

REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT

BY AND BETWEEN

THE CITY OF MONTICELLO

AND

GW & JM FAMILY PROPERTIES LLC

(215 s. Charter Street, Monticello, Illinois)

THIS REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT (“*Agreement*”), is dated the 12th day of January, 2026 (“*Effective Date*”), and is by and between the **CITY OF MONTICELLO**, an Illinois municipal corporation and with offices located at 210 N. Hamilton Street, Monticello, Illinois (“*City*”) and **GW & JM FAMILY PROPERTIES LLC**, owner of the property with an address of 215 S. Charter Street, Monticello, Illinois (“*Recipient*”) (the City and Recipient are collectively referred to as “*Parties*” and sometimes individually as “*Party*”).

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, the Parties agree as follows:

SECTION 1. RECITALS.

A. In 2019, the City passed and approved an ordinance approving a business district plan and designating a business district (“*Business District*”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“*Act*”).

B. The Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District.

C. The Recipient owns certain property located in the Business District commonly known as 215 S. Charter Street, Monticello, Illinois (“*Property*”).

D. Utilizing funds generated by taxes levied in accordance with the Act, the City administers a Building Improvement Program (“*Program*”) through which individuals may apply to receive City funding to support certain improvements and activities.

E. The Recipient submitted a Program application attached as Exhibit A (“*Application Documents*”) seeking Program funds.

F. The Recipient seeks Program funds for the purpose of offsetting costs associated with door replacement, as more fully described on Exhibit B (collectively, ("*Improvements*").

G. The Recipient represents that the total *Improvements*' estimated cost is \$5,840.00.

H. Providing Program funds to the Recipient to support the Property and *Improvements* will improve the quality of buildings and structures located in the Business District and expand the City's property tax base, consistent with the Program's requirements.

I. Pursuant to the Act and Illinois Municipal Code (65 ILCS 5/8-1-2.5), the City is authorized to appropriate and expend funds for economic development purposes, including, without limitation, making awards to commercial enterprises that are deemed necessary or desirable for the promotion of the City's economic development.

J. The Corporate Authorities find that it is necessary and desirable for the promotion of City's economic development to award to the Recipient Program funds in accordance with and subject to this Agreement's terms.

SECTION 2. ECONOMIC INCENTIVE AWARD.

A. Award Amount. Subject to this Agreement's terms, the City agrees to provide to the Recipient an award in the amount of (1) Two Thousand Nine Hundred Twenty (\$2,920.00) dollars or (2) 50% of the *Improvements*' actual cost, as determined by the City upon its review of the Recipient Documents (as defined below), whichever is less ("*Award*").

B. Application to Receive Award. Upon Recipient completing the *Improvements* in accordance with this Agreement and all City codes, rules, and regulations, as amended, including, without limitation, all Program rules and guidelines, and the City's issuance of a full and binding certificate of occupancy affirming completion of the *Improvements* in accordance with the same, the Recipient shall submit to the City: (1) a properly executed statement / bill of sale showing the full cost of the *Improvements*, including, without limitation, labor, materials, and equipment necessary to complete the *Improvements*; (2) proof of payment of the contract cost pursuant to the statement; (3) final lien waivers from all of Recipient's contractors, subcontractors, employees, or individuals providing any services concerning the *Improvements*; (4) proof that costs associated with the *Improvements* are eligible for reimbursement under the Act; (5) receipts, checking account statements, and canceled checks; and (6) all other documentation deemed necessary by the City Administrator concerning the *Improvements* and the Property (collectively, "*Recipient Documents*").

C. Payment of Award. Within 30 days of (1) the City receiving from the Recipient a complete set of Recipient Documents and (2) the City verifying that the costs identified in the Recipient Documents are eligible for reimbursement under the Act and able to be reimbursed in accordance with Section 2.D, the City will issue a check to the Recipient in the amount of the Award. In no case shall the City's payment exceed the Award amount, regardless of the amount of any costs incurred by the Recipient.

D. Award Funding. The Award will be payable from taxes levied and actually received by the City in accordance with the Act, as they become available, and from no other source. The Recipient shall have no recourse against the City's general fund or other City revenues, and this Agreement shall have no effect on the City's ability to issue debt in the future. Upon this Agreement's voluntary or involuntary termination, any unpaid amount owed by the City to the Recipient shall be forgiven in full.

SECTION 3. MAINTENANCE.

A. Compliance with Codes. Recipient agrees to operate, use, preserve, and maintain the Improvements and the Property in full compliance with all City codes, rules, and regulations, as amended, including, without limitation, this Agreement and all Program rules and guidelines.

B. Open Book. In addition to providing the City and other entities with jurisdiction access to the Property to conduct permit-related inspections of the Improvements, the Recipient will provide the City full access, upon the City providing reasonable notice, to all portions of the Property and all documents and records concerning the Improvements. During business hours and at the Recipient's office, the Recipient shall make available for review by the City and its agents the books and records relating to the Recipient's costs with respect to the Improvements to enable the City to verify the Improvements' cost, including, but not limited to, the Recipient's, general contractor's and contractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts, invoices, and all other information requested by the City. These records shall be available for inspection, audit, and examination. The City agrees to keep all financial information of the Recipient confidential, except to the extent required for compliance with any applicable law, rule, or regulation. The foregoing City review and audit rights shall terminate on the Effective Date's 2-year anniversary.

SECTION 4. DEFAULT; CLAWBACK; REMEDIES.

A. Failure to Complete. If the Recipient fails, for any reason whatsoever, to complete all of the following by June 30, 2026, this Agreement shall terminate immediately and without further action, and all of the Parties' rights and obligations shall become null and void, including, without limitation, the City's obligation to pay the Award to the Recipient: (1) complete the Improvements in accordance with this Agreement; (2) apply for and receive from the City a full and binding certificate of occupancy for the Improvements; and (3) obtain all City, state, and federal certificates, licenses, permissions, and approvals necessary to occupy Property for the purposes identified in the Application Documents.

B. Enforcement. Each Party to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including, without limitation, specific performance, enforce or compel the performance of this Agreement. Recipient agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement; except to the extent that the City has committed fraud or exhibited willful or wanton disregard to the rights of

Recipient under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section 4.B, the prevailing party shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding. Neither Party shall seek personal liability against an official, officer, employee, or agent of the other party in connection with this Agreement.

SECTION 5. INSURANCE AND INDEMNIFICATION.

A. **Insurance.** Recipient will procure and deliver evidence of such policies to the City, at the Recipient's cost and expense, and shall maintain in full force and effect through the term of this Agreement, a policy or policies of commercial general liability insurance and, during any period of constructing the Improvements, contractor's liability insurance, with liability coverage under the commercial general liability insurance to be not less than one million and no/100 (\$1,000,000.00) dollars each occurrence and two million and no/100 (\$2,000,000.00) dollars aggregate. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the City Attorney to protect the City and the Recipient against any liability incidental to the use of or resulting from any claim for injury or damage occurring on or about the Property. Each such policy shall name the City as an additional insured party. Any insurance carried by the City for like risks shall be secondary and in excess of the insurance required hereunder. The City shall be given written notice at least thirty (30) days prior to any cancellation or material amendment of the policy or policies required hereunder.

B. **City Review.** The Recipient acknowledges and agrees that the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans for the Property, including, without limitation, the issuance of any approvals, permits, certificates, or acceptances for the Improvements or the City's approval of this Agreement, that the City's review and approval of those plans and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Recipient, or any of its heirs, successors, assigns, tenants, and licensees, or any other person, against damage or injury of any kind at any time. This Section shall survive the Agreement's voluntary or involuntary termination.

C. **City Procedure.** The Recipient acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and agrees not to challenge the City's approval on the grounds of any procedural infirmity or of any denial of any procedural right. This Section shall survive the Agreement's voluntary or involuntary termination.

D. **Indemnity.** The Recipient releases the City from, and covenants and agrees that the City shall not be liable for, and covenants and agrees to defend, indemnify, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, investigations, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Improvements, the Property, the Program, or this Agreement, including, without limitation, actions or claims arising from or related to the Prevailing Wage Act

(820 ILCS 30/0.01, *et seq.*) (“Act”). The Recipient further covenants and agrees to pay for or reimburse the City and its elected and appointed officials, officers, employees, and agents for any and all costs, reasonable attorney’s fees, liabilities, and expenses incurred in connection with investigating, defending against, or otherwise in connection with any such losses, claims, damages, liabilities, investigations, or causes of action. The City shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive this Agreement’s voluntary or involuntary termination.

The Recipient understands and acknowledges that, depending on how the Recipient uses the Award, the Award and any work or labor the Recipient purchases with the Award may become subject to the Act. The Recipient covenants and agrees to comply, and to contractually obligate and cause its construction manager, any general contractor, each subcontractor or other applicable entity or person to comply with the applicable requirements of the Act. All contracts subject to the Act shall list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed pursuant to such contract. If the prevailing wage rates are revised, the revised rates shall apply to all such contracts. The Recipient shall provide the City with copies of all such contracts entered into by the Recipient or others to evidence compliance with this Section. The Recipient together with its contractors, subcontractors, agents, employees and others may be obligated to provide such documents, information and certifications, including appropriate payroll certifications, as are necessary to comply with the Act. The Recipient will maintain segregated accounting records detailing expenses incurred and paid for with public and private funds.

SECTION 6. RECIPIENT’S OBLIGATIONS.

A. Construction of Improvements.

1. **Construction.** The Recipient shall construct and install the Improvements on the Property in substantial compliance with the project scope, site plans, architectural plans and elevations, engineering plans, and plats, as appropriate, submitted to and approved by the City. Further, the Recipient will at all times install, construct, operate, and maintain the Improvements on the Property in compliance with all applicable City, state, and federal laws, ordinances, rules, and regulations, as amended, including, without limitation, all applicable zoning ordinances, building codes, environmental codes, life safety codes, and tax ordinances, rules, and regulations of the City.
2. **Construction Permits.** No construction, improvement, or development of any kind shall be permitted on any portion of the Property unless and until the Recipient has received approval from all necessary City commissions, boards, and departments, and has been issued valid and binding building permits. Further, no operation or occupancy of the Property may occur prior to the issuance of a full and binding certificate of occupancy.

3. Fees, Costs, and Expenses. The Recipient shall be responsible for and pay all City imposed fees on the construction of the Improvements and operation and maintenance of the Property, including, without limitation: (a) all City permit fees; (b) all City costs incurred administering the Program and this Agreement; (c) all City costs incurred drafting and negotiating this Agreement, including legal fees and expenses; and (d) the City's costs and fees incurred enforcing this Agreement, including reasonable legal fees, expenses, and appeal costs and fees.

B. Modifications to Improvements. The Recipient shall not enter into any Agreement or contract or take any action or inaction to alter, change or remove the Improvements, or the approved design thereof, nor shall Recipient undertake any other changes, by contract or otherwise, to the Improvements unless such changes are first submitted to the City for review and approval, as required by the City codes, rules, and regulations, as amended.

C. Certificate of Assistance. The Recipient agrees to place a certificate, in a form provided by the City, identifying the Recipient as a Program participant. The certificate shall be placed in the Property's front window or other location approved by the City that is visible to the public.

D. Property Taxes and Valuation. Recipient shall timely and fully pay when due all taxes and assessments levied against the Property. Recipient shall not petition to reduce the assessed value of the Property, appeal the applicable property tax rate, seek any real estate tax exemption, or otherwise pursue a reduction in any real property tax owed during this Agreement's term.

SECTION 7. TERM.

Except as otherwise provided herein, this Agreement shall be binding upon (1) the City issues a full and binding certificate of occupancy for the Improvements; and (2) the City's delivery of the Award to Recipient.

SECTION 8. GENERAL PROVISIONS.

A. No Third Parties. This Agreement is for the sole and exclusive benefit of the Parties hereto and their respective successors and permitted assigns and no third party is intended to or shall have any rights hereunder.

B. Assignment. No part of this Agreement may be assigned by any Party without prior written consent of both Parties.

C. Building Improvement Program. The Recipient represents and warrants that all statements and representations in the Application Documents are true, accurate, and complete. Recipient's failure to provide truthful, accurate, or complete Application Documents, shall constitute a default under this Agreement and relieve the City of its duties and obligations under this Agreement, including, without limitation, payment of the Award.

D. Entire Agreement. This Agreement shall constitute the entire agreement of the Parties hereto. All prior agreements between the Parties, whether written or oral, are merged herein and shall be of no force and effect, which shall remain in full force and effect notwithstanding this Agreement's terms.

E. Amendments and Modifications. No modification, addition, deletion, revision, alteration or other change to this Agreement shall be effective unless and until such change is reduced to writing, executed, and properly approved by the City's Corporate Authorities, pursuant to all applicable statutory procedures.

F. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies and benefits provided to the City by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies and benefits allowed by law.

G. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the City to exercise at any time any such rights shall not be deemed or construed as a waiver thereof, nor shall such failure void or affect the City's right to enforce such rights of any other rights.

H. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be (i) personally delivered, or (ii) delivered by a reputable overnight courier, or (iii) delivered by certified mail, return receipt requested, and deposited in the U. S. Mail, postage prepaid.

Notices and communications to the Recipient shall be addressed to, and delivered at, the following address:

GW & JM Family Properties LLC
215 S. Charter Street
Monticello, Illinois 61856

Notices and communications to the City shall be addressed to, and delivered at, the following address:

City of Monticello
210 N. Hamilton Street
Monticello, Illinois 61856
Attn: Callie McFarland, Director of Community Development

With a copy to:

City of Monticello
210 N. Hamilton Street
Monticello, Illinois 61856
Attn: Mayor

I. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for any dispute relating to this Agreement shall be in the Circuit Court for the Sixth Judicial Circuit, Piatt County, Illinois.

J. Severability. If any provision of this Agreement is construed or held to be void, invalid, illegal, or unenforceable in any respect, the remaining part of that provision and the remaining provisions of this Agreement shall not be affected, impaired, or invalidated thereby, but shall remain in full force and effect. The unenforceability of any provision of this Agreement shall not affect the enforceability of that provision in any other situation.

K. Interpretation. This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement, and any rule or construction that a document is to be construed against the drafting Party shall not be applicable to this Agreement.

L. Incorporation of Recitals and Exhibits. This Agreement's recitals and Exhibits A attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement.

M. Authority to Execute.

1. The City. The City hereby represents to the Recipient that the persons executing this Agreement on its behalf have been properly authorized to do so by the City's Corporate Authorities.

2. The Recipient. The Recipient hereby warrants and represents to the City (i) that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (ii) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (iii) that neither the execution of this Agreement nor the performance of the obligations assumed by the Recipient will (a) result in a breach or default under any agreement to which the Recipient is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Recipient or the Property are subject, and to which the Recipient has actual or constructive knowledge.

N. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

O. Freedom of Information Act Compliance. The Recipient agrees to maintain, without charge, all records and documents concerning or relating to this Agreement and the Property in accordance with the Freedom of Information Act 5 ILCS 140/1, *et seq.* ("**FOIA**"). Upon the City's request, the Recipient shall produce all records requested by the City within the

timeframe requested by the City, and if additional time is needed to compile the requested records, the Recipient shall promptly notify the City. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under FOIA, then the party failing to produce and/or respond shall indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have set their hands and seals as of the date first written above.

CITY OF MONTICELLO, an Illinois municipal corporation

By: _____
Larry Stoner, Mayor

ATTEST:

By: _____
City Clerk

Dated: _____

GW & JM FAMILY PROPERTIES LLC, Property Owner

By: _____

Name: _____

Title: _____

Dated: _____

ATTEST:

By: _____

Name: _____

Title: _____

Dated: _____

STATE OF ILLINOIS)
) SS
COUNTY OF PIATT)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Larry Stoner and _____**, the Mayor and City Clerk, respectively, of the **CITY OF MONTICELLO**, an Illinois municipal corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act on behalf of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 202__.

Signature of Notary

Seal

My Commission expires:_____

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT _____** of **GW & JM FAMILY PROPERTIES LLC**, is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 202__.

Signature of Notary

Seal

My Commission expires:_____

Exhibit A

Application Documents

[attached]

Exhibit B

Description and Depiction of Improvements

[attached]



CITY OF MONTICELLO

BUILDING IMPROVEMENT GRANT PROGRAM

New Applicant
Bldg need 8 in
Spr/Fall '25

Application –

To participate in the Monticello Building Improvement Grant program, a business owner must complete this application with all required information.

Pursuant to the program, the City will award the grant with reimbursable funds to eligible applicants determined by project impact, applicability, and score. Grant awards are made at the sole discretion of the City Council, funding availability, and impact on public infrastructure goals and objectives. Properties which are designated contributing properties to the Courthouse Square National Historic District may be required to follow the recommendation from the Historic Preservation Commission as part of the award. As a result, applicants for these properties are strongly advised to connect with these organizations for insight and advice prior to application submittal.

If a determination is made that the answers on this form are untrue, incomplete or deceptive, the application will be denied.

Completed applications should be returned to:

City of Monticello
c/o Director of Community Development
210 N. Hamilton
Monticello, Illinois 61856

Applicant Information –

Applicant's Legal Business Name: GW + JM Family Properties LLC.

Applicant's Name: Gary Stewart.

Applicant's Address: 215 S. Charter St.
Monticello, IL

Phone Number: 217-762-8436 Email: gstewart@stewartfamilyhardware.com

Sales Tax ID #: 4551-3211 (if applicable)

Project Information-

What is the address of the proposed improvements? 215 S. Charter St.

Is the premise owned or leased? Owned Leased

If property is leased, it is mandatory that the owner of the premises (if the owner is not the applicant), in his/her individual capacity, or if a business, by an authorized representative of the business, must sign and provide their information and consent to the improvements proposed to be performed through completion of the building owner consent form.

What type of business will this grant be impacting? (ex. Restaurant, retail, service?) If the property is vacant, list potential uses.

Retail Service.



Description of desired improvements: Replace Entrance Door,
Improve lighting, Repaint the walls &
replace metal & ceiling on the walls &
make it give good first impression.

What are your long-term goals for this location? To improve sales
& get new customers to the hardware
store.

How will this improvement help your business? Give better first
impression when entering the store.

Have you reached out to a representative from Monticello Main Street or the Monticello Historic Preservation Commission regarding this project? If so, who? *Note: if the subject property is within a National Historic District, the project may be subject to Historic Preservation Commission Review and Recommendations.*

Anticipated Start date for Project: Jan 2024 Completion Date: June 2024.
**Project completion includes final inspection and submittal of all paid invoices to the City of Monticello, and must be on or before the completion deadline stated in the application schedule.*

Estimated Cost of Improvements: _____ (Based upon included estimates/quotes)

Contractor(s) or individual(s) to perform the project: BVB Glass - Replace Doors.
Nixon Const. To Replace Metal & Paint,
Darrin Kresin - Electric Work.

**Attach any architectural design plans, engineering plans, construction drawings, bids from contractors and/or other plan specs to this application.*

**Attach any current condition pictures, as well as renderings or examples of proposed improvements to this application.*

Have you received funding from any City of Monticello program within the last 2 years? If so, when and for what? No.



Please list any community involvement you have or currently participate in. (Volunteerism, organizational membership, event participation, etc.) Member of Chamber, Just. participated in the Christmas Parade. Did the Halloween Trick or Treat.

Budget Information-

Copies of estimates or quotes must be included with the grant application for the application to be considered.

Expense item	Description	Amount (\$)
Contractor/Construction Quote(s)	Expected building modifications, including labor costs.	\$ DVB Door 5840.00 Labor On Replacing Metal & Paint 10,000.00 Labor On Electrical Work 1500.00
Materials	Cost for materials to perform service, if not included in the contractor quotes, or if applicant is performing the improvements.	\$ Metal For Walls & Ceiling 5,000.00 Paint 500.00 Electrical Supplies 1000.00
Equipment (if applicable)	Equipment that is affixed to the building will be considered as a priority (ex. Commercial oven).	\$
Contingency Reserve	Reserve for unforeseen or unexpected expenses	\$ 5000.00
TOTAL Expenses		\$ 28,840



ACKNOWLEDGEMENT

I, Cary Stewart, (full name printed) swear or affirm under penalty of law that I have read and understood all of the conditions and questions in this Application and that all of the foregoing information and statements submitted in this Application are true and correct to the best of my knowledge, and that all responses to the questions are full and complete, omitting no material information.

The undersigned applicant also agrees to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Applicant agrees to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

Monticello Building Improvement Program application submittal does not guarantee program award.

Subject to City of Monticello City Council approval, this application, together with the attached Building Improvement Program description, shall become a binding 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.

Any material misrepresentation of information in this document will be grounds for denial of a permit.


Signature of Applicant

12-8-25
Date



CITY OF
MONTICELLO

BUILDING IMPROVEMENT GRANT PROGRAM

Monticello Business District Building Improvement Grant Program

Building Owner Consent Form

Gary Stewart
Building Owner Name

215 S. Charter St. Monticello, IL
Mailing Address (Street, City, Zip)

217-762-8436
Phone Number

gstewart@stewartfamilyhardware.
Email Address

215 S. Charter St. Monticello
Property Address

As the legal owner of the property above, I hereby grant authorization for the above tenant of said property to complete the improvements as indicated on this application and to seek reimbursement assistance related to that work. I understand my responsibilities and obligations as the property owner under this application. I agree to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the property owner and applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Owner and applicant agree to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

[Signature]
Building Owner Signature

12-8-25
Date

[Signature]
Tenant Signature

12-8-25
Date



CITY OF
MONTICELLO

BUILDING IMPROVEMENT GRANT PROGRAM

Application Checklist

In order for the application to be accepted, please include the following attachments:

Completed Application

Professional estimate(s) for work to be completed with rendering of completed project, and project schedule. (Include color samples, material list, etc.)

Current pictures of project area

Pictures or examples of proposed improvements

Design Plans (where appropriate, and as directed by the City of Monticello)

Signed Acknowledgement

Signed Building Owner Consent (if applicant is not the owner)











Date: 10/10/2025

Estimate No. 101025-SS1

Project: Door Replacement – Main Entrance

Quoted to:

Stewart Family Hardware

215 S. Charter St.

Monticello, IL.

gstewart@stewartfamilyhardware.com

Attn: Gary

We propose to furnish and install the following material.

- Remove and dispose of existing entrance doors and frame.
- Furnish and install 1 – Pair of light duty doors and frame in a clear anodized aluminum finish.

Doors will have: Continuously geared hinges, standard locking, Falcon door closers (with hold open), tubular push/pull handles, weathering, and ¼" clear tempered safety glass.

BASE BID..... \$5,840.00

NOTE:

-

EXCLUSIONS:

-

Prepared by: Shawn Slade

Accepted by: _____

Date: _____





Commercial Terms & Conditions

All Proposals for any project from Bacon & Van Buskirk Glass Co., Inc. ("BVB") and all Purchase Orders issued to and accepted by BVB shall be subject to the following Terms and Conditions ("T&C"):

1. **PRIORITY OF T&C's:** These T&C's shall supersede any contrary or conflicting provisions in any Purchase Orders or in any documents or contract forms used or relied on by BVB to create any Proposals or in any contract or agreements resulting from any such Proposals or Purchase Orders.
2. **CHANGES:** Once accepted, any changes to a Proposal or any contract related thereto, or to any Purchase Orders including, but not limited to, changes relating to scope, time, materials, equipment, labor, payment terms and price shall be in writing and signed by all necessary parties prior to the changes being effective.
3. **BILLINGS & PAYMENTS:**
 - a.) For Accepted Purchase Orders: Payment for all Purchase Orders shall be due in full upon delivery to or pick up by the buyer or buyer's designee of the goods purchased. Risk of loss shall pass upon delivery to or pick up by buyer or buyer's designee, as the case may be.
 - b.) For Accepted Proposals: Unless the Proposal states otherwise, BVB shall issue monthly progress billings to the Contracting Party on or before the 25th of each month for stored materials (whether stored on or off-site); expense of off-site storage, if applicable; materials installed; and for labor furnished. Contracting Party shall pay 100% (less any retainage, limited as described below) of the progress billing to BVB within 30 days after the date of such progress billing. The Contracting Party is obligated to pay BVB in timely fashion regardless of whether or not the Contracting Party has been paid for the work or materials covered by the progress billing. No accepted Proposal or any contract resulting therefrom shall be deemed to be a 'pay if paid' or 'pay when paid' situation by the Contracting Party. No more than 10 percent retention of any interim progress billing may be withheld. Whenever possible or required, the Contracting Party shall reduce or eliminate retainage. Within 30 days of BVB's completion of its work and issuing its final progress billing, the Contracting Party shall make final payment and payment of any and all retainage. In the event progress payments are not issued within 30 days of the Contracting Party receiving BVB's progress billing, BVB has the right to stop work and/or issue intent to file lien on the property involved in the project and/or any funds related to the project. Nothing in its Proposal shall serve to void BVB's right to file a lawful lien or claim on its behalf in the event that any payment is not made. Completion of the project will not be extended so as to prevent the timely final payment of BVB.
 - c.) All sums not paid when due, under either a.) or b.) above, shall bear interest at the rate of 1 ½% per month or the maximum legal rate permitted by law, whichever is less; and all costs of collection, including a reasonable attorneys' fees and expert witness' fees, shall be paid by Contracting Party, whether or not suit is filed.
4. **INSURANCE:** BVB's insurance coverage applies only to damages or injuries caused only by employees of BVB. BVB will not be responsible for Liquidated Damages, Waivers of Subrogation, or Primary and Non-Contributory Clauses on behalf of the Contracting Party or any parties not directly employed by BVB. BVB and BVB's insurance carriers will not be held liable or financially responsible for events, damages, injuries, etc. not caused directly by BVB employees or their direct work. Contracting Party shall, if the Owner does not, purchase and maintain all risk insurance upon the full value of the entire work and/or materials delivered to the jobsite which shall include the interest of BVB. Neither BVB nor its insurance carriers will be responsible for past or future mold, mildew, odor, disease or pollution-related problems.
5. **SCHEDULE:** Work will be performed during BVB's regular working hours. All work performed outside of such hours shall be charged at rates or amounts agreed upon in writing by the parties at the time overtime is authorized. BVB shall be given a reasonable time in which to make delivery of materials and/or labor to commence and complete its work on the project. Changes in project schedule deadlines, project schedule accelerations, project delays or conditions due to the actions or inactions of the Contracting Party, Architect, Engineer or others, delays in transportation, shortages of raw materials, civil disorders, labor difficulties such as strikes and lockouts, vendor allocations, fires, floods, accidents, and acts of God and matters constituting Force Majeure will not be grounds to make back charges or claims against BVB. BVB shall be entitled to equitable adjustment in the contract time and amount for additional costs due to project delays agreed to accelerations or other items listed in this Section 5.
6. **SITE CONDITIONS:** The Contracting Party will indicate prior to bid if temporary on site suitable storage space, hoisting, temporary electrical, restrooms and water are not available at no charge to BVB so that BVB may include those items within its Proposal, otherwise, the Contracting Party shall provide those on the project site without cost to BVB. Contracting Party is to prepare all work areas so as to be acceptable for BVB's to install work. BVB will not be called upon to start work until sufficient areas are ready for continuous efficient and productive work by BVB. BVB is not financially responsible for enclosing the project against weather during the project's construction for any reason and regardless of the delivery and installation of products furnished by BVB. Trash and miscellaneous materials brought to site by BVB will be disposed of by BVB and BVB will perform an adequate 'broom sweep' cleaning of the immediate areas where its work is performed. BVB will not clean any glass or metal nor will it be held responsible for incremental costs of site cleaning by its personnel nor by others nor for final cleaning of the project. EPA 4/22/10 Regulations require Lead-Safe Work Practices be used in homes and some buildings built prior to 1978. This quotation does not include costs for our conducting LSWPractices. Should Bacon & Van Buskirk be required to conduct LSWPractices for this project, those additional costs to the project will be borne by the Owner, Construction Manager, or General Contractor.
7. **CLAIMS:** The Contracting Party shall notify BVB in writing of intent to back charge or intent to make claim as soon as there may be an issue discovered with the work. BVB will be allowed reasonable notice of the specific deficiency and reasonable time to correct any such deficiency before the Contracting Party incurs any cost in regard thereto. The Contracting Party shall make no demand for liquidated damages against BVB for delays or actual damages for delays. No back charges or claims by the Contracting Party against BVB shall be valid except by mutual agreement in writing by BVB and the Contracting Party. Glass breakage is not considered a defect and does not apply to BVB's warranty. If BVB handles and/or reinstalls Owner's existing glass, any damage to the Owner's glass is at the Owner's risk of breakage and at the Owner's expense. BVB will not incur the expense of replacing broken or damaged glass caused directly or indirectly by anyone other than its own employees. **BVB will not be responsible for special, incidental, or consequential damages.** BVB shall not be responsible for damage to its work by other parties or for improper use of equipment by others.
8. **BACKGROUND CHECKS:** Any criminal background checks or drug tests required by any Contracting Party for BVB on-site employees shall be at the expense of the Contracting Party and be subject to the provisions of 3. c.) hereof.
9. **WARRANTIES:** Manufacturers' standard warranties as they apply to materials furnished by BVB for the project shall be passed through to the Contracting Party and to the project Owner. All BVB's workmanship is guaranteed against defects for a period of one year from the date of installation, excluding normal wear and tear and misuse. **This warranty applies in lieu of all other warranties, express or implied, including any warranties of merchantability or fitness for a particular purpose. The exclusive remedy shall be that BVB will replace or repair any part of its work which is found to be defective.**
10. **AGREEMENT TO T&C's:** Contracting Party shall be deemed to agree to these Terms & Conditions upon Contracting Party's acceptance of BVB's Proposal or upon acceptance of a Purchase Order by BVB. BVB reserves the right to correct any clerical errors in its Proposal prior to acceptance. If not accepted within thirty (30) days of the date shown on BVB's Proposal, its Proposal shall expire and be of no force or effect.