGRAM APPLICATION

Applicant Name: The Ghada Company CITY OF KNOXVILLE

Applicant Address: 222 E. Main St. Knoxville IL 61448

Property Tax ID # 20-2969414

Property Owner Name(s): Ghada CO

Daytime Business Phone: 309.333.2995 Evening Phone: 309.333.2995

Email Address: Samaan.66@Comcast.net.

Type of Business (check one) Service Retail Other (describe): Restaurant equipment

Total Project Costs: \$ 57,000 (estimated costs must be verified upon completion of the Project).

Amount of Grant Financing Requested: \$ 40,000.

NOTE: All grants amounts are limited to 75% of total costs actually incurred for the Project, not to exceed \$40,000.00. Applicant must verify a minimum cash match of 25% of the total project costs.

Grants shall be awarded for commercial building repair and facade renovation projects for TIF eligible project costs (pursuant to 65 ILCS 5/11-74.4 et. seq. as amended) on a first-come-first served basis, subject to the availability of funds and the approval of the Knoxville City Council. **Please read the following requirements carefully.**

ADDITIONAL REQUIREMENTS:


1. Only properties located within the Knoxville Tax Increment Financing (TIF) District are eligible to apply for the Program. A copy of the Knoxville TIF District I Redevelopment Project Area Boundary Map is available at City Hall.
2. Property owners may apply and receive Program grants for the same property only once every five (5) years.
3. The maximum Program grant amount for each approved **Commercial Building Repair & Facade Renovation Project** shall not exceed a single lump sum reimbursement of **\$40,000.00** per individual commercial property as identified by the Knox County real estate tax identification number.
 - a. *Commercial Building Repair & Façade Renovation Projects* may include building facade repairs and renovations. Preference will be given to Projects for which more than 50% of total project costs relate to exterior improvements. Energy efficient interior renovation projects that qualify for and accept *Ameren Illinois ActOnEnergy* program funds (see www.ActOnEnergy.com/Business for more information) will be more strongly considered for this Program. Grant awards for roofing projects will not exceed 15% of the total cost of the project or a maximum of \$3,000.00, whichever is lowest.
 - b. General custodial and maintenance services shall not qualify for reimbursement by Program grant funds relating to Commercial Building Repair and Façade Renovation Projects.
4. Applicants must, in advance of receiving Program grant funds: a) verify that the most recent real estate tax bills have been paid for the Property; and b) verify TIF eligible project costs in an amount equal to or greater than the amount awarded to the Program Applicant by the City Council. **Program grant funds are paid by the City of Knoxville to the Applicant upon completion of the Project and verification of TIF eligible project costs - no exceptions.** The City's obligation hereunder to award grant funds for

TIF eligible project costs is a limited obligation to be paid solely from the Knoxville TIF District Special Tax Allocation Fund.

5. All Projects undertaken with Program grant funds must comply with the City of Knoxville's Design Guideline Standards (available at City Hall) and must be completed within 180 days of the City Council's approval of the Program Application.
6. All Projects located within a defined Historical District are subject to approval by the Knoxville Planning Commission prior to City Council approval.
7. Business owners who are tenants of a building for which planned leasehold improvements will be paid for with Program grant funds must provide written consent from the property owner for all proposed improvements.
8. All applications must include a description of the planned improvements, estimated costs (contractor bids) of the project and projected start and completion dates. Conceptual sketches and drawings are encouraged and the City reserves the right to request additional information, including but not limited to how the building will be utilized (e.g., type of business) once the renovations are completed.
9. It is the understanding of the City and the Applicant that the position of the Department of Labor is that the Illinois Prevailing Wage Act does not apply to TIF increment received by developers as reimbursement for private TIF Eligible Project Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website at: <https://www.illinois.gov/idol/FAQs/Pages/prevailing-wage-faq.aspx>. The Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et. seq.*), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the City for any claim asserted against the City arising from the Developer's Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to the Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of City, including but not limited to the reasonable attorney fees of City.
10. The Knoxville City Council reserves the right to award grant funds only to those Applicants who undertake projects the City deems to be compliant with the Tax Increment Allocation Redevelopment Act and those projects that the City believes will further stimulate the type of commercial revitalization that is in the best interests of the citizens of the City of Knoxville. The rights and obligations of the Applicant under this Program Application shall not be assignable by the Applicant without providing written notice to the City and the City's consent is obtained prior to such assignment.
11. As an additional requirement of the Program, and prior to the Applicant receiving any Program funds to be provided by the City thereunder, the Applicant agrees that, upon request of the City, the Applicant shall allow the City's Building Administrator to inspect the Applicant's property, at a reasonable, mutually agreeable time both, prior to the City Council approving the Applicant's Program Application, and after the improvements are made to the Applicant's Property.

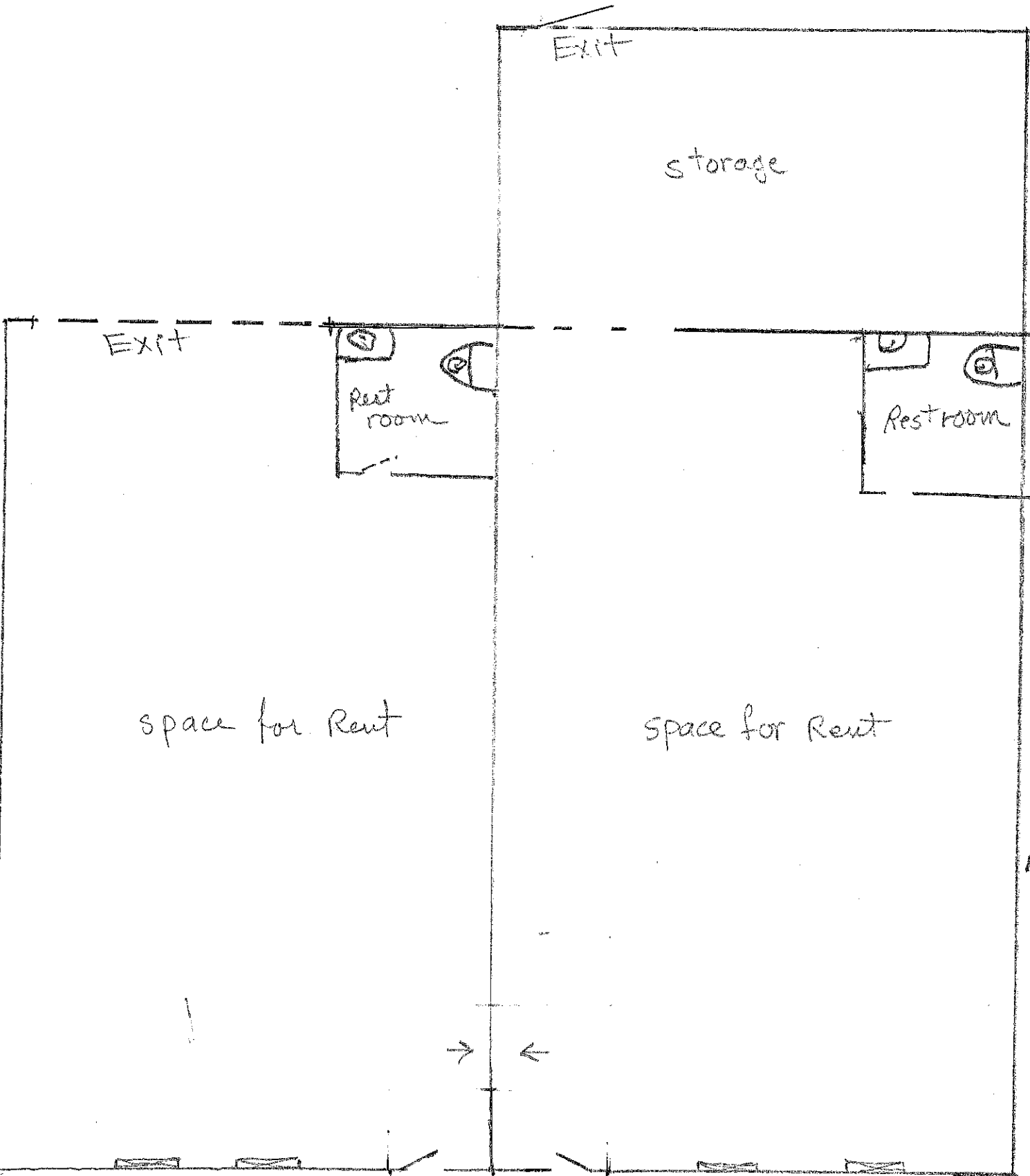
The undersigned certifies and warrants that to the best of his/her knowledge the information contained in and attached to this Application Form is true, correct and complete and furthermore agrees to the terms and conditions provided herein. Nothing contained in this Program Application shall be construed by the City or the Applicant or any third person to create the relationship of a partnership, agency, or joint venture between the City and the Applicant. Subject to City Council approval, this Program Application shall become a binding Redevelopment Agreement for which the undersigned hereby warrants full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Applicant Signature



Date: 11-3-17

S (Back)



Exit

Exit

storage

Rest room

Rest room

space for Rent

space for Rent

Window

220 E. Main st. (Front)

N

300602

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE		
				11-28-2017		
NAME Robinson Home Improvements - 220 Essex						
ADDRESS RR1 Box 56						
CITY, STATE, ZIP Stronshurst NC 61480						
SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT
QUANTITY	DESCRIPTION			PRICE	AMOUNT	
1	Frame up walls Both rooms					
2	Frame up Bathroom					
3	to Entrance Area Drywall					
4	mud tape				21500	00
5	Texture primer paint					
6	walls				3800	00
7	Install new Drop Ceiling				14500	00
8	Repair concrete Floor					
9	missing concrete				500	00
10	New Flooring				7900	00
11	Ceiling lighting				3200	00
12	Install toilet sink to					
13	Existing Plumbing				200	00
14	Entrance lighting				450	00
15	Remove old siding on					
16	Front Replace with stained					
17	wood				17400	00
18					68,950	
RECEIVED BY						

A-5805
7-46320/46350

KEEP THIS SLIP FOR REFERENCE

01-11



484 E. Brooks 309-341-0791 Office
 Galesburg IL, 61401 309-224-3949 Mobile
 peterlogan365@yahoo.com

Contractors Invoice

WORK PERFORMED AT:

TO: *GMA Ada company*
218 E main
Knoxville IL

DATE:

YOUR WORK ORDER NO:

OUR BID NO:

DESCRIPTION OF WORK PERFORMED

218 E Main 2 - 100,000 Btu 96.1% Furnace
2 4 ton A/C w coil kneset
5' spiral duct on East side
open R/A
High eff filter
Digital start
Electrical included.

17,500

220 E. main west 1/2
1 150,000 Btu 96.1% Fur
1 5 ton A/C coil kneset
insulated duct w 12 drop in diffuser
elect & High eff filter
Digital start

EAST 1/2

1 - 80,000 96.1% fur
1 - 3 ton A/C complete coil kneset
insulated duct w 8 drop in diffuser
elect & High eff filter
Digital start

22,800