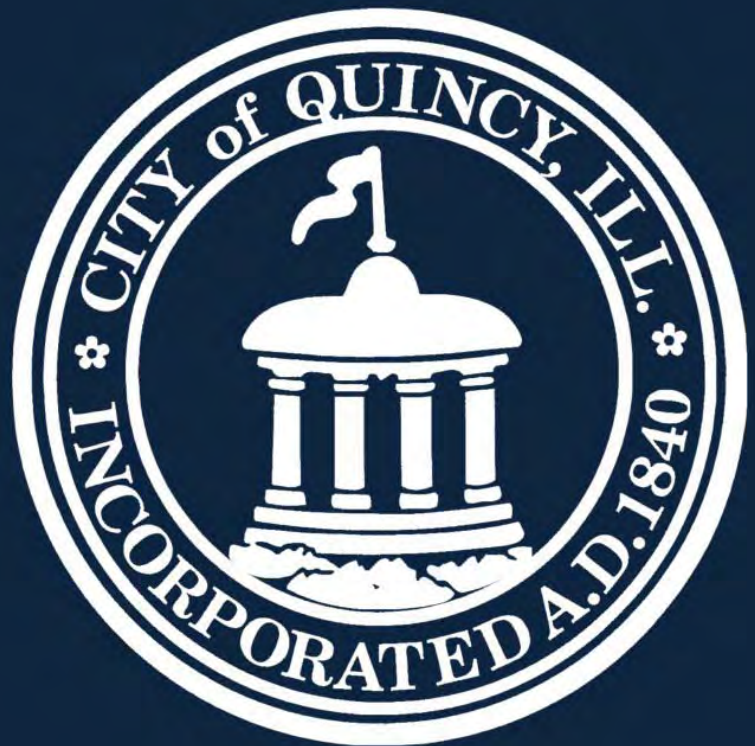


Council Meeting for April 11, 2022



CITY COUNCIL AGENDA

April 11, 2022

Final Agenda

7:00 P.M.

Note: All items presented are subject to final action.

TOWN BUSINESS

Registered Requests to Speak

**Report Of The Quincy Township Supervisor
For General Assistance For The Month Of March, 2022**

Report Of Town Auditing Committee

TOWN PUBLIC HEARING

Notice of a public hearing to consider the proposed Town Budget and Appropriation Ordinance for the Town of Quincy for the fiscal year 2022-2023

Annual Town Budget and Appropriation Ordinance for Fiscal Year 2022-2023

ANNUAL TOWN TAX LEVY

PUBLIC HEARING

Notice of a public hearing for the purpose of receiving/hearing written comments concerning the City's tentative annual budget from May 1, 2022 to April 30, 2023.

PUBLIC FORUM

PETITIONS

Ward 4 By Barbara Nutt requesting for a Non-Conforming Use Permit to allow for a duplex in a single-family residential zoning district at 1800 Spring Street/430 North 18th Street, zoned R1C.

Ward 1 By 2x4's For Hope requesting a Special Permit for Planned Development to split the lot at 1300 North 2nd Street to allow for the construction of a single-family residential unit on each lot, zoned R2.

Ward 7 By the City of Quincy requesting to vacate the northern-most 192-feet of the North/South alley bounded by Vermont Street, North 5th Street, Hampshire Street, and North 6th Street to allow for improvements to a parking lot owned and maintained by Adams County, zoned D2.

Ward 7 A Revocable Permit for Encroachment of City right-of-way from Q-Fest Committee requesting permission to display four double-sided avenue banners on City-owned street light poles surrounding Washington Park. The banners will be displayed from May 23rd through June 27th. They request that Central Services assist with the hanging and removal of the banners. The Department of Utilities and Engineering presents this request subject to the following conditions: The applicant is responsible for supplying the banners and all hardware needed to mount the banners to the street light poles; the banners cannot be any larger than 36"(h) and 18"(w); and the City is not responsible for any damage to the banners or mounting hardware.

MAYOR'S APPOINTMENT

Re-appointment of Ald. Farha to the City of Quincy and Adams County Joint Emergency Telephone System Board effective 4/30/22 for an additional 3 year term expiring on 4/30/25.

RESOLUTIONS

Resolution Reauthorizing Residential Property Tax Rebate (\$250,000 in funding to be allocated to QWRAP from Economic Growth Fund 213).

Resolution Authorizing Hotel Development Program (City Council will direct \$500,000 in food and beverage revenue to the Development Program).

Resolution CEDE Allocation Of 2021 Private Activity Bond Volume Cap Of The City Of Quincy To Western Illinois Economic Development Authority in the amount of \$4,354,790.00 to be used to support projects that will provide job opportunities and new investments.

Chief of Police and Police Aldermanic Committee recommending approval to purchase services for policy management through Lexipol, Irvine, CA, in the amount of \$13,214.88.

Purchasing Agent recommending approval of a one-year contract for janitorial supplies by Area Distributors Inc. in the amount of \$18,826.74.

Utilities and Engineering Director and Utilities Committee recommending approval of the proposal for annual maintenance, calibration, and certification of water treatment equipment from Hach Company of Chicago, IL in the amount of \$8,028.00.

Utilities and Engineering Director and Utilities Committee recommending approval of the quote from Midwest Meter, Inc., of Edinburg, IL for the purchase of two 8 inch and fifteen 6 inch fire service water meters with cellular automatic readers for the replacement of aging commercial meters in the amount of \$209,003.32.

Utilities and Engineering Director and Utilities Committee recommending payment of the invoice from Klingner and Associates in the amount of \$12,323.10 for the Water Supply Improvement Project Phase 2 which includes the rehabilitation of filters #1-#6, replacement of the filter backwash fill system, structural repairs to the Water Treatment Plant building.

Utilities and Engineering Director and Utilities Committee recommending approval to purchase a 2012 sewer cleaning Truck Loader Bucket Machine and 2001 Pull-In Machine from Midwest Vac Products of Mascoutah, IL in the amount of \$35,000.00.

Resolution for Small Rental Rehab Project Funding (For various amounts; which includes 1139 Hutmacher Rd., 1307/1309 Elm St., 1311/1313 Elm St., 110 S. 11th St., 412 S. 12 St., 1016 N. 17th St., 1343 S. 12th St., 1608 Cherry St., 426 S. 8th St., and 615 Ohio St.)

ORDINANCE

First presentation of an Ordinance entitled:

An Ordinance Adopting The Annual Operating Budget For The City Of Quincy, Illinois, For The Fiscal Year Ending April 30, 2023.

REPORT OF FINANCE

TOWN BOARD OF QUINCY

April 11, 2022

AGENDA

7:00p.m

- 1) Roll Call
- 2) Permission to excuse absent aldermen
- 3) Registered Requests to speak
- 4) Approval of previous meetings minutes
- 5) Report of The Quincy Township Supervisor For General Assistance For The month of March 2022.
- 6) Report of the Town Auditing committee for April 2022
- 7) Public hearing concerning Annual Town Budget and Appropriation Ordinance for fiscal year 2022/2023.
- 8) Discussion and Approval by the Town Board of the Annual Budget and Appropriation Ordinance for fiscal year 2022/2023.
- 9) Reading /Discussion and Approval of Annual Town Tax Levy for fiscal year 2022/2023.
- 10) Any other Township business related to Quincy Township, the Annual Budget or the Annual Town Tax Levy or other related matters including an intergovernmental agreement between the Town of Quincy and The City of Quincy for funds to be transferred to the City of Quincy to fund the small rental rehab program.
- 11) Any other related Township business.
- 12) Trustee Comments
- 13) Adjourn

14) Adjourn

Report of the Quincy Township Supervisor for General Assistance for the month of March, 2022

DISBURSEMENTS

Relief orders were issued to 2 cases containing individuals at an average grant per case of \$678.22	\$678.22
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CASH ACCOUNT

Balance March 1, 2022	
GA Checking	\$ 3,187.44
GA Money Market	61,066.38
Interest	5.19
Total	
Obligations paid during the month	(1,082.62)
Balance March 31, 2022	\$ 63,176.39

Cindy Brink

Supervisor Quincy Township

We the undersigned auditing committee to which were referred the above bills respectfully report it has examined same and recommend their payment.

_____ Bauer Chairman

_____ Bergman

_____ Uzelac

Quincy Township Bill payments for April 2022

<u>Vendor</u>	<u>Amount</u>
Adams	833.69
Alarm Systems	47.50
Ameren Illinois	287.75
City of Quincy Self Insurance	42.63
Digital Copy Systems	14.72
Fred Spittler	325.00
Illinois School Supply	142.44
Illinois Township Attorneys Association	75.00
Lisa Gasko	584.97
Marco	41.50
O'Donnell's	<u>56.00</u>
Total	2,451.20

Committee:

_____ Bauer Chairman
_____ Bergman
_____ Uzelac

**PROTOCOL FOR PASSAGE OF ANNUAL TOWN BUDGET AND APPROPRIATION
ORDINANCE AND TAX LEVY FOR FISCAL YEAR 2022/2023**

1. Motion is made to sit as the Town Board.
2. The Clerk / Mayor announces a public hearing has been scheduled before the Town Board to consider the Annual Town Budget and Appropriation Ordinance for the fiscal year, 2022/2023.
3. Rules suspended for Public Hearing. Alderman/Chairman move that the rules be suspended to hear from interested persons who may have submitted comments or questions.
4. Public Hearing held/Mayor requests the Clerk, pursuant to public notice, if any comments, emails or letters have been received concerning the Annual Township Budget. If any have been received, please read the name and address of the sender and the comment.
5. At the conclusion of all comments, the Township Committee Chairman moves that the rules be resumed.
6. Town Chairman moves for adoption of the Annual Town Budget and Appropriation Ordinance for fiscal year 2022/2023 be read by title only, seconded by one of the Committee Members.
7. Roll call vote.
8. The Clerk announces that the Annual Town Tax Levy for the fiscal year 2022/2023 ordinance is before the Town Board.
9. The Chairman moves that the ordinance be read.
10. Ordinance read by Clerk.
11. After the ordinance is read the Mayor announces if there is any discussion.
12. At the conclusion of discussion, the Chairman moves that the Annual Town Tax Levy for the fiscal year 2022/2023 be adopted with a Committee Member seconding the Motion.
13. Roll call vote.

ANNUAL TOWN BUDGET AND APPROPRIATION ORDINANCE for 2022-2023 of the Town of Quincy, in the County of Adams, State of Illinois, for the fiscal year beginning March 21, 2022, and ending March 20, 2023.

WHEREAS, there has been prepared a Budget and Appropriation Ordinance for the Town of Quincy in the County of Adams, State of Illinois, and the City Clerk of the City of Quincy, Illinois, as Ex-Officio Town Clerk, has made the budget and appropriation ordinance conveniently available for public inspection at least thirty (30) days prior to final action thereon,

WHEREAS, a public hearing was held as to such Budget and Appropriation Ordinance on the 11th day of April, 2022, notice of which hearing was given at least thirty (30) days prior thereto by publication in the Quincy Herald-Whig, a newspaper published in this Township and further that all other legal requirements have been complied with,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Quincy acting as the Town Board of Quincy Township of the Township of Quincy, County of Adams, State of Illinois, in regular session assembled as follows:

SECTION I. That the fiscal year of this Town be, and the same is hereby fixed and declared to be from March 21, 2022 to March 20, 2023.

SECTION II. That the following budget, containing an estimate of receipts of the Town and General Assistance Funds and expenditures for each of the aforementioned funds, be and the same is hereby adopted as the budget of this Township for said fiscal year, and shall be in full force and effect from and after this date.

ESTIMATED RECEIPTS

Town Fund

1.	Cash balance, beginning of year	\$1,390,391.19	
	Less outstanding orders or checks	\$5,130.61	
	Net operating cash balance on hand at beginning of year		\$1,385,260.58
2.	Balance due from others to be collected during the year	None	None
3.	Taxes of levy voted in 2021 and in prior years to be received during the fiscal year (See Note 1, page 4)	\$300,000.00	
	Less tax anticipation warrants and interest thereon outstanding against such taxes	None	
	Net taxes of 2021 and prior levies to be received during the fiscal year and available for appropriation (See note 1, page 4)		\$297,300.00
4.	Taxes to be received in this fiscal year from new 2022 levy:		
	Amount of this levy	\$230,000.00	
	Less estimated amount that will not become available before end of fiscal year	\$230,000.00	
	Estimated amount to be available in this fiscal year from collections on 2022 levy		None
5.	Personal Property Tax Replacement	\$550,000.00	
		\$ 0.00	\$550,000.00
6.	Money to be borrowed in this fiscal year (State nature of debt)		
	Sale of tax anticipation warrants		
	(a) 2022 levy	None	
	(b) 2021 levy	None	None

7.	Other receipts:		
	Interest on Investments	\$ 5,000.00	\$ 5,000.00
8.	Grand Total, estimated receipts of Town Fund		\$2,237,560.58

PAYEE MANAGEMENT FUND

9.	Social Security Payee Management Fund	\$ 40,000.00	\$ 40,000.00
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GENERAL ASSISTANCE FUND

1.	Cash balance beginning of year	\$64,225.60	
	Less outstanding orders or check	\$325.00	
	Net operating balance on hand at beginning of year		\$63,900.60
	Senior Emergency Assistance Fund		\$3,272.12
2.	Balance due from others to be collected during the year	None	None
3.	Taxes of levy voted in 2021 and in prior years to be received during this fiscal year (See Note 1, Page 4)	\$20,000.00	
	Less Tax Anticipation Warrants thereon outstanding against such taxes		None
	Net taxes of 2021 and prior levies to be received during this fiscal year and available for appropriation (See note 1, page 4)		\$19,820.00
4.	Taxes to be received in this fiscal year from new 2022 levy:		
	Amount of this levy	\$60,000.00	
	Less:		
	Estimated amount that will not become available before end of fiscal year	\$60,000.00	\$0.00

	Estimated amount to be available fiscal year from collection of 2021 levy		None
5.	Personal Property Tax Replacement	\$50,000.00	\$50,000.00
6.	Money to be borrowed in this fiscal year (State nature of debt) Sale of Anticipated Warrants		
	(a) 2021 levy	None	
	(b) 2020 levy	None	
7.	Estimated amount to be received from State of Illinois	None	None
8.	Interest on investments	\$ 500.00	\$ 500.00
9.	Public Aid Refunds	\$1,000.00	\$ 1,000.00
10.	Grand total, estimated receipts of General Assistance Fund		\$138,492.72

Note 1. Taxes of 2021 and prior years determined as follows:

	<u>Town Fund</u>	<u>General Assistance Fund</u>
1. Levy voted in 2021	\$300,000.00	\$20,000.00
2. Estimated amounts to be extended on this levy	\$300,000.00	\$20,000.00
3. Amount already received on 2021 levy	None	None
4. Estimated loss of 2021 levy (not collected)	\$ 3,000.00	\$200.00
5. Outstanding portion of 2020 levy presumed to be collectible in 2022	\$297,000.00	\$19,800.00
6. Taxes expected to be received in this fiscal year on account of taxes voted in 2020 and earlier	\$300.00	\$ 20.00
7. Total taxes of 2021 and prior years	\$297,300.00	\$ 19,820.00

ESTIMATED EXPENDITURES

Estimated Expenditures (constituting the appropriation) for the fiscal year March 21,
2022 to March 20, 2023, as provided in Section I of this Ordinance:

Section I.

GENERAL TOWNSHIP FUND

A. General Town Fund Expenses

	<u>Total Appropriation</u>	<u>Appropriated From Sources Other Than Taxation But Including Personal Pro- perty Tax Replacement Fund</u>	<u>To Be Received From Taxation</u>
Town Board Salaries including Mayor	\$13,500.00	\$0.00	\$13,500.00
Town Clerk	\$ 3,339.09	\$0.00	\$ 3,339.09
Professional Services (Bookkeeping, payroll, in house accounting)	\$ 3,000.00	\$0.00	\$3,000.00
Group Health insurance	\$78,000.00	\$0.00	\$78,000.00
Life Insurance	\$ 650.00	\$0.00	\$650.00
Printing & advertising	\$ 500.00	\$0.00	\$500.00
Legal	\$19,334.48	\$0.00	\$19,334.48
Professional legal dues	\$ 75.00	\$0.00	\$75.00
Professional services (Audit)	\$ 3,950.00	\$0.00	\$3,950.00

MICA Insurance	\$ 5,800.00	\$0.00	\$ 5,800.00
Unemployment Compensation	\$ 1,000.00	\$0.00	\$ 1,000.00
Energy Natural Gas	\$ 3,800.00	\$0.00	\$ 3,800.00
Communications / Telephone	\$ 5,400.00	\$0.00	\$ 5,400.00
Professional Services / Security	\$ 600.00	\$0.00	\$ 600.00
Professional Services (Repair & maintenance - copier)	\$ 500.00	\$0.00	\$ 500.00
Professional Services (Repair & maintenance - building)	\$ 800.00	\$0.00	\$ 800.00
Miscellaneous/dues and registration fees - Town Officers'	\$ 1,100.00	\$0.00	\$ 1,100.00

For contribution to Illinois Municipal Retirement Fund as follows: for contributions which become due and payable in the ensuing year to Illinois Municipal Retirement Fund by the Town of Quincy, Adams County, Illinois, as a participating municipality under an Act entitled (An Act to Provide for the Creation and Operation of a Retirement and Benefit Fund for the Benefit of Certain Officers and Employees and their Beneficiaries, of Cities Having a Population of Not More Than Two Hundred Thousand Inhabitants, Villages, Incorporated Towns, Counties, Having a Population of Not More Than Five Hundred Thousand Inhabitants and Certain Other Local Governmental Districts in the State and to Supersede Certain Other Pension and Benefit

Funds", filed July 2, 1939, and any amendments thereon to be derived from a special tax in accordance with the provisions of said Act. (And, in addition, the amount now in said fund)	\$38,000.00	\$0.00	\$38,000.00
For contribution to Social Security (FICA)	\$25,395.15	\$0.00	\$25,395.15
Interest on Tax Warrants	None	None	None
Provision for contingencies / Emergencies/Capitol Improvement Fieldwork \$ 5,000.00		None	\$ 5,000.00
Repayment of the tax anticipation warrants borrowed from any previous years tax levy	None	None	None
Intergovernmental Agreement with City of Quincy to Fund Small Rental Rehab Programs	\$400,000.00	\$400,000.00	\$0.00
Sub-Total	\$609,743.72	\$400,000.00	\$209,743.72

B. ASSESSOR OFFICE EXPENSES

	<u>Total</u> <u>Appropriation</u>	<u>Appropriated From</u> <u>Sources Other Than</u> <u>Taxation But</u> <u>Including Personal</u> <u>Property tax</u> <u>Replacement</u> <u>Fund</u>	<u>To Be</u> <u>Received from</u> <u>Taxation</u>
Assessor	\$ 61,869.09	\$ 51,740.95	\$ 10,128.14
Office Deputy Clerks	\$ 89,250.00	\$ 89,250.00	\$ 0.00
Fieldwork	\$ 14,000.00	\$ 14,000.00	\$ 0.00

Professional services	\$ 2,000.00	\$ 2,000.00	\$ 0.00
Quadrennial Pictometry System	\$30,000.00	\$ 30,000.00	\$ 0.00
Office supplies- Assessor	\$ 3,500.00	\$ 3,500.00	\$ 0.00
General supplies - Postage (Assessor)	\$ 300.00	\$ 300.00	\$ 0.00
Registration schools & meetings	\$ 1,200.00	\$ 1,200.00	\$ 0.00
Travel (hotels /meals)	\$ 1,500.00	\$ 1,500.00	\$ 0.00
Travel / mileage reimbursement	\$ 1,500.00	\$ 1,500.00	\$ 0.00
Capital Outlay - Office Equipment (Assessor)	\$ 2,500.00	\$ 2,500.00	\$ 0.00
Tech service / Computer	\$ 3,900.00	\$ 3,900.00	\$ 0.00
Communications	\$ 0.00	\$ 0.00	\$ 0.00
Professional dues	\$ 500.00	\$ 500.00	\$ 0.00
Sub-Total	\$ 212,019.09	\$ 201,890.95	\$10,128.14

C. GENERAL ASSISTANCE OFFICE EXPENSES

	<u>Total Appropriation</u>	<u>Appropriated From Sources Other Than Taxation But Including Personal Property tax Replacement Fund</u>	<u>To Be Received from Taxation</u>
Supervisor of General Assistance	\$61,869.09	\$ 51,740.95	\$10,128.14
General Assistance Salaries	\$78,750.00	\$ 78,750.00	\$ 0.00

Supervisor's Bond	\$ 0.00	\$ 0.00	\$ 0.00
Registration schools & meetings	\$ 500.00	\$ 500.00	\$ 0.00
Travel / hotel	\$ 1,000.00	\$ 1,000.00	\$ 0.00
Travel / mileage	\$ 1,000.00	\$ 1,000.00	\$ 0.00
Capital outlay Equipment- Supervisor's Office	\$ 1,500.00	\$ 1,500.00	\$ 0.00
Professional Dues	\$ 100.00	\$ 100.00	\$ 0.00
Sub-Total	\$144,719.09	\$ 134,590.95	\$10,128.14

**GRAND TOTAL OF
ESTIMATED EXPENDITURES
AND APPROPRIATION/
GENERAL TOWN EXPENSES**

\$966,481.90

Total to be raised from
sources other than
taxation including
personal property tax
replacement

\$736,481.90

Total to be raised from
taxation

\$230,000.00

Grand total of estimated receipts

\$2,237,560.58

Estimated net balance to
be on hand at end of year

\$1,271,078.68

Section II.
GENERAL ASSISTANCE FUND

<u>General Assistance Fund</u>	<u>Total Appropriation</u>	<u>Appropriated From Sources Other Than Taxation But Including Personal Property tax Replacement Fund</u>	<u>To Be Received from Taxation</u>
General Assistance / Emergency General Assistance	\$90,000.00	\$30,000.00	\$ 60,000.00
Senior Emergency Fund	\$ 5,000.00	\$ 5,000.00	\$ 0.00
Office supplies, stationary, etc	\$ 350.00	\$ 350.00	\$ 0.00
Furniture and equipment	\$ 150.00	\$ 150.00	\$ 0.00
Postage	\$ 294.00	\$ 294.00	\$ 0.00
Janitor Supplies	\$ 500.00	\$ 500.00	\$ 0.00
Professional fees audit	\$ 2,400.00	\$ 2,400.00	\$ 0.00
TOTAL EXPENSES / GENERAL ASSISTANCE	\$98,694.00	\$38,694.00	\$ 60,000.00
Grand total of estimated expenditures and appropriations	\$ 98,694.00		
Total to be raised from sources other than taxation including personal property tax replacement	\$38,694.00		
Total to be raised from taxation	\$60,000.00		
Grand total of estimated receipts	\$138,492.72		
Estimated net balance to be on hand at end of year	\$39,798.72		

SECTION III.

That there is hereby appropriated for the use of this Town for said fiscal year, the following amounts:

From the Town Fund, a total of	\$230,000.00
From the General Assistance Fund, a total of	\$60,000.00

each such total being divided among the several objects and purposes specified and enumerated and in the particular amounts stated for each fund respectively in Section II above, and that said statement in Section II hereby entitled "Section II. Estimated expenditures (constituting the appropriation) for the fiscal year March 21, 2022 to March 20, 2023 as provided in Section III of this Ordinance", is hereby incorporated by reference as a part of this Section III with the same effect as if said statement were repeated in its entirety. And, this Section III shall be, and is the annual appropriation ordinance of this Town, passed by the City Council of Quincy, Illinois, sitting as the Township Board as required of it and shall be in full force and effect from and after this date.

Adopted this 11th day of April, 2022, by the City Council of the City of Quincy, Illinois, sitting as the Township Board of the Town of Quincy, in the County of Adams and State of Illinois, in regular session assembled.

Supervisor

City Clerk and Ex-Officio Town Clerk

CERTIFICATE

STATE OF ILLINOIS)
)
COUNTY OF ADAMS)
)
TOWN OF QUINCY)

To the County Clerk of said County:

I, Laura Oakman, do hereby certify that I am City Clerk duly elected, qualified and acting in and for the City of Quincy, and Ex-Officio Clerk of said Town of Quincy, and that in accordance with Public Act 83-881, the attached is a true and certified copy of the Annual Budget and Appropriation Ordinance for the fiscal year beginning March 21, 2022 and ending March 20, 2023.

Given under my hand and seal in said Town this ____ day of April, 2022.

Laura Oakman, City Clerk
Ex-Officio Town Clerk

ANNUAL TOWN TAX LEVY

STATE OF ILLINOIS)
)
COUNTY OF ADAMS)
)
TOWN OF QUINCY)

Pursuant to authority vested in them by Section 130 of Article XV and by Sections 126.3 and 126.4 of Article XIII of "An Act to Revise the Law in Relation to Township Organization" approved March 4, 1874, as amended, the City Council of the City of Quincy in regular session assembled and sitting as the Town Board of the Town of Quincy, does hereby find and declare that there will be required to be raised by general taxation for the fiscal year beginning March 21st, 2022, and ending March 20th, 2023, the amounts hereafter set forth to be levied upon all the taxable property in said Town in order to meet and defray all the necessary expenses and liabilities of the Town as required by statute or voted by the Town Board in accordance with law, including compliance with the Truth and Taxation Act, Sec. 18-60 through 18-85 and the amounts so required are itemized and needed for uses and purposes as follows, to-wit:

(1) For necessary expenses for the general corporate purposes of the Town (General Town Fund):

1.	General Town Fund expenses including salaries, professional services, insurance, printing, advertising, unemployment, utilities, dues, IMRF contribution, social security contribution.....	\$209,743.72
2.	Assessor Office expenses including salaries, professional services, quadrennial assessment, supplies, education, travel, professional dues.....	\$10,128.14
3.	General Assistance expenses including salaries, bond, education, travel, professional dues	\$10,128.14
4.	Repayment of Tax Anticipation Warrants	None
5.	Provision for contingencies	None

making the amount to be raised by taxation and levied on all taxable property in said Town for the general corporate purposes aforesaid for the Town Fund, the sum of\$230,000.00

(2) For necessary expenses for the care, relief and support of the poor and indigent persons of the Town (General Assistance Fund):

1.	General Assistance	\$60,000
2.	Repayment of Tax anticipation warrants	None
3.	Provision for contingencies	None
4.	Capital Improvements	None

making the amount to be raised by taxation and levied on all the taxable property in said Town for the necessary expenses and liabilities for the care, relief and support of the poor and indigent persons of the Town, the sum of.....\$60,000

Making the aggregate sum of \$290,000.00 to be raised by taxation and levied on all the taxable property in said Town, in order to meet and defray all the necessary costs and liability of the Town as required by statute or voted by the Town Board in accordance with law.

And it is hereby directed that the aforesaid sum be and the same is hereby assessed levied upon and against all taxable real and personal property within the limits of the said Town as the same is assessed and equalized for State and County Purposes for the current fiscal year.

Approved by the City Council of the City of Quincy in regular session assembled and sitting as the Town Board of the Town of Quincy, on the 11th day of April, 2022.

Cindy Brink, Supervisor

Laura Oakman, City Clerk, Ex-Officio Town Clerk

CERTIFICATE

STATE OF ILLINOIS)
)
COUNTY OF ADAMS)
)
TOWN OF QUINCY)

To the County Clerk of said County:

I, Laura Oakman, do hereby certify that I am City Clerk duly elected, qualified and acting in and for the City of Quincy, and Ex-Officio Clerk of said Town of Quincy, and that in accordance with Public Act 83-881, the attached is a true and certified copy of the Annual Town Tax Levy for the fiscal year beginning March 21, 2022 and ending March 20, 2023.

Given under my hand and seal in said Town this ____ day of April, 2022.

Laura Oakman, City Clerk
Ex-Officio Town Clerk

CERTIFICATE OF TOWN TAX LEVY

STATE OF ILLINOIS)
)
COUNTY OF ADAMS)
)
TOWN OF QUINCY)

TO THE COUNTY CLERK OF SAID COUNTY:

I, Laura Oakman, do hereby certify that I am the City Clerk duly elected, qualified and acting in and for the City of Quincy and Ex-Officio Clerk of said Town; and that in pursuance of authority vested in them by Sections 126.3 and 126.4 of Article XIII of "An Act to Revise the Law in Relation to Township Organization" approved March 4, 1874, as amended, the City Council of the City of Quincy in regular session assembled and sitting as the Town Board of the Town of Quincy, on the 11th day of April, 2022, did direct that there be raised by general taxation the amount hereinafter set down, to be levied upon all taxable property in said Town, in order to meet and defray all the necessary expenses and liabilities of the Town as required by statute or voted by the Town Board in accordance with law, for the fiscal year beginning March 21, 2022, and ending March 20, 2023, the amounts so required are itemized and needed for uses and purposes as follows, as appears from the record of the proceedings of said City Council of the City of Quincy, sitting as the Town Board of the Town of Quincy now on file in my office, to-wit:

(1) For necessary expenses for the general corporate purposes of the Town (Town Fund):

1.	General Town Fund expenses including salaries, professional services, insurance, printing, advertising, unemployment, utilities, dues, IMRF contribution, social security contribution.....	\$209,743.72
2.	Assessor Office expenses including salaries, professional services, quadrennial assessment, supplies, education, travel, professional dues.....	\$10,128.14
3.	General Assistance expenses including salaries, bond, education, travel, professional dues	\$10,128.14
4.	Repayment of Tax Anticipation Warrants.....	None
5.	Provision for contingencies	None

making the amount to be raised by taxation and levied on all taxable property in said Town for the general corporate purposes aforesaid for the Town Fund, the sum of\$230,000.00

(2) For necessary expenses for the care, relief and support of the poor and indigent persons of the Town (General Assistance Fund):

1.	General Assistance	\$60,000
2.	Repayment of Tax anticipation warrants	None
3.	Provision for contingencies	None
4.	Capital Improvements	None

making the amount to be raised by taxation and levied on all the taxable property in said Town for the necessary expenses and liabilities for the care, relief and support of the poor and indigent persons of the Town, the sum of.....\$60,000

Making the aggregate sum of \$290,000.00 to be raised by taxation and levied on all the taxable property in said Town, in order to meet and defray all the necessary costs and liability of the Town as required by statute or voted by the Town Board in accordance with law.

And it is hereby directed that the aforesaid sum be and the same is hereby assessed levied upon and against all taxable real and personal property within the limits of the said Town as the same is assessed and equalized for State and County Purposes for the current fiscal year.

Approved by the City Council of the City of Quincy in regular session assembled and sitting as the Town Board of the Town of Quincy, on the 11th day of April, 2022.

Cindy Brink, Supervisor

Laura Oakman, City Clerk, Ex-Officio Town Clerk

CERTIFICATE OF COMPLIANCE
TRUTH IN TAXATION ACT

STATE OF ILLINOIS)
)
COUNTY OF ADAMS)
)
TOWN OF QUINCY)

To the County Clerk of said County:

I, Laura Oakman, do hereby certify that I am the acting City Clerk duly elected, qualified and acting in and for said City of Quincy and Ex-Officio Clerk of said Town; that the Aggregate Tax Levy for the Town of Quincy for the Fiscal Year beginning March 21, 2022, and ending March 20, 2023, does exceed 105 percent of the preceding years extended or estimated Levy and further all requirements of the Truth-in-Taxation Act (35 ILCS 200/15-55 et.seq and 60 ILCS 1/235-13) have been complied with.

GIVEN UNDER MY HAND AND SEAL in said Town, this ____ day of April,
A.D. 2022.

City Clerk, Ex-Officio Town Clerk

CERTIFICATE

STATE OF ILLINOIS)
)
COUNTY OF ADAMS)
)
TOWN OF QUINCY)

To the County Clerk of said County:

I, Cindy Brink, do hereby certify that I am the Town Supervisor of the Town of Quincy, duly elected, qualified and acting in and for said Town of Quincy, as Treasurer and Chief Fiscal Officer; and that attached hereto is a true copy of the estimate of revenues, by source, anticipated to be received by said taxing district for the fiscal year beginning March 21, 2022, and ending March 20, 2023.

Given under my hand and seal in said Town this _____ day of April, 2022.

Cindy Brink, Supervisor
Town of Quincy

ESTIMATED RECEIPTS

Town Fund

1.	Cash balance, beginning of year	\$1,390,391.19	
	Less outstanding orders or checks	\$5,130.61	
	Net operating cash balance on hand at beginning of year		\$1,385,260.58
2.	Balance due from others to be collected during the year	None	None
3.	Taxes of levy voted in 2021 and in prior years to be received during the fiscal year (See Note 1, page 4)	\$300,000.00	
	Less tax anticipation warrants and interest thereon outstanding against such taxes	None	
	Net taxes of 2021 and prior levies to be received during the fiscal year and available for appropriation (See note 1, page 4)		\$297,300.00
4.	Taxes to be received in this fiscal year from new 2022 levy:		
	Amount of this levy	\$230,000.00	
	Less estimated amount that will not become available before end of fiscal year	\$230,000.00	
	Estimated amount to be available in this fiscal year from collections on 2022 levy		None
5.	Personal Property Tax Replacement	\$550,000.00	
		\$ 0.00	\$550,000.00
6.	Money to be borrowed in this fiscal year (State nature of debt)		
	Sale of tax anticipation warrants		
	(a) 2022 levy	None	
	(b) 2021 levy	None	None

7.	Other receipts:		
	Interest on Investments	\$ 5,000.00	\$ 5,000.00
8.	Grand Total, estimated receipts of Town Fund		\$2,237,560.58

PAYEE MANAGEMENT FUND

9.	Social Security Payee Management Fund	\$ 40,000.00	\$ 40,000.00
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GENERAL ASSISTANCE FUND

1.	Cash balance beginning of year	\$64,225.60	
	Less outstanding orders or check	\$325.00	
	Net operating balance on hand at beginning of year		\$63,900.60
	Senior Emergency Assistance Fund		\$3,272.12
2.	Balance due from others to be collected during the year	None	None
3.	Taxes of levy voted in 2021 and in prior years to be received during this fiscal year (See Note 1, Page 4)	\$20,000.00	
	Less Tax Anticipation Warrants thereon outstanding against such taxes		None
	Net taxes of 2021 and prior levies to be received during this fiscal year and available for appropriation (See note 1, page 4)		\$19,820.00
4.	Taxes to be received in this fiscal year from new 2022 levy:		
	Amount of this levy	\$60,000.00	
	Less:		
	Estimated amount that will not become available before end of fiscal year	\$60,000.00	\$0.00

	Estimated amount to be available fiscal year from collection of 2021 levy		None
5.	Personal Property Tax Replacement	\$50,000.00	\$50,000.00
6.	Money to be borrowed in this fiscal year (State nature of debt) Sale of Anticipated Warrants		
	(a) 2021 levy	None	
	(b) 2020 levy	None	
7.	Estimated amount to be received from State of Illinois	None	None
8.	Interest on investments	\$ 500.00	\$ 500.00
9.	Public Aid Refunds	\$1,000.00	\$ 1,000.00
10.	Grand total, estimated receipts of General Assistance Fund		\$138,492.72

Note 1. Taxes of 2021 and prior years determined as follows:

	Town <u>Fund</u>	General Assistance <u>Fund</u>
1. Levy voted in 2021	\$300,000.00	\$20,000.00
2. Estimated amounts to be extended on this levy	\$300,000.00	\$20,000.00
3. Amount already received on 2021 levy	None	None
4. Estimated loss of 2021 levy (not collected)	\$ 3,000.00	\$200.00
5. Outstanding portion of 2020 levy presumed to be collectible in 2022	\$297,000.00	\$19,800.00
6. Taxes expected to be received in this fiscal year on account of taxes voted in 2020 and earlier	\$300.00	\$ 20.00
7. Total taxes of 2021 and prior years	\$297,300.00	\$ 19,820.00



City of Quincy
Department of Utilities & Engineering

To: Alderman Jack Holtschlag, Alderman Ben Uzelac
Cc: Mayor and City Council, Laura Oakman, Chuck Bevelheimer, Kevin McClean
From: Jeffrey Conte, Director of Utilities & Engineering
Date: April 11, 2022
Subject: Revocable Permit Request for Encroachment of City Right-of-Way

Alderman Holtschlag and Alderman Uzelac,

The Department of Utilities and Engineering has received an application for Revocable Permit for Encroachment of City right-of-way from Jennifer Sousa of the Q-Fest Committee. Ms. Sousa is requesting permission to display four (4) double-sided avenue banners on City-owned street light poles surrounding Washington Park. The banners will be displayed from May 23rd through June 27th.

The applicant requests that Central Services assist with the hanging and removal of the banners.

The Department of Utilities and Engineering presents this request subject to the following condition:

1. The applicant is responsible for supplying the banners and all hardware needed to mount the banners to the street light poles.
2. The banners cannot be any larger than 36"(h) and 18"(w).
3. The City is not responsible for any damage to the banners or mounting hardware.

If you have any questions, please let me know. Thank you.

RESOLUTION REAUTHORIZING RESIDENTIAL PROPERTY TAX REBATE

WHEREAS, the city hired the firm, North Star, to develop a Strategic Marketing Campaign for Quincy that aims to recruit Quincy natives and newcomers to the city, to position the city as the Midwestern hub for regional and national business locations and to establish marketing efforts to sell the positive aspects of Quincy as the a desirable place to live and work; and

WHEREAS, the creation of the Quincy Workforce Relocation Assistance Program (Q-WRAP) would incentivize individuals or families to move from outside Adams County to within the City of Quincy for employment in Adams County; and

WHEREAS, Q-WRAP is a program available to individuals or families with the requirement that the individuals or families or their employer sign-up through GREDF; and

WHEREAS, participants would receive a rebate of up to \$5,000 on their first, year-long property tax bill while residing in Quincy or a rebate of up to \$3,500 on rent payments after their first full year residing in Quincy; and

WHEREAS, employers may advance up to \$3,500 to incentive participants for use as rent/lease payments and seek reimbursement for the amount advanced on behalf of the incentive participant as long as the incentive participant provides evidence the advance was used for rent/lease payments; and

WHEREAS, a \$250 “finder’s fee” is available to local residents who identify potential new workers who live outside of Adams County and could relocate to the city of Quincy; and

WHEREAS, GREDF has received 62 qualified Q-WRAP applications to date; and

WHEREAS, the City as well as local businesses and industries desire to continue to incentivize individuals or families to move from outside Adams County to within the City of Quincy for employment in Adams County.

NOW, THEREFORE, BE IT RESOLVED as follows:

- 1) That the Quincy City Council reauthorize the Quincy Workforce Relocation Assistance Program (Q-WRAP) as a collaboration between the city and GREDF
- 2) That \$250,000 in funding be allocated for Q-WRAP
- 3) That the funding for Q-WRAP shall come from Economic Growth Fund 213

This Resolution shall be in full force and effect from and after its passage, as provided by law.

Adopted this _____ day of _____, 2022.

City Clerk

Approved this _____ day of _____, 2022.

Mayor

CITY OF QUINCY

DEPARTMENT OF PLANNING & DEVELOPMENT

706 Maine Street | Third Floor | Quincy, IL 62301

Office: 217-228-4515 | Fax: 217-221-2288



MEMORANDUM

TO: Mayor Troup and City Council
FROM: Chuck Bevelheimer
DATE: April 7, 2022
SUBJECT: Hotel Development Program

The Administration proposes a pilot project to encourage the construction of new hotels/motels along the City's Hospitality Corridor. Quincy needs more hotel/motel rooms, especially as the city and local organizations work to attract large conventions that would benefit local businesses, restaurants, and entertainment venues. Quincy currently has approximately 800 available hotel/motel rooms. The goal is to increase that number to 1,200 rooms as soon as possible.

The city wants to encourage investment in the Hospitality Corridor (Broadway-State, 4th to the Riverfront), which includes the Oakley Lindsay Center and the Quincy Area Convention & Visitors Bureau. The OLC is a tremendous asset for our community, given its versatility in handling events that draw people to Quincy, so the addition of another hotel/motel or two within walking distance would aid in the attraction of even larger events.

The city proposes the following incentives as part of the Hotel Development Program:

1. Only New Construction qualifies for the HDP.
2. The proposed Hotel/Motel to be constructed must have at least 100 units to qualify
3. The new construction must occur within the City's Hospitality Corridor
 - a. Broadway to State/4th to the Riverfront
4. The money from the HDP must be spent on the acquisition of real estate
5. A minimum leveraging ratio of private to public funding is 5 to 1 (80%/20%)
6. The city's maximum funding allocation for the HDP project is \$500,000
7. A development agreement approved by City Council will be required to receive HDP funding which will have a recapture clause to address claw back of city funds in case of project default

The Administration recommends the Food and Beverage and Alcoholic Beverage tax as the source of funding for the HDP. The addition of several hundred new hotel/motel rooms in the Hospitality Corridor would increase the number of people spending the night in Quincy, which, in turn, would increase the number of people visiting our local shops, restaurants and entertainment venues. The Quincy Area Convention and Visitors Bureau estimate the average overnight stay in Quincy generates \$250 in local spending.

City Finance Committee reviewed the Hotel Development Program and forwarded the Program to City Council for consideration.

If you have any questions, please let me know.

e chuck/Memo/2022 Memos/Hotel Development Program Revised 4-7-22

RESOLUTION AUTHORIZING HOTEL DEVELOPMENT PROGRAM

WHEREAS, the average Quincy overnight visitors spends \$250 on hotel/motel rooms, food and other hospitality services; and

WHEREAS, the Oakley Lindsey Center, Quincy Area Convention and Visitors Bureaus (QACVB)and local organization promote events that draw visitors to Quincy; and

WHEREAS, the city of Quincy also financial supports local events through the BET on Q and QACVB Tourism Marketing Programs; and

WHEREAS, the more people who visit Quincy the more money is spent in hotels, restaurants, bars and local shops; and

WHEREAS, Quincy currently has a around 800 hotel/motel rooms available; and

WHEREAS, to accommodate larger conventions and events the city needs a hotel and motel capacity of at least 1200 rooms; and

WHEREAS, the creation of the Hotel Development Fund Program (HDP) would incentivize developers to build new hotel/motel room capacity in the City’s Hospitality Corridor.

NOW, THEREFORE, BE IT RESOLVED as follows:

- 1) That the Quincy City Council authorize the Quincy Hotel Development Program
- 2) That the Hotel Development Program funds come from Economic Growth Fund 213
- 3) That the Quincy City Council will direct \$500,000 in food and beverage tax revenue to the Hotel Development Program.

This Resolution shall be in full force and effect from and after its passage, as provided by law.

Adopted this _____ day of _____, 2022.

City Clerk

Approved this _____ day of _____, 2021.

Mayor



2021 TOURISM ECONOMIC IMPACT

- Quincy annual tourism events attract 395,050 people per year.
- The Villa Katherine on average greets 6,000 visitors per year.
- In 2021 the city's 804 lodging rooms and Airbnb rentals generated \$1,031,079 in hotel taxes, an increase \$362,000 over 2020.
- 2020 visitor's data from the State of Illinois shows \$93million spent in Adams County.
- 892 jobs are tied to the tourism industry in Adams County.
- In 2020 visitor spending was only down 17% over pre pandemic 2019.

QUINCY IL AREA EVENTS 2022 > SEEQUINCY.COM 800.978.4748



COLOR CODED BY AREA > BLUE : QUINCY | PINK : NAUVOO AREA | GREEN : PIKE COUNTY

JAN 21-22	QHS SHOOTOUT	BALDWIN GYMNASIUM
JAN 22-23	GREAT RIVER EAGLE DAYS	OAKLEY LINDSAY CENTER
FEB 5	HOOPS MIDWEST QUINCY CLASSIC	QUINCY UNIVERSITY
FEB 12	BLESSING HEART OF OUR COMMUNITY GALA	OAKLEY LINDSAY CENTER
FEB 19	NATIVE AMERICAN ARTIFACT SHOW	EAGLES CLUB
FEB 19	HAIRBALL 2022	OAKLEY LINDSAY CENTER
FEB 25-27	MARK TWAIN TOY SHOW	T & C INN AND SUITES
MAR 11-13	SIGNS OF SPRING CRAFT SHOW	OAKLEY LINDSAY CENTER
MAR 26	BEAUX ARTS BALL	OAKLEY LINDSAY CENTER
APR 2	KILLER QUEEN CONCERT	OAKLEY LINDSAY CENTER
APR 10-17	AMERICAN CUESPORTS BILLIARDS TOURN	OAKLEY LINDSAY CENTER
APR-JUL	Q-TOWN BASEBALL TOURNAMENTS	MOORMAN WAVERING PARK
APR 21	KOHL WHOLESALE SPRING FOOD SHOW (private event)	OAKLEY LINDSAY CENTER
MAY 7	DOGWOOD PARADE	MAINE STREET
MAY 14	BRIDGE THE GAP TO HEALTH RACE	CLAT ADAMS PARK
MAY 12-14	4 X 4 ILLINI JEEP SAFARI	NEAR PITTSFIELD
JUNE-AUG SATURDAYS	FLAVOR FOOD TOURS	DOWNTOWN QUINCY
6/10,24 + 7/8,22 + 8/12,26	BLUES IN THE DISTRICT	WASHINGTON PARK
JUNE 3-5	FISHING FOR FREEDOM	OAKLEY LINDSAY CTR/KESLER PARK
JUNE 4-5	LINCOLN DAYS CIVIL WAR RE-ENACTMENT	LAKE PITTSFIELD
JUNE 3-4	GERMANFEST	SOUTH PARK
JUNE 10-12	CARTHAGE STRAWBERRY FESTIVAL	CARTHAGE
JUNE 11-12	QUINCY GRAND PRIX OF KARTING	SOUTH PARK
JUNE 18	QUINCY DERBY	BOB MAYS PARK
JUNE-AUG	QUINCY GEMS BASEBALL	QU STADIUM
JUNE 17-19	TITAN FIRECRACKER CLASSIC SWIM MEET	SHERIDAN SWIM CLUB
JUNE 20-22	PEPSI LITTLE PEOPLE'S GOLF	WESTVIEW GOLF COURSE
JUNE 24-26	QFEST ART FAIRE	WASHINGTON PARK
JULY 3-4	FREEDOM FEST	CLAT ADAMS PARK
JULY 9	FRIENDS OF THE TRAILS ULTIMATE RIDE	THE DOCK
JULY 29-30	QCY BAY BLOW OUT DUCK CALLING CONTEST	GAMEMASTERS
7/1-7/3	NAUVOO PAGEANT	PARTRIDGE & MULHOLLAND ST
AUG 5-7	WESTERN IL THRESHERS	HAMILTON
JULY 27-AUG. 2	ADAMS COUNTY FAIR	MENDON
AUG 13	MOONLIGHT RIDE FOR HUNGER	CLAT ADAMS PARK
AUG. 20-21	HUNTING EXPO 2022	GAMEMASTERS
SEPT 2-4	NAUVOO GRAPE FESTIVAL	NAUVOO
SEPT 10	FRONTIER SETTLEMENT DAYS	QUINSHIPPI ISLAND
SEPT 16-8	GRIGGSVILLE APPLE FESTIVAL	GRIGGSVILLE
SEPT 22-23	QU HOMECOMING & BALLOON GLOW	QUINCY UNIVERSITY
SEPT 24	OKTOBERFEST	DICK BROS BREWERY
OCT 1-2	BARRY APPLE FESTIVAL	DOWNTOWN BARRY
OCT 5	KOHL WHOLESALE FALL FOOD SHOW (private event)	OAKLEY LINDSAY CENTER
OCT 5-8	GREAT RIVER FILM FESTIVAL	THE ATRIUM ON THIRD
SAT's OCT & HALLOWEEN	WOODLAND CEMETERY TOURS	WOODLAND CEMETERY
OCT 15-16	EARLY TIN DUSTERS- STREET RODS	WASHINGTON PARK/MOORMAN PARK
NOV 10	HY-VEE HOLIDAY FOOD & WINE SHOW	OAKLEY LINDSAY CENTER
NOV 11-13	QUINCY CRAFT & CHRISTMAS MARKET	OAKLEY LINDSAY CENTER
NOV 18-20	QUINCY SERVICE LEAGUE'S HOLIDAY SHOW	OAKLEY LINDSAY CENTER
NOV 24	YMCA TURKEY RUN	YMCA
WKDS IN DEC	JW MANSION CHRISTMAS CANDLELIGHT TOURS	JOHN WOOD MANSION
DEC 17	ARTS QUINCY 75TH GALA	OAKLEY LINDSAY CENTER
NOV 24-JAN 1	FESTIVAL OF LIGHTS	MOORMAN WAVERING PARKS

CITY OF QUINCY

DEPARTMENT OF PLANNING & DEVELOPMENT

706 Maine Street | Third Floor | Quincy, IL 62301

Office: 217-228-4515 | Fax: 217-221-2288



MEMORANDUM

TO: Mayor Troup and Council Members

FROM: Chuck Bevelheimer

DATE: March 7, 2022

SUBJECT: City Private Activity Bonds – Transfer of Bond Capacity

Since 2009 the City has transferred the City's Home Rule Volume Cap to Western Illinois Economic Development Authority (WIEDA) to support regional economic development and affordable housing projects.

The City of Quincy's 2022 private activity bond capacity is \$4,354,790 based on the Illinois Allocation guidelines population estimate for Quincy of 39,589. Private bond capacity can be used for qualified residential rental properties, manufacturing facilities, and government facilities such as airports, docks, mass transit, water, and sewage plants. The deadline for reserving is May 1, 2022.

WIEDA again requests Quincy's bond capacity to support projects that provide job opportunities and new investments. WIEDA will hold the ceded bond capacity to the end of the year and make it available to the City if an economic development project occurs that can utilize the bond capacity.

I recommended the City Council approve the attached resolution authorizing ceding Quincy's 2022 bond capacity to Western Illinois Economic Development Authority.

If you have any questions, please feel free to contact me.

Chuck Bevelheimer



WESTERN ILLINOIS ECONOMIC DEVELOPMENT AUTHORITY

HQ Address: 1406 East Carroll Street • Macomb • Illinois 61455 •

Mailing Address: PO Box 9079 • Springfield • Illinois 62791 •

Tel: 866-325-7525 • Web: www.wieda.com

February 23, 2022

The Honorable Mike Troup, Mayor
City of Quincy
730 Main Street
Quincy, IL 62301

Dear Mayor Troup:

The Western Illinois Economic Development Authority (WIEDA) respectfully requests your consideration to transfer your unneeded 2022 Home Rule Volume Cap to WIEDA to support regional economic development and affordable housing projects. WIEDA has successfully fostered mutual relationships with home rule communities and counties to share this valuable resource for the benefit of the entire region.

In 2022, Home Rule communities receive a direct allocation equal to their population times \$110. The 2022 State of Illinois Allocation guidelines identify Quincy's population at 39,589 or a total Volume Cap Allocation of \$4,354,790.

Home Rule communities must obligate their allocation by May 1st of each calendar year, or it transfers back to the State for reallocation outside the region. If the City would consider passing an ordinance transferring its 2022 allocation to WIEDA prior to May 1st, then WIEDA would be able to safekeep the volume cap until December 31st on your behalf and that of the region. We also can carry it forward for three additional years if not used.

We understand that volume cap and this process can be confusing. We are available to discuss or meet with you or your representatives to address any questions or offer additional information. Please call us at 217-836-9553 or send an email to wribley@WIEDA.com.

For your convenience we have included a Draft Ordinance and Letter to the Governor's Office to effectuate the transfer. It is important that official action be taken and submitted to the Governor's Office as outlined in the accompanying documents prior to May 1.

Please send a copy of the Ordinance/Resolution and notification letter to the Governor's Office of Management and Budget as noted and a copy of both to us at WIEDA Statewide Office, Attn: Warren Ribley, PO Box 9079, Springfield, IL 62791.

Most Sincerely,



Warren Ribley
Assistant Executive Director

RESOLUTION AUTHORIZING THE CEDING OF
PRIVATE ACTIVITY BONDING AUTHORITY

WHEREAS, the Internal Revenue Code of 1986 provides that the amount of private activity bonds which may be issued by the City of Quincy (“City”) as a constitutional home rule unit is equal to its population multiplied by \$110.00; and

WHEREAS, the Illinois Private Activity Bond Allocation Act (30 ILCS 345/1 et seq.) provides, among other things, that the corporate authorities of any home rule unit may reallocate to a state agency any portion of its unused allocation of volume cap; and

WHEREAS, the City of Quincy has available year 2022 volume cap and desires to utilize this cap in cooperation with the Western Illinois Economic Development Authority (WIEDA) to support the projects that will create jobs and expand the City’s tax base;

NOW THEREFORE, be it resolved by the City Council of the City of Quincy, Illinois:

Section 1. Consent to Reallocate to WIEDA. The City hereby agrees to reallocate to the Western Illinois Economic Development Authority its 2021 private activity volume bonding cap in the amount of \$4,354,790. Said private activity volume bonding cap shall be used to support projects that will provide job opportunities and new investments.

Section 2. Letter of Agreement. The City Finance Director is hereby authorized to execute a letter of agreement with WIEDA consenting to such allocation on behalf of the City as authorized.

Section 3. Maintaining Records. The City Finance Director is hereby authorized to maintain such record of the allocation for the term of the bonds issued pursuant to such allocation.

Section 4. Notice. The Mayor shall provide notice of such allocation to the Office of the Governor.

Section 5. Effective Date. This resolution shall be effective from and after its passage.

Signed: Mayor

Passed

Attest: City Clerk

Approved



DEPARTMENT OF POLICE CITY OF QUINCY

From the Office of Robert A. Copley, Chief of Police
530 Broadway - Quincy, Illinois 62301-4058
Phone (217) 228-4480, Fax (217) 221-2269

April 8, 2022

Mayor Mike Troup
Members of the Quincy City Council
730 Maine Street
Quincy, IL 62301

RE: PURCHASE OF SERVICE FROM LEXIPOL

Dear Mayor Troup and Members of the Quincy City Council:

The purpose of this letter is to request your approval to again purchase service from Lexipol for policy updates and policy training.

To quote Gordon Graham, revered law enforcement risk management expert and founder of Lexipol, "In every tragedy there is always a proximate cause: the event that instantly preceded the tragedy. But if you go back in time and look for the root cause, all too often it comes down to a lack of good policy and a lack of good training." Policy failure comes in three ways: 1) a lack of proper and up to date policy, 2) a lack of understanding policy, 3) a failure to follow policy.

Based on state and federal statute, court decisions, case law, and developed best industry practices, law enforcement policies are ever evolving. Due to circumstances explained below our department is struggling to meet the requirements of keeping our policies up to date. Also, we have always struggled with a proper way to ensure our officers understand our policies. We are always a policy failure away from tragedy. With tragedy comes liability.

Many years ago the police department was CALEA certified (Commission on Accreditation for Law Enforcement). CALEA had standards that the police department had to meet in regard to policies and procedures. These standards changed to meet new requirements, which helped keep our policies up to date. The department had one officer and one supervisor assigned to CALEA to keep up with the accreditation process. This was a large expense to the department; not only paying for salaries for the officers, but CALEA was a large expense itself.

After we dropped our CALEA accreditation, the job of maintaining and creating policies became one of the responsibilities of the Planning and Research Officer. The position of Planning and Research Officer was eliminated in 2015. Other employees at the department now have assumed that responsibility along with the jobs they are already doing. Due to the changing world of law enforcement, we have a hard time keeping up with the necessary changes in policy.

"Service – Pride – Dignity"

QUINCY POLICE DEPARTMENT
Mayor Mike Troup
Members of the Quincy City Council
April 8, 2022
Page 2

Lexipol is America's leading provider of policy management resources for law enforcement organizations. Lexipol provides comprehensive, defensible policies written by legal and public safety professionals. Lexipol has an experienced legal and public safety team that is constantly monitoring and reviewing government legislation and case decisions. Lexipol has more than 150 policies based on federal and state statutes, case law, and law enforcement best practices. Lexipol is the only company that offers digital law enforcement policy manual management, regular policy updates, and certifiable daily training. Lexipol has state-specific policies, law enforcement practices, and is easily customizable. Customizing and maintaining Lexipol's policies take only a fraction of an officer's time, compared to outside policy management.

Lexipol's periodic training bulletins bring the manual into practice through real-life; scenario-based training exercises that emphasize high-risk, low frequency events. Complete and verified in less than ten minutes, training bulletins qualify for continuous training certification. Each month, Lexipol provides customizable, scenario-based bulletins that link directly to the policy manual. Agencies can customize these training bulletins to address agency-specific topics.

Lexipol also offers implementation services. Lexipol's experienced team can assist with implementation of the Lexipol manual, freeing up personnel to focus on serving and protecting the community.

Lexipol came highly recommended from other police agencies. CALEA certified agencies must use Lexipol to maintain their certification. MICA also told the city that the police department should be using Lexipol to help limit our liability. That being said, since we belong to MICA we are getting a reduced rate from Lexipol.

Five years ago we purchased Lexipol and paid a onetime start-up fee of \$15,990 plus the subscription fee of \$11,744. We have been working with Lexipol over the last two years and have converted numerous policies to Lexipol. This year the Lexipol annual subscription fee is \$13,214.88. We have budgeted funds to pay this fee.

We are asking for your approval to proceed with purchasing services from Lexipol in the amount of \$13,214.88. If you have any questions or concerns, please do not hesitate to contact me. In my absence, you may also contact Deputy Chief Yates or Deputy Chief Pilkington. Thank you for your consideration of this request.

Sincerely,



Robert A. Copley
Chief of Police

RAC:ay

Cc: Mayor Mike Troup
Mr. Jeff Mays, Director of Administration
Ms. Sheri Ray, Comptroller
Deputy Chief Pilkington
Ms. Gail Newell and Ms. Michele Flaiz

RESOLUTION

WHEREAS, based on law, court decisions and case law, and developed best industry practices, law enforcement policies are ever evolving; and

WHEREAS, due to circumstances beyond our control the police department is struggling to meet requirements of keeping policies up to date; and

WHEREAS, with policy failure comes liability; and

WHEREAS, Municipal Insurance Cooperative Agency (MICA) recommends we use policy management provider Lexipol; and

WHEREAS, Lexipol provides comprehensive, defensible policies written by legal and public safety professionals; and

WHEREAS, Lexipol provides a reduced rate for agencies belonging to MICA; and

WHEREAS, Lexipol has an annual subscription fee of \$13,214.88; now

THEREFORE BE IT RESOLVED, the Chief of Police and Police Aldermanic Committee recommend to the Mayor and City Council that we purchase service in the amount of \$13,214.88 from Lexipol LLC., Irvine, CA 92606.

Robert A. Copley
Chief of Police

April 11, 2022



CITY OF QUINCY

MARY-ANN ERVIN
Purchasing Agent

CITY HALL – 730 MAINE
SUITE # 226
QUINCY, IL 62301-4056
(217) 228-4502
FAX (217) 221-3608

MEMORANDUM

TO: Mayor and Members of the City Council
FROM: Mary-Ann Ervin
DATE: April 11, 2022
RE: City of Quincy Janitorial Supply Bid

This memo is to inform you of the resolution being presented to the Mayor and the Quincy City Council on Monday, April 11, 2022. This resolution is requesting the City Council accept the bid from Area Distributors Inc. for a one (1) year agreement for janitorial supplies for all City departments.

The City's Purchasing Department advertised for the sealed competitive bids for janitorial supplies for all city offices. Thirty vendors requested the janitorial bid packet and one (1) bid was received.

The bid received was from:

Area Distributors Inc. \$ 18,826.74 for all items 30% discount

Area Distributors Inc. currently supplies the City with our janitorial supplies and the contract ends on April 30, 2022. Area Distributors Inc. is a local company and has been a long standing business partner with the City.

The Finance Committee met on Monday, April 4, 2022 to review the bid received from Area Distributors Inc. They agreed to forward their approval of the bid from Area Distributors Inc. for a one year janitorial supply contract to the Mayor and City Council for approval.

If you have any questions, please feel free to contact me. Thank you.

RESOLUTION

WHEREAS, the City of Quincy contracts for janitorial supplies for all city departments; and

WHEREAS, the City of Quincy, Purchasing Department did advertise for sealed bids for fifty three (53) items; and

WHEREAS, the following sealed bid was received:

Area Distributors, Inc. Quincy, IL \$18,826.74 53 core items 30% discount

WHEREAS, the bid has been reviewed and the bid from Area Distributors Inc., for all specified categories, is complete and has been found to be acceptable; and

WHEREAS, Area Distributors Inc. has agreed to guaranteed pricing for a one-year contract;

WHEREAS, the Purchasing Agent recommends that the bid from Area Distributors Inc. of Quincy, Illinois be accepted for a one-year contract.

NOW, THEREFORE, BE IT RESOLVED by City Council that the bid for a one-year contract to supply the City's janitorial supplies for all categories thereof submitted by Area Distributors Inc. of Quincy, Illinois be accepted.

Mary-Ann Ervin
Purchasing Agent
April 11, 2022

RESOLUTION

WHEREAS, the Department of Utilities requires annual maintenance and calibration of on-line analyzers, monitoring equipment, and instruments used for the treatment and testing of the City's drinking water supply at the Water Treatment Plant; and,

WHEREAS, the Department of Utilities has received a proposal from the manufacturer of the analytical equipment for annual preventative maintenance, calibration, and certification of this equipment; and,

WHEREAS, the Director of Utilities and Engineering has reviewed the proposal and finds it to be acceptable; and,

WHEREAS, funding for this service is available in the 2021/2022 Water Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, the Director of Utilities and Engineering and Utilities Committee recommend to the Mayor and Quincy City Council that the proposal for annual maintenance, calibration, and certification of water treatment equipment from Hach Company of Chicago, Illinois in the amount of \$8,028.00 be accepted.

Jeffrey Conte, P.E.
Director of Utilities & Engineering

April 11, 2022

RESOLUTION

WHEREAS, the Department of Utilities requires the purchase of two (2) 8 inch and fifteen (15) 6 inch fire service water meters with cellular automatic readers for the replacement of aging commercial meters; and,

WHEREAS, Badger meters offered by Midwest Meter, Inc. offers the automatic meter reading technology that is compatible with the automatic meter reading system employed by the City of Quincy thus qualifying them as a sole source provider; and,

WHEREAS, the City has received a quote from Midwest Meter, Inc. of Edinburg, Illinois totaling \$209,003.32 for the purchase of the water meters; and,

WHEREAS, funding for the water meters will be available in the 2022/2023 Water Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, that the Director of Utilities and Engineering and Utilities Committee recommend to the Mayor and Quincy City Council that normal bidding requirements be waived and the quote from Midwest Meter, Inc., of Edinburg, Illinois in the amount of \$209,003.32 be accepted.

Jeffrey Conte, P.E
Director of Utilities & Engineering

April 11, 2022

RESOLUTION

WHEREAS, on October 5, 2020, the Quincy City Council awarded the contract for the Water Supply Improvement Project Phase 2 which includes the rehabilitation of filters #1-#6, replacement of the filter backwash fill system, structural repairs to the Water Treatment Plant building; and,

WHEREAS, the Department of Utilities and Engineering requires the services of an engineering firm to assist with construction phase engineering for this project; and,

WHEREAS, Klingner and Associates of Quincy has submitted an invoice in the amount of \$12,323.10 for costs associated with these services; and,

WHEREAS, funding for this service is available in the 2021/2022 Water Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, that the Director of Utilities and Engineering and Utilities Committee recommend to the Mayor and Quincy City Council that the invoice from Klingner and Associates of Quincy, Illinois in the amount of \$12,323.10 be approved for payment.

Jeffrey Conte, P.E.
Director of Utilities & Engineering

April 11, 2022

CITY OF QUINCY

Department of Utilities and Engineering

City Hall, Second Floor, 730 Maine Street
Quincy, Illinois 62301

To: Mayor & City Council

From: J. Conte

cc:

Date: April 8, 2022

Subject: Large Diameter Sewer Cleaning Machine Purchase

The Department of Utilities & Engineering has been planning to clean the interceptor sewers that run along the riverfront from Cedar Creek south to the pump station at Curtis Creek. These sewers have not been cleaned for many years due to a lack of appropriate equipment – the City’s combination vacuor & sewer jetter trucks are great at cleaning small sewer lines, but not effective for large sewers (about 24” diameter and larger). There are over seven (7) miles of interceptor sewers along the riverfront (there are multiple parallel lines), all greater than 30” diameter. The largest sewer is 4 foot wide by 6’-10” tall (there’s nearly two miles of this sewer alone).

Lacking the equipment to clean these large sewers, we looked at what other nearby communities have paid a contractor to clean their large sewers. In December, Peoria received two (2) bids to clean about 2.5 miles of sewers 30” to 66” diameter. The low bid was \$1.7 million. Using Peoria’s unit prices and extrapolating prices to Quincy’s largest (which is equivalent to a 72” diameter sewer), we expect a bid price of \$4.4 to \$4.8 million to clean Quincy’s riverfront interceptors.

Considering this cost, the Department has been looking to purchase equipment to clean the City’s large diameter interceptor sewers using City laborers. There are two machines that are used to clean large sewers, but only one is cost effective for our needs – a power bucket machine. A new power bucket machine is estimated to cost \$100 to \$125k. Delivery is at least twelve months after receipt of order. With this in mind, we decided to search for used equipment that we could purchase immediately at a discounted price that would allow our crews to clean a test portion and thereby compare the cost of self-performing the work compared to hiring a contractor to provide the cleaning services. A used power bucket machine is available through a vendor in Mascoutah Illinois for \$35,000. The Department is seeking approval to purchase the unit and have crew members trained on its use. We would like to perform a three-month trial to determine the cost of cleaning interceptors with this type of machinery. The results will be presented to the Utilities Committee and City Council along with a recommendation on how to proceed with cleaning the remaining interceptor sewers.

CITY OF QUINCY

Department of Utilities and Engineering

City Hall, Second Floor, 730 Maine Street
Quincy, Illinois 62301



A sample of material pulled from a single manhole on the 30" interceptor at Cedar Creek (March '22).

The Utilities Committee considered this matter and made a referral to City Council to waive normal bidding requirements and purchase the used power bucket machine at a cost of \$35,000.

If you have questions or concerns about this, please feel free to contact me.

RESOLUTION

WHEREAS, the Department of Utilities and Engineering is responsible for the cleaning and inspection of existing CSO interceptor sewers; and,

WHEREAS, the City lacks the equipment to inspect and clean sewers larger than 24 inches in diameter; and,

WHEREAS, the City desires to purchase the machinery and equipment necessary to perform routine cleaning of its large sewers; and,

WHEREAS, the City has the opportunity to purchase a used Truck Loader Bucket Machine and Pull-In Machine from Midwest Vac Products of Mascoutah, Illinois for the amount of \$35,000.00; and,

WHEREAS, Midwest Vac Products qualifies as a Sole Source provider under section 2.8 of the City of Quincy Purchasing Policy Manual that was adopted on October 4, 2021; and,

WHEREAS, funding for this purchase is available in the 2021/2022 Sewer Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, that the Director of Utilities and Engineering and Utilities Committee recommend to the Mayor and Quincy City Council that normal bidding requirements be waived and the purchase of a 2012 sewer cleaning Truck Loader Bucket Machine and 2001 Pull-In Machine from Midwest Vac Products of Mascoutah, Illinois for the amount of \$35,000.00 be approved for purchase.

Jeffrey Conte, P.E.
Director of Utilities & Engineering

April 11, 2022

CITY OF QUINCY

DEPARTMENT OF PLANNING & DEVELOPMENT

706 Maine Street | Third Floor | Quincy, IL 62301

Office: 217-228-4515 | Fax: 217-221-2288



MEMORANDUM

TO: Mayor Troup and City Council
FROM: Chuck Bevelheimer
DATE: April 8, 2022
SUBJECT: Small Rental Rehab Program Funding Authorization (SRRP)

To encourage private investments to rehabilitate existing distressed rental dwelling units or develop new market-rate rental units through new construction or the conversion of existing buildings. Building owners with property west of 18th Street and within the City limits, the City solicited proposals for the Small Rental Rehab Program (SRRP). The program requirements are:

1. SRRP funds provide zero percent interest and deferred forgivable loans for fifty percent (50%) of the renovation costs up to a maximum of \$20,000 per unit. The owner provides matching funds equal to or exceeding the SRRP loan to cover the project cost balance.
2. A five-year mortgage will be recorded.
3. A five-year Recapture Agreement will be filed that sets forth terms of compliance, including maintaining the units in code condition, not selling, transferring, or converting the property to owner-occupied or other use. If the property is sold or transferred during the 5-years term, the owner will be required to repay the loan.
4. No SRRP funds will be expended until the project is complete and all requirements have been met.

In February, the City advertised the Small Rental Rehab Program proposals in the Quincy Herald-Whig and on the City's website. On February 24th, the City planning staff conducted a Small Rental Rehab informational program. Approximately thirty people attended the program. Responses were due March 17th.

Project Selection: The SRRP Committee members are Jeff Mays, Aldermen Fletcher and Holtschlag, City Treasurer Linda Moore, and John Johannes with First-Mid Bank & Trust reviewed the twelve responses received. The Committee analyzed the number of units, total project cost, amount of SRRP assistance, a financing commitment, equity ratio, current and projected increase in property values and property tax, and estimated rate of return on SRRP investment.

The SRRP Committee recommends that ten projects (five apartment units and five single-family residents) receive funding for a total SRRP commitment of \$233,743.50 with owner private equity of \$749,076.64 for a total rehab cost of \$982,820.14. The SRRP committee denied two applications. One applicant had 6 units on a parcel and the SRRP Ordinance stipulates there can be no more than four units located on a parcel. Another applicant was located in the TIF district and the SRRP Ordinance disallows participants within the TIF District.

The FY 21/22 SRRP budget allocated \$250,000 to SRRP. Attached is a summary of the SRRP applicants and funding resolution for the Small Rental Rehab Program. Any questions please let me know.

SMALL RENTAL REHAB PROGRAM 2022 SUMMARY

<u>PROPERTY</u>	<u>UNITS</u>	<u>CITY \$</u>	<u>OWNER \$</u>	<u>TOTAL PROJ</u>	<u>POINTS</u>	<u>RANK</u>
1139 Hutmacher	1-SF	\$20,000.00	\$45,000.00	\$65,000.00	43	1
1307-1309 Elm	2-units	\$40,000.00	\$173,800.00	\$213,800.00	42	2
1311-1313 Elm	2-units	\$40,000.00	\$173,800.00	\$213,800.00	42	2
110 S 11th	2-units	\$20,000.00	\$130,000.00	\$150,000.00	43	1
1128/1130 State						
412 S 12th	2-units	\$13,138.00	\$13,138.00	\$26,276.00	23	9
127/129 N 9th						
1016 N 17th	1-SF	\$10,605.50	\$10,605.50	\$21,211.00	25	7
1343 S 12th	1-SF	\$20,000.00	\$25,174.50	\$45,174.50	23	9
1608 Cherry	1-SF	\$20,000.00	\$46,755.32	\$66,755.32	28	6
426 S 8th	2-units	\$30,000.00	\$85,533.32	\$115,533.32	38	3
615 Ohio	1-SF	\$20,000.00	\$45,270.00	\$65,270.00	36	4

10	\$233,743.50	\$749,076.64	\$982,820.14
UNITS	CITY \$	OWNER \$	TOTAL \$
5			
SFR			

**SMALL RENTAL REHAB PROJECT
FUNDING RESOLUTION**

WHEREAS, per the Small Rental Rehab Program (SRRP) Guidelines, the City advertised for small rental rehab proposals on February 16th and 19th, 2022 and received twelve proposals; and

WHEREAS, the SRRP Committee evaluated the number of units to be renovated, the total project cost, the amount of SRRP funding requested, the private financing committed, the equity ratio, the current and projected increase in property values and property tax, the estimated rate of return on SRRP investment, and the overall benefits the twelve projects would have on the City residents; and

WHEREAS, the SRRP Committee recommended ten projects receive SRRP funding for a total rehabilitation cost of \$982,820.14 including \$233,743.50 in SRRP assistance and \$749,076.64 in Owner Private Equity.

THEREFORE BE IT RESOLVED pursuant to unanimous agreement, made at an open public meeting on April 7, 2022, the Small Rental Rehab Program Committee reviewed and recommended SRRP funding for ten projects which include: 1139 Hutmacher Road, 1307/1309 Elm Street, 1311/1313 Elm Street, 110 South 11th Street, 412 South 12th Street, 1016 North 17th Street, 1343 South 12th Street, 1608 Cherry Street, 426 South 8th Street, and 615 Ohio Street be approved; and

FURTHER BE IT RESOLVED by the Mayor and City Council that 1139 Hutmacher Road receive \$20,000.00 in SRRP funding, 1307/1309 Elm Street \$40,000.00 in SRRP funding, 1311/1313 Elm Street receive \$40,000.00 in SRRP funding, 110 South 11th Street receive \$20,000.00 in SRRP funding, 412 South 12th Street receive \$13,138.00 in SRRP funding, 1016 North 17th Street receive \$10,605.50 in SRRP funding, 1343 South 12th Street receive \$20,000.00 in SRRP funding, 1608 Cherry Street receive \$20,000.00 in SRRP funding, 426 South 8th Street receive \$30,000.00 in SRRP funding, 615 Ohio Street receive \$20,000.00 in SRRP funding, for the renovations/new construction for a total of 10 apartment rental units and 5 single-family homes.

The approval is subject to the terms and conditions of the Small Rental Rehab Program and to the Mayor being authorized to execute the appropriate documents and contracts in connection with this action.

[Signature page follows]

PASSED and APPROVED this ____ day of April, 2022.

SIGNED:

Michael A. Troup, Mayor

ATTEST:

Laura Oakman, City Clerk



**OFFICE OF THE COMPTROLLER
CITY OF QUINCY
SHERI L. RAY, COMPTROLLER**

**CITY HALL SUITE 207
730 MAINE STREET
QUINCY, ILLINOIS 62301-4056**

**TELEPHONE
(217) 228-4517
FAX (217) 222-2132**

MEMORANDUM

TO: Mayor and City Council
FROM: Sheri Ray
DATE: April 8, 2022
SUBJECT: Budget Ordinance

I have submitted the attached Budget Ordinance to the City Clerk for placement on the agenda for the first reading on April 11, 2022.

We will plan to have Budget Hearings before the City Council Meeting on April 11, April 18, and April 25th. Each budget hearing will have an agenda, but as always, if there is a topic you feel needs more discussion, please let us know so we can plan ahead.

If you have any questions, please feel free to contact me.

CC: Lonnie Dun, Corporation Counsel
City Clerk Laura Oakman
DOAS, Jeff Mays

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING THE ANNUAL OPERATING
BUDGET FOR THE CITY OF QUINCY, ILLINOIS,
FOR THE FISCAL YEAR ENDING APRIL 30, 2023**

WHEREAS, the City of Quincy, Illinois, is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and,

WHEREAS, pursuant to Article VII, Section 6 (a) of the Illinois Constitution, 1970, the City of Quincy may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; and,

WHEREAS, pursuant to its home rule authority and pursuant to statutory authorization, the City of Quincy has adopted, pursuant to Chapter 43 of the Quincy Municipal Code, a modified budget system, as provided in the Illinois Municipal Code (65 ILCS 5/8-2-9.1 et. seq.) in lieu of the appropriation ordinance system; and,

WHEREAS, the City Council of the City of Quincy, Illinois has heretofore appointed the City Comptroller, to serve as budget officer of the City of Quincy, Illinois; and,

WHEREAS, the Budget Officer, has prepared and submitted to the City Council for its consideration, a proposed budget for the fiscal year beginning May 1, 2022 and ending April 30, 2023, for the City of Quincy, Illinois; and,

WHEREAS, the proposed tentative budget was distributed and made available for public inspection at least twenty-one (21) days prior to its adoption, as required by ordinance.

WHEREAS, the City Council has considered said budget and has scheduled, published notice and conducted hearings thereon as required and has determined that said budget should be adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF QUINCY, ILLINOIS, AS FOLLOWS:

SECTION 1. That the attached budget, prepared by the budget officer of the City of Quincy, hereby made a part of this Ordinance as Exhibit "A", be and is hereby adopted and established by the City Council of the City of Quincy, Illinois, as the annual operating budget for the City of Quincy, Illinois, for the fiscal year beginning May 1, 2022 and ending April 30, 2023.

SECTION 2. That the City Clerk be and is hereby directed and authorized to file a certified copy of this approving ordinance and the attached budget document with the County Clerk for Adams County, Illinois, within thirty (30) days after adopting of this Ordinance.

SECTION 3. That the Budget Officer is hereby directed and authorized to file along with the certified copy of this Ordinance, an estimate of revenues by source anticipated to be received by the City of Quincy during the 2022-2023 fiscal year covered by the approved budget.

SECTION 4. That all ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

SECTION 5. That repeal of any ordinance shall not affect any rights accrued or liability incurred under said repealed ordinance to the effective date hereof. The provisions of this Ordinance, insofar as they are the same or substantially the same as those of any prior ordinance, shall be construed as a continuation of said prior ordinance.

SECTION 6. That it is the intention of the City Council of the City of Quincy that this Ordinance and every provision thereof shall be considered separable, and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 7. That this Ordinance shall be in full force and effect from and after its passage, approval, recording and publication in pamphlet form in accordance with law.

ADOPTED:

City Clerk

APPROVED:

Mayor

Officially published in pamphlet form this day of 2022.

THE CITY COUNCIL

OFFICIAL PROCEEDINGS

REGULAR MEETING

Quincy, Illinois, April 4, 2022

The regular meeting of the City Council was held this day at 7:00 p.m. with Mayor Michael A. Troup presiding.

The following members were physically present:

Ald. Fletcher, Entrup, Bergman, Bauer, Mays, Freiburg, Farha, Sassen, Rein, Mast, Reis, Awerkamp, Uzelac, Holtschlag. 14.

The minutes of the regular meeting of the City Council held March 28, 2022, were approved as printed on a motion of Ald. Bergman. Motion carried.

Legal Counsel: Corporation Counsel, Lonnie Dunn.

PUBLIC FORUM

Lindsey Lane spoke to the council concerning the #StandWithCammy group having an action event this coming Thursday, 04/07/2022, from 11:30 a.m. - 1:00 p.m. at Washington Park. She encouraged the Mayor and council to attend.

The City Clerk presented and read the following:

PETITIONS

By YMCA of West Central Illinois requesting permission to conduct a raffle and have the bond requirement waived from now through November 24, 2022. The City Clerk recommends approval of the permit.

Ald. Holtschlag moved the prayer of the petition be granted. Motion carried.

A Special Event Application from the Quincy Grand Prix of Karting, Inc., requesting permission to hold the Quincy Grand Prix Kart Races on Saturday, June 11th and Sunday, June 12th in South Park. Applicant requests the closure of South 12th St., Harrison St. to Cherry Lane from 7:00 a.m. through 7:00 p.m. on June 11th and June 12th and the City provide barricades. They request "No Parking" signs be placed on S. 14th St., Jackson to Harrison St. (both sides); south side of Jackson St., S. 14th St. to the east entrance of QND; Elmwood Dr., East, Elmwood Dr. West, and Elmwood Dr. North (inside lanes around the horseshoe); south and west sides of South Park Terrace from 7:00 a.m. through 7:00 p.m. on June 11th and June 12th. They request permission to erect one 40x80 tent in the park for the event pending an inspection by the Quincy Fire Department once the tent is in place and prior to the start of the event. The Quincy Police Department has approved a Live Entertainment/Public Gathering license for the event. The Department of Utilities and Engineering recommends approval of the application.

Ald. Reis moved the prayer of the petition be granted and the proper authorities notified. Motion carried.

A Special Event Application from the Optimist Club of Quincy requesting permission to hold the Soap Box Derby on Friday, June 17th and Saturday, June 18th. Applicant requests the closure of N. 18th St., Seminary Rd. to Kochs Lane; Hollister-Whitney Parkway, North 18th St. to North 24th St.; West Schneidman Dr., Quintron Way to Hollister-Whitney Parkway from 7:00 a.m. on June 17th through 7:00 p.m. June 18th, and that the City provides barricades. They request "No Parking" signs be placed on N. 18th Street, Kochs Lane. to Seminary Rd. on the afternoon of Thursday, June 16th. They have applied for a Live Entertainment/Public Gathering license. Approval is recommended by the Department of Utilities & Engineering.

Ald. Entrup moved the prayer of the petition be granted and the proper authorities notified. Motion carried.

MONTHLY REPORTS

The monthly reports of the City Clerk, the City Treasurer and the City Comptroller for the month of March 2022 were ordered received and filed on a motion of Ald. Farha. Motion carried.

MAYOR'S APPOINTMENTS

By Mayor Michael A. Troup making the appointment of Debra Carstens to the Quincy Metropolitan Exposition Auditorium & Office Building Authority Board (QMEAOPA) for a three-year term ending April 30, 2025, appointment of Andrew Jones to the Plan Commission to serve as the 1.5 mile representative on this commission for an initial one-year term expiring April 30, 2023, and the re-appointments of Mark Philpot, Cecil Weathers, and Dennis Williams to the Human

Rights Commission each for a three-year term ending April 30, 2025.

Ald. Reis moved the appointments be confirmed. Motion carried.

PROCLAMATIONS

By Mayor Michael A. Troup proclaiming April as “Child Abuse Prevention Month,” April 3rd - 9th as “Library Week,” and April 9th as “Barbara Rowell Day.”

Ald. Reis moved the proclamations be received and filed. Motion carried.

RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A REDEVELOPMENT AND SALES TAX REBATE AGREEMENT WITH QUINCY DEVELOPMENT PARTNERS, LLC, PERTAINING TO THE REDEVELOPMENT OF VACANT RETAIL ANCHOR LOCATED AT 3701 BROADWAY

WHEREAS, the City of Quincy passed a Resolution on February 22, 2022, which was executed by the Mayor on February 23, 2022, to enter into a Redevelopment and Sales Tax Rebate Agreement (the “Agreement”) with Quincy Development Partners, LLC, a Delaware Limited Liability Company (hereafter known as the “Developer”); and

WHEREAS, the Developer has asked the City to agree to modify the language previously approved by the Council and Mayor in the Agreement, in order to entice the Big Box Retailer to enter into a lease agreement; and

WHEREAS, the redevelopment of the property requires a lease being entered into between the Developer and a Big Box Retailer.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Quincy, Adams County, Illinois, that:

Section 1. The findings and recitations set forth above are hereby adopted as part of this Resolution;

Section 2. The Mayor and the City Clerk of the City of Quincy are hereby authorized to execute and attest, respectively, the “Redevelopment and Sales Tax Rebate Agreement dated April 4, 2022,” a copy of which is attached hereto and incorporated herein by reference as “Resolution Exhibit No. 1”;

Section 3. This Resolution is in addition to all other Resolutions on the subject and shall be construed therewith, excepting as to that part in direct conflict with any other Resolution, and in the event of such conflict, the provisions hereof shall govern;

Section 4. The City Clerk is hereby directed to publish this Resolution in pamphlet form and thereafter maintain at least three (3) copies of the same available for public inspection in the City Clerk’s Office;

Section 5. This Resolution shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

Passed and approved this 5th day of April, 2022.

Ayes: 14 Nays: 0 Absent: 0

City of Quincy, an Illinois Municipal Corporation

By: Michael A. Troup, Its Mayor

ATTEST:

Laura Oakman, Its City Clerk

Ald. Farha moved for the adoption of the resolution, along with Exhibit #1, seconded by Ald. Sassen, and on the roll call each of the 14 Aldermen voted yea. Motion carried.

RESOLUTION

WHEREAS, the City of Quincy requested Life Insurance RFPs to provide proposals for their city-paid life insurance policy for retirees and active employees; and,

WHEREAS, the Life Ins. RFP for Standard Life Ins. Co. (Basic Plan 3) through Cason, Huff, & Schlueter, Inc. provided the best quote; and,

WHEREAS, the same coverage amounts will remain in effect along with no age reduction for either employee classification; and,

WHEREAS, this proposal has a set rate for 3 years and will be based on the coverage amount of the employee classification; and,

WHEREAS, the estimated annual cost is \$32,532.00 per year.

NOW THEREFORE BE IT RESOLVED, that the HR Manager recommends Council approval of a 3-year contract for life insurance with Standard Life Ins. Co. (Basic Plan 3) through Cason, Huff, & Schlueter, Inc.

Carrie Potter

HR Manager

Ald. Holtschlag moved for the adoption of the resolution, seconded by Ald. Uzelac, and on the roll call each of the 14 Aldermen voted yea. Motion carried.

ORDINANCE

Second presentation of an Ordinance entitled: An Ordinance Establishing A PACE Area And Establishing A PACE Program To Finance Or Refinance The Acquisition, Construction, Installation, Or Modification Of Energy Projects; And Other Matters Related Thereto. (Entering into a Property Assessed Clean Energy (PACE) assessment contract with Sunset Home.)

Ald. Farha moved the requirements of Section 32.31 of the City Code of the City of Quincy be waived and the ordinance adopted, seconded by Ald. Sassen, and on the roll call each of the 14 Aldermen voted yea.

The Chair, Mayor Michael A. Troup, declared the motion carried and the ordinance adopted.

REPORT OF FINANCE COMMITTEE

Quincy, Illinois, April 4, 2022

	Transfers	Expenditures	Payroll
City Hall.....		8,427.71	33,236.47
Planning & Dev	11,000.00		
9-1-1.....	32,000.00		
Building Maintenance.....		48,195.79	
Comptroller.....		0.00	11,264.94
Legal Department		1,212.50	8,905.92
Commissions.....		0.00	634.60
IT Department.....		0.00	8,948.04
Police Department.....		4,167.32	236,199.39
Fire Department		25,896.73	195,342.66
Public Works.....		141,074.74	41,768.59
Engineering.....		1,497.88	20,402.79
Tax Distribution/Subsidies		154,763.99	
GENERAL FUND SUBTOTAL	43,000.00	385,236.66	556,703.40
Planning and Devel.....		356.79	21,783.49
911 System.....		264.00	39,070.14
911 Surcharge Fund.....		3,298.52	
Econ Dev Growth Fund.....		8,467.01	
Police Donations Fund.....		2,781.95	
Federal Forfeiture Fund		499.00	
Police DUI Fund.....		972.39	
Transit Fund.....		407.35	72,737.68
Bridge Lighting Fund		132.16	
Capital Projects Fund.....		62,144.79	
Special Capital Funds		85.51	
Water EPA 2019 Proj Fund.....		163,528.11	
Water Fund		182,422.17	81,017.16
Sewer Fund		42,921.15	18,075.87
Quincy Regional Airport Fund.....		36,073.95	11,393.95
Municipal Dock		57.21	
Garbage Fund.....		0.00	10,774.81
Recycle Fund		0.00	8,706.92
Central Garage		5,550.00	22,282.11
Vehicle Replacement Fund.....		93,611.78	
Self Insurance		9,069.91	4,365.04
Health Insurance Fund.....		352,586.40	
Sister City Commission Fund.....		387.50	
BANK 01 TOTALS	43,000.00	1,350,854.31	846,910.57
ALL FUNDS TOTALS	43,000.00	1,350,854.31	8 46,910.57

Michael Farha
 Jack Holtschlag
 Anthony E. Sassen
 Mike Rein
 Richie Reis
Finance Committee

Ald. Farha, seconded by Ald. Sassen, moved the reports be received and vouchers be issued for the various amounts and on a roll call each of the 14 Aldermen voted yea. Motion carried.

MOTIONS

Ald. Entrup moved to allow a dumpster on city right-of-way at 1518 N. 6th starting tomorrow for 2 weeks. Motion carried.

Ald. Bauer moved to refer to the Traffic Commission, parking at 2nd Street, Oak to College. Motion carried.

Ald. Holtschlag moved the City Council adjourn and sit in Executive Session on Open Meetings Act 5 ILCS 120/2 (c) (2) Collective Bargaining Negotiations, seconded by Ald. Uzelac, and on a roll call each of the 14 Aldermen voted yea. Motion carried.

CITY COUNCIL RECONVENED

After sitting in Executive Session on the matter of Open Meetings Act 5 ILCS 120/2 (c) (2) Collective Bargaining Negotiations, Ald. Farha moved the City Council reconvene and sit in regular session at 7:58 p.m. Motion carried.

The City Council adjourned at 7:58 p.m. on a motion of Ald. Holtschlag. Motion carried.

LAURA OAKMAN
City Clerk



**MEETING OF THE FIRE & POLICE COMMISSION
SPECIAL MEETING NOTICE**

Saturday, April 9, 2022
3:15 PM

A meeting of the Board of Fire and Police Commission will be held Saturday, April 9, 2022, in the Caucus Room in City Hall (730 Maine St, Quincy, IL 62301) at 3:15 p.m.

Agenda

1. Call Meeting to Order/Roll Call
2. Public Comment (3 minutes)
3. Correspondence
4. Approve Minutes of Last Meeting
5. Old Business –
 - a. Follow up on any police chief search logistics (city tour, luncheon, community forum and interview itineraries)
6. New Business –
 - a. Review results of Illinois Association of Chiefs of Police assessment of finalists. (EXECUTIVE SESSION: Regarding Personnel Matters, pursuant to the Open Meetings Act of 5 ILCS 120/2(c)(1).)
 - b. Review draft Commission interview questions (EXECUTIVE SESSION: Regarding Personnel Matters, pursuant to the Open Meetings Act of 5 ILCS 120/2(c)(1).)
 - c. Determine interview schedule for stakeholder and commission interviews on April 29.
7. Adjournment

Respectfully submitted,

Alyssa Ramsey
Commission Secretary



OFFICE OF THE COMPTROLLER
CITY OF QUINCY
SHERI L. RAY, COMPTROLLER

CITY HALL SUITE 207
730 MAINE STREET
QUINCY, ILLINOIS 62301-4056

TELEPHONE
(217) 228-4517
FAX (217) 222-2132

BUDGET REVIEW MEETING

MONDAY, APRIL 11, 2022

5:30 P.M.

CITY HALL – COUNCIL CHAMBERS

AGENDA:

- 1) Budget Document Overview**
- 2) General Fund Revenues/Expense overview**
- 3) Subsidy Transfers**
- 4) Police**
- 5) Fire**
- 6) Public Works/Central Services**
- 7) Other business**
- 8) Public Comment**

CC: Mayor Mike Troup
Lonnie Dunn, Corporation Counsel
City Clerk, Laura Oakman
DOAS, Jeff Mays



CITY OF QUINCY

Comptroller's Office

Sheri L. Ray
Comptroller

CITY HALL – 730 MAINE STREET
Quincy, Illinois 62301-4056
217-228-4517

FINANCE COMMITTEE MEETING

MONDAY April 11, 2022

6:45 pm

City Hall Caucus Room

AGENDA:

- 1) Approval of Previous Meeting Minutes from April 4, 2022
- 2) Mid Town Business District – Cullinan Funding Request
- 3) Other Business
- 4) Public Comment

Distribution:

Finance Committee Members
Mayor Mike Troup
Dir of Admin Services, Jeff Mays
Treasurer, Linda Moore
Corporation Counsel, Lonnie Dunn
Chuck Bevelheimer, Planning & Development

**Finance Committee Minutes
City Hall Caucus Room
April 4, 2022**

Members present: Chairman Farha, Alderman Sassen, Holtschlag, Rein, Reis


Others present: Sheri Ray, Lonnie Dunn, Mayor Troup, Jeff Mays, Chuck Bevelheimer, Mary Ann Ervin, Kyle Moore-GREDF, and Aldermen Fletcher, Bergman, and Bauer

Media: Whig, WTAD, WGEM

Meeting called to order at 6:25 p.m.

- 1) Previous Meeting Minutes. The minutes from the March 28, 2022 finance committee were approved on a motion/second by Rein/Reis. All in favor, motion carried.
- 2) Hotel Development Program. Chuck presented information regarding the need for 1,200 hotel rooms to attract events to our community. Currently, only 800 rooms are available in Quincy. The Food/Beverage Tax would be used to fund incentives as described in the Hotel Development Program (HDP). The City incentive would require new construction in the hospitality corridor. The city funding would be limited to \$500,000 with a leveraging ratio of private to public funding of 80%-20%. Discussion followed. Alderman Holtschlag made a motion to send to Council, Sassen seconded the motion. All in favor, motion carried.
- 3) Q-WRAP Resolution. Kyle Moore from GREDF stated that 62 qualified applicants have applied for the Quincy Workforce Relocation Assistance program. The Mayor stated that all sectors of Quincy employers have utilized the funding. Discussion followed. Alderman Holtschlag made a motion to recommend to City Council, second by Rein. All in favor, motion carried.
- 4) Janitorial Supplies. Mary Ann Ervin provided the information for the janitorial bids for a one-year contract. The current provider, Area Distributors was the only bidder. Alderman Sassen/Reis made the motion/second to recommend to City Council. All in favor, motion carried.
- 5) No new business.
- 6) No public comment.

Meeting adjourned at 6:55 p.m.


Sheri Ray, Comptroller

CITY OF QUINCY

DEPARTMENT OF PLANNING & DEVELOPMENT

706 Maine Street | Third Floor | Quincy, IL 62301

Office: 217-228-4515 | Fax: 217-221-2288



MEMORANDUM

TO: Mayor Troup and Finance Committee

FROM: Chuck Bevelheimer

DATE: April 7th, 2022

SUBJECT: Resolution Authorizing Mid Town Business District Redevelopment Agreement with Cullinan Properties

Cullinan Properties requests \$100,000 from the Mid Town Business District Fund to pay for a very large and unexpected expense associated with the roof of the former Bergner's building, which is now the QMG Surgery Center. Attached is letter from Bryce Barnes with Cullinan Properties requesting \$300,000 in Mid Town Business District funding. The City's Mid Town BD Fund (Fund 214) has \$103,000 available to support businesses in the Mid Town BD. I have explained to Cullinan the current financial capacity of the city's Mid Town BD fund and Cullinan, in turn, has reduced its request.

This roof replacement is an eligible expense under the Business District statutes. Staff had hoped the Mid Town BD funding would be used to make improvements to leasable space so it was more competitive for retail tenants, not for maintenance projects. However, based on Cullinan's investment to renovate the former big box store for QMG, the \$1-million roof replacement cost estimate and the potential of Cullinan to bring jobs, investment, and new tenants to the Town Center, participation from the Mid Town BD fund would be appropriate.

Attached is a resolution authorizing the City to enter into a Mid Town Business District Redevelopment Agreement with Cullinan Properties for the roof replacement project.

Chuck/memo/2022 memos/Cullinan Mid Town BD funding 4-7-22



TO: Chuck Bevelheimer, Director of Planning and Development
FROM: Bryce Barnes, Cullinan Properties
DATE: March 14th, 2022
RE: Quincy Town Center Roof Failure

Chuck:

We have been having significant roof leak issues for the last year at Quincy Town Center. The situation is most problematic over the new Quincy Medical Group surgery center. Prior to undertaking the large investment to open the surgery center, Cullinan had third party roofing contractors review the roof and determine it still had significant life left to where a replacement during the construction of the surgery center was unwarranted. Unfortunately, since that time the roof has been beset with issues which has created regular problems for the property with every snow or rain event. We have been continuously making repairs and our tenant has directly contracted when necessary with roofers to mitigate downtime with quick responses, however this situation is untenable.

An unbudgeted investment in the roof of close to \$1 million dollars is needed to fully alleviate this unexpected problem. Making this investment will end the interruptions currently resulting from the failing roof. We would like to begin the project in the 2nd quarter.

Quincy Town Center is seeking assistance to help cover this unexpected cost and we are requesting the Business Development District help with these investments in the property. We are asking that the BDD help cover 1/3 of the cost to repair the roof with a limit of \$300,000. This investment in the town center will help strengthen the property and allow us to focus our efforts on proactive tenant attraction and retention. The \$700,000 of cash we are expecting to invest in the property after this contribution is a substantial addition to our ongoing investment in Quincy and we remain proud and committed owners of the property.

We will defer to the City on how you would like to memorialize such an agreement as we were unable to locate any documents from other municipalities on their process and forms for disbursing BDD funds. We would be happy to direct our attorneys to draft a simple agreement if you wish. We would like to proceed quickly so that we can sign up a roofing contractor and begin the work in the 2nd quarter.

We appreciate the City's ongoing partnership and commitment to the property. Establishing the BDD recently was very important for the long-term viability of the property and we are fortunate to have it in place so that it can help with large, unexpected costs such as this. We are available to answer any questions and appreciate the consideration.

Thank you,

Bryce Barnes
Vice President, Development & Healthcare Division
Cullinan Properties, Ltd.

**RESOLUTION AUTHORIZING THE CITY TO ENTER INTO MID-TOWN BUSINESS DISTRICT
REDEVELOPMENT AGREEMENT WITH QUINCY-CULLINAN, LLC
(THE QUINCY TOWN CENTER ROOF PROJECT)**

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-11-20 *et seq.*, as amended, the City of Quincy, an Illinois Municipality, (the "City") has the authority to provide incentives to developers to promote the development or redevelopment of land; and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5, a municipality may appropriate and expend funds for economic development purposes, including, without limitation for commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the community; and

WHEREAS, pursuant to the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1 *et. seq.* and the "Act"), the City has the authority to establish a Business Development District wherein it may impose a tax, the revenues from which, may be used to pay certain Business District Project Costs including financing costs; and

WHEREAS, on March 29, 2021, the City adopted a Business District under the Business District Development and Redevelopment Act known as Mid-Town Business District (the "Business District" or "MBD") and imposed a One Percent (1%) Business District Retailers' Occupation Tax, a One Percent (1%) Business District Service Occupation Tax, and a One Percent (1%) Business District Hotel Operators' Occupation Tax therein; and

WHEREAS, included in the MBD Redevelopment Project Area is property currently owned by the Developer and known as Quincy Town Center (f/k/a Quincy Mall) (the "Property"); and

WHEREAS, the Developer's proposed Project is consistent with the Mid-Town Business District Redevelopment Plan and Projects for the Redevelopment Project Area and further conforms to the land uses of the City as adopted, and the Developer requested that incentives for the development be provided by the City and that such incentives include the reimbursement of funds payable solely from the MBD Special Tax Allocation Fund; and

WHEREAS, the City has determined that the Redevelopment Agreement attached hereto as **Exhibit "A"** (the "Agreement") is in the best interest of the citizens of the City of Quincy.

THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF QUINCY, AN ILLINOIS MUNICIPALITY, THAT:

1. The Redevelopment Agreement hereto attached as **Exhibit "A"** by and between the City of Quincy, Adams County, Illinois (the "City") and Quincy-Cullinan, LLC, an Illinois limited liability company (the "Developer") is hereby approved.
2. The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Redevelopment Agreement and the City Clerk of the City of Quincy is hereby authorized and directed to attest such execution.
3. The Redevelopment Agreement shall be effective the date of its approval on the _____ day of _____, 2022.
4. This Resolution shall be in full force and effect from and after its passage and

approval as required by law.

ADOPTED:

CITY CLERK

APPROVED:

MAYOR

Published in pamphlet form this _____ day of _____, 2022.

Attachments:

Exhibit A: MBD Redevelopment Agreement by and between the City of Quincy and Quincy-Cullinan, LLC (Quincy Town Center Roof Project)

Chuck/resolution/2022 resolution/ Mid Town BD authorizing Resolution Redevelopment Agreement Qcy Town Center 4-7-22

EXHIBIT A

**MID-TOWN BUSINESS DISTRICT (MBD)
REDEVELOPMENT AGREEMENT**

**by and between
CITY OF QUINCY**

**And
QUINCY-CULLINAN, LLC
(THE QUINCY TOWN CENTER ROOF PROJECT)**

THIS MBD REDEVELOPMENT AGREEMENT (including *Exhibits*, the "Agreement") is entered into this ____ day of _____, 2022, by the **City of Quincy**, an Illinois Municipal Corporation, Adams County, Illinois, (the "City"), and **Quincy-Cullinan, LLC**, an Illinois limited liability company (the "Developer").

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety, and welfare of the City and its citizens and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5, a municipality may appropriate and expend funds for economic development purposes, including without limitation for commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, pursuant to the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1 *et. seq.* and the "Act"), the City has the authority to establish a Business Development District wherein it may impose a tax, the revenues from which, may be used to pay certain Business District Project Costs including financing costs; and

WHEREAS, on March 29, 2021, the City adopted a Business Development District under the Business District Development and Redevelopment Act known as Mid-Town Business District (the "Business District" or "MBD") and imposed a One Percent (1%) Business District Retailers' Occupation Tax, a One Percent (1%) Business District Service Occupation Tax, and a One Percent (1%) Business District Hotel Operators' Occupation Tax therein; and

WHEREAS, included in the MBD Redevelopment Project Area is property currently owned by the Developer and known as Quincy Town Center (f/k/a Quincy Mall) (the "Property"); and

WHEREAS, the Developer agrees to proceed promptly with plans to complete roof repairs and/or replacement to a portion of the Property leased to Quincy Medical Group (the "Project"), all based upon incentives made available by the City; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax base, municipal sales tax revenues, including BDD tax, which increased tax revenue will be used, in part, to finance incentives to assist this Developer's

Project; and

WHEREAS, the Developer's Project shall be consistent with the City's land use for the Property and remain in compliance with local zoning requirements; and

WHEREAS, the Developer's Project shall remain in compliance with the BDD Act and shall, as a condition of such funding, fully comply with all of the requirements of the Illinois Prevailing Wage Act (820 ILCS 130/0.01, *et. seq.*) for all work undertaken as part of such Project, and that all contractors performing any work undertaken as part of such Project to provide evidence of participation in an apprentice and training program approved by and registered with the United States Department of Labor Office of Apprenticeship and Training (or a reasonably equivalent program) applicable to the work to be performed on the Project; and

WHEREAS, the City has the authority under the Act to incur Redevelopment Project Costs ("Eligible Project Costs") and to reimburse Developer for such costs; and

WHEREAS, the Developer has requested that incentives for the Project be provided by the City from the Mid-Town Business Tax Allocation Fund of the City and that such incentives include the reimbursement of BDD Eligible Project Costs; and

WHEREAS, the City has determined that this Project requires the incentives requested and that said Project will, as a part of the MBD Redevelopment Plan, promote the health, safety and welfare of the City and its citizens by attracting private investment to develop underutilized property, and to provide employment for its citizens and generally to enhance the economy of the City; and

WHEREAS, the City and the Developer (the "Parties") have agreed that the City shall reimburse the Developer for a portion of its BDD Eligible Project Costs (as set forth in ***Exhibit "1"*** attached hereto) in the amount of **One Hundred Thousand Dollars (\$100,000.00)** to be paid from the Mid-Town Business Tax Allocation Fund as specified below in *Section C, Incentives*; and

WHEREAS, in no event shall cumulative maximum reimbursements for the Developer's BDD Eligible Project Costs under this Agreement exceed **\$100,000.00**; and

WHEREAS, the City is entering into this Agreement to induce the Developer to complete the Project; and

WHEREAS, in consideration of the execution of this Agreement and in reliance thereon, the Developer has proceeded with its plans to complete the Project as set forth herein.

(The remainder of this page is intentionally blank.)

AGREEMENTS

NOW, THEREFORE, for good and valuable consideration, the receipt of which is acknowledged, the Parties agree as follows:

A. PRELIMINARY STATEMENTS

1. The Parties agree that the matters set forth in the recitals above are true and correct and form a part of this Agreement, and are to be construed as binding statements of this Agreement.
2. Definitions.
 - a. For the purpose of this Agreement, "**BDD Eligible Costs**" shall mean those costs eligible for reimbursement under the Business District Development and Redevelopment Act and are further described in **Exhibit "1"** attached hereto.
 - b. Any terms which are not defined in this Agreement shall have the same meaning as they do in the Act, unless indicated to the contrary.
3. The Developer shall remain in compliance with all municipal ordinances relating to property development and labor requirements, property condition, zoning, subdivision and building codes. Failure to cure the violation of any such ordinance within thirty (30) days upon being provided written notice of the same by the City shall be cause for the City to declare the Developer in Default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 30-day period and continues to diligently prosecute the same to completion.
4. The Developer shall complete the Project on or before the date that is eighteen (18) months from the date this Agreement is approved by the City, subject to extension due to Force Majeure (defined below). The Project will be deemed complete when the Developer has completed the roof repair/replacement on the Property and certified such to the City.
5. Each of the Parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.

B. ADOPTION OF BDD FINANCING

The City created "**MID-TOWN BUSINESS DISTRICT**" which includes the Developer's Property. The City has approved certain Redevelopment Project Costs, including the types described in **Exhibit "1"** for the Developer's Project.

C. INCENTIVES

In consideration for the Developer completing its Project, the City agrees to extend to the Developer the following incentives to assist the Developer's Project:

1. The City shall reimburse the Developer for its BDD Eligible Costs incurred with respect to the Project in the amount of One Hundred Thousand Dollars (\$100,000.00) from the Mid-Town Business Tax Allocation Fund, upon completion of the Project and verification of the Developer's BDD Eligible Costs pursuant to Section E below.

D. LIMITATION OF INCENTIVES TO DEVELOPER

In no event, shall the maximum cumulative reimbursements for the Developer's BDD Eligible Project Costs pursuant to *Section C(1)* above exceed **\$100,000.00** as set forth herein.

E. PAYMENT OF ELIGIBLE PROJECT COSTS

1. Payment to the Developer for BDD Eligible Project Costs as set forth by the Act shall be made by a Requisition for Payment of Private Development Redevelopment Costs ("Requisition") (attached hereto as ***Exhibit "2"***) submitted upon project completion to the City's Director of Planning and Development (the "Administrator") and subject to his approval of the costs and availability of funds in the Special Account.
2. The Requisition must be accompanied by verified bills or statements of suppliers, contractors, or professionals together with cancelled checks, mechanic's lien waivers (whether partial or full), or an invoice marked paid from each of the parties entitled to a payment that is the subject of the Requisition as required by the City.
3. The Administrator shall approve or disapprove of the Requisition by written receipt to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If the Requisition is disapproved by the Administrator, the reasons for disallowance will be set forth in writing and the Developer may resubmit the Requisition with such additional information as may be required and the same procedures set forth herein shall apply to such re-submittals.
4. All BDD Eligible Project Costs approved shall then be paid by the City pursuant to the terms set forth in *Section C* above.
5. The Parties acknowledge that the determination of BDD Eligible Project Costs, and, therefore, qualification for reimbursement hereunder are subject to changes or interpretation made by amendments to the Act, administrative rules or judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions, but will reasonably assist the Developer in every respect to obtain approval of Eligible Project Costs.
6. The Developer may submit for prior approval by the City as BDD Eligible Project Costs under the Act estimates of costs before they are incurred subject to later confirmation by actual bills

F. LIMITED OBLIGATION

The City's obligation hereunder to pay the Developer for Eligible Project Costs is a limited obligation to be paid solely from the Mid-Town Business Tax Allocation Fund. Said obligation

does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision, and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against the City's general credit or taxing power.

G. LIMITED LIABILITY OF CITY TO OTHERS FOR DEVELOPER'S EXPENSES

There shall be no obligation by the City to make any payments to any person other than the Developer, nor shall the City be obligated to make direct payments to any other contractor, subcontractor, mechanic or materialman providing services or materials to the Developer for the Project. This Agreement shall not create any third-party rights and the Developer shall indemnify and hold the City harmless on any claims arising out of the Developer's construction activities.

H. COOPERATION OF THE PARTIES

The City and the Developer agree to cooperate fully with each other when requested to do so concerning the development of the Developer's Project. This includes without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, or subsidy which may be available as the result of the Developer's or City's activities.

I. DEFAULT; CURE; REMEDIES

In the event of a default under this Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other party (the "Non-defaulting Party") shall have an action for damages, or in the event damages would not fairly compensate the Non-defaulting Party's for the Defaulting Party's breach of this Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform under this Agreement, it shall not be deemed to be in default under this Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any non-monetary covenant as and when it is required to under this Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying the nature of the default, provided, however, with respect to those non-monetary defaults which are not capable of being cured within such thirty (30) day period, it shall not be deemed to be in default if it commences curing within such thirty (30) days period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

J. TIME; FORCE MAJEURE

For this Agreement, time is of the essence. The Developer agrees to complete the Project on or before the date that is eighteen (18) months from the date this Agreement is approved by the City. Failure to do so shall be cause for the City to declare the Developer in default and unilaterally terminate the Agreement. However, the Developer and the City shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if the Developer or City fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure

materials, weather conditions wet soil conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnation, riots, insurrections, war, fuel shortages, accidents, casualties, Acts of God, acts caused directly or indirectly by the City (or the City's agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or the City.

K. ASSIGNMENT

The rights and obligations of the Developer under this Agreement shall not be assignable.

L. WAIVER

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing.

No such waiver shall obligate such party to waive any right of remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided said party pursuant to this Agreement.

M. SEVERABILITY

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

(The remainder of this page is intentionally blank.)

N. NOTICES

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

To Developer:

Quincy-Cullinan, LLC
420 N. Main Street
East Peoria, IL 61611
Ph: (309) 999-1700

To City:

City of Quincy
730 Maine Street
Quincy, IL 62301
Ph: (217) 228-4500

With copy to:

Richard M. Joseph
Miller, Hall & Triggs, LLC
416 Main Street, Suite 1125
Peoria, Illinois 61602
Ph: (309) 671-9600

O. SUCCESSORS IN INTEREST

Subject to the Provisions of *Section "L"* above, this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

P. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED

Neither anything in this Agreement nor any acts of the Parties to this Agreement shall be construed by the Parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such Parties.

Q. INDEMNIFICATION OF CITY

The Developer shall comply with City Ordinances and further indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et. seq.*), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the City for any claim asserted against the City arising from the Developer's Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to the Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of City, including but not limited to the reasonable attorney fees of City.

R. ENTIRE AGREEMENT

The terms and conditions set forth in this Agreement and exhibits attached hereto

supersede all prior oral and written understandings and constitute the entire agreement between the City and the Developer with respect to the subject matter hereof.

S. WARRANTY OF SIGNATORIES

The signatories of Developer warrant full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

T. TERM OF THE AGREEMENT

This Agreement shall expire upon the Developer receiving all of the reimbursements set forth herein. The Agreement shall expire sooner if the Developer files for bankruptcy or otherwise becomes insolvent, the Property becomes the subject of foreclosure proceedings or upon any other default by the Developer of this Agreement.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date.

CITY OF QUINCY, ILLINOIS
an Illinois Municipal Corporation

By: _____
Mayor

ATTEST:

City Clerk

QUINCY-CULLINAN, LLC
An Illinois limited liability company

By: **QC Development, LLC**
An Illinois limited liability company
Its Manager

By: **QCD Manager, LLC**
An Illinois limited liability company
Its Manager

By: **Cullinan Companies L.L.C.**
An Illinois limited liability company
Its Manager

By: _____
Print Name: _____
Its: Manager

ATTACHMENTS:

Exhibit 1. Summary of Estimated BDD Eligible Project Costs

Exhibit 2. Private Project Request Form for Verification of BDD Eligible Project Costs

EXHIBIT 1

SUMMARY OF ESTIMATED BDD ELIGIBLE PROJECT COSTS

“Quincy Town Center Roof Project”

Mid-Town Business District - Quincy, Adams County, Illinois

Project Description: Developer owns the Property and is proceeding with plans to undertake repair or replacement of a roof over a portion of the Property leased to Quincy Medical Group

Estimated BDD Eligible Project Costs:

Building repair/renovation.....	\$1,000,000
Total <i>Estimated</i> BDD Eligible Project Costs¹	\$1,000,000

¹ The Developer’s total reimbursement of BDD Eligible Project Costs under *Section C(1)* of the Agreement shall not exceed **\$100,000.00**.

EXHIBIT 2

CITY OF QUINCY, ILLINOIS
MID-TOWN BUSINESS DISTRICT

PRIVATE PROJECT
REQUEST FORM FOR VERIFICATION OF BDD ELIGIBLE COSTS
By
QUINCY-CULLINAN, LLC
(THE QUINCY TOWN CENTER ROOF PROJECT)

Date _____

Attention: Director of Planning & Development, City of Quincy, Illinois

Re: Mid-Town Business District Redevelopment Agreement, dated _____, 2022
by and between the City of Quincy, Illinois, and Quincy-Cullinan, LLC (the "Developer")

The City of Quincy is hereby requested to disburse funds from the Mid-Town Business Tax Allocation Fund pursuant to the Redevelopment Agreement described above in the following amount(s), to the Developer and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO. _____
2. PAYMENT DUE TO: Quincy-Cullinan, LLC
3. AMOUNTS REQUESTED TO BE DISBURSED:

Description of BDD Eligible Project Cost	Amount
Total	

4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for Redevelopment Project Costs for the Project detailed in **Exhibit "1"** of the Redevelopment Agreement.
5. The undersigned certifies that:
 - (i) the amounts included in (3) above were made or incurred or financed and were

necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect; and

- (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for BDD Eligible Redevelopment Project Costs; and
- (iii) the expenditures for which amounts are requested represent proper Redevelopment Project Costs as identified in the "Limitation of Incentives to Developer" described in Section "D" of the Redevelopment Agreement, have not been included in any previous Request for Reimbursement, have been properly recorded on the Developer's books and are set forth with invoices attached for all sums for which reimbursement is requested, and proof of payment of the invoices; and
- (iv) the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for Redevelopment Project Costs; and
- (v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.

6. Attached to this Request for Reimbursement is **Exhibit "1"** of the Redevelopment Agreement, together with copies of invoices, proof of payment of the invoices, and Mechanic's Lien Waivers relating to all items for which reimbursement is being requested.

QUINCY-CULLINAN, LLC
An Illinois limited liability company

By: **QC Development, LLC**
An Illinois limited liability company
Its Manager

By: **QCD Manager, LLC**
An Illinois limited liability company
Its Manager

By: **Cullinan Companies L.L.C.**
An Illinois limited liability company
Its Manager

By: _____
Print Name: _____
Its: Manager

APPROVED BY CITY OF QUINCY, ILLINOIS

BY: _____

TITLE: _____ DATE: _____

