

**AUTHORIZING A FUND 400 ARCHITECTURAL IMPROVEMENT PROGRAM (AIP) ECONOMIC INCENTIVE FOR 1600 E. LINCOLN HIGHWAY, DEKALB, ILLINOIS, IN THE AMOUNT OF \$13,935 (PROVEN WINNERS – 815 PROPERTY MANAGEMENT).**

**WHEREAS**, the City of DeKalb (the “City”) is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, the City provides a Fund 400 Architectural Improvement Program (“AIP”) for properties not located within the City’s Tax Increment Financing District; and

**WHEREAS**, Proven Winners Realty Holdings LLC (the “Owner”) is the owner of property located at 1600 E. Lincoln Hwy., DeKalb, IL (the “Property”); and

**WHEREAS**, Owner applied for a Fund 400 AIP grant of \$13,752 (the “Grant”) for façade renovations, life safety equipment, exterior lighting, and exterior painting (the “Project”); and

**WHEREAS**, the City’s corporate authorities find that it is in the City’s best interests to approve the Grant for the protection of the public health, safety, and welfare; and

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DEKALB, ILLINOIS:**

**SECTION 1:** The recitals to this Resolution are true, material, adopted, and incorporated herein as Section 1 to this Resolution.

**SECTION 2:** The City’s corporate authorities approve a Fund 400 AIP Grant in the amount of \$13,935.00 to Owner for the Project on the Property, subject to the following terms and conditions:

1. Except as otherwise provided by this Resolution, the City waives formal compliance with the requirements of the AIP process including, but not limited to, the requirement of a promissory note or mortgage to secure the Grant.
2. The amount of the Grant shall not exceed \$13,935.
3. Payment of the Grant shall be as a reimbursement to Owner upon Owner providing proof of incurring costs of not less than \$31,574 for the Project.
4. Owner shall provide documentation of the Project and incurred costs, inclusive of full lien waivers, invoices, and adequate evidence of payment, in a form acceptable to the City Manager, prior to payment of the reimbursement.
5. Owner shall maintain the improvements funded by the Grant for a period of not less than five (5) years. The Grant shall be considered partially forgiven by 20% each year on the anniversary of said payment to Owner until fully forgiven on the fifth anniversary of said payment. Should Owner fail to maintain the improvements for the full five-year period, then Owner shall be responsible for reimbursing the City in an amount equivalent to the then-unforgiven portion of the AIP Grant.
6. Owner shall indemnify, defend, and hold harmless the City from any claims or damages arising out of or relating to the Grant and the Project. Owner agrees and acknowledges that the Grant is payable to Owner only, and may not be assigned or transferred to any other party. The City shall not make direct payments to any contractors or materialmen, and the City’s

obligation to provide funding shall not accrue until Owner provides the City with evidence of lien waivers from all contractors and materialmen providing labor or materials for the Project.

7. Owner shall complete the Project, in a good and workmanlike fashion, in accordance with all applicable laws, codes and ordinances, and after having obtained all required permits. All work shall be subject to inspection and approval by the City.
8. Owner shall complete the Project within one (1) calendar year of the date of approval of this Resolution, and if the City Manager reasonably determines that Owner has not completed the Project within one (1) calendar year of the date of approval of this Resolution, then the Grant shall expire and terminate, and this Resolution shall be of no further force or effect.
9. Owner shall provide a letter to the City acknowledging and agreeing to the terms and conditions of this Resolution prior to the City's issuance of payment to Owner.

**SECTION 3:** This resolution and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such resolution should (a) contain terms contrary to the provision of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that to the extent that the terms of this resolution should be inconsistent with any non-preemptive state law, that this resolution shall supersede state law in that regard within its jurisdiction.

**SECTION 4:** This resolution shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois, at a Regular meeting thereof held on the 23<sup>rd</sup> day of October 2023 and approved by me as Mayor on the same day. Passed by an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker. Barnes. Nay: None.



  
COHEN BARNES, Mayor

ATTEST:  
  
Ruth A. Scott, Executive Assistant



164 East Lincoln Highway  
DeKalb, Illinois 60115  
815.748.2000 • cityofdekalb.com

**Fund 400  
Architectural Improvement Program  
Application**

**Name:** Proven Winners - c/o 815 Property Management - Brad Rubeck

**Home Address:** PO Box 646, DeKalb

**Property Identification Number (PIN):** 08-24-353-010

**Location of Property:** 1600 E Lincoln Hwy, DeKalb

**Phone Number:** 815-748-4000 x 4 **Email:** Brad@815property.com

**Proposed Use of Funding:**

**Major Capital Improvements – 50% Reimbursement**

- ☒ Improved Accessibility, including restrooms and entry doors
- ☒ Façade Renovations
- ☐ Tuckpointing
- ☒ Life Safety Equipment
- ☐ Electrical, Mechanical, and Plumbing Upgrades
- ☐ Architectural Design Fees
- ☐ Restoration of Historic Architectural Features
- ☐ Fire Alarm and Suppression Systems

**Minor Capital Improvements – 25% Reimbursement**

- ☒ Exterior Lighting
- ☐ Window & Door Replacement
- ☐ Screening of Unsightly Utilities
- ☒ Exterior Painting

**Deferred Maintenance – 10% Reimbursement**

- ☐ Roof Repair or Replacement
- ☐ Gutter Replacement
- ☐ Stair and Handrail Replacement
- ☐ Floor Surface Repair
- ☐ Water Damage Repair

Have you consulted with the City about your project? X Yes \_\_\_\_ No  
If yes, with whom did you speak? City Manager briefly via email

Total cost estimate of Project: \$31,574

Matching funds requested: \$13,752  
(up to a maximum of \$25,000)

How long has the property been owned by you? Since 2021

### **Project Description**

In 250 words or less, please describe the scope of the project improvement and the need.

Proven Winners has a continued interest in providing an aesthetically pleasing & inviting facade with more exterior improvements. This phase would include a fresh coat of paint & color to the building, new window & vestibule awnings and color, additional exterior lighting, and an AED device as another effort to provide additional safety at the property.

With this property being located near the East entrance to town, exterior improvements to the building make the property and the City more modern & inviting.

Since taking over the building, Proven Winners has installed solar panels, replaced some concrete sidewalks, installed several LED lights to the parking lot, painted the island curbs, brought in and installed new landscaping, plus sealed and striped the parking lot.

In addition, major upgrades to the fire / sprinkler system were installed and approved by the City of DeKalb in 2022. These upgrades were done prior to making any request for AIP funds. If any funds are available for projects completed in 2022 & prior to application submittal, please let us know.

Future improvements are in the concept stages and include some additional items that will invite consumers to the property and, in turn, to the City.

Applicant(s) Brad Rubert, Agent for  
PROVEN WINNERS

Date: 10-6-23



1600 E Lincoln Hwy, DeKalb

Major Capital Improvements		Project	Estimate	Grant	AIP Assistance
Improved Accessibility		Entry Door - Foyer	\$ 2,491	50%	\$ 1,246
Façade Renovations		Awnings - Windows & Vestibule	\$ 18,618	50%	\$ 9,309
Life Safety Equipment		AED Machine	\$ 2,326	50%	\$ 1,163
Minor Capital Improvements		Project			
Exterior Lighting		LED lights - Sides & Front of Bldg	\$ 1,870	25%	\$ 468
Exterior Painting		Exterior Painting - Siding	\$ 6,269	25%	\$ 1,567
TOTAL			\$ 31,574		\$ 13,752

We Offer the Fastest Shipping


**Commercial Left Hand (LH) Storefront Door  
Bronze ADA 10" Bottom Rail 3070 36" x 84"**
**FINISH**

CLEAR ALUMINUM



BRONZE

ADD TO CART



Lowest Prices

Free Shipping  
Nationwide**PRODUCT OVERVIEW**

Full Package Includes: Door, Frame, Glass, Hardware, Closer -  
Aluminum Design - Bronze and Brushed Aluminum Finish -  
Insulated Glass Available - Super Fast Shipping - 10" Bottom Rail  
Standard (Meets National Codes) ADA Compliant - Made in the  
USA. DOOR IS FULLY ASSEMBLED FOR QUICK INSTALLATION.  
(Lock indicator required For California, Oregon, Washington, Utah,  
Idaho)

Bronze

**SPECIFICATIONS**

<b>Name</b>	Commercial Storefront Door LH (Left Hand) Continuous Hinge ADA 10" Bottom Rail	<b>Finish</b>	Bronze
-------------	--	---------------	--------

**FEATURES**

- Package Includes: Door, Frame, Hardware, Tempered Glass, Hardware, Door Closer
- Glass Thickness: 3/16 Clear Tempered Glass (Other Styles Available)
- Frame is shipped KD (Knock Down, Requires Minor Assembly)
- Frame Dimension are 36" x 84"
- Rough Opening is 40" x 86"

QUANTITY	1	\$1450.00
DOOR TAX		116 -
SHIPPING		125 -
DOOR	=	\$ 1,691 -
LOCK		200 -
FRAMING		320 -
DRYWALL & FINISH		280 -
DOOR = \$ 2,491 -		
INSTALLED		

Give feedback

F&amp;S

Awnings & Tent Co.Phone  
630-788-1170

## Contract

Vehicle graphics  
Magnetic Signs  
Window Lettering

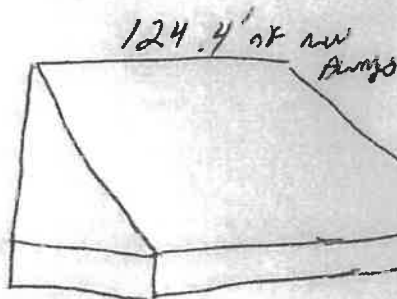
## BILLING ADDRESS

600 E. LINCOLN Hwy DEKA 16

## SITE

NEW

All R-108 BLACK

All DOOM AWNINGS RE MOVE OR D PUT  
New Frame NEW wedge style

AND RECOVER OLD BIG FRONT AWNING

\$6,800 RECOVER FRONT AWNING

11,900

\$18,700

Re Cover

All R-108 BLACK

Re Cover All AWNINGS

124.4 RE-COVER  
+ 103' at \$75 RECOVER

\$11,818 All Small Awnings.

\$6,800 Front Awning

18,618

If the rental of the tent or sell of a awnings is not paid upon setup, any unpaid balance is subject to the 1 1/2 % per month (which is 18% per year service charge. If lessee default in payment, lessee agrees to pay reasonable collection costs and / or attorney fees. Lessee is responsible for obtaining tent permits where applicable. Lessee is responsible for locating and marking underground utilities. No one is authorized to charge, alter or amend the terms or conditions of this agreement unless agreed to in writing.

F&amp;S Awning owns the awning and has all rights of the awnings until is paid.

Total price \$

Deposit 50% \$

Balance \$

Cash \$

Accepted: The above price, specialications and conditions are satisfactory and are hereby accepted. You authorized to do the work as specified. Payment will be made as outlined above.

Customer \_\_\_\_\_

Customer \_\_\_\_\_

Note: Artwork or graphics not to scale

FREE SHIPPING on online orders of \$99+\* (/html/freeship.html)

**AEDSuperstore**

(tel:+18004650497)

(/resources/faq/)

(myaccount.asp)

(view\_cart.asp)

Search by Product, Brand or Part Number



Home (/) / AED Machines (/aeds.html) / Physio-Control AEDs (/medtronic-aeds.html)

## Physio-Control LIFEPAK CR2

Part #: 99512-001262 w/EXTRA

[Write a Review](#)

**Your Price: \$2,326.00**



Hover to zoom

(https://www.aedsuperstore.com/cdn-cgi/image/quality%3D85/assets/images/CR2-front.jpg)

Front



## Overview

The Physio-Control LIFEPAK® CR2 defibrillator combines best-in-class technology with the simplicity and portability required for use by the general public in a sudden cardiac arrest emergency. It puts the advantages of advanced technology emergency medical professionals have come to trust and rely on squarely in the hands of anyone ready to save a life in the event of an SCA emergency. Browse more LIFEPAK AEDs (<https://www.aedsuperstore.com/medtronic-aeds.html>).

## Features

- **Simple to use**
  - Turn on the device by opening the lid
  - Apply the electrode pads
- **ClearVoice® technology**
  - Clear, calm, step-by-step instructions walk the rescuer through from beginning to end
  - Volume will adjust to compensate for background noise
  - Bilingual option available. Toggle between two pre-set languages during a rescue (*CR2 Wifi Only*)
- **Remote Monitoring (*CR2 Wifi Only*)**
  - Connect your CR2 to a Wi-Fi network and receive alerts on anything that may affect the device's readiness
- **cprINSIGHT™ Technology (*CR2 Wifi Only*)**
  - The LIFEPAK CR2 is the only AED that allows chest compressions during ECG rhythm analysis which reduces pauses between CPR and defibrillation
  - During CPR, cprINSIGHT detects if a shock is needed which reduces pauses and even eliminates pauses if the rhythm is determined to be non-shockable
- **CPR Coaching**
  - The LIFEPAK CR2 provides instructions for adult and pediatric CPR and will provide feedback when no CPR is detected
    - The CR2 also provides guidance on chest compression rate and depth, hand placement, and includes a metronome
  - Escalating power during rescue
    - Initial shock delivered at 150/200 joules
    - Second shock delivered at 300 joules
    - Third and subsequent shocks delivered at 360 joules
  - No need for separate Pediatric Electrode Pads
    - Quik-Step Pacing, ECG, Defibrillation Electrode Pads can be used on Adult or Pediatric patients
    - For Pediatric Rescues simply press the Child Mode button, follow instructions for pad placement and CPR
  - Comes standard with 4-year adult/child electrode pads and 4-year lithium battery
  - Metronome & CPR Coaching
  - IP55 rating
  - 8-year warranty

## Options

- **Semi-Automatic or Fully-Automatic**
- **Single or Dual Language**
- **Wi-Fi or USB Connection**

Alternate Part Number(s): 99512-001261, 99512-001262, 99512-001263, 99512-001264, 99512-001265, 99512-001266, 99512-001267, 99512-001268, 99512-001434, 99512-001435

## What's Included:

- LIFEPAK CR2 with 8-Year Warranty
- Long Life Lithium Battery
- Adult/Child Electrode Pads
- Carry Handle or Semi-Rigid Carry Case
- USB Cable
- Owner's Manual
- FREE "AED Equipped" Window/Wall Decal [Learn More \(/html/decal.html\)](/html/decal.html)
- FREE AED Check® Tag [Learn More \(/html/checktag.html\)](/html/checktag.html)

**815 Property Management**

PO Box 646  
DeKalb, IL 60115  
Office: (815)748-4000

**Service Order**

Issue Number:	22645
Date Ordered:	10/03/23
Due Date:	
Assigned To:	Brad Rubeck
Vendor:	C&C Contractors of DeKalb, LLC
Address:	1114 Inlet Rd Amboy, IL 61310
Phone:	
Fax:	

**Property**

1600 E. Lincoln Hwy  
1600 E. Lincoln Hwy  
DeKalb, IL 60115

**Issue****Issue** 1600 E Lincoln - Additional Exterior Lighting

**Description** Safety concerns about current lighting. LED Flood lights have been installed on several 815 Properties and proven to be very effective at superior lighting of exterior grounds and parking lots without adding light poles. They are directional and can be mounted to existing parking lot poles. These can be viewed at 822-828 Russell Road, 1115 N Annie Glidden & CP just to the south of 1115.

Outdoor LED Flood Light, 150W, 5000K, IP65, 18,600 Lumens 8 @ \$195 each  
Labor to install and adjust for best coverage 4 @ \$160 each  
Cost of Lift Rental \$300 + \$150 delivery (or use of one on site)  
C&C Contractor Total Quote \$1,870

**Work Performed**

I hereby accept above performance and applicable charges as being satisfactory and acknowledge that equipment has been left in good condition

Tenant Signature \_\_\_\_\_

Technician Signature \_\_\_\_\_

Date \_\_\_\_\_

# Proposal

## LLR Painting

726 N 11th Street

DeKalb, IL 60115

(815) 388 -2452

LLRPainting621@yahoo.com



**Date: 10-5-2023**

**Bill to: 1600 E Lincoln Hwy  
DeKalb, IL 60115**

Description	Qty	Unit Price	Amount
paint the entire front of church			
paint all the windows			
paint all the doors			
paint everything in front exterior			
			Total Cost: \$6,269.00

*Thank You for your Business!*



164 East Lincoln Highway  
DeKalb, Illinois 60115  
815.748.2000 • cityofdekalb.com

October 23, 2023

Mr. Brad Rubeck  
Proven Winners  
ICO 815 Property Management  
1600 E. Lincoln Highway  
DeKalb, Illinois 60115

Re: City of DeKalb Fund 400 Architectural Improvement Program (AIP) Grant Letter of Acknowledgment and Agreement – 1600 E. Lincoln Highway (Resolution 2023-096).

Brad Rubeck ("Applicant") hereby acknowledges and agrees to the terms of Resolution 2023-096 ("the Resolution"), approving of a \$13,935.00 Architectural Improvement Program ("AIP") Grant for Proven Winners – 815 Property Management ("Owner") for use at 1600 E. Lincoln Highway, DeKalb, Illinois ("the Property"), subject to the following provisions:

1. Given the small scope of the requested grant, the City waives formal compliance with the requirements of the AIP process except as outlined herein. The City also waives requirement of a promissory note or mortgage to secure the AIP Grant.
2. Payment of the AIP Grant shall be as a reimbursement to the Owner, after Owner provides proof of incurring costs of not less than \$31,574.00 on renovation at the Property including, but not limited to, façade renovations, life safety equipment, exterior lighting, and exterior painting ("the Project"). The AIP Grant shall be in the amount which is the lesser of: a) \$13,935.00; or b) the amount which is not more than 50% of the total project costs.
3. Owner agrees to provide documentation of the Project and incurred costs, inclusive of full lien waivers, invoices, and adequate evidence of payment, all in form and content acceptable to the City Manager or designee, prior to payment of the reimbursement.
4. Owner agrees, as a condition of accepting the AIP Grant, to maintain the improvements funded by this AIP Grant for a period of not less than five (5) years. The AIP Grant funds provided herein shall be considered partially forgiven by 20% each year on the anniversary of said payment to Owner, until fully forgiven on the fifth anniversary of such payment. Should Owner fail to maintain the improvements for the full five-year period, then Owner shall be responsible for reimbursing the City in an amount equivalent to the unforgiven portion of the AIP Grant.
5. Owner agrees to indemnify, defend and hold harmless the City from any claims or damages arising out of or relating to the AIP Grant and the Project. Owner agrees and acknowledges that the AIP Grant is payable to Owner only and may not be assigned or transferred to any other party. The City shall not make direct payments to any contractors or materialmen, and the City's obligation to provide funding shall not accrue until Owner provides the City with

evidence of lien waivers from all contractors and materialmen providing labor or materials for the project.

6. Owner shall complete the Project in a good and workmanlike fashion, in accordance with all applicable codes and ordinances, and after having obtained all required permits. All work shall be subject to inspection and approval by the City.
7. The Project shall be completed within one (1) calendar year of the date of approval of the Resolution, or the funding approval contemplated herein shall terminate and the Resolution shall be of no further force or effect.
8. Owner represents and warrants that the Project would not be completed but for the AIP Grant.
9. Payment of the AIP Grant shall be expressly limited to funds available in the City's TIF 3 Fund, and is contingent upon compliance with the TIF Act, the AIP, and the Resolution.
10. Owner shall provide this signed agreement to the City, acknowledging and agreeing to the terms and conditions of the Resolution, prior to the City's issuance of payment to Owner.

Agreed to as of the 23<sup>rd</sup> day of October 2023.

  
\_\_\_\_\_  
Bill Nicklas  
City Manager

  
\_\_\_\_\_  
Brad Rubeck, Proven Winners  
815 Management Property

