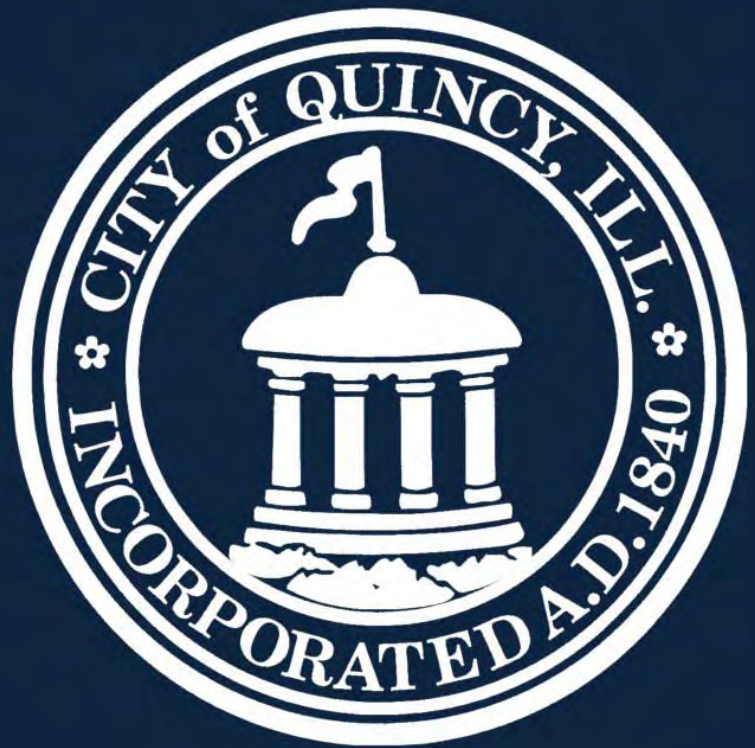


# Council Meeting for April 18, 2022



# CITY COUNCIL AGENDA

April 18, 2022

Final Agenda

7:00 P.M.

**Note: All items presented are subject to final action.**

## PUBLIC FORUM

### PETITIONS

Ward  
3

Special Event Application by St. Dominic's Junefest requesting permission to hold its annual Junefest on Saturday, June 4<sup>th</sup> from 5:00 p.m. to 12:00 a.m. (midnight) at the St. Dominic School grounds located at 4100 Columbus Rd. Applicant requests a Live Entertainment/Public Gathering License for music and the use of loud speakers. Applicant also requests permission to erect one 40x60 tent and a temporary stage for the event. The Department of Planning and Development approves the Temporary Structure Permit pending an inspection of the structures by the Quincy Fire Department once the tent and stage are in place and prior to the start of the event. The Department of Utilities & Engineering recommends approval of the event pending approval of the Live Entertainment/Public Gathering License by the Quincy Police Department.

Ward  
7

Special Event Application from Threshold of Pain, 701 Maine St., requesting permission to hold an American Downtown Classic Car and Art Show on Saturday, May 14<sup>th</sup> from 11:00 a.m. to 10:00 p.m. The closure of the following streets is requested from 8:00 a.m. through 12:00 a.m. (midnight): 7<sup>th</sup> St., Maine to Hampshire St.; and Maine St., 6<sup>th</sup> to 8<sup>th</sup> St. with barricades. Permission to assemble a stage at the intersection of 7th and Maine St. is requested and approval for the assembly of the stage is recommended pending an inspection by the Quincy Fire Department once the stage is in place and prior to the start of the event. Applicant has submitted all required documentation and approval is recommended by the Department of Utilities & Engineering pending the approval of the Live Entertainment/Public Gathering License by the Quincy Police Department.

### SALES TAX

February, 2022 - \$885,587.73

### HOME RULE SALES TAX

February, 2022 - \$803,798.45

### MAYOR'S APPOINTMENT

Beth Young to the Quincy Tree Commission for a three year term ending April 30, 2025

### RESOLUTIONS

The Resolution Authorizing Hotel Development Program (City Council will direct \$500,000 in food and beverage revenue to the Development Program), tabled for one week on a motion by Alderman Bauer.

Utilities and Engineering Director and Central Services Committee recommending approval of the following low bids for purchase of materials required for annual street and sidewalk maintenance: Concrete - R.L. Brink Corp. \$185,807.50 and Patching Material - Diamond Construction Co. \$60,700.00, subject to approval by the IDOT. Funding for the purchase of maintenance materials will be available in the 2022/2023 MFT Fund fiscal year budget.

Utilities and Engineering Director and Quincy Public Library Director recommending approval of the quote from Daikin-TMI, LLC of St. Louis, Missouri in the amount of \$9,150.00 for HVAC diagnostic and evaluation services.

Resolution in support of Tax Increment Financing (TIF).

Resolution Authorizing The City To Enter Into Mid-Town Business District Redevelopment Agreement With Quincy-Cullinan, LLC (The Quincy Town Center Roof Project).

### **Request to Speak**

Written request to speak under suspended rules by Mike Jenkins, Quincy Town Center and Cullinan Property Representative concerning the above resolution.

### **ORDINANCE**

#### **Second 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**



## City of Quincy Department of Utilities & Engineering

To: Mayor and Quincy City Council  
Cc: Laura Oakman, Jeff Mays, Rob Copley, Bernie Vahlkamp  
From: Jeffrey Conte, Director of Utilities & Engineering  
Date: April 18, 2022  
Subject: Special Event Application – St. Dominic’s Picnic

Mayor and City Council Members,

The Department of Utilities and Engineering has received a Special Event Application from the St. Dominic’s Junefest Committee requesting permission to hold its annual Junefest on Saturday, June 4<sup>th</sup> from 5:00 p.m. to 12:00 a.m. (midnight) at the St. Dominic School grounds located at 4100 Columbus Road.

The applicant requests a Live Entertainment/Public Gathering License for music and the use of loud speakers. The applicant also requests permission to erect one 40x60 tent and a temporary stage for the event. The Department of Planning and Development approves the Temporary Structure Permit pending an inspection of the structures by the Quincy Fire Department once the tent and stage are in place and prior to the start of the event.

The Department of Utilities & Engineering recommends approval of the event pending approval of the Live Entertainment/Public Gathering License by the Quincy Police Department.



## City of Quincy Department of Utilities & Engineering

To: Mayor and Quincy City Council  
Cc: Laura Oakman, Jeff Mays, Rob Copley, Kevin McClean, Bernie Vahlkamp  
From: Jeffrey Conte, Director of Utilities & Engineering  
Date: April 18, 2022  
Subject: Special Event Application – American Downtown Car and Art Show

Mayor and City Council Members,

The Department of Utilities and Engineering has received a Special Event Application from Adam Fenton, owner of Threshold of Pain located at 701 Maine Street. The applicant is requesting permission to hold the American Downtown Classic Car and Art Show on Saturday, May 14<sup>th</sup> from 11:00 a.m. to 10:00 p.m. in downtown Quincy.

The applicant requests the closure of the following streets from 8:00 a.m. through 12:00 a.m. (midnight) on the day of the event and that the City provides barricades for the street closures:

- 7<sup>th</sup> Street, Maine to Hampshire Street
- Maine Street, 6<sup>th</sup> to 8<sup>th</sup> Streets

The applicant also requests a Live Entertainment/Public Gathering License for live music. The applicant requests permission to assemble a stage for the live entertainment at the intersection of 7th and Maine Streets. Approval for the assembly of the stage is recommended pending an inspection of the structure by the Quincy Fire Department once the stage is in place and prior to the start of the event.

The applicant has submitted all required documentation and approval is recommended by the Department of Utilities & Engineering pending the approval of the Live Entertainment/Public Gathering License the Quincy Police Department.

# VENDOR WARRANT DETAIL

## QUINCY CITY TREASURER



[RETURN HOME](#)



[VENDOR SUMMARY](#)



[CONTRACT SEARCH](#)



[PAYMENTS SEARCH](#)



[PAYMENTS ISSUED](#)



[PENDING PAYMENTS](#)



[PAYMENTS NOTIFICATIONS](#)

[Return Back](#)

Warrant/EFT#: EF 0013408				
Fiscal Year	2022	Issue Date	04/07/22	
Warrant Total	\$885,587.73	Warrant Status		
Agency	Contract	Invoice	Voucher	Agency Amount
492 - REVENUE		A2132095	2A2132095	\$885,587.73

IOC Accounting Line Details						
Fund	Agency	Organization	Appropriation	Object	Amount	Appropriation Name
0189	492	27	44910055	4491	\$885,587.73	DISTRIBUTE MUNI/CNTY SALES TAX

ST

Payment Voucher Description	
Line	Text
1	IL DEPT. OF REVENUE AUTHORIZED THIS PAYMENT ON 04/06/2022
2	MUNICIPAL 1 % SHARE OF SALES TAX
3	LIAB MO: JAN. 2022 COLL MO: FEB. 2022 VCHR MO: APR. 2022
4	?S PHONE: 217 785-6518 EMAIL: REV.LOCALTAX@ILLINOIS.GOV
61	MUNICIPAL 1 % SHARE OF SALES TAX

[Click here for assistance with this screen.](#)

[EMPLOYMENT](#)

[PRIVACY POLICY](#)

[IDENTITY PROTECTION POLICY](#)

[COMPTROLLER PPB](#)

[INSPECTOR GENERAL](#)

[CONTACT US](#)

© 2022 ILLINOIS COMPTROLLER'S OFFICE ALL RIGHTS RESERVED

IN LOVING MEMORY - JBT

# VENDOR WARRANT DETAIL

## QUINCY CITY TREASURER



[RETURN HOME](#)



[VENDOR SUMMARY](#)



[CONTRACT SEARCH](#)



[PAYMENTS SEARCH](#)



[PAYMENTS ISSUED](#)



[PENDING PAYMENTS](#)



[PAYMENTS NOTIFICATIONS](#)

[Return Back](#)

Warrant/EFT#: EF 0013406				
Fiscal Year	2022	Issue Date	04/07/22	
Warrant Total	\$803,798.45	Warrant Status		
Agency	Contract	Invoice	Voucher	Agency Amount
492 - REVENUE		A2132093	2A2132093	\$803,798.45

HR

IOC Accounting Line Details						
Fund	Agency	Organization	Appropriation	Object	Amount	Appropriation Name
0138	492	27	44910055	4491	\$803,798.45	DISBURSE HOME RULE MUNI SALES

Payment Voucher Description	
Line	Text
1	IL DEPT. OF REVENUE AUTHORIZED THIS PAYMENT ON 04/06/2022
2	MUNICIPAL HOME RULE SALES TAX
3	LIAB MO: JAN. 2022 COLL MO: FEB. 2022 VCHR MO: APR. 2022
4	?S PHONE: 217 785-6518 EMAIL: REV.LOCALTAX@ILLINOIS.GOV
61	MUNICIPAL HOME RULE SALES TAX

[Click here for assistance with this screen.](#)

[EMPLOYMENT](#)

[PRIVACY POLICY](#)

[IDENTITY PROTECTION POLICY](#)

[COMPTROLLER PPB](#)

[INSPECTOR GENERAL](#)

[CONTACT US](#)

© 2022 ILLINOIS COMPTROLLER'S OFFICE ALL RIGHTS RESERVED

IN LOVING MEMORY - JBT

# 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, 4<sup>th</sup> 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/4<sup>th</sup> 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 Utilities & Engineering*

Steven E. Bange, P.E.  
Senior Project Engineer  
City Hall – 730 Maine Street  
Quincy, Illinois 62301-4048  
(217)228-7731

---

## MEMORANDUM

To: City Council & Administration

RE: 4/18/2022 City Council Meeting

---

### **2022-2023 Asphalt & Concrete Material Bids**

Bids were opened for asphalt and concrete materials for the upcoming fiscal year on March 30<sup>th</sup>. Bid tab is attached. Central Service uses this asphalt and concrete for filling potholes, repairing curbs, sidewalks, utility patching, and other maintenance activities.

Only 1 bid for the asphalt and 1 bid for the concrete were submitted.

Diamond Construction submitted a bid of \$60,700.00 for the asphalt. This was 15% below the estimate. Compared to last year, prices are about 25% higher than last year.

R.L. Brink submitted a bid of \$185,807.50 for the concrete. This was 15% below the estimate. Compared to last year, prices are 9% more. Bleigh Ready Mix did not submit a bid because they did not see the advertisement in the Herald-Whig and accidentally deleted the emailed notice.

## RESOLUTION

**WHEREAS**, the City of Quincy annually purchases materials for the maintenance of streets and sidewalks funded by the Motor Fuel Tax (MFT); and,

**WHEREAS**, the Department of Utilities and Engineering requested sealed, competitive bids for the purchase of materials required for annual street and sidewalk maintenance; and,

**WHEREAS**, the following bids were received:

**Concrete**

R.L. Brink Corporation Quincy, Illinois	\$185,807.50
Engineer's Estimate	\$218,275.00

**Patching Material**

Diamond Construction Company Quincy, Illinois	\$ 60,700.00
Engineer's Estimate	\$ 71,400.00

**WHEREAS**, the Director of Utilities and Engineering has reviewed the bids and finds them to be acceptable; and,

**WHEREAS**, funding for the purchase of maintenance materials will be available in the 2022/2023 Motor Fuel Tax Fund fiscal year budget.

**NOW, THEREFORE BE IT RESOLVED**, the Director of Utilities and Engineering and Central Services Committee recommend to the Mayor and Quincy City Council that the low, responsible, and qualified bid for each material, as listed above, be approved subject to approval by the Illinois Department of Transportation.

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

April 18, 2022

## RESOLUTION

**WHEREAS**, the HVAC system at the Quincy Public Library is failing and requires diagnostic testing and evaluation to determine if the system can be repaired or needs replacing; and,

**WHEREAS**, the City has received a proposal from Daikin-TMI, LLC of St. Louis, Missouri in the amount of \$9,150.00 for the HVAC diagnostic and evaluation services; and,

**WHEREAS**, the consulting firm has the expertise and resources required to provide the services needed in a timely manner and qualifies as a sole source provider under Section 2.8 of the City of Quincy's Purchasing Policy Manual that was adopted on October 4, 2021; and,

**WHEREAS**, funding for this service is available in the 2022/2023 fiscal year budget.

**NOW, THEREFORE BE IT RESOLVED**, that the Director of Utilities and Engineering and Quincy Public Library Director recommend to the Mayor and Quincy City Council that normal bidding requirements be waived and the quote from Daikin-TMI, LLC of St. Louis, Missouri in the amount of \$9,150.00 be accepted.

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

April 18, 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 and City Council

FROM: Chuck Bevelheimer

DATE: April 11, 2022

SUBJECT: Support for TIF

The Illinois Municipal League has requested that communities utilizing Tax Increment Financing (TIF) districts pass a resolution of support for the program. The IML would use these resolutions in the future to show the positives of the program when the General Assembly is asked to consider potentially-harmful TIF legislation, such as SB 2298 (Sen. Gillespie, D-Arlington Heights).

If approved, SB 2298 would have granted the TIF joint review board veto-like powers over the creation and extension of a TIF district and would have altered the criteria for determining blight within a proposed redevelopment project area.

The City of Quincy has two TIF Districts (TIF East & TIF West).

TIF District	Year Established	Base EAV	2020 EAV	% Increase
East	2009	\$6,631,251	\$7,960,111	20%
West	1998	\$5,819,544	\$12,542,162	116%

The chart shows Quincy's TIF districts are improving the EAV for all taxing districts.

Again, in order to continue IML's advocacy against negative TIF legislation, the agency is requesting cities adopt the attached resolution in support of TIF and send them to IML so the resolutions can be used in future conversations with legislators.

Any questions, please let me know.

**CITY OF QUINCY COUNCIL RESOLUTION  
IN SUPPORT OF TAX INCREMENT FINANCING**

WHEREAS, the City has the responsibility to promote economic development and revitalization of underperforming areas within the City; and

WHEREAS, the City recognizes that Tax Increment Financing (TIF) is a means to address areas of blight, support development and promote local job creation and retention; and

WHEREAS, TIF incentives directly contribute to the expansion of the local tax base and attracts private development and new businesses to the City; and

WHEREAS, the availability of TIF is a critical mechanism to spur economic development for the City ;

WHEREAS, the Mayor and City Council of Quincy find that the availability of TIF as an economic development tool is essential for the continuing economic vitality of the City.

NOW, THEREFORE, be it resolved by the City Council for the City of Quincy as follows:

Section 1. The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

Section 2. The City urges the Illinois General Assembly and Governor to protect TIF in its current form as a valuable economic development tool without additional restrictions on municipal governments and the communities they serve.

Section 3. The City Clerk shall forward a copy of this Resolution to the Illinois Municipal League.

PASSED THIS \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor Troup

ATTEST:

\_\_\_\_\_  
City Clerk



# TAX INCREMENT FINANCING (TIF)



June 1, 2021

## BACKGROUND

Illinois adopted Tax Increment Financing (TIF) in 1977. A reform to this law was enacted in 1999. Since the first TIF statute was adopted by California in 1952, 49 states have passed legislation authorizing the use of TIF. According to recent data from the Illinois State Comptroller's Office, there are nearly 1,500 TIF districts located throughout more than 500 Illinois municipalities.

## WHAT IS TIF?

TIF is a mechanism for municipalities to spur economic development in specific geographic areas that are blighted and deteriorating. To do this, local taxing bodies create a TIF redevelopment project area, or TIF district, whereby the Equalized Assessed Value (EAV) of the property in the area is set at a base amount. Property taxes collected on properties included in the TIF district at the time of its designation continue to be distributed to the school districts and all other affected taxing districts in the same manner as if the district did not exist. Establishment of a TIF does not reduce property tax revenues available to the overlapping taxing bodies.

A tax increment is the difference between the amount of property tax revenue generated before TIF district designation and the amount of property tax revenue generated after TIF designation. Only property taxes generated by the incremental increase in the EAV of these properties after that time are available for use in the TIF district by a municipality.

## HOW IS A TIF DISTRICT CREATED?

In order to establish a TIF district, a local government must find that development or redevelopment of the area would not occur "but for" the creation and use of TIF. Illinois law specifies a number of requirements that must be satisfied for an area to qualify as a TIF district, beginning with identifying the district and the physical and economic deficiencies that need to be cured. Specifically, state law requires that the proposed area must meet one or more of three conditions:

1. Blighted conditions;
2. Conservation conditions; and,
3. Industrial park conservation conditions.

If one or more of these conditions is identified, municipal officials and a Joint Review Board, made up of representatives from affected local taxing bodies, must review a plan for the redevelopment of the TIF area. A public hearing must be held where residents and other interested parties can express their thoughts on the subject. If the plan for redevelopment is approved by the Joint Review Board, the municipality may adopt the plan by a majority vote of the corporate authorities. If the Joint Review Board rejects the plan for redevelopment, the municipality may proceed but the plan must be approved by a three-fifths vote of the corporate authorities. Finally, the mayor or village president will sign the ordinance into law. No state or federal approval is required for creation.



## HOW DOES TIF WORK AFTER CREATION?

The growth of the EAV of property within the TIF district (the increment) is collected into a special fund for use by the municipality to make additional eligible investments in the TIF project areas. The reinvestment generates additional growth in property value, which results in more revenue growth for reinvestment. Once a redevelopment project is completed and has been paid for, the TIF district may be dissolved and the tax base returned to full use by all eligible taxing bodies.

## HOW LONG DOES A TIF DISTRICT LAST?

Under Illinois law, a TIF district may last for up to a maximum of 23 years. This period can be extended by 12 additional years upon approval by the Illinois General Assembly. In some cases, the General Assembly has extended TIF districts twice, for a total of 47 years. Municipalities seeking extensions must receive approval from the General Assembly, which requires, by rule, letters of support from overlapping units of local government whose boundaries fall within the TIF district.

## OTHER FUNDING SOURCES BESIDES TIF

TIFs are more frequently used now because other development tools, like Industrial Revenue Bonds and Urban Development and Infrastructure Grants, are no longer readily available to local governments.

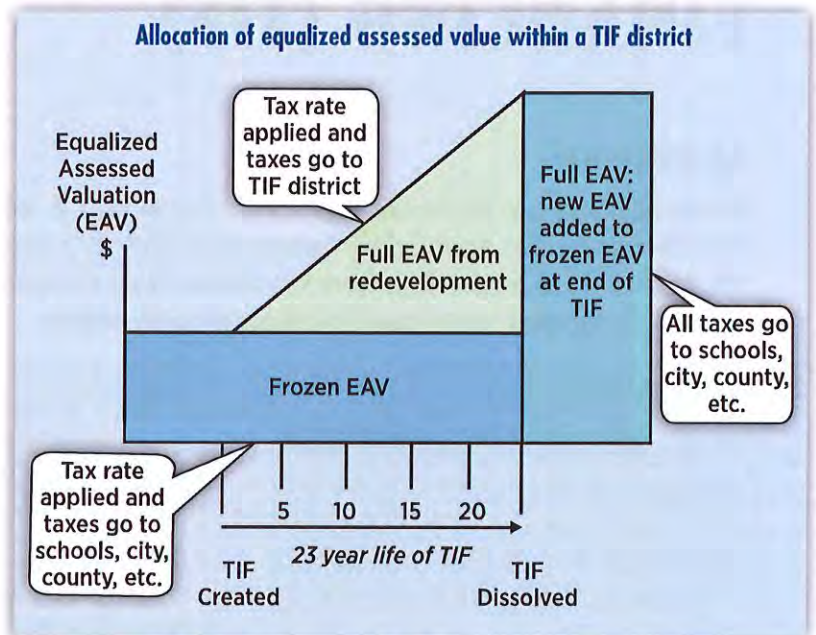
Federal and state aid to local governments has been reduced. At the same time, unfunded federal and state mandates have increased the financial burden on most municipalities. Factor in state imposed property tax caps, and the funding problems facing local governments make it obvious that local governments are left to do more with less.

TIF offers local governments a resource to revitalize their communities by expanding their tax base, offsetting, in part, the federal and state funds that are no longer available to them without imposing increased taxes on the whole community.

## WHAT CAN TIF BE USED FOR?

TIF funds may be used to reimburse eligible “redevelopment projects costs” as defined in the Act.<sup>1</sup> The statute provides a comprehensive list of associated project and reimbursement costs which may include, but are not limited to, the following actions occurring within the TIF district:

- Administration of a TIF redevelopment project;
- Property acquisition, renovation, rehabilitation and demolition;
- Construction of public works or improvements;
- Job training related to the TIF area;
- Financing costs, including interest assistance;
- Studies, surveys and plans;
- Marketing related to sites within the TIF; and,
- Professional services, such as architecture and design services.



Source: The “Final Report of the TIF Reform Task Force,” June 1, 2018.

<sup>1</sup> 65 ILCS 5/11-74.4-3(q).

## **DESIGNATION AND DISTRIBUTION OF SURPLUS FUNDS**

The TIF Act provides that any portion of an annual ending balance of a TIF fund that has not been identified (or is not identified as being required, pledged, earmarked or otherwise designated for payment or securing of obligations or anticipated redevelopment project costs) shall be designated as surplus. (Section 11-74.4-7)

The Act also provides for the distribution of surplus funds annually, within 180 days after the close of a municipality's fiscal year. Surplus funds are paid by the municipal treasurer to the county collector, the Illinois Department of Revenue (IDOR) and to the municipality in direct proportion to the incremental tax revenue received. The county treasurer is then required to make distributions to the respective taxing districts.

## **TIF REPORTING REQUIREMENTS**

The Act currently requires TIF municipalities to submit a report to the Illinois Office of the Comptroller, and all taxing districts overlapping the redevelopment project area, no later than 180 days after the close of each municipal fiscal year detailing information about a TIF district. The report must include, but is not limited to, an analysis of the special tax allocation fund, a statement setting forth all activities undertaken in furtherance of the objectives of a TIF District Redevelopment Plan, a legal opinion that the municipality is in compliance with the TIF Act and any amendments to the redevelopment plan.

On May 28, 2021, the General Assembly passed HB 571 (Rep. Carroll, D-Northbrook/Sen. Gillespie, D-Arlington Heights). This legislation amends the TIF Act and expands mandated reporting requirements to include a comparison between the original projected increment and jobs for the TIF district, the actual amount of increment and jobs created to date, and an update on the stated rate of return for a development and the actual debt service on any notes issued by the municipality. In addition, HB 571 authorizes municipalities to select a consultant to provide an analysis of the projected increment and the actual debt service on any notes issued by the municipality. The Illinois Municipal League (IML) opposed the legislation as an unfunded mandate.

## **IML ADVOCACY**

IML and numerous local elected officials, as well as the General Assembly – shown through its continued actions granting and extending TIF designations – firmly believe in the value of TIF as a mechanism to spur economic development in communities across the state.

While IML will not advocate for proposals that would be harmful to or reduce the effectiveness of TIF, we remain committed to serving as a partner with and all stakeholders in improving and addressing perceived issues with the TIF Act.

**iml.org**



# 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 13<sup>th</sup>, 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. City Finance Committee reviewed the resolution and forwarded it to Council with no recommendation.

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 14<sup>th</sup>, 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 falling roof. We would like to begin the project in the 2<sup>nd</sup> 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 2<sup>nd</sup> 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 (3<sup>rd</sup>) 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
<b>Total <i>Estimated</i> BDD Eligible Project Costs<sup>1</sup> .....</b>	<b>\$1,000,000</b>

---

<sup>1</sup> 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: \_\_\_\_\_

Chuck/Agreements/Midtown Business District Redevelopment Agreement(Quincy Cullinan) 4-7-22



**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 11, 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, Sassen, Rein, Mast, Reis, Awerkamp, Uzelac, Holtschlag. 13.

Absent: Ald. Farha. 1.

Ald. Entrup moved that Alderman Farha be excused from this meeting. Motion carried.

The minutes of the regular meeting of the City Council held April 4, 2022, and the Town Business minutes of March 14, 2022, were approved on a motion of Ald. Entrup. Motion carried.

Legal Counsel: Corporation Counsel Lonnie Dunn.

Ald. Bauer moved the City Council sit as a Town Board. Motion carried.

### TOWN BUSINESS

**The City Clerk and Ex-Officio Town Clerk presented and read the following:**

#### Registered Request to Speak

No one registered to speak.

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

#### DISBURSEMENTS

Relief orders were issued  
to 2 cases containing 2  
individuals at an average  
grant per case of \$339.11

	\$	678.22
--	----	--------

#### CASH ACCOUNT

Balance March 1, 2022		
GA Checking	\$	3,187.44
GA Money Market		61,066.38
Interest		5.19
Total		<u>\$64,259.01</u>
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.

Dave Bauer, Chairman  
Jeff Bergman  
Ben Uzelac

Ald. Bauer, seconded by Ald. Uzelac, moved the report be received and vouchers be issued for the payment of disbursements and administrative bills for the various amounts, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

**Report of the Town of Quincy Auditing Committee  
Bill Payments for All Vendors  
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	56.00
Total	\$2,451.20

Committee:

Dave Bauer, Chairman  
Jeff Bergman  
Ben Uzelac

Ald. Bauer, seconded by Ald. Uzelac, moved the reports be received and vouchers be issued for the various amounts and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

**PUBLIC HEARING**

The City Clerk and Ex-Officio Town Clerk presented and read a notice of a public hearing to be held this day, April 11, 2022, by the City Council sitting as a Town Board to consider the proposed Town Budget and Appropriation Ordinance for the Town of Quincy for the fiscal year beginning 3/21/22 and ending 3/20/23.

**Rules Suspended**

Ald. Bauer moved that rules be suspended at this time to hear from interested persons in audience. Motion carried.  
The Township Ex-Officio Mayor asked if there is anyone present to speak.  
There were none present.  
Ald. Bauer moved the rules be resumed. Motion carried.

**Discussion and Filing Of Town Budget And Appropriation Ordinance For Fiscal Year 2022/2023**

Ald. Sassen moved the Town Budget and Appropriation Ordinance for Fiscal Year 2022/2023 be read by title only, seconded by Ald. Rein. Motion carried.

The City Clerk and Ex-Officio Town Clerk read the Town Budget and Appropriation Ordinance for Fiscal Year 2022/2023 by title only.

Ald. Bauer moved the Town Budget and Appropriation Ordinance for fiscal year 2022/2023 be adopted, seconded by Ald. Uzelac, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

**Trustee Comments and Discussion**

Township Supervisor Cindy Brink answered questions from the City Council.

**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

Ald. Bauer moved the Annual Town Tax Levy be read in its entirety, seconded by Ald. Uzelac. Motion carried.

The City Clerk and Ex-Officio Town Clerk read the Annual Town Tax Levy for Fiscal Year 2022/2023 in its entirety.

Ald. Bauer moved the Annual Town Tax Levy for fiscal year 2022/2023 be adopted, seconded by Ald. Uzelac, an on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

The meeting resumed its sitting as a City Council on motion of Ald. Bauer.

### 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.

The Chair, Michael A. Troup, asked three times if there was anyone present who wished to speak on the proposed budget. There being no one present to speak, the rules were not suspended.

### PUBLIC FORUM

Whitney Mintert stated that she was disappointed with Cape Air as a flight a friend was going to take had left approximately 30 minutes before the designated time making her friend miss it.

Louise Seaver stated that she was thankful for the City placing another handicapped parking stall in the city hall parking lot.

### PETITIONS

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.

Ald. Sassen moved the petition be received and referred to the Plan Commission for study and to report back. Motion carried.

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.

Ald. Entrup moved the petition be received and referred to the Plan Commission for study and to report back. Motion carried.

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.

Ald. Uzelac moved the petition be received and referred to the Plan Commission for study and to report back. Motion carried.

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.

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

#### **MAYOR'S APPOINTMENT**

By Mayor Michael A. Troup making the 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.

Ald. Sassen moved the appointment be confirmed. Motion carried.

#### **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 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 11th day of April, 2022.

Laura Oakman, City Clerk

Approved this 12th day of April, 2022.

Michael A. Troup, Mayor

Ald. Entrup moved for the adoption of the resolution, seconded by Ald. Uzelac, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

### RESOLUTION

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

Ald. Bauer moved to table this resolution for one week, seconded by Ald. Entrup. Motion carried.

### 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.

Passed this 11th day of April, 2022.

Michael A. Troup, Mayor

Attest: Laura Oakman, City Clerk

Ald. Rein moved for the adoption of the resolution, seconded by Ald. Sassen, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

### 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 the 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

Ald. Rein moved for the adoption of the resolution, seconded by Ald. Sassen, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

### 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

Ald. Sassen moved for the adoption of the resolution, seconded by Ald. Holtschlag, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

#### **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 the 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

Ald. Bauer moved for the adoption of the resolution, seconded by Ald. Mast, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

#### **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 the 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

Ald. Bauer moved for the adoption of the resolution, seconded by Ald. Mast, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

#### **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 the 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

Ald. Bauer moved for the adoption of the resolution, seconded by Ald. Mast, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

### **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 the 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

Ald. Bauer moved for the adoption of the resolution, seconded by Ald. Mast, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

### **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 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 receive \$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.

Passed and approved this 12th day of April, 2022.

Laura Oakman, City Clerk  
Michael A. Troup, Mayor

Ald. Holtschlag moved for the adoption of the resolution, seconded by Ald. Fletcher, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

**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 COMMITTEE**

Quincy, Illinois, April 11, 2022

	Transfers	Expenditures	Payroll
City Hall.....		1,503.63	
Building Maintenance.....		1,457.93	
Comptroller.....		335.44	
Commissions.....		1,634.00	
IT Department.....		12,976.94	
Police Department.....		7,636.96	
Fire Department.....		9,702.45	
Public Works.....		3,271.70	
Engineering.....		6,664.33	
<b>GENERAL FUND SUBTOTAL .....</b>	<b>0.00</b>	<b>45,183.38</b>	<b>0.00</b>
Planning and Devel.....		585.43	
911 Surcharge Fund.....		12,701.18	
Transit Fund.....		1,474.57	
Capital Projects Fund.....		22,753.21	
Special Capital Funds .....		15,600.00	
Special Tax Alloc - TIF #2.....		1,050.00	
Sewer EPA 2019 Proj Fund.....		170,050.00	
Water Fund .....		272,835.78	
Sewer Fund .....		429,192.50	
Quincy Regional Airport Fund.....		7,005.36	
Regional Training Facility.....		475.88	
Garbage Fund.....		20,002.43	
Central Garage .....		4,012.18	
Self Insurance .....		1,054.12	
Health Insurance Fund.....		4,318.68	
Sister City Commission Fund.....		1,400.00	
<b>BANK 01 TOTALS .....</b>	<b>0.00</b>	<b>1,009,694.70</b>	<b>0.00</b>
2019B GO Street Proj.....		266,570.83	
<b>ALL FUNDS TOTALS .....</b>	<b>0.00</b>	<b>1,276,265.53</b>	<b>0.00</b>

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

Ald. Rein, 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 13 Aldermen voted yea, with 1 absent. Motion carried.

The City Council adjourned at 8:02 p.m. on a motion of Ald. Holtschlag. Motion carried.

**LAURA OAKMAN**  
City Clerk

**AGENDA**  
**QUINCY PUBLIC LIBRARY**  
**BOARD OF TRUSTEES' MEETING**  
**APRIL 12, 2022 - 6:00 p.m.**

- I. APPROVAL OF AGENDA
- II. APPROVAL OF MINUTES
  - \*Regular Minutes – March 8, 2022
- III. BOARD EDUCATION
  - \*Mobile Library Presentation
  - \*Form of Motion – Mobile Library Funding
- IV. PRESIDENT’S COMMENTS
  - \*Donor letter
  - \*Board Retreat – possibly May 13
- VI. RECOGNITION OF CORRESPONDENCE
  - \*comments from suggestion box
- VII. PUBLIC COMMENTS
- VIII. LIBRARY REPORTS
  - Directors Report – Kathleen Helsabeck
  - Financial Reports – Cheryl Predmore
- IX. COMMITTEE REPORTS
  - Audit – Cheryl Predmore
    - \*Approval of March 31, 2022, Expenditures
  - Finance – Cheryl Predmore
  - Building & Grounds – Harry Ruth
    - \*Form of Motion – HVAC analysis
  - Personnel – Clairice Hetzler
  - Policy – Megan Duesterhaus-AuBuchon
  - Ad Hoc Advocacy – Dean LaVelle
  - Mary Weems Barton/Quincy Public Library Foundation
- X. UNFINISHED BUSINESS
  - A. Statements of Economic Interest
- XI. NEW BUSINESS
  - A. Appointment of Nominating Committee
- XII. PUBLIC COMMENTS

Executive Session – Appointment, employment, compensation, discipline, performance, or dismissal of specific employee(s).

**Quincy Public Library  
Board of Trustees Meeting  
March 8, 2022  
Minutes**

The regular meeting of the Quincy Public Library Board of Trustees was called to order at 6:00 p.m. on Tuesday, March 8, 2022, with Kathy Ridder presiding. Trustees present: Harry Ruth, Angela Ketteman, Cheryl Predmore, Dean LaVelle, and Ben Uzelac. Trustees absent: Megan Duesterhaus-AuBuchon and Clairice Hetzler. Others present: Kathleen Helsabeck, Kim Akers, Amanda Griesbaum, Victoria DeMent, and Jonathan Hoover.

**I. OATH OF OFFICE**

Alderman Ben Uzelac administered the Oath of Office to incoming Board Member Jonathan Hoover. Board Members introduced themselves, and Mr. Hoover was welcomed to the meeting.

**II. APPROVAL OF AGENDA**

Kathy Ridder asked that Item IV. Board Education-Open Meetings Act be tabled until April. She also asked that the Executive Session to discuss Kathleen Helsabeck's evaluation be postponed until April. There being no further discussion, Ben Uzelac moved to approve the agenda as revised. Dean LaVelle seconded and the motion carried.

**III. APPROVAL OF MINUTES**

Angela Ketteman moved to approve the February 8, 2022, regular meeting minutes as presented. Dean LaVelle seconded and the motion carried.

**IV. PRESIDENT'S COMMENTS**

President Kathy Ridder announced that she is planning a spring board retreat in May or June to begin work on the new strategic plan. She stated that the Friends purchased a subscription to United for Libraries. All Board Members received an email with the login information, and are encouraged to watch the roundtable discussions and webinars. Ms. Ridder stated that a meeting of the presidents of the Board, the TQ Board, the Foundation, and the Friends has been scheduled for Wednesday, March 30, 2022.

**V. RECOGNITION OF CORRESPONDENCE**

A save the date note was received inviting the Board and staff to Docfest on Saturday, July 16, 2022, in Washington Park. This will be a celebration of the life of former QPL Board Member Dr. Dwain Preston.

**VI. PUBLIC COMMENTS**

No comments were made by the public in attendance.

**VII. LIBRARY REPORTS:**

**A. Director's Report**

Kathleen Helsabeck reported that the Library did not open on February 2 and closed at



1:00 p.m. on February 17 due to the weather. Circulation numbers were up as patrons stocked up on books and movies throughout the month in anticipation of the bad weather.

Two people have been hired for the Young Adult Librarian and Reference Librarian positions; both are expected to start on April 1. Harold Seltzer in the Maintenance Department has announced his retirement on March 25. The fire alarm was successfully installed and is working as expected. Three compressors were replaced to complete the latest round of repairs to the HVAC system. A representative from Thermal Mechanics, Inc., a subsidiary of Daikin, was at the Library on March 8 to diagnose the ongoing issues. The representative informed Will Matlick that he does not believe any of the issues discovered in the 2018 TMI audit were addressed or resolved, which is probably why the Library continues to have problems with the system.

Ms. Helsabeck updated the Board on the mobile library project by sharing the latest quote from Matthews Special Vehicles. She reported that the cost of the vehicle has risen to \$302,000 or an increase of \$25,000. The new quote is good for 30 days. She would like to get the vehicle ordered as soon as possible to avoid any further increases, and is asking the Board to approve an expenditure of \$122,000 for the deposit. Ms. Helsabeck stated that the Library already has \$35,000 in funds set aside for the project from the Moorman Foundation Grant and the Samantha Otte Fund Grant. She is asking the Library to advance the remaining funds, which will be repaid through fundraising efforts. Ms. Helsabeck was asked to contact Matthews to see if they would be willing to extend the quote to 45 days so the Board can vote on the expenditure at the April 12 Board meeting.

Ms. Helsabeck reported that the Tracy Family Foundation is encouraging the Library to apply for a Nonprofit Video Storytelling and Social Media Training Grant. The Board supports the Library applying for this grant. She then reported that the cost of health insurance has increased 11.5% and dental coverage increased 4.9% without any changes in coverage. The Library is able to absorb these costs without passing along any increases to the staff. Ms. Helsabeck and Amanda Griesbaum will be attending the Public Library Association Conference in Portland, Oregon, March 22 – 25. Victoria DeMent will be attending the Lily School of Philanthropy at Indiana University March 28 – 31. Ms. Helsabeck completed her report by stating that the Friends will host their annual Spring Book Sale March 31 – April 2 in the large meeting room at the Library.

#### **B. Financial Report – Cheryl Predmore**

Cheryl Predmore reported that the balance in the Homebank Operating Fund as of February 28, 2022, was \$1,073,413.99. The balance in the reserve fund was \$400,432. The Library is 81% through the fiscal year.

### **VIII. COMMITTEE REPORTS:**

**A. Audit – Cheryl Predmore:** Cheryl Predmore presented the Expenditure Approval List for February 28, 2022, in the amount of \$82,631.89. Ms. Predmore noted a payment to the City for IMRF accelerated payments, which Ms. Helsabeck will discuss under New Business. Kim Akers stated that the report includes credit card payments made after the February Board meeting. There being no further discussion, Cheryl

Predmore moved to approve the Expenditure Approval List for February 28, 2022, as presented. Ben Uzelac seconded. A roll call vote was held with the following results:

Ben Uzelac	yes	Cheryl Predmore	yes
Harry Ruth	yes	Angela Kettelman	yes
Dean LaVelle	yes	Jonathan Hoover	yes
Kathy Ridder	yes	Megan Duesterhaus-AuBuchon	absent
Clairice Hetzler	absent		

The motion carried with seven yes votes, zero no votes, and two absent.

**B. Finance – Cheryl Predmore:** Cheryl Predmore reported that the Finance Committee met on February 17, 2022, where they discussed a draft Cash Reserve Policy and approved the draft FY22/23 budget. Ms. Predmore stated that the Cash Reserve Policy formally designates 25% of the unrestricted funds to act as a cash reserve for the Library. These funds will remain in the general funds and not moved into a separate account. There being no further discussion, Ms. Predmore moved to approve the draft Cash Reserve Policy as presented. Dean LaVelle seconded and the motion carried. Ms. Predmore then presented the draft FY22/23 budget. Kathleen Helsabeck distributed copies of an updated budget, explaining that Sherri Ray provided updated anticipated PPRT revenues on March 7. Ms. Ray expects the Library’s portion of the PPRT to be \$500,000. Ms. Helsabeck added the additional PPRT funds to the estimated HVAC expense and reduced the mobile library expenses. She also added a \$150,000 contingency line as recommended by the auditors. Ms. Predmore noted that Ms. Helsabeck expects to receive \$300,000 in grants. She asked that line be reduced to \$200,000 and eliminate the contingency fund. There being no further discussion, Cheryl Predmore moved to approve the draft FY22/23 budget as revised. Dean LaVelle seconded. A roll call vote was held with the following results:

Ben Uzelac	yes	Cheryl Predmore	yes
Harry Ruth	yes	Angela Kettelman	yes
Dean LaVelle	yes	Jonathan Hoover	yes
Kathy Ridder	yes	Megan Duesterhaus-AuBuchon	absent
Clairice Hetzler	absent		

The motion carried with seven yes votes, zero no votes, and two absent.

**C. Building & Grounds – Harry Ruth:** Harry Ruth reported that the Building & Grounds Committee met on February 11, 2022. Tom Buchheit of Bric Consulting and City Engineer Jeffrey Conte were on hand to discuss the HVAC problems. Mr. Buchheit stated that changing the entire system could cost upwards of \$3 million. Mr. Conte stated he felt the Library should try and fix the existing problems rather than install a whole new system, and offered to contact Daikin asking for assistance. As stated in her Director’s Report, a representative from TMI was in the Library on March 8 to diagnose the problems. As soon as Kathleen Helsabeck receives a report from TMI and Daikin, she

will schedule a meeting of the Building & Grounds Committee.

**D. Personnel – Clairice Hetzler:** Clairice Hetzler was absent. The Personnel Committee did not meet.

**E. Policy - Megan Duesterhaus-AuBuchon:** Megan Duesterhaus-AuBuchon was absent. The Policy Committee did not meet.

**F. Ad Hoc Advocacy – Dean LaVelle.** Dean LaVelle reported that the Ad Hoc Advocacy Committee did not meet.

**G. Mary Weems Barton/Quincy Public Library Foundation – Kathy Ridder.** Kathy Ridder reported that the Foundation met on February 23, 2022, where they discussed the mobile library project and established a Foundation Fund-Raising Committee consisting of Jill Arnold Blickhan, Josh Welker, Hadley DeFraia, and Victoria DeMent. Ms. DeMent reported that the committee met to begin plans for an event on May 21 to announce that the bus has been ordered and kick off the next round of fund-raising for the project. The event will be held at the State Room; tickets will be \$50. Business sponsorships are being sought at varying levels. Board members were encouraged to solicit business sponsorships, and will be asked to purchase and sell tickets to the event.

## **IX. UNFINISHED BUSINESS**

No Unfinished Business was brought before the Board.

## **X. NEW BUSINESS**

**A. Approval of Mobile Library Project.** Kathy Ridder stated that the QPL Board has not formally approved the mobile library project and asked for a vote. Ben Uzelac moved that the Board formally approve and support the mobile library project. Angela Ketteman seconded and the motion carried.

**B. National Library Week.** Kathy Ridder announced that National Library Week will be April 3 – 9, 2022. The Board will be celebrating the week by providing treats for the staff throughout the week.

**C. Scholarship Trust Funds.** In answer to a question raised at the January Board meeting, Kathleen Helsabeck stated that she spoke with Library Attorney Joe Duesterhaus. He informed her that the Board could reinstate the scholarship program at any time, but must notify the Union. She stated that the previous program was funded through library trust funds and provided financial information on the trust funds from the most recent audit. The Board recommended that the Policy Committee review the previous Tuition Reimbursement Policy and update it as needed.

**D. IMRF Accelerated Payment.** Kathleen Helsabeck stated that when a staff member receives at least a 6% increase and retires within ten years of that increase, the

Library is required to make an accelerated payment to IMRF to offset the additional pension costs. When the Board negotiated the 2018 contract that moved staff to a Paid Time Off system and bought out their remaining vacation and sick time, this triggered a need for accelerated payments for all staff who have retired or will retire before 2028. Most recently, the Library received invoices for Gay Miller and Val Stark who retired in December and January. Ms. Helsabeck stated that there will be several more accelerated payments before 2028 as the Library increases salaries to comply with minimum wage requirements.

**E. Per Capita Grant Application.** Kathleen Helsabeck presented the Per Capita Grant application with an overview of changes in census numbers, new per person rates, and anticipated awards. She expects QPL to receive \$57,221.35 and TQ to receive \$14,613.10 in grant awards for FY22/23.

**F. Statements of Economic Interest.** Kathleen Helsabeck reported that the statements of economic interest required to be completed for persons serving on a public body have been updated. A copy of the updated form and instructions were emailed to the Board. The forms are to be completed and submitted to the County Clerk by May 1, 2022.

#### **XI. PUBLIC COMMENTS**

There were no comments from the public in attendance.

There being no further discussion, Ben Uzelac moved to adjourn the meeting. Cheryl Predmore seconded, and the meeting was adjourned at 6:58 p.m.

Respectfully submitted,  
Kimberly Akers



**DEPARTMENT OF CENTRAL SERVICES  
COMMITTEE MEETING NOTICE**

A Central Services Committee meeting will be held Monday, April 18<sup>th</sup>, in the **City Hall Council Chambers at 5:00 p.m.** before the budget hearing meeting.

Agenda

1. Call Meeting to Order
2. Approval of Minutes
3. Public Comment (3 minutes)
4. Old Business
5. New Business
  - a) Amendment to proposed budget
  - b) 2022-2023 Asphalt & Concrete Material Bid
6. Late Additions

Respectfully submitted,

Kevin McClean  
Central Services Director



**AGENDA**  
**QUINCY FIREFIGHTERS PENSION FUND**  
**April 18, 2022**  
**9:00 A.M.**  
**City Council Chambers**



**Public Forum**

- (1) **Roll Call**
- (2) **Approval of previous meetings minutes**
- (3) **Old Business**  
Jeff Grawe - Buying Time  
Demond Dade - Reciprocity
- (4) **Treasurers Report**
- (5) **Investment Report**
- (6) **New Business**  
Sylvia Collins – deceased 02/22/22  
Amanda Keck – April attendance \$150.00
- (7) **Public Forum (limited to three (3) minutes)**
- (8) **Next Meeting/Adjournment**

**Posted: 4/14/22**



**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 HEARING**

**MONDAY, APRIL 18, 2022**

**5:30 P.M.**

**CITY HALL – COUNCIL CHAMBERS**

### **AGENDA:**

- 1) Special Revenue Funds (201-258)**
- 2) Capital Projects Funds (301-397)**
- 3) Debt Service Funds**
- 4) Enterprise Funds**
- 5) Other business**
- 6) Public Comment**

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

**BOARD OF TRUSTEE'S QUINCY POLICE PENSION FUND  
MEETING NOTICE**

**April 18, 2022 at 7:00 p. m.**

Location

John Wood Community College

1301 South 48<sup>th</sup> St

Paul Heath Community Education & Fine Arts Building

Rooms D024 & D025

Public Comment\*

Approve Minutes of 1/24/2022

Expenses

Treasurer's Report

Illinois Police Officers' Pension Investment Fund Reports

Transfer of Pension Contributions

Withdraw of Pension Contributions

Disability Physicals

Election to Board of Trustees Active – Retiree

Retirements

New Hires

Resignations

Deaths

\* Limit 4, 4 minutes each



# **Quincy Zoning Board of Appeals**

Tuesday, April 19, 2022

5:00 p.m.

Quincy City Council Chambers

Quincy City Hall (1<sup>st</sup> Floor) – 730 Maine Street



---

## **AGENDA**

- 1) Call the Meeting to Order**
- 2) Approve minutes of the Tuesday, October 19, 2021 regular meeting (No Meeting in Nov. 2021 through March 2022)**
- 3) Public Hearing requested by David Roll to vary the Zoning Code of the City of Quincy (2015) to allow for the installation of a pool in the front yard of 1636 Hampshire Street and the installation of a 6' fence in the front yard of 1636 Hampshire Street: Zoned R1A, Ward 4**
- 4) Public Comment (limited to three minutes)**
- 5) New Business**
- 6) Adjournment**

# **BET on Q Committee**

Wednesday, April 20, 2022

3:30 p.m.

Quincy City Council Chambers

Quincy City Hall (1<sup>st</sup> Floor) – 730 Maine Street



---

## **AGENDA**

- 1) Call the Meeting to Order**
- 2) Approve minutes of the March 30, 2022 regular meeting**
- 3) New Business**
  - a) Financial Review**
  - b) Application Review – Riverfest**
- 4) Old Business**
  - a) Application/Guidelines/Ordinance**
  - b) Other**
- 5) Comments from Committee Members**
- 6) Public Comments (limited to three minutes)**
- 7) Adjournment**