

REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT

BY AND BETWEEN

THE CITY OF MONTICELLO

AND

EVLO COFFEE COMPANY

(501 W. Bridge Street, Suite 505, 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 **EVLO COFFEE COMPANY**, tenant of the property with an address of 501 W. Bridge Street, Suite 505, 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 rents certain property located in the Business District commonly known as 501 W. Bridge Street, Suite 505, 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 interior renovations, as more fully described on Exhibit B (collectively, ("*Improvements*").

G. The Recipient represents that the total Improvements' estimated cost is \$32,888.17.

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) Ten Thousand (\$10,000.00) 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:

Evlo Coffee Company
501 E. Cedar Lane
Monticello, Illinois 61856
Attn: William & Kelly Cavanaugh

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: _____

EVLO COFFEE COMPANY, 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 **EVLO COFFEE COMPANY** 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 Business
New Applicant
Bldg received in
Spring '24

Application –

To participate in the Monticello Building Improvement Grant program, a business must submit 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: Evlo Coffee Company

Applicant's Name: William and Kelly Cavanaugh

Applicant's Address: 501 E Cedar Ln
Monticello, IL 61856

Phone Number: 217-202-6532 Email: Kmuse898@yahoo.com

Sales Tax ID #: _____ (if applicable) haydencau31@gmail.com

Project Information-

What is the address of the proposed improvements? 501 W. Bridge St. Suite 505

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.

Cafe and grab and go food service



CITY OF
MONTICELLO

BUILDING IMPROVEMENT GRANT PROGRAM

Description of desired improvements: Fully renovated ADA compliant bathrooms, Commercial vinyl plank flooring throughout new plumbing for kitchen, bathrooms and espresso bar, Upgraded wainscot paneling in seating area.

What are your long-term goals for this location? We are excited to create a space for all members of our community to come together 3 days a week. We hope to be a positive environment for many years offering great coffee and connections.

How will this improvement help your business? These improvements will allow us to become an inclusive for everyone to enjoy with drive thru options and ADA compliant bathroom, which is a wonderful addition to our community and

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. We have not ^{the small town vision Monticello has always}

Anticipated Start date for Project: Feb 2026 Completion Date: March 2026 ^{valued}

**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: 32,888.17 (Based upon included estimates/quotes)

Contractor(s) or individual(s) to perform the project: Patnot plumbing, Flooring America and (self) - wainscoting installation

**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. we have not.



Please list any community involvement you have or currently participate in. (Volunteerism, organizational membership, event participation, etc.) Evlo Coffee Company is an entirely new business to Monticello and we are extremely excited to join the business district and become involved in as many ways as we can. We hope to offer support to other business through partnership and community events and to create a positive presence for patrons as well as other fellow community members & business owners.

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) Patnot plumbing Flooring America	Expected building modifications, including labor costs. prep/install	\$ 19,500.00 4,620.00
Materials Flooring paneling	Cost for materials to perform service, if not included in the contractor quotes, or if applicant is performing the improvements.	\$ 6,186.00 582.17
Equipment (if applicable) ADA compliant Bathroom Fixtures	Equipment that is affixed to the building will be considered as a priority (ex. Commercial oven).	\$ 1,000.00
Contingency Reserve Broken fixture/panel flooring replacements	Reserve for unforeseen or unexpected expenses	\$ 1,000.00
TOTAL Expenses		\$ 32,888.17



ACKNOWLEDGEMENT

I, Kelly Marie Cavanaugh (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.

Kelly M. Cavanaugh
Signature of Applicant

12.11.2025
Date

William G. Cavanaugh

12-11-2025



CITY OF
MONTICELLO

BUILDING IMPROVEMENT GRANT PROGRAM

**Monticello Business District
Building Improvement Grant Program
Building Owner Consent Form**

501 W Bridge St

Building Owner Name

673 County Farm Road, Monticello IL

Mailing Address (Street, City, Zip)

312-519-605

Phone Number

501wbridgest@gmail.com

Email Address

501 W Bridge St,

Property Address

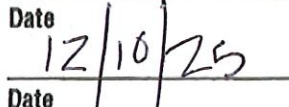
As the legal owner of the property above, I hereby grant authorization for the above tenant of said property to complete the improvements as indicated on this application and to seek reimbursement assistance related to that work. I understand my responsibilities and obligations as the property owner 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.


Building Owner Signature


Tenant Signature


William J. G. Smith


Date


Date

12/10/25



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)

FLOORING AMERICA
920 W TOWN CENTER BLVD
CHAMPAIGN, IL 61822
Telephone: 217-366-0300 Fax: 217-366-0308

Page 1

ES525017

QUOTE

Sold To	Ship To
HAYDEN AND KELLY CAVANAUGH 501 E. CEDAR LANE MONTICELLO, IL 61856	HAYDEN CAVANAUGH 501 E. CEDAR LANE MONTICELLO, IL 61856

Quote Date	Tele #1	PO Number	Quote Number
12/08/25	806-781-7256	SUBJECT TO FINAL MEAS	ES525017

Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
39391	METROFLOR DEJA NEW 9X60	NATURAL BROWN	1,425.00 SF	3.79	5,400.75
39015	PREVAIL 6000 4 GALLON	N/A	2.00 EA	299.00	598.00
85084	SCHONOX SL 192 BAGS/PLT	SL	5.00 EA	37.45	187.25
	PREP WORK		1,400.00 SF	1.35	1,890.00
NA	INSTALL GLUEDOWN VINYL PLANK		1,400.00 SF	1.95	2,730.00

all areas clear and ready for install, customer to pull and reset the trim.

Depending on type of flooring installed, actual material square footage needed to complete installation may be higher than actual square footage of room. This proposal is based on the proper amount of materials needed and handled to complete installation professionally and with-in industry standards. Unforeseen floor conditions may effect this bid.

Terms: Balance due upon completion. There are NO returns on special order items, and NO returns on stock items after 30 days. If legal proceedings are required to obtain payment, buyer agrees to pay all costs, including attorney fees, court costs and any other costs related to collecting monies owed. Quotes are good for 15 days.

— 12/08/25 — 12:21PM —

Sales Representative(s):

BRYAN NORTON

Subtotal: 10,806.00
Sales Tax: 0.00
Misc. Tax: 0.00

QUOTE TOTAL: \$10,806.00

3" x 60" | 2.5mm Gauge | 20mil Wear Layer | In-Register Embossing



*High Contrast Design



DN529124 - Twilight

*High Contrast Design



*High Contrast Design



DN529107 - Mist Grey

*High Contrast Design



*High Contrast Design



DN529113 - Fumed

*High Contrast Design

ENGLISH WALNUT

9" x 60" | 2.5mm Gauge | 20mil Wear Layer | In-Register Embossing



DN2345102 - Chanterelle



DN2345103 - Wheatgrass



DN2345101 - Bourbon



DN2345104 - Charcoal

OAK FRAMING

7" x 48" | 2.5mm Gauge | 20mil Wear Layer | Natural Timber Embossing





Patriot Plumbing LLC

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Monticello, IL

217-560-8046

<https://facebook@PatriotPlumbingLLC>

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TO
Hayden Cavanaugh

suite 501

505 Bridge St

Monticello IL 61856)

☎ 8067817256

Haydencav31@gmail.com

ESTIMATE

DATE

TOTAL

EST0667

Nov 14, 2025

USD \$26,500.00

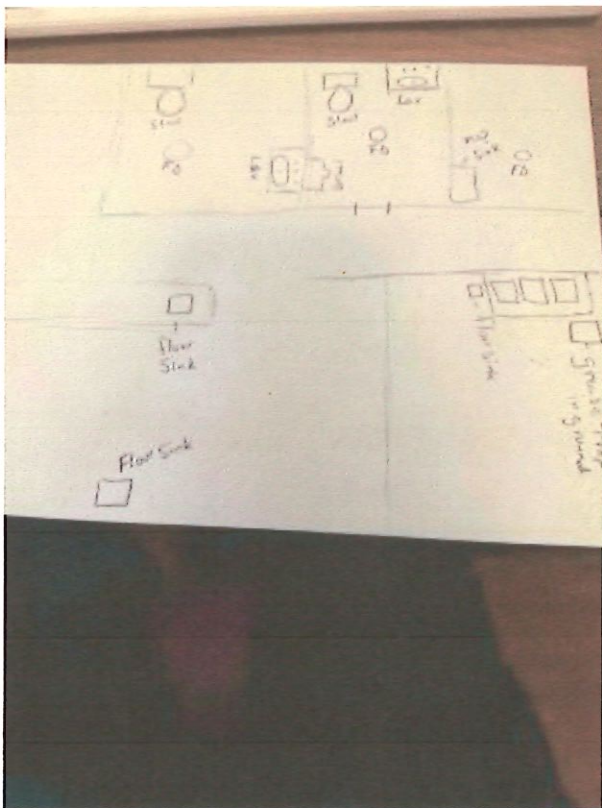
DESCRIPTION	RATE	QTY	AMOUNT
coffee shop reno install floor drains in required areas install new grease trap in floor rough in for urinal in bathroom rough in a full new bathroom mop sink new water lines to required locations this is rough in only parts and labor 50% is due before start of project	\$15,500.00	1	\$15,500.00
Trim out 2 new stools 1 new urinal with flush valve 2 lav faucets mop sink and faucet (triple bowl, hand sinks and faucets supplied by other) (allowance for fixtures is \$1000) if you supply all fixtures this would reduce trim out to \$4000	\$5,000.00	1	\$5,000.00
Concrete removal cut off out old concrete dig down to existing sewer haul off old concrete pour all concrete back	\$6,000.00	1	\$6,000.00
the 1000 dollar allowance for trim material includes: 2 gerber	\$0.00	1	\$0.00

open front toilets, urinal, peerless bathroom faucet, mop
basin with drain, and 2 handle mop faucet
(if you provide your own trim material we would take the
1000 off the trim price)

TOTAL

USD \$26,500.00

Thank you for considering Patriot Plumbing for your service needs. If you accept this bid, please contact me
for scheduling.





1/4 in. x 48 in. x 32 in. Shaker Style Primed MDF
Wainscot Paneling
Model #8203490

\$339.60
(\$16.98/item)

—	20	+
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Delivering to [61820](#)

Pickup
Today
36 in stock
FREE

Delivery
Tomorrow
36 available
FREE

[Check Nearby Stores](#)

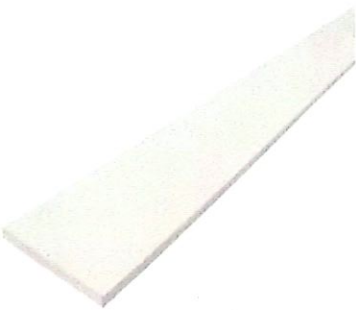


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PrimeLinx
1 in. x 4 in. x 8 ft. Radiata Pine Finger Joint Primed Board
Nominal Width (in) * Length (ft): **4 in. X 8 ft.**
Finish Type: **Primed**
Coverage Area (sq. ft.): **2.67 sq ft**

\$93.80
(\$9.38/item)

—	10	+
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Pickup at [Champaign](#)

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Pickup
Today
37 in stock
FREE

Delivery
Tomorrow
139 available

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Ekena Millwork

1.625 in. D x 1.625 in. W x 94.5 in. L Primed
Polyurethane Panel Moulding

Linear Feet (ft.): 7.88 ft

Color/Finish: **Primed**



Pickup at Champaign

Delivering to 61820

-	10	+
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Ship to Store

Dec 16 - Dec 17

70 available

FREE

Delivery

Dec 12 - Dec 16

70 available

FREE

Check Nearby Stores

Save for Later

Save to List

Remove

\$100.70

(\$10.07/item)

Feedback

Your Order

Subtotal

\$534.10

Pickup

FREE

Estimated Sales Tax*

\$48.07

Total

\$582.17