

# ECONOMIC INCENTIVES APPLICATION

for Tax Increment Financing

City of Joliet

Submittal Date of Application:

## SECTION 1 - APPLICANT INFORMATION

---

A. Applicant Name: Joseph Matisse

Company Name: The Matisse

Applicant Title: Owner & CEO

Phone: [REDACTED]

Email: [REDACTED]

Website: thematise.com

B. Description of Business or Industry:

The Matisse is a historical wedding and event space designed to bring high end weddings and events on the weekend coupled with week night live entertainment and ticketed shows.

C. Applicant Qualifications:

Please briefly describe similar or relevant projects undertaken that demonstrate the developers ability to successfully complete development projects.

**Project #1 Description:**

I have supervised the construction and financials of Burbank School. The project was a 27 million dollar ground up project.

**Project #2: Description:**

I have supervised the construction and finances of a complete remodel of a vacant party city store into usable class rooms and fine arts facility. The project was 10 million

**Project #3: Description:**

I oversaw the complete build out of an indoor facility franchise that I owned in Mokena Illinois

**PROJECT INFORMATION**

---

**A. Please briefly describe the proposed project:**

It is required that we sprinkle the sanctuary portion of the church which will require a flow pump, piping and heads.

**B. Subject Property Address: 113 n ottawa st Joliet**

**C. Subject Property Parcel Numbers:**

|                          |    |
|--------------------------|----|
| #1 30-07-09-438-004-0000 | #2 |
| #3                       | #4 |
| #5                       | #6 |
| #7                       | #8 |

**D. Is the applicant the property owner?**

Yes  No

If no, please provide property owner information:

Name:

Phone:

Email:

**E. Has the property owner given permission for the development project?**

Yes  No  N/A

**F. Project will include:**  New business(es) in Joliet  Existing business(es) in Joliet  N/A

**G. Project will include:**  New building or facility  Renovation of existing building or facility  N/A

**H. Will this project generate sales tax? If yes, what is the expected amount of sales revenue?**

Yes  No Expected amount: \$ 100,000

**I. Estimated start date of construction: April 2, 2026**

**J. Estimated date of occupancy/commencement of operations: June 1, 2026**

**K. Has the developer selected a general contractor:**

Yes  No If yes, provide company name: Donovan Construction

**L. Projected Value of Improvements:**

Current Assessed Value of Real Property: \$ 400,000  
 Estimated Value of Real Property Improvements: \$ 3,000,000  
 Estimated Value of Personal Property Improvements: \$ 3,400,000

**M. Will this project use extraordinary amount of water, electricity, natural gas, or other resources?**

Yes (Please explain below)  No

**EMPLOYMENT**

**A. Current # of Employees (if existing Joliet Business):** FTE: 0 PTE: 0

**B. Number of New Jobs Created:**

|              | YEAR 1 | YEAR 2 | YEAR 3 | YEAR 4 | YEAR 5 |
|--------------|--------|--------|--------|--------|--------|
| # of New FTE | 3      | 2      | 1      | 1      | 1      |
| # of New PTE | 15     | 10     | 5      | 5      | 5      |
| Total #      | 18     | 12     | 6      | 6      | 6      |

**C. Wage Data:**

|                   | YEAR 1 | YEAR 2 | YEAR 3 | YEAR 4 | YEAR 5 |
|-------------------|--------|--------|--------|--------|--------|
| Average Wage(FTE) |        |        |        |        |        |
| Total Payroll     |        |        |        |        |        |

**D. Does the company provide?**

|                             | FTE                                     |  | PTE                                     |  |
|-----------------------------|---|--|---|--|
| Health Insurance:           | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Dental:                     | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Retirement Plan:            | <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Tuition Reimbursement:      | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Job Training Opportunities: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

E. Does the company have a plan or policies intended to promote the growth and development of minority employment, and minority/women business enterprises that have the work ethic and desire to succeed?

Yes  No

If so, please cite your plans, policies, and practices regarding this project?

We will actively attend diverse job fairs and work closely with local educational institutions to recruit a diverse group of employees. We will also strive to work closely with women, minority, and veteran vendor partners.

**INCENTIVE REQUEST**

---

A. Verify that the applicant is seeking a tax increment financing and identify the percent abatement and length of term.

**TIF Request**

TIF Rebate

Percent Property Tax Rebate: %  
Length of Property Tax Rebate: years

Grant

Grant Amount: \$ 100,000

B. Is the project also requesting a grant from a Special Service Area?

Yes  No

Grant Amount: \$

C. Is the applicant requesting economic incentives from another organization or government entity? This includes City Center Partnership, Will County CED, township, etc.

Yes, from Amount: 100,000

Yes, from Amount:

Yes, from Amount:

No

D. Type of assistance sought (indicate all that apply):

Land acquisition

Cost of studies, surveys, development of plans, and specifications.

Property assembly costs

Cost of rehabilitation or remodeling of existing buildings

Eligible costs relating to new construction

Relocation costs

Interest cost incurred related to the construction of a redevelopment project

Other:

**E. Will this project proceed if economic incentives are not granted?**

No. (Explain below)

Lack of funds could stall obtaining an occupancy permit. The fire suppression system is required for holding events

Yes. (Explain below)

**CONFLICT OF INTEREST DISCLOSURES**

A. Is any owner of the business, land or building, or any tenant, or any of the project developers an elected or appointed official of the City of Joliet or related to an elected or appointed official of the City of Joliet, or routinely contracts with the City of Joliet to provide goods or services:

Yes (Explain below)

No

**SUPPORTIVE DOCUMENTS**

Please include relevant documents that support information shared on the application. Check the boxes of items included in the submittal and identify any additional documents provided. These documents are not required but will assist the City of Joliet in determining incentive eligibility.

**Financial Information**

Letter(s) of credit

Sources of funds summary

Recent bank statement (dated no later than 2 week from application submittal date).

Construction budget/ Contractor's sworn statement

Pro-forma

Letter(s) of good standing

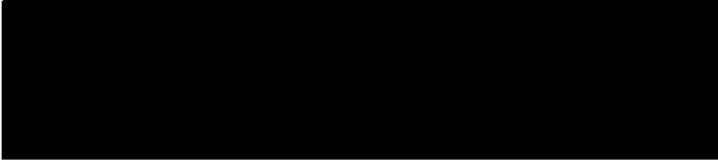
Federal Tax Returns

**Property Information**

- Site plan
- Floor plan(s)
- Conceptual drawing(s)
- Parking schedule
- No further remediation letter
- Property condition assessment report
- Property appraisal(s)
- Phase I - III environmental report
- Phase I - III IDOT report(s)

**Other:**

- Proof of ownership
- Business plan
- Market study report
- Letter(s) of intent
- Personal guarantee letter
- Construction Schedule
- Traffic Impact Study
- Other:
- Other:
- Other:
- Other:



Print Name: Joseph E. Matisse