

CITY OF
GALESBURG
ILLINOIS

October 2, 2023

City Council Agenda



55 W. TOMPKINS STREET
GALESBURG, IL 61401
WWW.CI.GALESBURG.IL.US



CITY OF
GALESBURG
ILLINOIS



City Council Meeting Agenda
City of Galesburg, Illinois
City Council Chambers
October 2, 2023

Galesburg City Council meetings are streamed live on the City's website and Comcast channel 7.

6:00 p.m.	Roll Call	Pledge of Allegiance
		Invocation
	Proclamation	National Disability Employment Awareness Month
	Presentation	Youth Commission
	Approve	Minutes from September 18, 2023

[Public Comment](#)

[Consent Agenda #2023-19](#)

23-2055	Resolution	Ceding the City's 2023 private bonding authority to the Quad Cities Regional Economic Development Authority
23-3028	Bid	Purchase of UPS Equipment
23-3029	Bid	Purchase of three 2025 Freightliner 108SD Plus cab/chassis
23-3030	Bid	Purchase of five 2024 Ford F350 pickup trucks for the Streets, Airport, Parks, and Forestry divisions
23-3031	Bid	Purchase of two 2024 Ford F250 pickup trucks for the Streets and Parks divisions
23-3032	Bid	Purchase of 2024 Ford F350 cab/chassis for the Streets division
23-3033	Bid	Demolition of 91 West Simmons Street
23-8018	Bills and Advance Checks	Approval and warrants drawn in payment of same

[Passage of Ordinances and Resolutions](#)

23-1019	Ordinance	FY 2024 Revenue Adjustments (Final Reading)
23-1020	Ordinance	Adopting and approving Redevelopment Plan and Project for the proposed TIF 6 Grand Ave (Final Reading)

23-1021	Ordinance	Designating the TIF 6 Grand Ave Redevelopment Project Area (Final Reading)
23-1022	Ordinance	Adopting Tax Increment Financing for TIF 6 Grand Ave (Final Reading)
23-1023	Ordinance	Annexing parcel located at 695 Knox Hwy 10 (Final Reading)
23-1024	Ordinance	Sale of City-owned property at 905 Maple Ave (Final Reading)
23-1026	Ordinance	City Council remote attendance policy (Final Reading)
23-2056	Resolution	Respect Life flag request
23-2057	Resolution	Amending Downtown Gap Loan boundaries

Bids, Petitions and Communications

23-3034	Bid	Salt Shed Overhead Door Replacement
---------	-----	-------------------------------------

City Manager's Report

A. Trick or Treat hours in Galesburg: Tuesday, October 31, 2023, 5:00 – 8:00 p.m.

Miscellaneous Business (Agreements, Approvals, Etc.)

23-4101	Approve	City Manager Contract with Eric Hanson
23-6008	Approve	Appointment Memo - Community Center Task Force

Town Business

23-9020	Bills
---------	-------

Closing Comments

Adjournment



CITY MANAGER'S OFFICE

Operating Under Council – Manager Government Since 1957

CITY COUNCIL MEETING

City Manager's Report

October 2, 2023

CONSENT AGENDA #2023-19

Item 23-2055 Bonding Authority

Staff recommends approval of a resolution ceding the City's 2023 private activity bonding authority to the Quad Cities Regional Economic Development Authority (QCRED).

Item 23-3028 Purchase of UPS Equipment

Staff recommends approval of the bid from 9 to 5 Computer in the amount of \$74,015.48 for the purchase of uninterruptable power supply (UPS) equipment. The City's current UPS equipment is over 10 years old and much of the equipment is scheduled for end of life in the next year. Four bids were received for this request, with 9 to 5 Computer submitting the low and best bid. There are sufficient funds in the Computer Replacement Program for this purchase.

Item 23-3029 Purchase of Three 2025 Freightliner 108SD Plus Cab/Chassis

Staff recommends approval of the bid, including trades, from Truck Centers Inc. for the purchase of three 2025 Freightliner 108SD Plus cab/chassis for a total cost of \$235,354.00. The Street Division has three dump trucks scheduled for replacement in 2025. In order for the city to put three new units in service by 2025, the units needed to be bid out now. A separate bid will be issued in 2024 to purchase the dump bodies/snowplows/spreaders to be installed onto each cab/chassis. There were three bids submitted as a result of this request, with the low bid submitted by Truck Centers, Inc. There are sufficient funds available in the Vehicle Replacement Fund (58) for this purchase.

Item 23-3030 Purchase of Five 2024 Ford F350 Pickup Trucks

Staff recommends approval of the bid, including trades, submitted by Victory Lane Ford for the purchase of five 2024 Ford F350 pickup trucks for a total cost of \$194,460.00. The Street, Airport, Park and Forestry Divisions utilize 1-ton pickup trucks during their daily operations and to plow snow during the winter season. These units are scheduled to be replaced in 2024; however, the trucks needed to be bid out now to receive the units in 2024. A separate bid will be issued in early 2024 to purchase the snowplows for each unit to be installed by city employees. There were three bids submitted as a result of this request, with the low and best bid submitted by Victory Lane Ford. There are sufficient funds available in the Vehicle Replacement Fund (58) for this purchase.

Item 23-3031 Purchase of Two 2024 Ford F250 Pickup Trucks

Staff recommends approval of the bid, including trades, submitted by Victory Lane Ford, for the purchase of two 2024 Ford F250 pickup trucks for a total cost of \$78,516.00. The Street and Park

Divisions utilize $\frac{3}{4}$ ton pickup trucks during their daily operations and to plow snow during the winter season. These units are scheduled to be replaced in 2024; however, the trucks needed to be bid out now to receive the units in 2024. A separate bid will be issued in early 2024 to purchase the snowplows for each unit to be installed by city employees. There were three bids submitted as a result of this request, with the low and best bid submitted by Victory Lane Ford. There are sufficient funds available in the Vehicle Replacement Fund (58) for this purchase

Item 23-3032 Purchase of 2024 Ford F350 Cab/Chassis for the Streets Division

Staff recommends approval of the bid, including trade, submitted by Victory Lane Ford for the purchase of one 2024 Ford F350 cab/chassis for a total cost of \$35,458.00. The Street Division utilizes a 1-ton dump truck during daily operations. This unit is scheduled to be replaced in 2024; however, in order to be received in 2024, the unit needed to be bid out now. A separate bid will be issued in 2024 to purchase and install the dump body. There were two bids submitted, with Victory Lane Ford submitting the low and best bid. There are sufficient funds available in the Vehicle Replacement Fund (58) for this purchase.

Item 23-3033 Demolition of 91 West Simmons Street

Staff recommends approval of awarding the bid for demolition and clean-up of 91 W. Simmons Street to D & T Demolition in the amount of \$119,300.00. The building has been vacant for more than 20 years, and an order for demolition was obtained through the court system. Six vendors responded to this request for bids with the low and best bid submitted by D & T Demolition. Funds are available in the Property Redevelopment fund to complete the demolition.

Item 23-8018 Bills

Bills and advanced checks are submitted for approval. All purchases are made in accordance with purchasing policies, with purchases over \$25,000 utilizing the competitive bid process and approved individually by City Council. Please direct questions pertaining to bills and/or advance checks prior to the council meeting to Gloria Osborn, Director of Finance and Information Systems.

ORDINANCES AND RESOLUTIONS

Item 23-1019 FY 2024 Revenue Adjustments (Final Reading)

Staff recommends approval of an ordinance establishing rates and fees collected by the City of Galesburg. As part of the fiscal year 2024 budget process, the Council is provided with the fee changes that are recommended in the Master Revenue Fee Schedule, which includes various licenses, registrations, recreation fees, water fees, and refuse fee. If approved by City Council, it is recommended that the rate and fee change become effective on January 1, 2024.

Item 23-1020 Adopting and approving Redevelopment Plan and Project for the proposed TIF 6 Grand Ave (Final Reading)

Item 23-1021 Designating the TIF 6 Grand Ave Redevelopment Project Area (Final Reading)

Item 23-1022 Adopting Tax Increment Financing for TIF 6 Grand Ave (Final Reading)

Staff recommend the passage of three ordinances required for the establishment of the Grand Avenue TIF (TIF 6) Redevelopment Project Area. All of the statutory notice and procedure requirements have been met, and it is appropriate to consider the adoption of the attached ordinances. Approving the ordinances will result in the City General Fund forgoing its portion of

any tax increment that occurs in the area for the life of the TIF District. The increment will instead accrue to a special TIF Fund that will be limited in its use and application to the projects and programs set forth in the Redevelopment Plan and as limited by the Act. However, because the TIF funds will be used for the purposes of revitalization in the area and the removal of blighting conditions that are currently present, it should result in a benefit to the area and be a positive long-term economic and fiscal benefit to the City and all affected taxing districts.

Item 23-1023 Annexing parcel located at 695 Knox Hwy 10 (Final Reading)

Staff recommends approval of an ordinance annexing the property located at 695 Knox Hwy 10. On August 3, 2005, Tompkins State Bank entered into a water agreement with the City of Galesburg, which stated the City would provide potable water to the property on the condition the property would be annexed once it became contiguous to the City of Galesburg. The property at 695 Knox Hwy 10 is approximately 5.22 acres and the adjacent Right-Of-Way is approximately 5.53 acres. The parcel proposed for annexation is currently zoned B2, Highway Business in the County and the use of the property is for a bank. Per City ordinance, land annexed to the City is automatically placed in the zoning district most closely corresponding to that of the County zoning, which will be B2, General Business District. Annexation into the City of Galesburg will generate property tax revenue.

Item 23-1024 Sale of City-owned property at 905 Maple Ave (Final Reading)

Staff recommends approval of an ordinance authorizing the sale of a portion of the property located at 905 Maple Avenue, previously Churchill Junior High School. The ordinance provides for the sale of the building and the property located south of the existing east-west drive through the established bidding process for the sale of city owned real estate set forth in section 30.07 of the Galesburg City Code. The City would retain the east-west drive and all the property north of the sidewalk located on the north side of the building. If approved, sealed bids for the purchase of the property would be opened on November 6, 2023, with a recommendation brought forward for council consideration at a subsequent meeting.

Item 23-1026 City Council remote attendance policy (Final Reading)

An ordinance is provided for council consideration, which allows Galesburg City Council members to attend City Council meetings remotely under certain circumstances. Per City Council request, the proposed ordinance has been amended since the first reading to alter the frequency of which remote attendance is permitted from once every three months to no more than four times per year. All other portions of the ordinance remain the same as the first reading. Remote attendance shall only be permitted if the member meets the statutory conditions of Illinois' Open Meetings Act, the requirements of the approved policy, and the majority of the members of the public body physically present vote to approve remote attendance. The statutory exemptions, which allow for remote attendance are limited to personal illness or disability; employment purposes or the business of the public body; or family or other emergency. A quorum must be established by members physically present at any meeting before it can be considered whether to allow remote participation by a City Council member, and only one City Council member shall be allowed to attend a meeting remotely at one time. The member participating remotely shall be permitted to participate in the same capacity as those members physically present and is subject to all general meeting guidelines and procedures.

Item 23-2056 Respect Life Flag Request

A resolution declaring the month of October as Respect Life Month is presented for City Council consideration. Knox County Right to Life has requested this resolution, as well as approval to fly the Respect Life flag at City Hall during the month of October.

Item 23-2057 Amending Downtown Gap Loan boundaries

Staff recommends approval of a resolution amending the geographic area eligible for the Downtown Gap Loan. In 2019, the City Council approved Resolution 19-19 establishing an Economic Development incentives policy. One of the incentives included a Downtown Gap Loan that was specific to a geographic area known as the Special Service Area. This resolution would expand the geographic boundaries of the Downtown Gap Loan program to include more of downtown. There would be no anticipated impact upon the budget. While the proposed changes in the loan programs will make capital accessible to a larger geographic region, the pool of loan funds will continue to be limited.

BIDS, PETITIONS AND COMMUNICATIONS**Item 23-3034 Salt Shed Overhead Door Replacement**

Staff recommends rejection of the bid submitted by Howe Overhead Door in the amount of \$76,700.00 to replace the overhead door on the salt building. The overhead door of the salt building was damaged due to a weather event and needs to be replaced. Howe Overhead Doors submitted the sole response to this request. As the bid price submitted is outside of the estimated budget for this project and the door offered did not meet the requested bid specifications, City staff recommend rejection of this bid and rebidding the project in October.

CITY MANAGER'S REPORT**MISCELLANEOUS BUSINESS (Agreements, Approvals, Etc.)****Item 23-4101 City Manager Contract with Eric Hanson**

An employment agreement for Eric Hanson to serve as City Manager for the City of Galesburg is presented for Council consideration. Mr. Hanson's compensation will include an annual salary of \$185,000, a \$500 per month vehicle allowance, the employee share of IMRF, and a contribution of \$500 per month to a 457(b) retirement plan. He will receive the same health insurance and other benefits as exempt employees of the City of Galesburg. Mr. Hanson will assume the office of City Manager on December 11, 2023 and the terms and conditions of his employment will be governed by the attached employment agreement.

Item 23-6008 Appointment Memo - Community Center Task Force

An appointment to the community center task force to replace a resignation is provided for City Council review and consideration.

TOWN BUSINESS**Item 23-9020 Town Bills**

Respectfully submitted,
John Schlaf
Interim City Manager

Galesburg City Council Regular Meeting
City Council Chambers
55 West Tompkins Street, Galesburg, Illinois
September 18, 2023
6:00 p.m.

Called to order by Mayor Peter Schwartzman at 6:00 p.m.

Roll Call #1: Present: Mayor Peter Schwartzman, Council Members Bradley Hix, Wayne Dennis, Evan Miller, Dwight White, Heather Acerra, Sarah Davis, and Steve Cheesman, 8. Also Present: Interim City Manager John Schlaf, Interim City Attorney Jason Jording, and City Clerk Kelli Bennewitz.

Mayor Schwartzman declared a quorum present.

The Pledge of Allegiance was recited.

Dave Scholl gave the invocation.

Presentations: Galesburg Tourism & Visitors Bureau
Downtown Community Partnership of Galesburg
Kiwanis Park Disc Golf League

A copy of the presentations, if provided, have been placed on file in the City Clerk's Office.

Council Member Miller moved, seconded by Council Member Dennis, to approve the minutes of the City Council's regular meeting from September 5, 2023, and the September 11, 2023, Special Meeting.

Roll Call #2:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.

Nays: None

Absent: None

Chairman declared the motion carried.

PUBLIC COMMENT

Azaria Foshay and other members of the Carl Sandburg College Hispanic Latino Student Association addressed the Council about the importance of recognizing the history and contributions of Hispanic-Latino community members in the past and present. They also noted that the City had made markers last year and that they hope those can be placed and dedicated before October. There was also mention of encouraging the City to possibly rename streets after former Hispanic-Latino residents. Mayor Schwartzman asked for an update on the markers to be sent to the Council.

Reverend James Hailey addressed the Council and invited them and the community to the 2023 Illinois Council on Responsible Fatherhood's annual symposium on Saturday, September 30th, Noon-2 p.m. at the Galesburg Public Library.

The event is free and open to the public and will include speakers such as Mayor Schwartzman; Jared Hawkinson, Knox County Board Chairman; Ben Davis, Knox College Men's Basketball coach; Maureen A. Gorman, Fatherhood Educational Institute President; Tara Case, Director of Family Literacy for Regional Office of Education #33; Kang Hee Hong, Director of Workforce & Community Education; Morgan Johnson, Director of Recruitment at Carl Sandburg College, and himself. The intended audience is social workers, child welfare workers, family counselors, lawyers involved in matrimonial and family law, educators, politicians and policymakers, clergy, academics, child development experts, juvenile justice workers and interested members of the public. For information, please contact Jennifer Whiteside at 312-296-3666.

Carol Crouch addressed the Council regarding the proposed music venue and noted that she attends many of these types of musical events in Galva, Bishop Hill, and Cambridge. These communities have exciting venues which are near parks, trees, and playgrounds. She stated that Galesburg has many parks that would be able to offer these, as well as restrooms, places for food vendors, and parking lots.

Pastor Vince Marolla addressed the Council to talk about the Community Center Task Force and the racism that is overtly present. People will see on social media that there is a group of individuals who speak at Council meetings and have earned the nickname "the Mayor's minions." This term is dehumanizing and devalues the comments made by the people who identify with this group. The term suggests that these people speak with words, thoughts and experiences that are not their own, but have been given to them by others. He noted that this attitude of devaluing and dehumanizing is one of the pillars of racism.

He stated that any elected official who fails to call out this behavior for what it is, is a partner who is complicit. He added that those who say it's not racism, Pastors Campbell, Hailey, and Jowers appear to be identified with this group and he has not been. He has the same credentials, title, ministers in the community, and has spoken publicly about many of the same things as them. The only difference between them is their skin color.

Pastor Marolla reported that there is a recent memo that is being shared widely on social media outlining streets that could be fixed with some of the bond money. While it states that these roads are the most in need, the list has the appearance of being full of privilege. He noted that there is not one road being fixed in a minority neighborhood, Soangetaha Country Club is getting a road fixed, homes worth hundreds of thousands of dollars and a neighborhood where a member of the Community Center Task Force lives, a road by Lake Storey, and in "bird land," where a member of the City Council has family.

CONSENT AGENDA #2023-18

All matters listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion.

23-2053

Approve Resolution 23-48 designating authorized financial signers.

23-5010

Receive a petition to annex the properties located at 695 Knox Highway 10.

23-8017

Approve bills in the amount of \$1,459,947.86 and advance checks in the amount of \$190,054.19.

Council Member Dennis moved, seconded by Council Member Miller, to approve Consent Agenda 2023-18.

Roll Call #3:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.

Nays: None

Absent: None

Chairman declared the motion carried by omnibus vote.

Ken Springer, Knox County Area Partnership for Economic Development Director, introduced the owners of the three businesses to the Council for each Minority and/or Woman Owned Business Startup Assistance grant - Andrea Lopez, Bella Vida Hair Studio; Jonna Lee, Double Play; and Lauren Brown, Vibrant Life Coaching.

23-4097

Council Member Dennis moved, seconded by Council Member Davis, to approve a Minority and/or Woman Owned Business Startup Assistance Program Grant for up to \$10,000 for Bella Vida Hair Studio, LLC.

Roll Call #4:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.

Nays: None

Absent: None

Chairman declared the motion carried.

23-4098

Council Member Miller moved, seconded by Council Member Dennis, to approve a Minority and/or Woman Owned Business Startup Assistance Program Grant for up to \$10,000 for Double Play, LLC.

Roll Call #5:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.

Nays: None

Absent: None

Chairman declared the motion carried.

23-4099

Council Member Miller moved, seconded by Council Member Davis, to approve a Minority and/or Woman Owned Business Startup Assistance Program Grant for up to \$10,000 for Vibrant Life Coaching, LLC.

Roll Call #6:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.

Nays: None

Absent: None

Chairman declared the motion carried.

Mayor Schwartzman stated that there are not a lot of communities who are providing grants like these, and he's proud that Galesburg has a program.

PASSAGE OF ORDINANCES AND RESOLUTIONS

23-1016

Council Member Davis moved, seconded by Council Member Miller, to approve Special Ordinance 23-619 on final reading authorizing the annual sale of retired, confiscated or abandoned property.

Roll Call #7:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.

Nays: None

Absent: None

Chairman declared the motion carried.

23-1017

Council Member Miller moved, seconded by Council Member Acerra, to approve Ordinance 23-3705 on final reading amending Traffic Appendix X of Chapter 77 of the Galesburg Municipal Code to revise the parking time limits on school days on Fremont Street and Hawkinson Avenue from 7:00 a.m. to 4:00 p.m.

Council Member White asked what the parking restrictions were on Hawkinson Avenue now. Chief Idle stated he was unsure.

Roll Call #8:

Ayes: Council Members Hix, Dennis, Miller, Acerra, Davis, and Cheesman, 6.

Nays: Council Member White, 1.

Absent: None

Chairman declared the motion carried.

23-1019

Ordinance on first reading adjusting various rates and fees collected by the City.

23-1020

Ordinance on first reading approving the Tax Increment Redevelopment Plan and Project for the Grand Avenue TIF 6 Redevelopment Plan.

23-1021

Ordinance on first reading designating the Grand Avenue Tax Increment Financing (TIF 6) Redevelopment Project Area.

23-1022

Ordinance on first reading adopting tax increment financing for the Grand Avenue Tax Increment Financing (TIF 6) Redevelopment Project Area.

Steve Gugliotta, Community Development Director, stated that once final approval at the next meeting, the tax will begin to be collected immediately.

23-1023

Ordinance on first reading annexing property located at 695 Knox Highway 10.

23-1024

Ordinance on first reading directing the sale of the property located at 905 Maple Avenue.

Interim City Manager Schlaf reported that the appraisal of this property should be complete within two to three weeks.

Council Member White stated that he would like to see this item tabled until the Community Center Task Force has completed their project and designated a location. Mayor Schwartzman noted that the Task Force plans to have a report to the Council by mid-November.

23-1025

Ordinance on first reading amending Traffic Appendix X of Chapter 77 of the Galesburg Municipal Code to revise the parking time limits on school days on Knox Street and Locust Street from 7:00 a.m. to 4:00 p.m.

Council Member Davis moved, seconded by Council Member Miller, to suspend the rules and place agenda item 23-1025 on final reading.

Roll Call #9:

Ayes: Council Members Hix, Dennis, Miller, Acerra, Davis, and Cheesman, 6.

Nays: Council Member White, 1.

Absent: None

Chairman declared the motion carried.

Council Member White asked what the drop-off logistics were at Lombard. Interim City Manager Schlaf stated that the School District did not provide a schedule or drop off points in their request. Council Member Acerra clarified with staff that the District is only looking to amend the parking hours, not the logistics of drop off.

Council Member Miller moved, seconded by Council Member Acerra, to approve Ordinance 23-3706 on final reading amending Traffic Appendix X of Chapter 77 of the Galesburg Municipal Code to revise the parking time limits on school days on Knox Street and Locust Street from 7:00 a.m. to 4:00 p.m.

Roll Call #10:

Ayes: Council Members Hix, Dennis, Miller, Acerra, Davis, and Cheesman, 6.

Nays: Council Member White, 1.

Absent: None

Chairman declared the motion carried.

23-1026

Ordinance on first reading amending Chapter 30 of the Galesburg Municipal Code regarding the attendance of members of the City Council or other City Commissions via electronic means.

Council Members Miller, Acerra, and Davis stated that they are in favor of this ordinance since they sometimes have work obligations and would appreciate the flexibility of attending remotely. Discussion was held on removing the limitation for a member only being allowed to attend a meeting remotely if they have not done so in the three months prior to the meeting. A suggested amendment would include a limitation of attending remotely four times per calendar year.

23-2054

Council Member Dennis moved, seconded by Council Member Miller, to approve Resolution 23-49 approving a pre-annexation agreement providing for the sale of water to an outside customer at 604 Highway 150 East.

Roll Call #11:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.

Nays: None

Absent: None

Chairman declared the motion carried.

BIDS, PETITIONS, AND COMMUNICATIONS

CITY MANAGER'S REPORT

Interim City Manager Schlaf reported that the City has been awarded an IHDA Strong Communities Program Round 2 grant in the amount of \$562,000. He stated that his grant will allow for the reimbursement of expenses related to residential demolitions.

He also welcomed new Public Works Director, Michael Doi, to the City of Galesburg.

MISCELLANEOUS BUSINESS (AGREEMENTS, APPROVALS, ETC.)

23-4096

Council Member Miller moved, seconded by Council Member Dennis, to approve a facade grant in an amount not to exceed \$10,050, or 50% of the actual final projects costs, whichever is less, for Formal Wear of Galesburg, Inc. (Ducky's Formal Wear) at 31 North Kellogg Street.

Roll Call #12:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.

Nays: None

Absent: None

Chairman declared the motion carried.

23-4100

Council Member Miller moved, seconded by Council Member Acerra, to approve an amendment to the Cash Rent Agreement at the City's Business Park by extending the lease through January 1, 2025.

Roll Call #13:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.

Nays: None

Absent: None

Chairman declared the motion carried.

Council Member Davis moved, seconded by Council Member Acerra, to sit as the Town Board. The motion carried.

TOWN BUSINESS

23-9019

Trustee Miller moved, seconded by Trustee Davis, to approve Town bills and warrants to be drawn in payment of same.

Fund Title	Amount
Town Fund	\$7,487.64
General Assistance Fund	\$7,283.61
IMRF Fund	\$3,286.07
Social Security/Medicare Fund	\$2,477.84
Liability Fund	
Audit Fund	
Total	\$20,535.16

Roll Call #14:

Ayes: Trustees Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.

Nays: None

Absent: None

Chairman declared the motion carried.

Trustee Dennis moved, seconded by Trustee Miller, to resume as the City Council. The motion carried.

CLOSING COMMENTS

Council Member Acerra thanked Randy Newcomb, Kate Bullis, and Josh Fleming, for their presentations, all of which would bring visitors and grow our city.

Council Member Davis thanked the students from the CSC Hispanic Latino group for coming forward to talk about the history of their ancestors and families. It is great to hear the young people, and all residents in our community, come forward. She stated that this history and those who made these contributions to our community shouldn't go unrecognized.

Council Member Cheesman also expressed his appreciation for all those who presented or came forward tonight. He also stated that economic development should be a high priority for our community, as it is with him and others on the Council. He talks to a lot of businesses in Galesburg, which are top-notch, but they are having challenges of filling open jobs. He issued a challenge and a word of encouragement to those who are able to work, understanding that some aren't able to work for which he has compassion for. We need people to fill these positions responsibly, which would lead to a better life for many, provide self-worth, and help the economy. He feels this is the number one challenge for our community and society, and we are working on training and job recruitment in Galesburg to help move us forward. All of these are dependent on people to fill these jobs.

Council Member Hix thanked Randy Newcomb and Kate Bullis. He also stated that he wanted to back up the City staff, in particular to the comments made from someone without any direct knowledge regarding suggested roads that would be fixed. Aaron Gavin, the City Engineer, was asked to look at all the roads in the City to see which ones could be fixed with a budget of \$2.5 million. He looked at the quality, condition, and other scoring factors of the roads and never asked where Council Members, family members, or task force members lived. The thought that these roads have anything to do with political calculations is wrong. He added that Mr. Gavin does an amazing job for the City and the fact that his integrity has been questioned is ridiculous.

Council Member Dennis thanked Aaron Gavin as well. He also thinks having something in the vacant OT Johnson site is great. He also welcomed Mr. Doi to Galesburg.

Council Member Miller thanked everyone who presented tonight and is very excited about the progress of our City. He also thanked Ken Springer for bringing the three start-up grants to the Council for approval. He also agrees with Council Member Cheesman about job opportunities in our community. He, too, welcomed Mike Doi to the City of Galesburg.

Council Member White welcome Mr. Doi to our community and stated that he will find Galesburg to be a great community. On Sunday, he had the pleasure of attending an event at First Lutheran Church with Reverend Dr. Kenneth Wheeler, author of *US: The Resurrection of American Terror*. He wished that more Council Members could have attended. He invited the community to attend the upcoming NAACP Gala on September 30th, and also reported that he will be attending his third Illinois Municipal League conference in Chicago this week. It offers good information that he always finds enlightening.

Council Member White announced that if anyone would like to reach him to discuss an idea, whether he agrees or disagrees, they are welcome to contact him at 309-368-9114. He hopes the public also attends meetings and makes their voices heard.

Mayor Schwartzman stated it was recently brought to our attention that Commander Cole Pierce, a Galesburg native, died a year ago. He was born in Cottage Hospital and attended Silas Willard, Hitchcock Junior High School, and Galesburg High School. He then attended Knox College where he lettered on the baseball team and earned a Bachelor of Arts degree in Physics. He also played the French horn in the Knox-Galesburg Symphony. He joined the Navy Reserve Officer Candidate program and served his country in the United States Navy from 1961-1984, flying 257 combat missions in Vietnam. He was also a flight instructor in the Advanced Jet Training Program and received numerous medals and commendations during his career. Later, served as the Program Director on the F-14 Tomcat Research and Development Program. The Mayor stated that throughout his military career, he flew approximately 50 different aircraft types and completed over 500 aircraft carrier arrested landings. After his military career, Cole began his commercial aviation career for 13 years with Continental Airlines.

Mayor Schwartzman thanked the organizers of the Stearman Fly In, and although he wasn't able to attend, heard it was a great success again. He also welcomed Mike Doi to the City and is looking forward to working with him in this important position. He thanked Aaron Gavin for filling in as interim.

The Mayor stated that tonight there were three powerful, hopeful, and positive presentations. He thanked Kate Bullis for bringing her dream to fruition and for a possible disc golf course, which could do wonders for our community. He added his appreciation to Tessa Jones, and the work she does with the Tourism & Visitors Bureau.

Council Member Davis moved, seconded by Council Member Miller, to adjourn into executive session at 8:02 p.m. for the purposes of discussing approval of the executive session meeting for September 11, 2023, 5 ILCS 120/2(c)(21) and Collective Negotiating 5 ILCS 120/2(c)(2).

Roll Call #15:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.

Nays: None

Absent: None

Chairman declared the motion carried.

During the Executive Session, Council Member Dennis moved, seconded by Council Member Miller, to adjourn the Executive Session at 8:36 p.m.

Roll Call #16:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.

Nays: None

Absent: None

Chairman declared the motion carried.

There being no further business, Council Member Davis moved, seconded by Council Member Dennis, to adjourn the regular meeting at 8:37 p.m.

Roll Call #17:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.

Nays: None

Absent: None

Chairman declared the motion carried.

Peter D. Mayor Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk

Proclamation
CITY OF
GALESBURG
ILLINOIS

WHEREAS, October 2023 marks the 78th anniversary of National Disability Employment Awareness Month; and

WHEREAS, the purpose of National Disability Employment Awareness Month is to educate about disability employment issues and celebrate the many and varied contributions of America's workers with disabilities; and

WHEREAS, the history of NDEAM traces back to 1945, when it started as a week and focused only on people with physical disabilities.

WHEREAS, later, it expanded to a full month, and its name and scope evolved to acknowledge the importance of increasing the workforce inclusion of people with all nature of disabilities.

WHEREAS, workplaces welcoming of the talents of all people, including people with disabilities, are a critical part of our efforts to build an inclusive community and strong economy; and

WHEREAS, activities during this month will reinforce the value and talent people with disabilities add to our workplaces and communities and affirm Galesburg's commitment to an inclusive community that increases access and equity for all, including individuals with disabilities.

THEREFORE, BE IT RESOLVED, that the City of Galesburg recognizes and commemorates the 78th anniversary of National Disability Employment Awareness Month; and be it further

RESOLVED, that the U.S. Department of Labor's Office of Disability Employment Policy and the City of Galesburg call upon employers, schools, and other community organizations in our community to observe October with appropriate programs and activities, and to advance its important message that people with disabilities add value and talent to our workplaces and communities; and be it further

RESOLVED, that the City of Galesburg pledges to continue to take steps throughout the year to recruit, hire, retain, and advance individuals with disabilities and work to pursue the goals of opportunity, full participation, economic self-sufficiency, and independent living for people with disabilities.

Dated this 2nd day of October 2023.

Mayor Peter D. Schwartzman

**COUNCIL LETTER
CITY OF GALESBURG
OCTOBER 2, 2023**

AGENDA ITEM: Resolution ceding the City's 2023 private activity bonding authority to the Quad Cities Regional Economic Development Authority (QCREDA).

SUMMARY RECOMMENDATION: The Interim City Manager and Director of Community Development recommend approval of the resolution ceding the City's private activity bonding authority to QCREDA.

BACKGROUND: On April 3, 2023 the City Council approved a resolution reserving the City's 2023 private activity bonds volume cap. The purpose of this resolution was to hold the available volume cap of \$3,565,440 for possible City use, instead of losing the volume cap to the Governor's office.

At this point, the City has no project on which these private activity bonds could be utilized. Warren Ribley, the executive director of QCREDA, contacted the City regarding the availability of the City's 2023 private activity bonding authority. The City is a member of QCREDA and has ceded its bonding authority to QCREDA in the past.

QCREDA was created by action of the Illinois General Assembly and is a general development agency for the counties of Henry, Knox, Mercer, Rock Island, Carroll, Lee, Whiteside, Jo Davies and Stephenson. QCREDA acts as the issuer of bonds, which provides tax exempt status on to a developer for eligible projects. The private activity bonds allow for a private manufacturer of tangible goods acquire fixed assets including land, buildings, machinery and equipment under certain circumstances. They can also be used for private developer to acquire fixed assets including land, buildings, and equipment for low-income or senior housing projects.

These entities can utilize the City's volume cap to issue the tax-exempt debt if all other IRS criteria are met. This means that the interest on the bonds are exempt from state and federal income taxes, so investors and lenders require a lower interest rate to achieve an equivalent after-tax return. Therefore, the borrower receives a preferential interest rate, generating savings.

BUDGET IMPACT: There is no budget impact.

SUPPORTING DOCUMENTS:

1. Resolution.

RESOLUTION NO. _____

**A RESOLUTION REALLOCATING \$3,565,440 OF THE CITY OF GALESBURG,
ILLINOIS PRIVATE ACTIVITY BOND ALLOCATION TO THE
QUAD CITIES REGIONAL ECONOMIC DEVELOPMENT AUTHORITY**

RESOLUTION transferring and reallocating the aggregate remaining, unused allocation of the private activity bonds of the City of Galesburg to the Quad Cities Regional Economic Development Authority.

WHEREAS, the City of Galesburg, Knox County, Illinois, (The “City”) is a municipality and a home rule unit of government duly organized and validly existing under Section 6(a) of Article VII of the 1970 constitution and laws of the State of Illinois; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986 (the “Code”), as amended, and Section 1301 of the Tax Reform Act of 1986, places a ceiling (the “Volume Cap”) on the aggregate principal amount of private activity bonds (as defined in the Code) that can be issued in the State of Illinois from January 1, 2023, to and including December 31, 2023; and

WHEREAS, the City’s portion of the Volume Cap equals \$3,565,440; and

WHEREAS, the City has reserved \$3,565,440 in Volume Cap through Resolution No. 23-18 as approved by the City Council on April 3, 2023; and

WHEREAS, the City has issued private activity bonds to which portions of the Volume Cap have been allocated in the aggregate principal amount of \$-0- from January 1, 2023, through the date of adoption of this Resolution; and

WHEREAS, the City has a remaining, unused balance of Volume Cap in the amount of \$3,565,440 for the remainder of calendar year 2023; and

WHEREAS, the Illinois Private Activity Bond Allocation Act (30 ILCS 345//et seq) provides among other things, the City may reallocate any remaining, unused portion of its Volume Cap to a state agency; and

WHEREAS, the Quad Cities Regional Economic Development Authority (QCREDA) has requested the City cede its remaining unused portion of the available Volume Cap to QCREDA for economic development purposes in QCREDA’s service area; and

WHEREAS, it is in the best interest of the City to transfer and reallocate \$3,565,440 of the City’s remaining, unused Volume Cap to QCREDA.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GALESBURG, KNOX COUNTY ILLINOIS:

SECTION 1: Consent to Reallocate to QCREDA. The City hereby agrees to reallocate to QCREDA the City’s 2023 private activity volume bonding cap in the amount of \$3,565,440. 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 Manager is hereby authorized to execute a letter of agreement with QCREDA consenting to such allocation on behalf of the City as authorized.

SECTION 3: Maintaining Records. The City's Community Development Department 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 City's Community Development Department shall provide notice of such allocation to the Office of the Governor.

SECTION 5: Effective Date. This resolution shall be in full force and effect upon its passage and approval.

Approved this 2nd day of October, 2023, by a roll call vote as follows:

Roll Call #: _____

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

Peter Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk

**COUNCIL LETTER
CITY OF GALESBURG
OCTOBER 2, 2023**

AGENDA ITEM: Approval for the purchase of uninterruptable power supply (UPS) equipment.

SUMMARY RECOMMENDATION: The Interim City Manager, Director of Finance & Information Systems, IT Manager, and Purchasing Agent recommend 9 to 5 Computer's bid in the amount of \$74,015.48.

BACKGROUND: The City's current UPS equipment is over 10 years old and much of the equipment is scheduled for end of life (EOL) in the next year.

A bid request was created for this purchase after reviewing necessary specifications. The bid was advertised in the Galesburg Register Mail, posted on the city's website, and sent to fifteen known vendors specializing in UPS equipment. There were four total RFB responses. They were as follows:

Company	Amount
Tiles in Style	\$95,786.00
9 to 5 Computer	\$74,015.48
Anixter Inc	\$75,600.34
Power Systems Engineering	\$81,651.00

BUDGET IMPACT: There are sufficient funds in the Computer Replacement Program for this purchase.

SUPPORTING DOCUMENTS: None

**COUNCIL LETTER
CITY OF GALESBURG
OCTOBER 2, 2023**

AGENDA ITEM: Bid recommendation, purchase three new 2025 Freightliner 108SD Plus cab/chassis to be utilized by the Street Division.

SUMMARY RECOMMENDATION: The Interim City Manager, Public Works Director, Fleet Superintendent and Purchasing Agent recommend City Council approve the bid including trades from Truck Centers Inc, Morton, IL for the purchase of three 2025 Freightliner 108SD Plus cab/chassis for a total cost of \$235,354.00.

BACKGROUND: The Street Division has three dump trucks scheduled for replacement in 2025. In order for the city to put three new units in service by 2025, the units needed to be bid out now due to the high demand of trucks, the limited order allotments the dealers are given by the manufacturer through the order bank, the lead time on production of the units and the time required to install the necessary components onto the cab/chassis. A separate bid will be issued in 2024 to purchase the dump bodies/snowplows/spreaders to be installed onto each cab/chassis. It is anticipated the three trucks will be built and in service by the beginning of 2025.

In addition to being advertised in the local paper, bid documents were made available on the city website and provided to dealers known to carry these types of units. There were three bids submitted as a result of this request. The low bid was submitted by Truck Centers, Inc. (Morton, IL) for three 2025 Freightliner 108SD Plus cab/chassis including trades in the amount of \$235,354.00. The Fleet Superintendent spoke with the Truck Centers Inc representative to ensure that in fact all areas of the city's request were met. City staff recommend approval of this purchase.

BUDGET IMPACT: There are sufficient funds available in the Vehicle Replacement Fund (58) for this purchase.

SUPPORTING DOCUMENTS:

1. Bid Tabulation

CITY OF GALESBURG

Finance Department

Bid Tab - (3) Class 7 Dump Truck Cab-Chassis

9/20/2023

Attended by: T.Miller/M.Miller/D.Miles

Company	Truck Centers Inc	Midway Freightliner	CIT Trucks LLC
City State	Morton, IL	Palmyra, MO	Morton, IL
Cost of New Unit:	\$ 98,118.00	\$ 94,471.00	\$ 126,350.00
Cost of New Unit:	\$ 98,118.00	\$ 94,471.00	\$ 126,350.00
Cost of New Unit:	\$ 98,118.00	\$ 94,471.00	\$ 126,350.00
Less Trade: 2009 International Workstar 7400 #108	\$ (19,000.00)	\$ -	\$ (18,000.00)
Less Trade: 2009 International Workstar 7400 #112	\$ (19,000.00)	\$ -	\$ (18,000.00)
Less Trade: 2010 International Workstar 7400 #114	\$ (21,000.00)	\$ -	\$ (18,000.00)
Net Cost to City:	\$ 235,354.00	\$ 283,413.00	\$ 325,050.00
Make & Model of Units Offered:	2025 Freightliner 108SD Plus	2025 Freightliner 108SD Plus	2025 Kenworth T480
Delivery Date:	3rd Qtr 2024	2nd, 3rd, or 4th Qtr 2024	Not Provided

***Low and Best Bid*

**COUNCIL LETTER
CITY OF GALESBURG
OCTOBER 2, 2023**

AGENDA ITEM: Bid recommendation, purchase five 2024 Ford F350 pickup trucks to be utilized by the Street, Airport, Park and Forestry Divisions.

SUMMARY RECOMMENDATION: The Interim City Manager, Director of Public Works, Fleet Superintendent, and Purchasing Agent recommend that the City Council approve the bids including trades submitted by Victory Lane Ford, Litchfield, IL, for the purchase of five 2024 Ford F350 pickup trucks for a total cost of \$194,460.00.

BACKGROUND: The Street, Airport, Park and Forestry Divisions utilize 1-ton pickup trucks during their daily operations and to plow snow during the winter season. These units are scheduled to be replaced in 2024; however, due to the high demand of trucks, the limited order allotments the dealers are given by the manufacturer through the order bank and the production lead time, the trucks needed to be bid out now to receive the units in 2024. A separate bid will be issued in early 2024 to purchase the snowplows for each unit to be installed by city employees.

In addition to being advertised in the local paper, bid documents were made available on the city website and provided to dealers known to carry these types of units. There were three bids submitted as a result of this request. The low and best bid was submitted by Victory Lane Ford, Litchfield, IL, for five 2024 Ford F350 pickup trucks including trades in the amount of \$194,460.00.

The Fleet Superintendent spoke with the Victory Lane Ford representative to ensure that in fact all areas of the city's request were met. City staff recommend approval of this purchase.

BUDGET IMPACT: There are sufficient funds available in the Vehicle Replacement Fund (58) for this purchase.

SUPPORTING DOCUMENTS:

1. Bid tabulation – 1 Ton Pickup Trucks for Park and Forestry Divisions
2. Bid tabulation – 1 Ton Pickup Trucks for Street and Airport Divisions

CITY OF GALESBURG

Finance Department

Bid Tabulation -1 ton Pickup Trucks Park/Forestry

9/20/2023

Attended by: T.Miller/M.Miller/D.Miles

Company	Victory Lane Ford	Bob Ridings Inc	Yemm Chevrolet	
City State	Litchfield, IL	Taylorville, IL	Galesburg, IL	
Cost of New Unit:	\$ 52,292.00	\$ 48,448.00	\$ 59,445.00	
5/100 Warranty Cost:	na	\$ 2,695.00	na	
Cost of New Unit:	\$ 52,292.00	\$ 48,448.00	\$ 59,445.00	
5/100 Warranty Cost:	na	\$ 2,695.00	na	
Cost of New Unit:	\$ 52,292.00	\$ 48,448.00	\$ 59,445.00	
5/100 Warranty Cost:	na	\$ 2,695.00	na	
Less Trade: 2011 Chevrolet Silverado C3500HD Pickup with Snow Plow #104	\$ (12,000.00)	\$ (4,500.00)	\$ -	
Less Trade: 2011 Chevrolet Silverado C3500HD Pickup with Snow Plow #505	\$ (13,000.00)	\$ (4,500.00)	\$ -	
Less Trade: 2011 Chevrolet Silverado C3500HD Pickup with Snow Plow #501	\$ (14,000.00)	\$ (4,500.00)	\$ -	
Net Cost to City:	\$ 117,876.00	\$ 139,929.00	\$ 178,335.00	
Make & Model of Units Offered:	2024 Ford F350	2024 Ford F350	2024 Ram 3500	
Delivery Date:	6-9 months	Estimated 120+ days	Not provided	

**Low and Best Bid

CITY OF GALESBURG

Finance Department

Bid Tabulation -1 ton Pickup Trucks Street/Airport

9/20/2023

Attended by: T.Miller/M.Miller/D.Miles

Company	Victory Lane Ford	Bob Ridings Inc	Yemm Chevrolet	
City State	Litchfield, IL	Taylorville, IL	Galesburg, IL	
Cost of New Unit:	\$52,292.00	\$48,448.00	\$59,445.00	
5/100 Warranty Cost:	na	\$2,695.00	na	
Cost of New Unit:	\$52,292.00	\$48,448.00	\$59,445.00	
5/100 Warranty Cost:	na	\$2,695.00	na	
Less Trade: 2011 Chevrolet Silverado C3500HD Pickup with Snow Plow #581	-\$12,500.00	-\$4,500.00	\$0.00	
Less Trade: 2012 Chevrolet Silverado C3500HD Pickup with Snow Plow #141	-\$15,500.00	-\$4,500.00	\$0.00	
Net Cost to City:	\$76,584.00	\$93,286.00	\$118,890.00	
Make & Model of Units Offered:	2024 Ford F350	2024 Ford F350	2024 Ram 3500	
Delivery Date:	6-9 months	Estimated 120+ days	Not Provided	

****Low and Best Bid**

**COUNCIL LETTER
CITY OF GALESBURG
OCTOBER 2, 2023**

AGENDA ITEM: Bid recommendation, purchase two 2024 Ford F250 pickup trucks to be utilized by the Street and Park Divisions.

SUMMARY RECOMMENDATION: The Interim City Manager, Director of Public Works, Fleet Superintendent, and Purchasing Agent recommend that the City Council approve the bids including trades submitted by Victory Lane Ford, Litchfield, IL, for the purchase of two 2024 Ford F250 pickup trucks for a total cost of \$78,516.00.

BACKGROUND: The Street and Park Divisions utilize $\frac{3}{4}$ ton pickup trucks during their daily operations and to plow snow during the winter season. These units are scheduled to be replaced in 2024; however, due to the high demand of trucks, the limited order allotments the dealers are given by the manufacturer through the order bank and the production lead time, the trucks needed to be bid out now to receive the units in 2024. A separate bid will be issued in early 2024 to purchase the snowplows for each unit to be installed by city employees.

In addition to being advertised in the local paper, bid documents were made available on the city website and provided to dealers known to carry these types of units. There were three bids submitted as a result of this request. The low and best bid was submitted by Victory Lane Ford, Litchfield, IL, for two 2024 Ford F250 pickup trucks including trades in the amount of \$78,516.00.

The Fleet Superintendent spoke with the Victory Lane Ford representative to ensure that in fact all areas of the city's request were met. City staff recommend approval of this purchase.

BUDGET IMPACT: There are sufficient funds available in the Vehicle Replacement Fund (58) for this purchase.

SUPPORTING DOCUMENTS:

1. Bid tabulation – $\frac{3}{4}$ Ton Pickup Truck for the Park Division
2. Bid tabulation – $\frac{3}{4}$ Ton Pickup Truck for the Street Division

CITY OF GALESBURG

Finance Department

Bid Tabulation -3/4 ton Pickup Trucks Park

9/20/2023

Attended by: T.Miller/M.Miller/D.Miles

Company	Victory Lane Ford	Bob Ridings Inc	Yemm Chevrolet	
City State	Litchfield, IL	Taylorville, IL	Galesburg, IL	
Cost of New Unit:	\$ 51,258.00	\$ 47,768.00	\$ 57,860.00	
5/100 Warranty Cost:	na	\$ 2,795.00	na	
Less Trade: 2009 Ford F250 Pickup with Snow Plow #544	\$ (8,000.00)	\$ (4,000.00)	\$ -	
Net Cost to City:	\$ 43,258.00	\$ 46,563.00	\$ 57,860.00	
Make & Model of Units Offered:	2024 Ford F250	2024 Ford F250	2024 RAM 2500	
Delivery Date:	6-9 months	Estimated 120+	Not provided	

***Low and Best Bid*

CITY OF GALESBURG

Finance Department

Bid Tabulation -3/4 ton Pickup Trucks Street

9/20/2023

Attended by: T.Miller/M.Miller/D.Miles

Company	Victory Lane Ford	Bob Ridings Inc	Yemm Chevrolet	
City State	Litchfield, IL	Taylorville, IL	Galesburg, IL	
Cost of New Unit:	\$ 51,258.00	\$ 47,768.00	\$ 57,860.00	
5/100 Warranty Cost:	na	\$ 2,795.00	na	
Less Trade: 2011 Ford F250 Pickup with Snow Plow and Lift Gate #116	\$ (16,000.00)	\$ (4,500.00)	\$ -	
Net Cost to City:	\$ 35,258.00	\$ 46,063.00	\$ 57,860.00	
Make & Model of Units Offered:	2024 Ford F250	2024 Ford F250	2024 RAM 2500	
Delivery Date:	6-9 months	Estimated 120+	Not provided	

***Low and Best Bid*

**COUNCIL LETTER
CITY OF GALESBURG
OCTOBER 2, 2023**

AGENDA ITEM: Bid recommendation, purchase one 2024 Ford F350 cab/chassis to be utilized by the Street Division.

SUMMARY RECOMMENDATION: The Interim City Manager, Director of Public Works, Fleet Superintendent, and Purchasing Agent recommend that the City Council approve the bid including trade submitted by Victory Lane Ford, Litchfield, IL, for the purchase of one 2024 Ford F350 cab/chassis for a total cost of \$35,458.00.

BACKGROUND: The Street Division utilizes a 1-ton dump truck during daily operations. This unit is scheduled to be replaced in 2024; however, due to the high demand of trucks, the limited order allotments the dealers are given by the manufacturer through the order bank and the production lead time, the unit needed to be bid out now to be received in 2024. A separate bid will be issued in 2024 to purchase and install the dump body.

In addition to being advertised in the local paper, bid documents were made available on the city website and provided to dealers known to carry these types of units. There were two bids submitted as a result of this request. The low and best bid was submitted by Victory Lane Ford, Litchfield, IL, for one 2024 Ford F350 cab/chassis including trade in the amount of \$35,458.00.

The Fleet Superintendent spoke with the Victory Lane Ford representative to ensure that in fact all areas of the city's request were met. City staff recommend approval of this purchase.

BUDGET IMPACT: There are sufficient funds available in the Vehicle Replacement Fund (58) for this purchase.

SUPPORTING DOCUMENTS:

1. Bid tabulation – 1 Ton Cab/Chassis for the Street Division

CITY OF GALESBURG

Finance Department

Bid Tab -1 ton Cab/Chassis Street #101

9/20/2023

Attended by: T.Miller/M.Miller/D.Miles

Company	Victory Lane Ford	Bob Ridings Inc		
City State	Litchfield, IL	Taylorville, IL		
Cost of New Unit:	\$ 55,458.00	\$ 51,923.00		
5/100 Warranty Cost:	na	\$ 2,795.00		
Less Trade: 2008 Ford F350 Dually with an 11 ft Dump box	\$ (20,000.00)	\$ (5,000.00)		
Net Cost to City:	\$ 35,458.00	\$ 49,718.00		
Make & Model of Unit Offered:	2024 Ford F350	2024 Ford F350		
Delivery Date:	6-9 months	Estimated 150+ days		

*Low and Best Bid

**COUNCIL LETTER
CITY OF GALESBURG
OCTOBER 2, 2023**

AGENDA ITEM: Bid recommendation, demolition, and clean-up of 91 W Simmons Street in Galesburg, IL.

SUMMARY RECOMMENDATION: The Interim City Manager, Director of Community Development, Code Compliance Supervisor, and Purchasing Agent recommend City Council award the demolition of 91 W Simmons as outlined to D & T Demolition in the amount of \$119,300.00.

BACKGROUND: This property is the location of the former Harrington Childrens Home. The property has been vacant for more than 20 years, last having water service in 2001. There are multiple holes in the roof and a large portion of the south wall has failed and collapsed. In September of 2021, Council approved the start of the demolition process. In July of 2023, the City was awarded an order of demolition through the 9th Judicial Court.

The request for bid was advertised in the Galesburg Register-Mail and made available on the city website. Emails were also sent to all known demolition contractors on file. Six vendors responded to this request for bids with the low and best bid submitted by D & T Demolition in the amount of \$119,300.00. City staff have reviewed the bid submitted by D & T Demolition and find that the bid meets the requirements for this demolition. As a matter of public safety, City staff recommend approval. A detailed bid tabulation is attached.

BUDGET IMPACT: There are applicable funds available in the Property Redevelopment (Fund 23) to complete the demolition.

SUPPORTING DOCUMENTS:

1. Bid Tabulation for this project

CITY OF GALESBURG

Finance Department

Bid Results for Demolition of 91 W Simmons St

9/20/2023

Attended by: T.Miller/E.Heiden/M.Miller/D.Miles

COMPANY	Jimax Demolition Division		Brown Excavating		USA Recycling Excavating LLC	
CITY, STATE	Peoria, IL		Alpha, IL		Galesburg, IL	
	<i>Demo Cost</i>	<i>Working Days</i>	<i>Demo Cost</i>	<i>Working Days</i>	<i>Demo Cost</i>	<i>Working Days</i>
91 W Simmons St	\$ 189,799.20	55	\$ 193,994.00	90	\$208,999.00	60
Bid Security	Bid Bond		Bid Bond		Bid Bond	

COMPANY	Neidig Trucking & Excavating		D&T Demolition LLC		Rezzar Demolition LLC	
CITY, STATE	Canton, IL		Galesburg, IL		Crystal Lake, IL	
	<i>Demo Cost</i>	<i>Working Days</i>	<i>Demo Cost</i>	<i>Working Days</i>	<i>Demo Cost</i>	<i>Working Days</i>
91 W Simmons St	\$ 220,850.00	90	\$ 119,300.00	90	\$137,255.00	30
Bid Security	Bid Bond		Cashiers Check		Bid Bond	

****Low and best bid**

Accounts Payable

Transactions by Account

User: shelms
 Printed: 09/26/2023 - 5:00PM
 Batch: 00002.09.2023



Account Number	Vendor	Description	Date	Amount	PO No
001-0000-10701-00	Central IL Munic. Clerks	01/24 - 09/24 - CIMCO Dues - Bennewitz, Gugliotta	09/26/2023	45.00	
001-0000-10701-00	Supreme Radio Communications, In	GETAC warrant for 4 body worn cameras for 2023-2026. \$233.39 per	09/26/2023	933.56	0000092540
001-0000-10701-00	Supreme Radio Communications, In	GETAC docking station warranty 2023-2026.	09/26/2023	216.09	0000092540
001-0000-10701-00	Supreme Radio Communications, In	GETAC coud video lic and main fee per month for 2023-2026	09/26/2023	794.40	0000092540
001-0000-10701-00	Supreme Radio Communications, In	GETAC monthly lic fee per month for 4 body cameras. \$14.93 per	09/26/2023	2,866.56	0000092540
001-0000-10801-00	Advance Auto Parts	Oil Filters	09/26/2023	15.72	
001-0000-10801-00	Advance Auto Parts	Hydraulic Filters	09/26/2023	25.88	
001-0000-10801-00	Advance Auto Parts	Oil Filters	09/26/2023	82.70	
001-0000-10801-00	Advance Auto Parts	Oil Filters	09/26/2023	16.54	
001-0000-10801-00	Advance Auto Parts	Hydraulic Filters	09/26/2023	77.64	
001-0000-10801-00	Moore Tires, Inc	Tires	09/26/2023	1,286.16	
001-0000-10801-00	Mack Sales & Service of Morton	Air Dryers	09/26/2023	1,112.00	
001-0000-10801-00	Koenig Body & Equipment, Inc.	Flood Lights	09/26/2023	95.04	
001-0000-20102-00	Brightspeed	09/23 Service Acct#304035525	09/26/2023	1,544.68	
001-0000-22002-00	PEGGY WILLIAMSON	Reissue Refund Check #92001 DTD 11/18/2019	09/26/2023	77.50	
001-0000-22002-00	PEGGY WILLIAMSON	Reissue Refund Check #92115 DTD 12/02/2019	09/26/2023	41.25	
001-0000-36010-00	Cynthia Flaherty	Refund for Building Permit - No Longer Building the Deck - CFlah	09/26/2023	30.60	
Subtotal for Divison: 0000				9,261.32	
001-0105-54500-00	NAACP	NAACP - Freedom Fund Gala Table of 8 - Council Members	09/26/2023	306.25	
001-0105-61000-00	Office Specialists, Inc.	Binders	09/26/2023	51.48	
Subtotal for Divison: 0105				357.73	
001-0115-54500-00	NAACP	NAACP - Freedom Fund GalaTable of 8 - K Bennewitz	09/26/2023	43.75	
001-0115-55000-00	Central IL Munic. Clerks	10/23 - 12/23 - CIMCO Dues - Bennewitz, Gugliotta	09/26/2023	15.00	
001-0115-61000-00	Discount Printing	Envelopes	09/26/2023	360.00	
001-0115-61000-00	Office Specialists, Inc.	Name Badge	09/26/2023	44.97	
Subtotal for Divison: 0115				463.72	

Account Number	Vendor	Description	Date	Amount	PO No
001-0120-51500-00	IL Section American Society of Civil	08/23 Ad - Director of Public Works	09/26/2023	30.00	
001-0120-58500-00	Smokin Willies	Food - City of Galesburg Employees Luncheon	09/26/2023	2,800.00	
001-0120-61000-00	Office Specialists, Inc.	Envelopes	09/26/2023	67.68	
001-0120-61000-00	Office Specialists, Inc.	Labels, Correction Tape, Note Pad	09/26/2023	66.89	
001-0120-61000-00	Office Specialists, Inc.	Card Stock	09/26/2023	19.97	
001-0120-61000-00	Office Specialists, Inc.	Legal Paper	09/26/2023	19.01	
Subtotal for Divison: 0120				3,003.55	
001-0145-51010-00	Statham & Long, LLC	07/23-08/23 Legal Services	09/26/2023	729.00	
Subtotal for Divison: 0145				729.00	
001-0160-47755-00	Mission Square	10/23 - OPEB Contributions	09/26/2023	10,040.00	
001-0160-51000-00	Collection Professionals, Inc	Jul 23 Service - Acct#001293-1	09/26/2023	60.00	
001-0160-51000-00	Credit Collection Partners	08/23 Service	09/26/2023	131.25	
001-0160-59520-00	Zakary Warfield	Sep 23 - Youth Commission Meeting	09/26/2023	30.00	
001-0160-59520-00	Chantiara Jackson	Sep 23 Youth Commission Meeting	09/26/2023	30.00	
001-0160-59520-00	Eciel Burns	September Youth Commission Meeting	09/26/2023	30.00	
Subtotal for Divison: 0160				10,321.25	
001-0205-51000-00	US Sterling Capital Corp., Inc.	First Central Bank McCook	09/26/2023	481.32	
001-0205-51000-00	Great Eastern Mgmt., Inc.	Eaglebank	09/26/2023	240.66	
001-0205-51000-00	US Sterling Capital Corp., Inc.	First Central Bank	09/26/2023	240.00	
001-0205-54500-00	Gloria Osborn	Mileage - IGFOA Conference - Peoria IL - GOsborn	09/26/2023	208.95	
Subtotal for Divison: 0205				1,170.93	
001-0305-54500-00	IL Enterprise Zone Association	IEZA Fall Conference - Rock Island - SGugliotta	09/26/2023	200.00	
Subtotal for Divison: 0305				200.00	
001-0306-54500-00	IPOC	IPOC Training - EHeiden, RSlagel, Rspiedel, Relsbury, SGugliotta	09/26/2023	125.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Weeds - 751 Michigan	09/26/2023	275.00	
001-0306-55400-00	Werner Restoraton Services, Inc.	Board UP - 99 N Elm St	09/26/2023	307.22	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Weeds - 362 N Broad	09/26/2023	825.00	
001-0306-55400-00	Werner Restoraton Services, Inc.	Board UP - 939 South Academy	09/26/2023	928.87	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 615 W Main St	09/26/2023	53.00	
001-0306-55400-00	Werner Restoraton Services, Inc.	Board UP - 239 S Cherry St	09/26/2023	967.20	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 960 S Pearl	09/26/2023	300.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 751 W South St	09/26/2023	168.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 169 Maple Ave	09/26/2023	36.00	

Account Number	Vendor	Description	Date	Amount	PO No
001-0306-55400-00	Kendall Zimmerman	Mowing - 211 Illinois	09/26/2023	50.00	
001-0306-55400-00	Kendall Zimmerman	Mowing, Removal/Disposal Yard Waste - 133 Blaine	09/26/2023	186.00	
001-0306-55400-00	Kendall Zimmerman	Labor - 1431 N West St	09/26/2023	30.00	
001-0306-55400-00	Kendall Zimmerman	Mowing, Removal/Disposal Yard Waste - 277 Walnut	09/26/2023	1,400.00	
001-0306-55400-00	Kendall Zimmerman	Mowing, Removal/Disposal Yard Waste - 374 S Pearl	09/26/2023	100.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 111 Illinois Ave	09/26/2023	300.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 798 E Brooks	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Mowing - 133 Blaine	09/26/2023	100.00	
001-0306-55400-00	Kendall Zimmerman	Mowing, Trim Trees - 620 N Cedar	09/26/2023	200.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees - 650 Monmouth	09/26/2023	100.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 1017 E North	09/26/2023	42.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees, Weeds- 160 N Henderson	09/26/2023	2,000.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees - 1489 W Main	09/26/2023	425.00	
001-0306-55400-00	Kendall Zimmerman	Call Out Fee - 272 S Pearl	09/26/2023	30.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees, Weeds - 1150 W Carl Sandburg	09/26/2023	300.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees - 566 Hawthorne Ct	09/26/2023	1,150.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 933 Day	09/26/2023	600.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 212 W North St	09/26/2023	186.00	
001-0306-55400-00	Kendall Zimmerman	Mowing, Removal/Disposal of Weeds/Lawn Waste - 782 E Berrien S	09/26/2023	450.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 1911 E Main	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 636 E Berrien St	09/26/2023	30.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Disposal of Trees, Yard Waste - 239 S Cherry	09/26/2023	2,675.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Disposal Yard Waste - 57 S Whitesboro	09/26/2023	30.00	
001-0306-55400-00	Kendall Zimmerman	Mowing, Removal/Disposal Yard Waste - 258 W North	09/26/2023	200.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees - 1409 E Main	09/26/2023	225.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees - 624 E Losey	09/26/2023	1,450.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees, Weeds - 494 Clark	09/26/2023	200.00	
001-0306-55400-00	Kendall Zimmerman	Mowing, Removal/Disposal Yard Waste - 211 Illinois	09/26/2023	400.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 1034 Mulberry	09/26/2023	300.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees - 815 S Cedar	09/26/2023	150.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 607 W Brooks	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 269 N Seminary St	09/26/2023	42.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees - 161 W Tompkins	09/26/2023	130.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 60 Garfield	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 1150 W Carl Sandburg	09/26/2023	1,212.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 153 E North St	09/26/2023	168.00	
001-0306-55400-00	Kendall Zimmerman	Call Out Fee - 889 S Chambers St	09/26/2023	30.00	

Account Number	Vendor	Description	Date	Amount	PO No
001-0306-55400-00	Kendall Zimmerman	Mowing - 1141 N West	09/26/2023	75.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Weeds - 230 N Pleasant	09/26/2023	525.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 159 Indiana Ave	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees, Weeds - 770 E Berrien	09/26/2023	250.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 1054 S Academy	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees - 133 Locust	09/26/2023	500.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 948 E Brooks	09/26/2023	47.00	
001-0306-55400-00	Kendall Zimmerman	Mowing - 277 Walnut	09/26/2023	100.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Tree Limbs - 153 Fulton	09/26/2023	125.00	
001-0306-55400-00	Kendall Zimmerman	Mowing, Trim Trees - 1122 Garden Lane	09/26/2023	350.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 410 N West	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Mowing - 109 Lincoln	09/26/2023	50.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 99 N Elm St	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 1515 Dee Ann Dr	09/26/2023	62.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 1431 Day	09/26/2023	62.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Weeds - 764 Farnham St	09/26/2023	50.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 960 E Pearl	09/26/2023	638.54	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 824 Abingdon St	09/26/2023	62.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 1000 Block of Lancaster	09/26/2023	42.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 1659 W Main	09/26/2023	765.62	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 201 Blaine	09/26/2023	1,150.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 1431 Day	09/26/2023	62.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees, Weeds - 1127 Willard	09/26/2023	575.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees - 844 Arnold St	09/26/2023	500.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 102 Walnut St	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees - 1087 W Losey	09/26/2023	75.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 827 N Cedar St	09/26/2023	200.00	
001-0306-55400-00	Kendall Zimmerman	Mowing, Removal/Disposal of Lawn Waste - 334 N Chambers	09/26/2023	150.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees, Brush - 153 Fulton	09/26/2023	350.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 537 N Cedar St	09/26/2023	42.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 752 S Cedar	09/26/2023	30.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees, Brush - 61 Elm	09/26/2023	475.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 936 W Berrien St	09/26/2023	97.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees - 1453 W Losey	09/26/2023	450.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Tree Limbs - 61 Elm	09/26/2023	350.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 314 Lombard	09/26/2023	200.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 226 Blaine Ave	09/26/2023	36.00	

Account Number	Vendor	Description	Date	Amount	PO No
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 348 E Third	09/26/2023	137.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Tree Limbs - 1161 Bateman St	09/26/2023	30.00	
001-0306-55400-00	Kendall Zimmerman	Mowing, Removal/Disposal Yard Waste - 213 Pine	09/26/2023	325.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees - 683 Day	09/26/2023	450.00	
001-0306-55400-00	Kendall Zimmerman	Mowing - 543 N West	09/26/2023	75.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 100 S Whitesboro	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Call Out Fee - 442 N West	09/26/2023	30.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - Cul De Sac of E North St	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Mowing - 260 W First	09/26/2023	100.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 251 Illinois	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Call Out Fee - 664 S West	09/26/2023	30.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - Saluda Road	09/26/2023	62.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 1215 Florence Ave	09/26/2023	186.00	
001-0306-55400-00	Kendall Zimmerman	Call Out Fee - 672 Mulberry	09/26/2023	30.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 217 Sumner St	09/26/2023	212.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees - 481 E Third	09/26/2023	200.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trees, Weeds - 84 Division	09/26/2023	350.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Tree Limbs - 1786 Bateman	09/26/2023	125.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 772 E Brooks	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 1354 E Losey St	09/26/2023	118.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 914 S Kellogg	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 1139 Monroe	09/26/2023	36.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Weeds - 927 S Farnham	09/26/2023	50.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Weeds - 314 S Henderson	09/26/2023	400.00	
001-0306-55400-00	Werner Restoraton Services, Inc.	Board Up - 224 N Broad st	09/26/2023	471.96	
001-0306-55400-00	Werner Restoraton Services, Inc.	Board UP - 239 S Cherry St	09/26/2023	352.22	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Weeds - 613 E Brooks	09/26/2023	150.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Disposal Yard Waste - 499 Yates	09/26/2023	30.00	
001-0306-55400-00	Kendall Zimmerman	Removal/Dispose of Trash/Debris - 772 Monmouth Blvd	09/26/2023	86.00	
001-0306-61000-00	Office Specialists, Inc.	Note Pads, Envelopes, Staple Remover,Plates, Forks	09/26/2023	43.14	
001-0306-61000-00	Office Specialists, Inc.	Highlighters	09/26/2023	10.44	
Subtotal for Divison: 0306				31,916.21	
001-0410-61000-00	Office Specialists, Inc.	Desk Calendar	09/26/2023	26.51	
001-0410-61000-00	Office Specialists, Inc.	Note Pads, Envelopes, Staple Remover,Plates, Forks	09/26/2023	25.61	
Subtotal for Divison: 0410				52.12	

Account Number	Vendor	Description	Date	Amount	PO No
001-0445-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	9.22	
001-0445-55500-00	Nichols Diesel Service, Inc	Core Return #113	09/26/2023	-25.00	
001-0445-55500-00	Liberty Tire Recycling Services Iowa	Recycle Tires	09/26/2023	96.13	
001-0445-55500-00	Napa Auto Parts	Core Return Credit	09/26/2023	-378.94	
001-0445-55500-00	Cummins Sale & Service	Crank Sensor #52	09/26/2023	-27.00	
001-0445-55700-00	Getz Fire Equipment Co., Inc.	Annual Extinguisher Service	09/26/2023	70.00	
001-0445-57500-00	Aramark Uniform Serv. Inc.	09/23 Service	09/26/2023	82.08	
001-0445-57500-00	Aramark Uniform Serv. Inc.	09/23 Service	09/26/2023	82.08	
001-0445-57500-00	Aramark Uniform Serv. Inc.	09/23 Service	09/26/2023	82.08	
001-0445-62500-00	Advance Auto Parts	Blower Resistor #150	09/26/2023	22.95	
001-0445-62500-00	Advance Auto Parts	Mixing Cup #601	09/26/2023	14.64	
001-0445-62500-00	Advance Auto Parts	Oil Filter #165	09/26/2023	2.62	
001-0445-63000-00	Fastenal Company	Screws	09/26/2023	4.75	
001-0445-63000-00	Fastenal Company	Screws	09/26/2023	4.00	
001-0445-63000-00	Fastenal Company	Screws	09/26/2023	6.00	
001-0445-63000-00	Airgas Mid America Inc	Dissolved Acetylene	09/26/2023	177.07	
001-0445-63000-00	Advance Auto Parts	Paint	09/26/2023	149.94	
001-0445-63000-00	Advance Auto Parts	Sealant	09/26/2023	22.53	
001-0445-63000-00	Advance Auto Parts	Paint	09/26/2023	39.99	
001-0445-63000-00	Pomp's Tire - Galesburg	Tubes	09/26/2023	27.18	
Subtotal for Divison: 0445				462.32	
001-0450-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	142.95	
001-0450-62500-00	Napa Auto Parts	Brake Pads #111	09/26/2023	160.04	
001-0450-62500-00	Nichols Diesel Service, Inc	Steering Knuckle #113	09/26/2023	1,021.42	
001-0450-62500-00	Napa Auto Parts	Brake Pads, Caliper #111	09/26/2023	434.48	
001-0450-62500-00	Napa Auto Parts	JB Weld #111	09/26/2023	28.47	
001-0450-62500-00	Advance Auto Parts	Mud Flap #113	09/26/2023	28.26	
001-0450-62500-00	Advance Auto Parts	Brake Line #113	09/26/2023	53.29	
001-0450-62500-00	Advance Auto Parts	Brake Fluid #113	09/26/2023	53.34	
001-0450-62500-00	Advance Auto Parts	Filter Kit #111	09/26/2023	41.98	
001-0450-62500-00	Advance Auto Parts	JB Weld #111	09/26/2023	8.54	
001-0450-62500-00	Advance Auto Parts	Oil Filter #114	09/26/2023	37.44	
001-0450-62500-00	Altorfer Inc.	Seal Kit #111	09/26/2023	17.03	
001-0450-62500-00	Nichols Diesel Service, Inc	Brake Caliper #113	09/26/2023	691.67	
001-0450-62500-00	Nichols Diesel Service, Inc	Pin #114	09/26/2023	3.00	
001-0450-62500-00	Nichols Diesel Service, Inc	Steering Shaft #113	09/26/2023	609.11	

Account Number	Vendor	Description	Date	Amount	PO No
001-0450-62500-00	Koenig Body & Equipment, Inc.	Mounting Bracket #113	09/26/2023	245.73	
001-0450-62500-00	Koenig Body & Equipment, Inc.	Trip Angle Assy	09/26/2023	3,099.91	
001-0450-62500-00	Midstate Manufacturing, Inc.	Hose #113	09/26/2023	73.89	
001-0450-62500-00	Napa Auto Parts	Connector #113	09/26/2023	13.39	
001-0450-62500-00	Nichols Diesel Service, Inc	Brake Hose - #113	09/26/2023	165.78	
001-0450-62500-00	Koenig Body & Equipment, Inc.	Carbides	09/26/2023	1,400.00	
Subtotal for Divison: 0450				8,329.72	
001-0505-51000-00	Campion, Barrow & Assoc.	Law Enforcement Testing	09/26/2023	455.00	
001-0505-51500-00	AD Scott Company, LLC	Ads - The Burg	09/26/2023	500.00	
Subtotal for Divison: 0505				955.00	
001-0510-51000-00	Midwest Uniform Supply, Inc	Embroidery for Shirts - ASwanson	09/26/2023	15.00	
001-0510-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	4.61	
001-0510-54500-00	Calibre Press	Women in Command - Burr Ridge II - MSemington	09/26/2023	359.00	
001-0510-54500-00	Amber Schlomer	Meals - Fuel - Hwy Drug Invest for Patrol - Johnston IA-ASchlome	09/26/2023	164.64	
001-0510-54500-00	Mark McLaughlin	Meals - Tactical Firearms - Champaign Il- M McLaughlin	09/26/2023	175.00	
001-0510-55700-00	Four Seasons Pest Control	09/23 Service	09/26/2023	20.00	
001-0510-61000-00	Office Specialists, Inc.	Toner	09/26/2023	644.56	
001-0510-61000-00	Office Specialists, Inc.	Markers	09/26/2023	25.72	
001-0510-61700-00	Supreme Radio Communications, In	1 GETAC IDOCK datamover	09/26/2023	1,273.15	0000092540
001-0510-61700-00	Supreme Radio Communications, In	Shipping costs.	09/26/2023	219.46	0000092540
001-0510-61700-00	Supreme Radio Communications, In	4 GETAC body worn cameras	09/26/2023	1,232.60	0000092540
001-0510-61700-00	Supreme Radio Communications, In	Keyboard	09/26/2023	359.58	
001-0510-62500-00	Ford of Galesburg	TPMS Sensor #24	09/26/2023	62.71	
001-0510-62500-00	Ford of Galesburg	Radiator Support - #24	09/26/2023	499.45	
001-0510-62500-00	Ford of Galesburg	Oil Cooler #24	09/26/2023	161.25	
001-0510-62500-00	Ford of Galesburg	Oxygen Sensor #20	09/26/2023	193.22	
001-0510-62500-00	Ford of Galesburg	Transmission Fluid #24	09/26/2023	101.88	
001-0510-62500-00	Ford of Galesburg	Driveshaft #24	09/26/2023	126.82	
001-0510-62500-00	Ford of Galesburg	Shock Absorber #7	09/26/2023	258.82	
001-0510-65500-00	Supreme Radio Communications, In	Microphones, Earpieces	09/26/2023	975.21	
001-0510-67500-00	Artistic Engraving	Name Plates	09/26/2023	68.50	
001-0510-67500-00	Ray O'Herron Co., Inc.	Pants, Shirts, Raincoats,Belts - Lowe, Palacios	09/26/2023	1,354.33	
001-0510-67500-00	Ray O'Herron Co., Inc.	Body Armor - HCarrier	09/26/2023	222.56	
001-0510-67500-00	Ray O'Herron Co., Inc.	Pants ASchlomer	09/26/2023	258.09	
001-0510-67500-00	Midwest Uniform Supply, Inc	Shirts - ASwanson	09/26/2023	168.00	

Account Number	Vendor	Description	Date	Amount	PO No
Subtotal for Divison: 0510				8,944.16	
001-0550-47755-00	Mission Square	10/23 - OPEB Contributions	09/26/2023	302.50	
001-0550-54500-00	Jessica Spurrier	Meals - Dispatcher Training - Burlington IA - JSpurrier	09/26/2023	12.00	
001-0550-54500-00	Teddra Schmidt	Meals - Dispatcher Training, Burlington IA - TSchmidt	09/26/2023	12.00	
001-0550-54500-00	Brandy Kilpatrick	Meals - Dispatcher Training - Burlington Ia - BKilpatrick	09/26/2023	12.00	
001-0550-54500-00	Victoria Dowdal	Meals - Dispatcher Training - Burlington IA - VDowdal	09/26/2023	12.00	
001-0550-54500-00	Sabrina Asencio	Meals - Dispatcher Training - Burlington IA - SAscencio	09/26/2023	12.00	
001-0550-54500-00	Deana Bower	Meals - Dispatcher Training - Burlington IA - DBowers	09/26/2023	12.00	
001-0550-61000-00	Office Specialists, Inc.	Toner	09/26/2023	987.83	
001-0550-61000-00	Office Specialists, Inc.	Copy Paper	09/26/2023	234.95	
001-0550-85500-00	Knox County Sheriff's Department	Sep 23 Share of Ambulance Service	09/26/2023	674.82	
001-0550-85500-00	Knox County Sheriff's Department	OCT 23 Share of Ambulance Service	09/26/2023	674.82	
001-0550-85902-00	Southern Computer Warehouse	Computer back end equipment to operate City/County car and body	09/26/2023	50.78	0000092425
001-0550-85902-00	Southern Computer Warehouse	Computer back end equipment to operate City/County car and body	09/26/2023	212.06	0000092425
001-0550-85902-00	Southern Computer Warehouse	Computer Monitor	09/26/2023	282.11	
Subtotal for Divison: 0550				3,491.87	
001-0605-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	73.78	
001-0605-55000-00	Illowa Council Inc Boy Scouts of An	New Unit Charter/Registration Fees	09/26/2023	427.00	
001-0605-55700-00	Four Seasons Pest Control	09/23 Service	09/26/2023	20.00	
001-0605-61000-00	Office Specialists, Inc.	Copy Paper	09/26/2023	46.99	
001-0605-62500-00	Alexis Fire Equipment Co., Inc.	Switch	09/26/2023	134.23	
001-0605-62500-00	Advance Auto Parts	Cable #56	09/26/2023	57.41	
001-0605-62500-00	Cummins Sale & Service	Crank Sensor #52	09/26/2023	104.65	
001-0605-65000-00	Office Specialists, Inc.	Paper Towels	09/26/2023	27.82	
001-0605-65000-00	Office Specialists, Inc.	Coffee Filter	09/26/2023	22.27	
001-0605-65000-00	Office Specialists, Inc.	Oil Absorbant	09/26/2023	33.00	
001-0605-67500-00	Alexis Fire Equipment Co., Inc.	Gloves	09/26/2023	197.00	
001-0605-67500-00	Michael Carlson	Safety Toe Boots	09/26/2023	39.99	
001-0605-67500-00	Municipal Emergency Services, Inc	2023 Supply of Turn Out Coats	09/26/2023	14,080.00	0000092409
001-0605-67500-00	Midwest Uniform Supply, Inc	Embroidery- JMoffitt	09/26/2023	33.40	
001-0605-67500-00	Midwest Uniform Supply, Inc	Shirts - C Harkey	09/26/2023	67.00	
001-0605-67500-00	Municipal Emergency Services, Inc	2023 Supply of Turn Out Pants	09/26/2023	10,576.00	0000092409
001-0605-67500-00	Midwest Uniform Supply, Inc	Pants - JMoffitt	09/26/2023	79.98	
001-0605-67500-00	Midwest Uniform Supply, Inc	Pants - BSchmitt	09/26/2023	119.98	
001-0605-67500-00	Midwest Uniform Supply, Inc	Hat - JPendergast	09/26/2023	49.50	

Account Number	Vendor	Description	Date	Amount	PO No
001-0605-67500-00	Municipal Emergency Services, Inc	Shipping for Turn Out Coats/Pants	09/26/2023	108.46	0000092409
001-0605-67500-00	Midwest Uniform Supply, Inc	Credit of invoice 117414-1	09/26/2023	-149.99	
001-0605-67500-00	Midwest Uniform Supply, Inc	Shirts, Embroidery- BSchmitt	09/26/2023	243.10	
001-0605-67500-00	Midwest Uniform Supply, Inc	Shirt - ASpataro	09/26/2023	28.75	
001-0605-67500-00	Ray O'Herron Co., Inc.	Cpt Collar Brass - BCaruana	09/26/2023	56.12	
001-0605-67500-00	Midwest Uniform Supply, Inc	Hat, Shirts	09/26/2023	139.00	
001-0605-67500-00	Midwest Uniform Supply, Inc	Credit of invoice 117414-1	09/26/2023	-62.50	
001-0605-67500-00	Midwest Uniform Supply, Inc	Shirt - JConnour	09/26/2023	28.75	
001-0605-67500-00	Midwest Uniform Supply, Inc	Shirts - C Harkey	09/26/2023	141.10	
Subtotal for Divison: 0605				<u>26,722.79</u>	
Subtotal for Fund 001				<u>106,381.69</u>	
011-0000-66000-00	Galesburg Builders Supply, Inc	Add'l Portland Cement Concrete supply for 2023	09/26/2023	388.50	0000092331
Subtotal for Divison: 0000				<u>388.50</u>	
Subtotal for Fund 011				<u>388.50</u>	
013-0000-20103-00	Hein Construction Co, Inc	Retainage - HT Custer Park Renovations	09/26/2023	-15,410.00	0000092495
013-0000-55500-00	Cummins Sale & Service	Labor to repair 1301	08/30/2023	5,043.05	0000092539
013-0000-62500-00	Cummins Sale & Service	Parts for repairs to 1301	08/30/2023	8,838.82	0000092539
013-0000-76000-00	Hein Construction Co, Inc	HT Custer Park Renovations	09/26/2023	154,100.00	0000092495
013-0000-76000-00	Hutchison Engineering, Inc	ITEP Lake Storey Path Phase II Engineering	09/26/2023	8,998.73	0000092542
Subtotal for Divison: 0000				<u>161,570.60</u>	
Subtotal for Fund 013				<u>161,570.60</u>	
014-0000-51000-00	Bruner, Cooper and Zuck, Inc.	Consulting Services - Material Testing	09/26/2023	1,066.00	
014-0000-66000-00	Roanoke Concrete Products Co	Controlled low strength material (CLSM) supply for 2023	09/26/2023	267.00	0000092337
Subtotal for Divison: 0000				<u>1,333.00</u>	
Subtotal for Fund 014				<u>1,333.00</u>	
015-0000-54500-00	University of Illinois	Patrol Rifle Instructor 23-72 - TSmith	09/26/2023	525.00	
015-0000-67500-00	Midwest Uniform Supply, Inc	Shirts - GPD	09/26/2023	587.80	
015-0000-67500-00	Midwest Uniform Supply, Inc	Shirts - KLegate	09/26/2023	248.80	
Subtotal for Divison: 0000				<u>1,361.60</u>	

Account Number	Vendor	Description	Date	Amount	PO No
Subtotal for Fund 015				<u>1,361.60</u>	
016-0000-22002-00	Illinois State Police Asset Seizure &	Seizure Funds 23-21936	09/26/2023	1,723.00	
Subtotal for Divison: 0000				<u>1,723.00</u>	
Subtotal for Fund 016				<u>1,723.00</u>	
018-0000-51000-00	Great Eastern Mgmt., Inc.	NexBank	09/26/2023	240.66	
018-0000-62500-00	Martin, Inc	Seals #128	09/26/2023	15.76	
018-0000-62500-00	Advance Auto Parts	Oil Filter #128	09/26/2023	13.12	
018-0000-62500-00	Advance Auto Parts	Air Filter #128	09/26/2023	32.54	
018-0000-66000-00	Metal Culverts, Inc	Culvert Materials	09/26/2023	5,264.70	0000092461
Subtotal for Divison: 0000				<u>5,566.78</u>	
Subtotal for Fund 018				<u>5,566.78</u>	
019-0000-10701-00	Johnson Controls Fire Protection LP	01/24 - 09-24 - Annual Service - Act# 375-47349371	09/26/2023	604.40	
019-0000-10701-00	Johnson Controls Fire Protection LP	01/24 - 09-24 - Annual Service Agreement - Act# 375-47349371	09/26/2023	1,391.18	
019-0000-20102-00	Brightspeed	09/23 Service Acct#304035525	09/26/2023	521.37	
Subtotal for Divison: 0000				<u>2,516.95</u>	
019-1905-47755-00	Mission Square	10/23 - OPEB Contributions	09/26/2023	671.25	
019-1905-51500-00	WGIL/WAAG/WLSR, Inc.	08/23 Radio Ads	09/26/2023	583.00	
019-1905-51500-00	WMOI - FM	08/23 Radio Ads	09/26/2023	260.00	
019-1905-51500-00	Sebis Direct Inc	08/23 - Water Bill Insert	09/26/2023	443.14	
019-1905-59528-00	Galesburg Community Foundation	07/23 - 2% Hotel/Motel Taxes	09/26/2023	35,240.71	
019-1905-59537-00	Knox Civic Center Authority	JUL 23 - 2% Hotel/Motel Taxes	09/26/2023	18,547.71	
Subtotal for Divison: 1905				<u>55,745.81</u>	
019-1910-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	59.95	
019-1910-65000-00	Office Specialists, Inc.	Paper Towels	09/26/2023	97.34	
019-1910-65000-00	Office Specialists, Inc.	Gloves, Trash Bags, Hand Soap	09/26/2023	137.30	
Subtotal for Divison: 1910				<u>294.59</u>	
019-1911-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	124.50	
019-1911-55700-00	Aramark Uniform Serv. Inc.	09/23 Service	09/26/2023	26.70	
019-1911-55700-00	Kone, Inc	Repair of Elevator - PD	09/26/2023	330.40	

Account Number	Vendor	Description	Date	Amount	PO No
Subtotal for Divison: 1911				481.60	
019-1915-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	9,702.11	
019-1915-55700-00	Liqui-Green Lawn & Tree Care	Spring,Summer,Fall Applications - City Hall/PSB -Acct #7986	09/26/2023	897.75	
019-1915-55700-00	Knox County Landfill	08/23 Service Acct#122	08/30/2023	389.50	
019-1915-55700-00	Liqui-Green Lawn & Tree Care	Spring,Summer,Fall Applications - Park Plaza -Acct #8349	09/26/2023	111.15	
019-1915-55700-00	Liqui-Green Lawn & Tree Care	Spring,Summer,Fall Applications - Softball Fields -Acct #8350	09/26/2023	1,282.50	
019-1915-55700-00	Four Seasons Pest Control	09/23 Service	09/26/2023	40.00	
019-1915-55700-00	Four Seasons Pest Control	09/23 Service	09/26/2023	30.00	
019-1915-55700-00	Liqui-Green Lawn & Tree Care	Summer,Fall Applications - Galesburg Youth Baseball -Acct #8367	09/26/2023	1,341.40	
019-1915-55700-00	Waste Management, Inc.	08/23 Service Acct# 63842-03000	08/30/2023	475.08	
019-1915-57500-00	Aramark Uniform Serv. Inc.	09/23 Service	09/26/2023	67.66	
019-1915-57500-00	Aramark Uniform Serv. Inc.	09/23 Service	09/26/2023	67.66	
019-1915-59300-00	UniFirst First Aid Corp	Resupply of medical Supply Box	09/26/2023	214.09	
019-1915-62500-00	Midstate Manufacturing, Inc.	Hose #522	09/26/2023	121.73	
019-1915-62500-00	Midstate Manufacturing, Inc.	Hose #522	09/26/2023	132.54	
019-1915-62500-00	Napa Auto Parts	Tensioner #502	09/26/2023	164.68	
019-1915-62500-00	Koenig Body & Equipment, Inc.	Trip Angle Assy	09/26/2023	2,575.00	
019-1915-62500-00	Moore Tires, Inc	Tires #503	09/26/2023	932.80	
019-1915-62500-00	Advance Auto Parts	Door Handle #505	09/26/2023	40.47	
019-1915-62500-00	Advance Auto Parts	Oil Filter #510	09/26/2023	2.62	
019-1915-62500-00	Advance Auto Parts	Brake Pads #510	09/26/2023	39.64	
019-1915-62500-00	Advance Auto Parts	Washer Pump , Oil Filter #532	09/26/2023	18.53	
019-1915-62500-00	Advance Auto Parts	Filter Kit #503	09/26/2023	95.35	
019-1915-62500-00	Advance Auto Parts	Air Filter, Oil Filter #501	09/26/2023	14.65	
019-1915-62500-00	Advance Auto Parts	Engine Oil #540	09/26/2023	16.54	
019-1915-62500-00	Advance Auto Parts	Filter Kit #502	09/26/2023	64.73	
019-1915-62500-00	Advance Auto Parts	Tie Rod End, Serpeatine Belt #502	09/26/2023	118.01	
019-1915-62500-00	Bedwell Farm Equipment	PTO Shaft #523	09/26/2023	69.23	
019-1915-62500-00	Yemm Chevrolet, Inc-Geo	A/C Tube #510	09/26/2023	76.79	
019-1915-62500-00	Napa Auto Parts	Caliper #580	09/26/2023	235.04	
019-1915-62500-00	Mutual Wheel Co., Inc.	Balancing Bag #503	09/26/2023	62.64	
019-1915-66000-00	All Inclusive Rec	Fibar	09/26/2023	4,879.00	
019-1915-66000-00	Galesburg Electric, Inc.	Outlet Electrical Cover	09/26/2023	12.34	
019-1915-68500-00	Tri-State Water	Misc Chemicals	09/26/2023	120.32	
019-1915-68500-00	Tri-State Water	Misc Chemicals	09/26/2023	60.16	
019-1915-68500-00	Tri-State Water	Misc Chemicals	09/26/2023	54.98	

Account Number	Vendor	Description	Date	Amount	PO No
Subtotal for Divison: 1915				24,526.69	
019-1920-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	87.61	
019-1920-55700-00	J.P. Benbow, Inc.	Repair of Ice Machine Leaking	09/26/2023	108.00	
019-1920-55700-00	Getz Fire Equipment Co., Inc.	Annual Extinguisher Service	09/26/2023	70.00	
019-1920-55700-00	Four Seasons Pest Control	09/23 Service	09/26/2023	20.00	
019-1920-57500-00	Aramark Uniform Serv. Inc.	09/23 Service	09/26/2023	39.75	
019-1920-57500-00	Aramark Uniform Serv. Inc.	09/23 Service	09/26/2023	39.75	
019-1920-61000-00	Office Specialists, Inc.	Toner	09/26/2023	363.99	
019-1920-63500-00	D & K Products	Fertilizer	09/26/2023	2,940.00	
019-1920-64000-00	HORNUNG'S GOLF PRODUCTS, I	Gloves, Tour Wrap, Grips	09/26/2023	832.96	
019-1920-64000-00	Go Van Gogh's	Digitizing Art	09/26/2023	85.00	
019-1920-64000-00	All Star Pro Golf	Bag Tags,Set Up Charge	09/26/2023	262.60	
019-1920-64125-00	Smithfield Direct, LLC	Misc Concessions	09/26/2023	85.80	
019-1920-64125-00	Office Specialists, Inc.	Lids, Napkins	09/26/2023	110.05	
019-1920-64125-00	Butch's Pizza Inc.	Pizzas	09/26/2023	27.50	
019-1920-64125-00	Butch's Pizza Inc.	Pizzas	09/26/2023	22.00	
019-1920-64125-00	Atlantic Coca-Cola	Misc Concessions	09/26/2023	594.32	
019-1920-64125-00	Atlantic Coca-Cola	Misc Concessions	09/26/2023	539.61	
019-1920-64125-00	Boxcar Express	Sandwiches	09/26/2023	1,283.25	
019-1920-64125-00	Smithfield Direct, LLC	Misc Concessions	09/26/2023	42.90	
019-1920-65000-00	Office Specialists, Inc.	Toilet Paper, Glvoes, Paper, Coffee Filter, Air Freshner	09/26/2023	101.04	
019-1920-88300-00	M&M Golf Cars, LLC	2023 Lease of 48 Golf Carts and 1 Utility Vehicle as per agreeme	09/26/2023	5,335.97	0000092361
Subtotal for Divison: 1920				12,992.10	
019-1925-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	184.45	
Subtotal for Divison: 1925				184.45	
019-1935-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	96.84	
019-1935-55700-00	Getz Fire Equipment Co., Inc.	Conductivity Test, Annual Service, On Site Service	09/26/2023	86.70	
019-1935-55700-00	Aramark Uniform Serv. Inc.	09/23 Service	09/26/2023	454.48	
019-1935-57500-00	Aramark Uniform Serv. Inc.	09/23 Service	09/26/2023	454.48	
019-1935-57500-00	Four Seasons Pest Control	09/23 Service	09/26/2023	35.00	
Subtotal for Divison: 1935				1,127.50	
019-1940-64125-00	Atlantic Coca-Cola	Misc Concessions	09/26/2023	63.13	
019-1940-64125-00	Gold Medal - Central Illinois, LLC	Misc Concessions	09/26/2023	52.29	

Account Number	Vendor	Description	Date	Amount	PO No
Subtotal for Divison: 1940				115.42	
019-1945-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	27.67	
019-1945-55700-00	Four Seasons Pest Control	09/23 Service	09/26/2023	20.00	
Subtotal for Divison: 1945				47.67	
019-1950-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	3,629.06	
019-1950-55700-00	Four Seasons Pest Control	09/23 Service	09/26/2023	25.00	
019-1950-64125-00	Gold Medal - Central Illinois, LLC	Misc Concessions	09/26/2023	17.95	
019-1950-65000-00	Office Specialists, Inc.	Mop Head	09/26/2023	15.66	
019-1950-68500-00	Hawkins, Inc	Azone, pH Down Lo	09/26/2023	618.34	
Subtotal for Divison: 1950				4,306.01	
019-1955-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	341.23	
019-1955-55700-00	J.P. Benbow, Inc.	Pipe & Fittings	09/26/2023	316.74	
019-1955-55700-00	J.P. Benbow, Inc.	Moved Steam Line on Emergency Exit - Labor	09/26/2023	1,188.00	
019-1955-55700-00	J.P. Benbow, Inc.	Repair of drain line - Labor	09/26/2023	162.00	
019-1955-55700-00	Quick Electrical Contractors, Inc	Labor/Material - Cable for Camera - Hawthorne pool	09/26/2023	500.00	
019-1955-55700-00	Four Seasons Pest Control	09/23 Service	09/26/2023	20.00	
019-1955-55700-00	Quick Electrical Contractors, Inc	Hawthorne Pool Ethernet Install as per bid	09/26/2023	3,500.00	0000092499
019-1955-55700-00	J.P. Benbow, Inc.	Pipe & Fittings	09/26/2023	54.57	
019-1955-65000-00	Office Specialists, Inc.	Trash Bags	09/26/2023	43.16	
019-1955-65000-00	Office Specialists, Inc.	Mops	09/26/2023	16.50	
019-1955-65000-00	Office Specialists, Inc.	Toilet Paper, Paper Towels	09/26/2023	129.27	
Subtotal for Divison: 1955				6,271.47	
019-1960-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	4.61	
019-1960-55700-00	Four Seasons Pest Control	09/23 Service	09/26/2023	20.00	
019-1960-55700-00	Dowers Roofing, Inc.	Repair Gutters, Downspouts, Loose Facia Metal	09/26/2023	4,500.00	
Subtotal for Divison: 1960				4,524.61	
019-1965-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	4.61	
019-1965-57500-00	Aramark Uniform Serv. Inc.	09/23 Service	09/26/2023	36.74	
019-1965-57500-00	Aramark Uniform Serv. Inc.	09/23 Service	09/26/2023	36.74	
019-1965-61000-00	Office Specialists, Inc.	Apt Book, Printer Ink	09/26/2023	110.14	
019-1965-62500-00	Scott Equipment, LLC	Tires - #585	09/26/2023	186.00	
019-1965-62500-00	Pomp's Tire - Galesburg	Tires #583	09/26/2023	87.50	
019-1965-62500-00	Scott Equipment, LLC	Tires #586	09/26/2023	300.00	

Account Number	Vendor	Description	Date	Amount	PO No
019-1965-65500-00	Scott Equipment, LLC	Idler Spring, Ultra Gallon Mix	09/26/2023	26.71	
		Subtotal for Divison: 1965		788.44	
019-1975-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	4.61	
019-1975-55500-00	Nichols Diesel Service, Inc	State & Fed Tests #106	09/26/2023	58.25	
		Subtotal for Divison: 1975		62.86	
019-1980-55700-00	Johnson Controls Fire Protection LP	10/23 - 12/23 - Annual Service Agreement - Act# 375-47349371	09/26/2023	463.72	
019-1980-55700-00	Johnson Controls Fire Protection LP	10/23 - 12/23 - Annual Service- Act# 375-47349371	09/26/2023	201.47	
		Subtotal for Divison: 1980		665.19	
		Subtotal for Fund 019		114,651.36	
020-0000-20102-00	Brightspeed	09/23 Service Acct#304035525	09/26/2023	64.55	
020-0000-56000-00	Terry Allen, Inc	Airport Stearman Event - Toilet Rental - 15 Regular Units - Deli	09/26/2023	1,950.00	0000092358
020-0000-56000-00	Terry Allen, Inc	Airport Stearman Event - 3 Handwashing Stations - Delivered on o	09/26/2023	390.00	0000092358
020-0000-56000-00	Terry Allen, Inc	Airport Stearman Event - Toilet Rental - 2 Handicapped Units - D	09/26/2023	525.00	0000092358
020-0000-56500-00	Crop Risk Services - MP	Crop Insurance	09/26/2023	244.00	
020-0000-56500-00	Crop Risk Services - MP	Crop Insurance	09/26/2023	784.00	
020-0000-61000-00	Office Specialists, Inc.	Rubberbands	09/26/2023	76.80	
		Subtotal for Divison: 0000		4,034.35	
		Subtotal for Fund 020		4,034.35	
024-0000-51000-00	Bruner, Cooper and Zuck, Inc.	Consulting Services - Tompkins Bank Annexation Plat	09/26/2023	2,000.00	
024-0000-51000-00	US Sterling Capital Corp., Inc.	Fieldpoint Private Bank & Trust	09/26/2023	240.66	
024-0000-59535-00	Knox Co. Area Partnership for Econ	KCAP Semi - Annual Investment	09/26/2023	77,500.00	
024-0000-83100-00	Galesburg Museums, Inc	10/23 - Grant to Discovery Depot	09/26/2023	5,000.00	
024-0000-88300-00	Breslin's Floor Covering, Inc	10/23 Parking Lot Lease	09/26/2023	605.05	
		Subtotal for Divison: 0000		85,345.71	
		Subtotal for Fund 024		85,345.71	
030-0000-20102-00	Brightspeed	09/23 Service Acct#304035525	09/26/2023	189.30	
		Subtotal for Divison: 0000		189.30	
030-0320-47755-00	Mission Square	10/23 - OPEB Contributions	09/26/2023	61.25	
030-0320-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	20.75	

Account Number	Vendor	Description	Date	Amount	PO No
030-0320-61000-00	Office Specialists, Inc.	Toner	09/26/2023	429.58	
030-0320-62500-00	Advance Auto Parts	Ignition Oil	09/26/2023	49.19	
030-0320-62500-00	Ford of Galesburg	Motor Assembly	09/26/2023	84.36	
030-0320-62500-00	Ford of Galesburg	Return Motor Assembly	09/26/2023	-85.09	
030-0320-62500-00	Ford of Galesburg	Motor Assembly	09/26/2023	85.09	
030-0320-62500-00	Ford of Galesburg	Wire Assembly, Core	09/26/2023	297.02	
030-0320-62500-00	Napa Auto Parts	Bulbs	09/26/2023	8.98	
030-0320-62500-00	Napa Auto Parts	Tie Rod Ends, Steering Stabilizer, Drag Link	09/26/2023	328.85	
030-0320-62510-00	Herr Petroleum Corp	251.8 Gal Unleaded Ethanol	09/26/2023	825.02	0000092348
030-0320-62510-00	Herr Petroleum Corp	336.2 Gal Unleaded Ethanol	08/30/2023	1,101.54	0000092348
030-0320-62510-00	Herr Petroleum Corp	166.4 Gal Unleaded Ethanol	08/30/2023	545.20	0000092348
Subtotal for Divison: 0320				3,751.74	
030-0370-47755-00	Mission Square	10/23 - OPEB Contributions	09/26/2023	61.25	
030-0370-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	48.42	
030-0370-57500-00	Cintas, Inc	09/23 Service	09/26/2023	225.41	
030-0370-62500-00	Thompson Truck & Trailer, Inc	Thermostat	09/26/2023	42.46	
030-0370-62500-00	Batterton Auto Supply	Valve Cores, Valve Caps, Brake Cleaner	08/30/2023	105.45	
030-0370-62510-00	Herr Petroleum Corp	718.3 Gal Diesel	09/26/2023	2,772.09	0000092348
Subtotal for Divison: 0370				3,255.08	
Subtotal for Fund 030				7,196.12	
053-0000-51000-00	US Sterling Capital Corp., Inc.	T Bank N.A	09/26/2023	245.67	
Subtotal for Divison: 0000				245.67	
Subtotal for Fund 053				245.67	
054-0000-20103-00	CAD Construction	Release Retainage Exterior&Structural Repairs of Hawthorne Pool	09/26/2023	99,480.70	0000092256
054-0000-51000-00	Herb Burns	Apprasial for Former Churchill School Personal Property	09/26/2023	200.00	
054-0000-76000-00	CAD Construction	Exterior & Structural Repairs of Hawthorne Pool Bldg	09/26/2023	6,588.00	0000092256
054-0000-76000-00	Klingner & Associates, P.C. - Archit	Construction Administration for Hawthorne Pool Building	09/26/2023	2,200.00	0000092199
Subtotal for Divison: 0000				108,468.70	
Subtotal for Fund 054				108,468.70	
058-0000-51000-00	US Sterling Capital Corp., Inc.	Bath Savings Institution	09/26/2023	245.67	

Account Number	Vendor	Description	Date	Amount	PO No
Subtotal for Divison: 0000				245.67	
Subtotal for Fund 058				245.67	
059-0000-55700-00	Quick Electrical Contractors, Inc	Forestry/E Linwood Cemetery/Hawthorne Pool Fiber Install as per b	09/26/2023	44,660.00	0000092499
Subtotal for Divison: 0000				44,660.00	
Subtotal for Fund 059				44,660.00	
061-0000-10704-00	Sebis Postage	09/23 Postage for UB Bills	09/26/2023	7,500.00	
061-0000-20101-00	JO WHITLATCH	Refund Check 011422-019, 1281 W LOSEY ST	09/14/2023	124.00	
061-0000-20101-00	ERICA GOMEZ	Refund Check 057055-000, 974 S CEDAR ST	09/19/2023	64.76	
061-0000-20101-00	ASHLEY KELLEY	Refund Check 042369-000, 311 E FIFTH ST	09/19/2023	76.04	
061-0000-20101-00	YANCY STRAHAN	Refund Check 013839-005, 989 MCCLURE ST	09/13/2023	131.17	
061-0000-20101-00	MCS REAL ESTATE LLC	Refund Check 005091-180, 1729 E MAIN ST	09/19/2023	127.77	
061-0000-20101-00	PAMELA JOHNSON	Refund Check 066984-000, 1411 E FIFTH ST 15	09/19/2023	118.17	
061-0000-20101-00	BONNIE HARRIS	Refund Check 007110-033, 1065 MAPLE AVE	09/13/2023	54.52	
061-0000-20101-00	JESSICA TOTTEN	Refund Check 063544-000, 1428 FLORENCE AVE	09/14/2023	19.00	
061-0000-20101-00	LEROY TORRES	Refund Check 022659-000, 80 S WHITESBORO ST	09/13/2023	26.31	
061-0000-20101-00	CRYSTAL KINDRED	Refund Check 066829-000, 431 N CHERRY ST	09/13/2023	33.87	
061-0000-20101-00	PHILLIP MORRIS	Refund Check 039442-001, 422 MONROE ST	09/14/2023	57.96	
061-0000-20101-00	CANDY WEBB	Refund Check 022739-014, 1275 BEECHER AVE	09/13/2023	54.43	
061-0000-20101-00	PHILLIP MONTGOMERY	Refund Check 009525-002, 836 S CHAMBERS ST	09/19/2023	95.66	
061-0000-20101-00	MELANIE SMITH-HENGHEOLD	Refund Check 066950-000, 1476 IMPERIAL AVE	09/13/2023	90.05	
061-0000-20101-00	RONALD CLAGG	Refund Check 009308-000, 1790 MEADOW DR	09/19/2023	9.21	
061-0000-20101-00	PATRICK COATE	Reissue - Refund Check 045279-001, 2148 SODHI AVE	09/26/2023	13.23	
061-0000-20101-00	GLORIA CHAVEZ	Refund Check 020953-001, 774 ABINGDON ST	09/13/2023	16.66	
061-0000-20101-00	DARYL COX	Refund Check 056353-000, 1945 BAIRD AVE	09/13/2023	52.35	
061-0000-20101-00	NANCY DUMSE	Refund Check 022425-002, 1451 E NORTH ST	09/19/2023	119.21	
061-0000-20101-00	SAMUEL DUNHAM	Refund Check 060840-001, 925 S CEDAR ST	09/14/2023	49.98	
061-0000-20101-00	FOLLMER SUHOMSKI INVESTM	Refund Check 062167-007, 499 IRWIN ST	09/19/2023	117.16	
061-0000-20101-00	FHP INVESTMENTS LLC	Refund Check 045228-033, 1544 BRIDGE AVE	09/13/2023	63.47	
061-0000-20101-00	JOHN BEAVERS	Refund Check 054691-000, 466 E DAYTON ST	09/19/2023	46.91	
061-0000-20101-00	JOHN BEAVERS	Refund Check 054691-000, 466 E DAYTON ST	09/19/2023	10.35	
061-0000-20101-00	KENDALL BOLEN	Refund Check 020170-000, 946 S BROAD ST	09/13/2023	14.00	
061-0000-20101-00	MICHAEL BORDNER	Refund Check 065669-000, 48 GARFIELD AVE	09/13/2023	101.52	
061-0000-20101-00	PATRICK BAILEY	Refund Check 051513-001, 968 W MAIN ST	09/19/2023	79.21	

Account Number	Vendor	Description	Date	Amount	PO No
061-0000-20101-00	JACK ALDERSON	Refund Check 010209-001, 2035 CARRINGTON AVE	09/19/2023	83.43	
061-0000-20101-00	TIMOTHY LADEWIG	Refund Check 066963-000, 1403 E FIFTH ST	09/13/2023	119.27	
061-0000-20101-00	PEDRO GARZA	Refund Check 019696-001, 404 W BROOKS ST	09/19/2023	89.33	
061-0000-20101-00	BRENDA MORRISON	Refund Check 051308-017, 554 ARNOLD ST	09/19/2023	124.33	
061-0000-20101-00	JESSICA YEM	Refund Check 061918-000, 668 W NORTH ST	09/13/2023	48.13	
061-0000-20101-00	PATRICIA LARSON	Refund Check 012653-003, 762 E SOUTH ST	09/13/2023	21.84	
061-0000-20101-00	DANIEL RICE ESTATE	Refund Check 021448-000, 471 SIXTH AVE	09/19/2023	9.21	
061-0000-20101-00	MORGAN STOUT	Refund Check 062915-000, 63 COUNTRY ELMS EST	09/19/2023	82.67	
061-0000-20101-00	BRENDA JAMES	Refund Check 061274-001, 1502 RONA DR	09/19/2023	104.21	
061-0000-20102-00	Brightspeed	09/23 Service Acct#304035525	09/26/2023	259.16	
061-0000-47755-00	Mission Square	10/23 - OPEB Contributions	09/26/2023	571.25	
061-0000-51000-00	Klingner & Associates, P.C. - Archit	Engineering analysis and mapping study of the water transmission	09/26/2023	13,444.50	0000092401
061-0000-51000-00	Pace Analytical Services LLC	Fluoride by Probe	09/26/2023	25.00	
061-0000-51000-00	Klingner & Associates, P.C. - Archit	Additional analysis and mapping study of the water transmission	09/26/2023	14,295.50	0000092401
061-0000-51000-00	Credit Collection Partners	08/23 Service	09/26/2023	426.57	
061-0000-51000-00	Great Eastern Mgmt., Inc.	The Tipton Latham Bank	09/26/2023	247.01	
061-0000-51500-00	Sebis Direct Inc	08/23 - UB Printing Cost	09/26/2023	794.38	
061-0000-52300-00	Nicor Gas	08/23 Service Acct# 20-72-70-1000 9	08/30/2023	49.42	
061-0000-52300-00	Nicor Gas	08/23 Service Acct# 14-51-15-5411 6	08/30/2023	273.91	
061-0000-52500-00	Galesburg Sanitary Dist.	08/23 Service	08/30/2023	23.06	
061-0000-55700-00	Waste Management, Inc.	09/23 Service Customer #9-06892-63006	09/26/2023	114.23	
061-0000-55700-00	Waste Management, Inc.	09/23 Service Customer #64537-23004	09/26/2023	20.42	
061-0000-61000-00	Office Specialists, Inc.	Envelopes	09/26/2023	32.61	
061-0000-61000-00	Julie Bacon	Lead Program Plaque	09/26/2023	25.00	
061-0000-61000-00	Julie Bacon	Lead Out Plaques	09/26/2023	75.00	
061-0000-61000-00	Office Specialists, Inc.	Pens, Highlighters, Lamination Pouch, Copy Paper	09/26/2023	90.81	
061-0000-66000-00	Roanoke Concrete Products Co	PORTLAND CEMENT CONCRETE, CL PP1 MIX - DELIVERED	09/26/2023	405.13	0000092338
061-0000-66000-00	Core & Main	Tap Flange	09/26/2023	839.68	
061-0000-66000-00	Core & Main	Valves, Adaptors, Curb Box	09/26/2023	1,372.25	
061-0000-66000-00	Core & Main	Ball Curb	09/26/2023	1,760.64	
061-0000-66000-00	Core & Main	Brass Cap	09/26/2023	345.20	
061-0000-66700-00	Core & Main	Flow Meters	09/26/2023	5,760.00	
061-0000-68500-00	Hawkins, Inc	PHOSPHATE INHIBITOR FOR 2023; AGREED UPON RATE 0.79	09/26/2023	36,967.74	0000092530
061-0000-88300-00	US Army Corps of Engineers	Renewal for Easement for Right-Of-Way - REIN 23-4074	09/26/2023	3,615.00	
Subtotal for Divison: 0000				91,782.86	

Account Number	Vendor	Description	Date	Amount	PO No
Subtotal for Fund 061				<u>91,782.86</u>	
067-0000-20101-00	JOHN BEAVERS	Refund Check 054691-000, 466 E DAYTON ST	09/19/2023	24.29	
067-0000-47755-00	Mission Square	10/23 - OPEB Contributions	09/26/2023	13.75	
067-0000-51500-00	Sebis Direct Inc	08/23 - UB Printing Cost	09/26/2023	397.13	
067-0000-59501-00	Knox County Landfill	08/23 Service Acct#121	08/30/2023	32,486.76	
067-0000-59502-00	Waste Management, Inc.	08/23 Service Acct# 5-33430-33004	08/30/2023	171,962.92	
Subtotal for Divison: 0000				<u>204,884.85</u>	
Subtotal for Fund 067				<u>204,884.85</u>	
078-0000-51000-00	Great Eastern Mgmt., Inc.	Veritex Community Bank	09/26/2023	241.97	
078-0000-51000-00	OSF Occupational Medicine	Pre-Employment Exam	09/26/2023	140.00	
078-0000-51000-00	OSF Occupational Medicine	Pre-Employment Exam	09/26/2023	140.00	
078-0000-51000-00	OSF Occupational Medicine	Pre-Employment Exam	09/26/2023	220.00	
078-0000-51000-00	OSF Occupational Medicine	Pre-Employment Exam	09/26/2023	220.00	
078-0000-56534-00	Illinois Municipal League Risk Man	DOL - 05/22/23 - Claim# 23050K678175 - DWalter	09/26/2023	7,843.06	
078-0000-56535-00	James M Kelly, Attorney	06/23 Legal Service	09/26/2023	82.50	
078-0000-56535-00	James M Kelly, Attorney	06/23 Legal Service	09/26/2023	412.50	
078-0000-56535-00	James M Kelly, Attorney	06/23 Legal Service	09/26/2023	49.50	
078-0000-56535-00	James M Kelly, Attorney	06/23 Legal Service	09/26/2023	231.00	
078-0000-56535-00	James M Kelly, Attorney	06/23 Legal Service	09/26/2023	984.20	
078-0000-56535-00	James M Kelly, Attorney	06/23 Legal Service	09/26/2023	495.00	
078-0000-56535-00	James M Kelly, Attorney	06/23 Legal Service	09/26/2023	396.00	
078-0000-56535-00	James M Kelly, Attorney	06/23 Legal Service	09/26/2023	511.56	
078-0000-56535-00	James M Kelly, Attorney	06/23 Legal Service	09/26/2023	330.00	
078-0000-56535-00	James M Kelly, Attorney	06/23 Legal Service	09/26/2023	248.13	
Subtotal for Divison: 0000				<u>12,545.42</u>	
Subtotal for Fund 078				<u>12,545.42</u>	
085-0000-11390-00	Mission Square	10/23 - OPEB Contributions - Township	09/26/2023	7.50	
085-0000-11390-00	Mission Square	10/23 - OPEB Contributions - Assessor	09/26/2023	5.00	
085-0000-11390-00	Mission Square	10/23 - OPEB Contributions - Library	09/26/2023	18.33	
Subtotal for Divison: 0000				<u>30.83</u>	

Account Number	Vendor	Description	Date	Amount	PO No
Subtotal for Fund 085				<u>30.83</u>	
091-0000-20101-00	JOHN BEAVERS	Refund Check 054691-000, 466 E DAYTON ST	09/19/2023	14.49	
Subtotal for Divison: 0000				<u>14.49</u>	
Subtotal for Fund 091				<u>14.49</u>	
Report Total:				<u>952,431.20</u>	

Advance Checks and ACH Payments as of 9/26/2023

Check Date	Check #	Vendor Name	Description	Account #	Amount
9/14/2023	0	Chuck Humes	09/12 - Umped Softball - 2 Games	019-1940-51400	70.00
9/14/2023	0	Dan Burgland	09/12 - Umped Softball - 2 Games	019-1940-51400	70.00
9/14/2023	0	IAEI-CILD	10/10 Meeting - Pools NEC 2020	001-0306-54500	25.00
9/14/2023	0	James M Kelly, Attorney	06/23 Legal Services	001-0145-51010	15,373.90
9/14/2023	0	James M Kelly, Attorney	06/23 Legal Services	001-0145-51010	264.00
9/14/2023	0	James M Kelly, Attorney	06/23 Legal Services	001-0145-51010	1,156.50
9/14/2023	0	James M Kelly, Attorney	06/23 Legal Services	001-0145-51010	33.00
9/14/2023	98549	Knox County Recorders Office	3 Water/Sewer/Refuse Liens Released	061-0000-51000	63.00
9/14/2023	98550	Knox County Trustee Payment Account	Purchase of Property from Trustee - 215 N Academy St	023-0000-10850	813.00
9/14/2023	98551	Physical Medicine Rehabilitation Clinic of St Loui	Rescheduling Charge - IMC - Account# JAMESK0001	078-0000-56535	50.00
9/15/2023	0	G & M Distributors	Liquor for Golf Concessions	019-1920-64125	402.30
9/15/2023	0	Quadient Leasing USA, Inc	Postage for machine	061-0000-10702	500.00
9/20/2023	0	Gunther Construction Co., a div. of UCM, Inc	Irwin Street Roadway Portion (Bond)	052-0000-78010	113,717.90
9/21/2023	98612	Arlington Orthopedics	DOS 08/23/23 - Acct#50005237	078-0000-56535	1,900.00
9/21/2023	0	BlueCross BlueShield of Illinois	10/23 Health Insurance Premiums	078-0000-20315	379,945.62
9/21/2023	98613	Brightspeed	07/23 Service Acct# 304035525	030-0000-20102	189.37
9/21/2023	98613	Brightspeed	07/23 Service Acct# 304035525	019-0000-20102	577.42
9/21/2023	98613	Brightspeed	07/23 Service Acct# 304035525	061-0000-20102	259.00
9/21/2023	98613	Brightspeed	07/23 Service Acct# 304035525	001-0000-20102	1,553.92
9/21/2023	98613	Brightspeed	07/23 Service Acct# 304035525	020-0000-20102	64.47
9/21/2023	0	Choral Dynamics	External Agency Funding	024-0000-83100	1,500.00
9/21/2023	0	Chuck Humes	09/19 Umped Softball - 2 Games	019-1940-51400	70.00
9/21/2023	0	Dan Burgland	09/19 Umped Softball - 2 Games	019-1940-51400	70.00
9/21/2023	0	Galesburg Museums, Inc	Discovery Depot Grant	054-0000-83100	4,296.11
9/21/2023	98614	John Wiley & Sons Inc	Recruitment Advertising - Director of Public Works	001-0120-51500	655.00
9/22/2023	0	Bank of Montreal	Five Below - Special Swim - Last Bash Luau	019-1950-64000	23.75
9/22/2023	0	Bank of Montreal	Farm King - Weed Killer	061-0000-66000	45.99
9/22/2023	0	Bank of Montreal	Hy-Vee - Retirement Dinner for GFD Chaplain Bocox	061-0000-66000	91.98
9/22/2023	0	Bank of Montreal	The Green Thumbers - Trees	054-0000-63500	324.84
9/22/2023	0	Bank of Montreal	Office Specialists - 08/23 Service	061-0000-20102	337.18
9/22/2023	0	Bank of Montreal	Hilton Chicago - Lodging - IML - Chicago IL - D White	001-0105-54500	673.88
9/22/2023	0	Bank of Montreal	Sling - Staff Scheduling/Messing Online Program	019-1905-55800	150.12
9/22/2023	0	Bank of Montreal	Menards - Bolts	019-1915-65500	4.29
9/22/2023	0	Bank of Montreal	Amazon - Dry Erase Board	001-0550-61000	29.69
9/22/2023	0	Bank of Montreal	USA Blue Book - Misc Lab Supplies	061-0000-68500	78.89
9/22/2023	0	Bank of Montreal	GovConnect - Patch Cables for Network Rack	057-0000-71000	67.50
9/22/2023	0	Bank of Montreal	Gannett Newspaper - Digital Subscription - Register Mail	001-0305-55000	1.99
9/22/2023	0	Bank of Montreal	S& S Industrial Supply - Brake Clean	001-0445-63000	66.18
9/22/2023	0	Bank of Montreal	Walmart - Canopy for Golf Outings	019-1920-66500	106.33
9/22/2023	0	Bank of Montreal	Amazon - Aug Macrame Night - Cording	019-1940-64000	18.99
9/22/2023	0	Bank of Montreal	Comcast - 08/23 Internet	019-1965-54000	62.95
9/22/2023	0	Bank of Montreal	Menards - Concrete Edger	001-0450-66500	53.98
9/22/2023	0	Bank of Montreal	SP Forensics - Refund Tax - Riddle	001-0510-66500	(6.29)
9/22/2023	0	Bank of Montreal	Amazon - Police Hat Demo	001-0510-67500	49.95
9/22/2023	0	Bank of Montreal	Office Specialists - 08/23 Service	030-0000-20102	100.52
9/22/2023	0	Bank of Montreal	Amazon - Aug Craft Night Out Supplies - Fairy Lantern	019-1940-64000	21.96

9/22/2023	0	Bank of Montreal	08/23 CC Charges - Library	001-0000-10407	5,017.17
9/22/2023	0	Bank of Montreal	Menards - Pipe, Fittings	019-1950-66000	85.18
9/22/2023	0	Bank of Montreal	Napa - Filter, Fuel Treatment	019-1920-65500	129.36
9/22/2023	0	Bank of Montreal	ITIA - Fall Conference	001-0305-54500	395.00
9/22/2023	0	Bank of Montreal	Office Specialists - 08/23 Service	019-0000-20102	178.95
9/22/2023	0	Bank of Montreal	Barash & Everett - 08/23 Legal Services	001-0145-51010	8,488.73
9/22/2023	0	Bank of Montreal	Amazon - Aug Craft Night Out- Sep Macrame -Hoops, Fairy Lantern	019-1940-64000	82.90
9/22/2023	0	Bank of Montreal	Scott Equipment - Oil, Weed Eater Head	019-1915-65500	151.25
9/22/2023	0	Bank of Montreal	Indelco - Repair of Floride Tank	061-0000-55700	750.00
9/22/2023	0	Bank of Montreal	Lowe's - Lumber for Forms	014-0000-66000	62.48
9/22/2023	0	Bank of Montreal	AAIM - HR Conference JPease	001-0120-54500	85.00
9/22/2023	0	Bank of Montreal	Walmart - Phone Holster	001-0605-61000	5.78
9/22/2023	0	Bank of Montreal	Sling - Monthly Scheduling Service Fee	001-0550-55800	53.27
9/22/2023	0	Bank of Montreal	GFOA - GFOA Dues - 8/23 - 12/23 -Heiden	001-0205-55000	62.50
9/22/2023	0	Bank of Montreal	Amazon - Powerstrip	001-0510-61000	25.97
9/22/2023	0	Bank of Montreal	Happy Joes Pizza - Meals - Illowa Meeting - 1 Employee	001-0306-54500	17.12
9/22/2023	0	Bank of Montreal	Lowe's - Garbage can	019-1920-66000	40.98
9/22/2023	0	Bank of Montreal	Office Specialists - 08/23 Service	078-0000-20102	54.83
9/22/2023	0	Bank of Montreal	Hy-Vee - Drinking Water - Lake Storey Ball Park	019-1940-64000	9.98
9/22/2023	0	Bank of Montreal	Terminal Supply - Terminals	001-0445-63000	112.82
9/22/2023	0	Bank of Montreal	Exxon - Fuel - Force Science -Legate,Mings	001-0510-54500	12.61
9/22/2023	0	Bank of Montreal	Walmart - Food, Misc Items for National Night Out	001-0510-83100	271.14
9/22/2023	0	Bank of Montreal	Extended Stay - Refund Lodging - Champaign Il - Harkey	001-0605-54500	(6,762.12)
9/22/2023	0	Bank of Montreal	Lowe's - Cooler	001-0450-65000	32.00
9/22/2023	0	Bank of Montreal	Phillips 66 - Diesel for Tractor	061-0000-62510	156.95
9/22/2023	0	Bank of Montreal	Farm King - Screwdrivers	061-0000-66500	24.98
9/22/2023	0	Bank of Montreal	Menards - Misc Herbicides	001-0450-63500	68.98
9/22/2023	0	Bank of Montreal	EMP - Misc Emergency Medical Supplies	001-0605-68600	201.65
9/22/2023	0	Bank of Montreal	Menards - Putty Knives, Scrapers	019-1915-66500	22.94
9/22/2023	0	Bank of Montreal	Amazon - Walter Filters	061-0000-83100	575.10
9/22/2023	0	Bank of Montreal	Lowe's - Reciprocating Saw, Saw Blades, Straps	001-0450-65500	242.24
9/22/2023	0	Bank of Montreal	Amazon - Brass Polish	061-0000-65000	128.28
9/22/2023	0	Bank of Montreal	Farm King - Oil, Grease	061-0000-66500	169.28
9/22/2023	0	Bank of Montreal	Menards - Return of Complete Shower Arm Assembly - Central	001-0605-65000	(29.99)
9/22/2023	0	Bank of Montreal	Harbor Freight - Nitrile Gloves	019-1945-65000	59.88
9/22/2023	0	Bank of Montreal	Trans Air - Air Conditioner Parts for Fleet	030-0370-62500	86.00
9/22/2023	0	Bank of Montreal	ICMA - Job Posting DPW	001-0120-51500	262.50
9/22/2023	0	Bank of Montreal	IL Municipal League - IL Municipal Handbook	001-0145-67000	45.00
9/22/2023	0	Bank of Montreal	IGFOA - IGFOA Annual Conference - GOsborn	001-0205-54500	375.00
9/22/2023	0	Bank of Montreal	Harvey Brothers - Starter #117	001-0450-62500	102.00
9/22/2023	0	Bank of Montreal	Amazon - Knives, Adding Machine Tape, Grabber Tool	001-0205-61000	60.08
9/22/2023	0	Bank of Montreal	Amazon - Mounts for IPads	001-0605-61700	42.06
9/22/2023	0	Bank of Montreal	Harbor Freight - Weed Tournch	001-0605-65000	37.99
9/22/2023	0	Bank of Montreal	Hy-Vee - Cookies, Water - DC Swear-In	001-0510-58500	78.74
9/22/2023	0	Bank of Montreal	Amazon - Toner Box -Dispatch	030-0320-61000	39.87
9/22/2023	0	Bank of Montreal	AT&T - FirstNet 07/23 Service	061-0000-20102	64.61
9/22/2023	0	Bank of Montreal	Amazon - Fly Trap	001-0510-61000	39.95
9/22/2023	0	Bank of Montreal	Amazon - Pants,Holster - Swanson	001-0510-67500	100.05

9/22/2023	0	Bank of Montreal	Amazon - Toner Box - Transit Assistant	030-0370-61000	39.88
9/22/2023	0	Bank of Montreal	Verizon Wireless - 06/23	061-0000-20102	60.46
9/22/2023	0	Bank of Montreal	Microsoft.com - Township Assessor HLedbetter- OLucero	001-0000-10407	89.81
9/22/2023	0	Bank of Montreal	Harbor Freight - Chisels,Air Hammer	030-0370-66500	235.95
9/22/2023	0	Bank of Montreal	Comcast - 08/23 HD Technology Fee #21-46	021-0000-54000	9.95
9/22/2023	0	Bank of Montreal	Amazon - Flyswatters	001-0510-61000	5.98
9/22/2023	0	Bank of Montreal	Menards - Sink Faucet	061-0000-66000	99.97
9/22/2023	0	Bank of Montreal	Menards - Chair Tips	030-0320-66500	9.96
9/22/2023	0	Bank of Montreal	Amtrak - Amtrak - IML Chicago II - P Schwartzman,D White	001-0105-54500	231.60
9/22/2023	0	Bank of Montreal	Monarch Watch - Monarch Tagging Kit	019-1940-64000	20.00
9/22/2023	0	Bank of Montreal	Dollar Tree - Nature Center Art Supplies - Markers, Paint	019-1940-64000	10.00
9/22/2023	0	Bank of Montreal	Canva - Online Graphic Design Premium Membership	019-1905-55800	119.40
9/22/2023	0	Bank of Montreal	IAAI - Conference - Clayton	001-0605-54500	200.00
9/22/2023	0	Bank of Montreal	Ameren - 07/23 Service Acct#5691	061-0000-20102	81.68
9/22/2023	0	Bank of Montreal	Menards - Storage Cabinet	030-0320-65000	30.96
9/22/2023	0	Bank of Montreal	Lowe's - Garden Hose	019-1920-66000	44.98
9/22/2023	0	Bank of Montreal	Ameren - 07/23 Service Accts #9015 #6016	019-0000-20102	1,089.56
9/22/2023	0	Bank of Montreal	Amazon - Mounts for iPads	001-0605-61700	61.85
9/22/2023	0	Bank of Montreal	Apt US&C - 10/23 - 12/23 Membership Dues - GOsborn	001-0205-55000	49.75
9/22/2023	0	Bank of Montreal	Harbor Freight - Pliers	030-0370-66500	4.99
9/22/2023	0	Bank of Montreal	Even Hotels - Lodging - Tinley Park - BAnderson	001-0510-54500	387.60
9/22/2023	0	Bank of Montreal	Walmart - Hot Dog Buns	019-1920-64125	55.15
9/22/2023	0	Bank of Montreal	The Lifeguard Store - Rescue Tube Key (Lifeguards)	019-1950-67500	179.05
9/22/2023	0	Bank of Montreal	Ameren - 07/23 Service Acct #6022	030-0000-20102	1,373.64
9/22/2023	0	Bank of Montreal	Walmart - Pans for National Night Out	001-0510-83100	14.38
9/22/2023	0	Bank of Montreal	Crimp Supply - Circuit Breakers	001-0000-10801	91.66
9/22/2023	0	Bank of Montreal	Philips 66 - Gasoline & Bulk Diesel	061-0000-62510	261.13
9/22/2023	0	Bank of Montreal	Lowe's - Phone Cord	030-0370-61000	5.98
9/22/2023	0	Bank of Montreal	Menards - Tape Measures	061-0000-66500	42.04
9/22/2023	0	Bank of Montreal	Extended Stay - Lodging - Champaign Il - Harkey	001-0605-54500	6,762.12
9/22/2023	0	Bank of Montreal	Frontier Communications - Phone - Water Treatment Plant	061-0000-54000	372.11
9/22/2023	0	Bank of Montreal	Amazon - Mounts for iPads	001-0605-61700	375.96
9/22/2023	0	Bank of Montreal	Walmart - Teen Nights - S'mores Supplies	019-1940-64000	11.34
9/22/2023	0	Bank of Montreal	Menards - Wrench Set for Truck	001-0450-66500	89.99
9/22/2023	0	Bank of Montreal	Quadient - 09/23 - 12/23 - Postage Machine Lease	001-0160-88300	718.20
9/22/2023	0	Bank of Montreal	Amazon - Microwave	001-0120-61000	69.99
9/22/2023	0	Bank of Montreal	Selective Flood - Well #5 Flood Insurance	078-0000-56531	1,892.00
9/22/2023	0	Bank of Montreal	Farm King - Fuel Filters, Fuel Meter, Blades, Cable Clamps	019-1920-65500	250.93
9/22/2023	0	Bank of Montreal	Amazon - Dry Erase Markers	001-0550-61000	16.87
9/22/2023	0	Bank of Montreal	Menards - Ziploc Bags	019-1950-64125	10.76
9/22/2023	0	Bank of Montreal	Comcast - 08/23 Internet	001-0207-54000	454.85
9/22/2023	0	Bank of Montreal	MTC Communications - Internet - Water Treatment Plant	061-0000-54000	89.95
9/22/2023	0	Bank of Montreal	Menards - Door Knob, Weed Torch	001-0605-65000	81.97
9/22/2023	0	Bank of Montreal	Lowe's - PVC Pipe	019-1950-66000	23.84
9/22/2023	0	Bank of Montreal	Little Ceasars - Staff Incentives	019-1950-64000	35.95
9/22/2023	0	Bank of Montreal	Menards - Broom	001-0605-65000	13.98
9/22/2023	0	Bank of Montreal	Amazon - Notice of Video & Audio Surveillance Stickers	001-0207-61700	301.40
9/22/2023	0	Bank of Montreal	Hy-Vee - Coffee Suplies - 22-03	021-0000-68000	79.76

9/22/2023	0	Bank of Montreal	SP Forensics - Tax - Rldle	001-0510-66500	6.29
9/22/2023	0	Bank of Montreal	Hilton Chicago - Lodging - IML - Chicago IL - B Hix	001-0105-54500	673.88
9/22/2023	0	Bank of Montreal	Hy-Vee - Misc Food, Aluminum Foil- 22-03	021-0000-68000	295.80
9/22/2023	0	Bank of Montreal	Doubletree - Lodging HR Conference JLytle	001-0120-54500	222.88
9/22/2023	0	Bank of Montreal	Amazon - Shower Curtains -Hawthorne Pool	019-1955-66000	99.90
9/22/2023	0	Bank of Montreal	Lowe's - Wire Cup Brush	019-1915-65500	21.98
9/22/2023	0	Bank of Montreal	Pekin Insurance Company - 09/23 Monthly Life Insurance Premiums	001-0510-47500	125.40
9/22/2023	0	Bank of Montreal	Your Membership - NSBE Job Posting DPW	001-0120-51500	399.00
9/22/2023	0	Bank of Montreal	Wilson Paper Company - Paper Towels, Wasp Killer, Dish Soap	001-0450-66000	226.57
9/22/2023	0	Bank of Montreal	Harbor Freight - Media Blast #601	001-0445-62500	21.98
9/22/2023	0	Bank of Montreal	Amazon - Pans	001-0510-61000	10.43
9/22/2023	0	Bank of Montreal	Otter - AI - Notes & Transcription Service	001-0115-55800	30.00
9/22/2023	0	Bank of Montreal	Lowe's - Drive Socket	019-1915-66500	4.48
9/22/2023	0	Bank of Montreal	Titanium - UPS Battery Pack - Oquawka	061-0000-61700	471.50
9/22/2023	0	Bank of Montreal	IGFOA-Lunch & Learn-Unclaimed Property Reporting- Helms,Miller	001-0205-54500	40.00
9/22/2023	0	Bank of Montreal	Lowe's - PVC Pipe	019-1955-66000	3.12
9/22/2023	0	Bank of Montreal	You Tube TV - Monthly Subscription	019-1920-55800	72.99
9/22/2023	0	Bank of Montreal	US Cellular - 07/23 Service & Payoff of Equip Charges	061-0000-20102	360.72
9/22/2023	0	Bank of Montreal	NeoGov - Job Posting DPW	001-0120-51500	199.00
9/22/2023	0	Bank of Montreal	Dollar Tree - Aug Macrame Night - Pumpkin Forms	019-1940-64000	15.00
9/22/2023	0	Bank of Montreal	Amazon - Keyboard Stands - Sara,Tanya	001-0207-61700	59.74
9/22/2023	0	Bank of Montreal	AC McCartney - Deck Belts	019-1915-65500	410.75
9/22/2023	0	Bank of Montreal	Menards - Disinfectant Wipes	030-0370-62500	21.52
9/22/2023	0	Bank of Montreal	Menards - Galvanized Elbows, Threaded Sealant	001-0450-65500	11.66
9/22/2023	0	Bank of Montreal	APWA - Job Posting DPW	001-0120-51500	375.00
9/22/2023	0	Bank of Montreal	Trans/Air - A/C Clips and Fittings	030-0370-62500	133.30
9/22/2023	0	Bank of Montreal	Amazon - Mudflaps	030-0320-62500	47.47
9/22/2023	0	Bank of Montreal	Menards - Tape Measure, Magnetic Pickup Tools	001-0450-66500	16.96
9/22/2023	0	Bank of Montreal	Meyer Landscape - Trees	054-0000-63500	265.00
9/22/2023	0	Bank of Montreal	Menards - Caulk	019-1915-65500	17.06
9/22/2023	0	Bank of Montreal	C&H Repair Plus - Sanding Discs, Pipe Wrenches,Abrasive Wheels	061-0000-66500	225.57
9/22/2023	0	Bank of Montreal	Office Specialists - 08/23 Service	001-0000-20102	2,436.14
9/22/2023	0	Bank of Montreal	Lowe's - Hitch Pins	019-1915-65500	3.08
9/22/2023	0	Bank of Montreal	Menards - Water Can, Tie Downs, Squeegees, Paint,Tool Box	019-1920-66500	184.12
9/22/2023	0	Bank of Montreal	U Of I Housing - IFSI Housing - Harkey	001-0605-54500	2,652.00
9/22/2023	0	Bank of Montreal	Menards - Electrical Plug for Cord	019-1920-65500	4.99
9/22/2023	0	Bank of Montreal	Hy-Vee - Food for City Food Drive Winners	001-0120-58500	420.00
9/22/2023	0	Bank of Montreal	Walmart - Air Freshner,Sanitizing Spray	019-1911-65000	33.29
9/22/2023	0	Bank of Montreal	Amazon - Books, Charts	001-0115-67000	46.12
9/22/2023	0	Bank of Montreal	USA Blue Book - Misc Lab Supplies	061-0000-68500	358.01
9/22/2023	0	Bank of Montreal	Amazon - LED Bulbs	019-1915-66000	25.98
9/22/2023	0	Bank of Montreal	Trans Air - Air Conditioner Part	030-0370-62500	67.11
9/22/2023	0	Bank of Montreal	Menards - Aug Craft Night Out - Jars	019-1940-64000	17.96
9/22/2023	0	Bank of Montreal	Gannett Newspaper - Register Mail Subscription	001-0110-55000	7.99
9/22/2023	0	Bank of Montreal	Menards - Headlamp, Batteries	061-0000-66000	68.93
9/22/2023	0	Bank of Montreal	IAAI - Conference - Caruana	001-0605-54500	200.00
9/22/2023	0	Bank of Montreal	Lock & Key Shop - Key Duplicating - City Hall	019-1910-66000	31.62
9/22/2023	0	Bank of Montreal	AT&T - FirstNet 07/23 Service	016-0000-20102	(5.44)

9/22/2023	0	Bank of Montreal	Menards - Hand Wipes, Plates, Forks, Spoons	030-0320-65000	63.23
9/22/2023	0	Bank of Montreal	Menards - Shelving Unit	019-1920-66000	166.66
9/22/2023	0	Bank of Montreal	U-Line - Flagging Ribbon	019-1915-64100	116.54
9/22/2023	0	Bank of Montreal	U-Line - Tax Flagging Ribbon -AYoung	019-0000-10407	6.00
9/22/2023	0	Bank of Montreal	Extreame Carwash - 30 Carwash Tokens - Community Development VEH	001-0306-62500	25.00
9/22/2023	0	Bank of Montreal	Sherwin Williams - Paint	061-0000-66000	80.63
9/22/2023	0	Bank of Montreal	UPS Store - Shipping of Oil Sample	030-0370-53000	12.98
9/22/2023	0	Bank of Montreal	Amazon - Safety Shirts	001-0410-67500	69.35
9/22/2023	0	Bank of Montreal	IGFOA - IGFOA Region Lunch & Learn GOSborn	001-0205-54500	20.00
9/22/2023	0	Bank of Montreal	Hy-Vee - Hot Dog Buns	019-1920-64125	23.68
9/22/2023	0	Bank of Montreal	Acushnet - Golf Balls for Resale	019-1920-64000	151.26
9/22/2023	0	Bank of Montreal	TLO - 07/23 Service	001-0510-55000	75.00
9/22/2023	0	Bank of Montreal	Matco Tools - Misc Tools	001-0445-66500	264.39
9/22/2023	0	Bank of Montreal	GFOA - GFOA Dues - 1/24 - 7/24 -Heiden -205-55000	001-0000-10701	87.50
9/22/2023	0	Bank of Montreal	Courtyard by Marriott - Lodging - Force Science -Legate,Mings	001-0510-54500	1,406.10
9/22/2023	0	Bank of Montreal	Dave's Autobody - Repair Damage to Vehicle Mirror	078-0000-56597	610.43
9/22/2023	0	Bank of Montreal	Comcast - 08/23 AV Room Cable	001-0207-54000	5.99
9/22/2023	0	Bank of Montreal	Summit Equipment - Contactor	030-0320-62500	180.46
9/22/2023	0	Bank of Montreal	Ameren - 07/23 Service Acct #6022	030-0000-20102	1,335.74
9/22/2023	0	Bank of Montreal	EEOC - Webinar	001-0120-54500	145.00
9/22/2023	0	Bank of Montreal	Menards - Snap Springs	019-1920-66000	26.82
9/22/2023	0	Bank of Montreal	Raven & Birch - Wedding Expo Vendor Entry Fee	019-1905-56000	50.00
9/22/2023	0	Bank of Montreal	Advanced Auto Parts - Oil Filters	019-1915-65500	19.41
9/22/2023	0	Bank of Montreal	Ameren - 07/23 Service Accts #7035 #0034	024-0000-20102	84.90
9/22/2023	0	Bank of Montreal	Verizon Wireless - 06/23	001-0000-20102	148.13
9/22/2023	0	Bank of Montreal	IAAI - Conference - Schmitt	001-0605-54500	200.00
9/22/2023	0	Bank of Montreal	GFOA - Training Compliance for Debt Issurers Chockley	001-0205-54500	85.00
9/22/2023	0	Bank of Montreal	Happy Joes Pizza - Meals - Illowa Meeting - 3 Employees	001-0306-54500	51.38
9/22/2023	0	Bank of Montreal	IAAI - Conference - Seitz	001-0605-54500	200.00
9/22/2023	0	Bank of Montreal	Walmart - Laundry Detergent	019-1935-65000	15.94
9/22/2023	0	Bank of Montreal	Lowe's - Snap Hasp	019-1930-66000	20.64
9/22/2023	0	Bank of Montreal	Menards - Shower Arm Bracket - Central	001-0605-65000	8.99
9/22/2023	0	Bank of Montreal	Southern Computer Warehouse - Laptops	001-0510-61700	1,334.82
9/22/2023	0	Bank of Montreal	Sto-Cote Products - Ice Rink Liner	019-1915-66000	786.21
9/22/2023	0	Bank of Montreal	Acushnet - Shirts, GolfBalls - For Resale	019-1920-64000	532.66
9/22/2023	0	Bank of Montreal	Amazon - Batteries	001-0510-65500	23.65
9/22/2023	0	Bank of Montreal	Crimp Supply - Circuit Breakers	001-0000-10801	189.99
9/22/2023	0	Bank of Montreal	Hy-Vee - Hot Dog Supplies	019-1920-64125	48.99
9/22/2023	0	Bank of Montreal	Amazon - Mounts for iPads	001-0605-61700	235.96
9/22/2023	0	Bank of Montreal	Lowe's - Refund of Garbage can	019-1920-66000	(57.48)
9/22/2023	0	Bank of Montreal	Galesburg Electric - Hammer Drill, Drill Kit, Transfer Pump	061-0000-66500	744.17
9/22/2023	0	Bank of Montreal	Glenns Radiator - Alignment #508	019-1915-55500	89.95
9/22/2023	0	Bank of Montreal	AWWA - AWWA Membership	061-0000-55000	83.00
9/22/2023	0	Bank of Montreal	AC McCartney - Filter Kit #356	020-0000-62500	48.62
9/22/2023	0	Bank of Montreal	Zoro - Trimmer Head	001-0605-65500	74.30
9/22/2023	0	Bank of Montreal	Midstate - Filter Cleaning #57	001-0605-55500	19.00
9/22/2023	0	Bank of Montreal	Galesburg Chamber of Commerce - Chamber Dinner-City Rep-KBoynton	030-0000-10407	68.00
9/22/2023	0	Bank of Montreal	Harvey Brothers - Repair of Pool Pump Motor - HT Custer	019-1915-55500	137.98

9/22/2023	0	Bank of Montreal	Pekin Insurance Company - 09/23 Monthly Life Insurance Premiums	001-0605-47500	128.70
9/22/2023	0	Bank of Montreal	Menards - Sports Drinks	001-0450-68000	14.97
9/22/2023	0	Bank of Montreal	Menards - Pellets for Cooker - Central	001-0605-65000	26.92
9/22/2023	0	Bank of Montreal	Constellix - DNS Service	001-0207-55800	5.91
9/22/2023	0	Bank of Montreal	Lowe's - Garbage can	019-1920-66000	57.48
9/22/2023	0	Bank of Montreal	Amazon - Batteries	001-0510-65500	21.60
9/22/2023	0	Bank of Montreal	Menards - Pipe Fittings	019-1915-65500	1.69
9/22/2023	0	Bank of Montreal	Advanced Auto Parts - Oil for Mowers	019-1965-65500	17.91
9/22/2023	0	Bank of Montreal	Lowe's - Duct Tape	019-1920-65500	12.98
9/22/2023	0	Bank of Montreal	Walmart - Balloons,Streamers, Fans, Ribbon	030-0370-65000	17.56
9/22/2023	0	Bank of Montreal	USPS - Shipping Oil Sample	030-0370-53000	8.85
9/22/2023	0	Bank of Montreal	Menards - Paint Brushes, Clamps, Paint, Plywood	030-0370-66000	84.78
9/22/2023	0	Bank of Montreal	Ameren - 06/23 Ameren Acct #5694	001-0000-20102	12,500.00
9/22/2023	0	Bank of Montreal	Verizon Wireless - 06/23	016-0000-20102	1.63
9/22/2023	0	Bank of Montreal	Menards - Return of Weed Torch	001-0605-65000	(57.98)
9/22/2023	0	Bank of Montreal	Galesburg Electric - Return of Hammer Drill, Hammer Drill Kit	061-0000-66500	126.25
9/22/2023	0	Bank of Montreal	Lowe's - Rope, Ferrels	019-1950-66000	21.04
9/22/2023	0	Bank of Montreal	Grainger - Shower Faucet	019-1950-66000	113.03
9/22/2023	0	Bank of Montreal	Quadient - 09/23 - 12/23 - Postage Machine Lease	019-1905-88300	47.88
9/22/2023	0	Bank of Montreal	Amazon - Counterfiet Detector Pen	061-0000-61000	27.99
9/22/2023	0	Bank of Montreal	Hy-Vee - Fruit Tray, Cookies - Last Inservice	019-1950-54500	59.38
9/22/2023	0	Bank of Montreal	Wilson Paper - Toilet Paper	001-0445-63000	100.43
9/22/2023	0	Bank of Montreal	Exxon - Fuel - Force Science -Legate,Mings	001-0510-54500	49.72
9/22/2023	0	Bank of Montreal	Office Specialists - 08/23 Service	067-0000-20102	31.39
9/22/2023	0	Bank of Montreal	Amazon - Bowls	001-0510-61000	50.39
9/22/2023	0	Bank of Montreal	Apt US&C - 01/24 - 9/24 Membership Dues - GOsborn 205-55000	001-0000-10701	149.25
9/22/2023	0	Bank of Montreal	Holt Supply - Galvanized Nipples	061-0000-66000	8.70
9/22/2023	0	Bank of Montreal	Trans Air - Air Conditioner Part	030-0370-62500	460.84
9/22/2023	0	Bank of Montreal	Amazon - Certificate Holders	001-0115-61000	35.99
9/22/2023	0	Bank of Montreal	Menards - Steering Wheel, Nuts, Bolts, Washers	030-0320-66000	23.81
9/22/2023	0	Bank of Montreal	Sherwin Williams - Paint	061-0000-66000	241.89
9/22/2023	0	Bank of Montreal	Hy-Vee - Hot Dog Buns	019-1920-64125	27.12
9/22/2023	0	Bank of Montreal	Amazon - Screws	001-0207-61700	20.84
9/22/2023	0	Bank of Montreal	Menards - Mobile Playground - Ring Toss Game	019-1940-64000	7.99
9/22/2023	0	Bank of Montreal	Ameren - 07/23 Service Acct #5691	061-0000-20102	82.31
9/22/2023	0	Bank of Montreal	Drury Inn - Lodging - Champaign Il - ABuccalo	001-0510-54500	689.25
9/22/2023	0	Bank of Montreal	AT&T - FirstNet -08/23 Service	001-0510-54000	579.84
9/22/2023	0	Bank of Montreal	IML - Job Posting DPW	001-0120-51500	35.00
9/22/2023	0	Bank of Montreal	Amazon - Dry Erase Board	001-0550-61000	29.69
9/22/2023	0	Bank of Montreal	The Lifeguard Store - Tax - HJohnson	019-1950-67500	14.77
9/22/2023	0	Bank of Montreal	SP Forensics - Evidence Tape	001-0510-66500	100.74
9/22/2023	0	Bank of Montreal	Amazon - Pants - Swanson	001-0510-67500	119.54
9/22/2023	0	Bank of Montreal	Walmart - Nozzle for Washing Carts	019-1920-65500	9.97
9/22/2023	0	Bank of Montreal	Amazon - Fiberglass Tripod	001-0410-64800	234.95
9/22/2023	0	Bank of Montreal	AT&T - FirstNet 07/23 Service	001-0000-20102	293.01
9/22/2023	0	Bank of Montreal	Scott Equipment - Leaf Blower	019-1915-66500	154.44
9/22/2023	0	Bank of Montreal	Menards - PVC Pipe	061-0000-66000	67.72
9/22/2023	0	Bank of Montreal	Verizon Wireless - 06/23	019-0000-20102	56.21

9/22/2023	0	Bank of Montreal	IGFOA-Lunch & Learn-Unclaimed Property Reporting- Chockley	001-0205-54500	20.00
9/22/2023	0	Bank of Montreal	Public Works Carrers - Job Posting DPW	001-0120-51500	185.00
9/22/2023	0	Bank of Montreal	Amazon - Labels	001-0306-61000	32.99
9/22/2023	0	Bank of Montreal	Farm King - Glyphosate	019-1965-63500	417.93
9/22/2023	0	Bank of Montreal	Hilton Chicago - Lodging - IML - Chicago IL - H Acerra	001-0105-54500	673.88
9/22/2023	0	Bank of Montreal	Menards - Plywood	030-0370-66500	8.99
9/22/2023	0	Bank of Montreal	Walmart - Hot Dog Buns	019-1920-64125	34.56
9/22/2023	0	Bank of Montreal	Hilton Chicago - Lodging - IML - Chicago IL - PSchwartzman	001-0105-54500	1,010.81
9/22/2023	0	Bank of Montreal	Doubletree - Lodging HR Conference JPease	001-0120-54500	222.88
9/22/2023	0	Bank of Montreal	Farm King - Glyphosate	020-0000-63500	399.96
9/22/2023	0	Bank of Montreal	Mobile Asset Solutions - Annual Fee for AVL (Fixed Route)	030-0370-55800	1,120.00
9/22/2023	0	Bank of Montreal	Menards - Brushes	019-1955-65000	6.99
9/22/2023	0	Bank of Montreal	Your Membership - AWWA Job Posting DPW	001-0120-51500	399.00
9/22/2023	0	Bank of Montreal	Quadient - 09/23 - 12/23 - Postage Machine Lease	061-0000-88300	191.52
9/22/2023	0	Bank of Montreal	Amazon - Labels	001-0410-61000	10.99
9/22/2023	0	Bank of Montreal	Harbor Freight - Gloves	001-0605-65000	13.99
9/22/2023	0	Bank of Montreal	AT&T - FirstNet 07/23 Service	030-0000-20102	579.84
9/22/2023	0	Bank of Montreal	Comcast - 08/23 Service	001-0510-54000	19.90
9/22/2023	0	Bank of Montreal	Wagner Sig PTI - PTI Training Shirts - Lowe,Palacios	001-0510-67500	176.80
9/22/2023	0	Bank of Montreal	Dollar Tree - Aug Macrame Night -Pumpkin Forms	019-1940-64000	20.00
9/22/2023	0	Bank of Montreal	Walmart - Water	001-0605-68000	26.80
9/22/2023	0	Bank of Montreal	Matco Tools - Drive Sockets	061-0000-66500	185.15
9/22/2023	0	Bank of Montreal	Georgia AC Worth - Symbolic Migration Program Passenger Ticket	019-1940-64000	15.00
9/22/2023	0	Bank of Montreal	Walmart - Phone Chargers	001-0605-61000	31.24
9/22/2023	0	Bank of Montreal	Menards - Household Batteries, Pry Bar Set	061-0000-66000	109.89
9/22/2023	0	Bank of Montreal	Schulte Supply - Marking Paint	061-0000-66000	973.80
9/22/2023	0	Bank of Montreal	Menards - Hooks, Clocks	030-0370-61000	32.26
9/22/2023	0	Bank of Montreal	USPS - Stamps	030-0320-53000	52.80
9/22/2023	0	Bank of Montreal	Iron Spike - RTAC Meeting-Kraid,Dedra,Mary, 2 RTAC Staff	030-0370-54500	90.95
9/22/2023	0	Bank of Montreal	Hy-Vee - Staff Incentives	019-1930-64000	14.99
9/22/2023	0	Bank of Montreal	Menards - Tape, Glue	030-0320-61000	34.86
9/22/2023	0	Bank of Montreal	Interstate Battery - Barricade Batteries	014-0000-64500	145.80
9/22/2023	0	Bank of Montreal	Titanium - Patch Cables for Network Racks	057-0000-71000	166.00
9/22/2023	0	Bank of Montreal	Martin Tractor - Mower Deck Parts	019-1915-65500	75.78
9/22/2023	0	Bank of Montreal	Menards - Galvanized Elbows	001-0450-65500	2.49
9/22/2023	0	Bank of Montreal	Menards - Paint Trays, Paint Rollers	019-1915-66000	46.90
9/22/2023	0	Bank of Montreal	Wilson - Bus Cleaner	030-0320-62500	38.56
9/22/2023	0	Bank of Montreal	Harvey Brothers - Repair of Motor for Ball Washer	019-1920-55500	114.00
9/22/2023	0	Bank of Montreal	S& S Industrial Supply - Brake Clean	001-0445-63000	33.09
9/22/2023	0	Bank of Montreal	Lowe's - Level, Concrete	014-0000-66000	72.94
9/22/2023	0	Bank of Montreal	Galesburg Lumber - Stakes for Forms	014-0000-66000	159.00
9/22/2023	0	Bank of Montreal	Menards - Masks	030-0370-62500	17.84
9/22/2023	0	Bank of Montreal	AC McCartney - Caster #523	019-1915-62500	513.95
9/22/2023	0	Bank of Montreal	Lowe's - Ipad Mounting Hardware	001-0605-65500	43.90
9/22/2023	0	Bank of Montreal	Illinois Plumbing Education - IPEA Continuing Education	001-0306-54500	100.00
9/22/2023	0	Bank of Montreal	IL Tollway - Tolls	001-0605-54500	17.60
9/22/2023	0	Bank of Montreal	AAIM - HR Conference JLytle	001-0120-54500	85.00
9/22/2023	0	Bank of Montreal	Five Below - Special Swim - Teen Swim - Jungle Theme	019-1950-64000	62.50

9/22/2023	0	Bank of Montreal	IGFOA - Grant Writing Tips Webinar	001-0305-54500	20.00
9/22/2023	0	Bank of Montreal	Amazon - Second Sat Supplies - Sun Print Kit	019-1940-64000	9.99
9/22/2023	0	Bank of Montreal	Amtrak - Tickets to ITIA Fall Conference	001-0305-54500	52.00
9/22/2023	0	Bank of Montreal	08/23 CC Charges - ETSB	001-0000-10407	907.76
9/22/2023	0	Bank of Montreal	AT&T - FirstNet 07/23 Service	019-0000-20102	29.22
9/22/2023	0	Bank of Montreal	Comcast - 08/23 Service	001-0630-54000	20.00
9/22/2023	0	Bank of Montreal	Kaser Power Equipment - Supplies for Weed Eaters	019-1965-65500	152.68
9/22/2023	0	Bank of Montreal	Tractor Supply - Herbicide - Training Site	001-0605-65500	156.97
9/22/2023	0	Bank of Montreal	Lowes - Lawn Bags	001-0510-66500	11.92
9/22/2023	0	Bank of Montreal	Drury Inn - Lodging - Champaign Il - ASwanson	001-0510-54500	689.25
9/22/2023	0	Bank of Montreal	Hy-Vee - Fuel for Saws	019-1975-62510	23.49
9/22/2023	0	Bank of Montreal	Menards - Shower Arm Bracket - Central	001-0605-65000	8.99
9/22/2023	0	Bank of Montreal	Happy Joes Pizza - Meals - Illowa Meeting - 1 Employee	001-0306-54500	17.12
9/22/2023	0	Bank of Montreal	NAPA - Diesel Fuel Treatment	019-1915-65500	79.98
9/22/2023	0	Bank of Montreal	GFOA - GFOA Tax Compliance for Debt issuers Training - Heiden	001-0205-54500	85.00
9/22/2023	0	Bank of Montreal	Your Membership - GovtJobs Job Posting DPW	001-0120-51500	199.00
9/22/2023	0	Bank of Montreal	Dollar Tree -Aug Macrame-Sept Craft Night- Flowers,paint,bottles	019-1940-64000	20.00
9/22/2023	0	Bank of Montreal	Amazon - Fiber Optic Cable	001-0510-61700	17.09
9/22/2023	0	Bank of Montreal	Lowe's - Batteries, Pliers, Drill Bit	061-0000-66000	93.22
9/22/2023	0	Bank of Montreal	Walmart- Sports Drinks	030-0370-65000	25.92
9/22/2023	0	Bank of Montreal	Amazon - Holster - PKisler	001-0510-67500	44.38
9/22/2023	0	Bank of Montreal	Sherwin Williams - Paint	019-1915-66000	413.01
9/22/2023	0	Bank of Montreal	IAAI - Membership - BSchmitt	001-0605-55000	143.00
9/22/2023	0	Bank of Montreal	UPS Store - Shipping Oil Sample	030-0370-53000	17.36
9/22/2023	0	Bank of Montreal	The Lifeguard Store - Refund ofTax - HJohnson	019-1950-67500	(14.77)
9/22/2023	0	Bank of Montreal	At-A-Glance - 2024 Calendar	001-0306-61000	55.80
9/22/2023	0	Bank of Montreal	USA BlueBook - Discharge Hose	061-0000-66500	138.95
9/22/2023	0	Bank of Montreal	Hy-Vee - Hot Dog Supplies	019-1920-64125	63.34
9/22/2023	0	Bank of Montreal	In JB Enterprises - Crack Filler - Pickleball Courts	019-1915-65500	165.03
9/26/2023	0	Ameren Illinois	08/23 Electricity 01147-55694	061-0000-20102	28,481.34
9/26/2023	0	Ameren Illinois	08/23 Electricity 01147-55694	024-0000-20102	29.81
9/26/2023	0	Ameren Illinois	08/23 Heat 01147-55694	024-0000-20102	56.59
9/26/2023	0	Ameren Illinois	08/23 Electricity 01147-55694	019-0000-20102	23,134.38
9/26/2023	0	Ameren Illinois	08/23 Electricity 01147-55694	018-0000-20102	130.82
9/26/2023	0	Ameren Illinois	08/23 Electricity 01147-55694	001-0000-20102	20,598.52
9/26/2023	0	Ameren Illinois	08/23 Electricity 01147-55694	020-0000-20102	867.35
9/26/2023	0	Euclid Beverage	Liquor for Golf Course	019-1920-64125	420.95
9/26/2023	0	Quadiant Leasing USA, Inc	Postage for mail machine	061-0000-10702	500.00
9/26/2023	0	T TECH	08/23 UB ACH Fees	067-0000-51000	458.23
9/26/2023	0	T TECH	08/23 UB ACH Fees	061-0000-51000	916.46
				Grand Total	\$ 681,318.01

**COUNCIL LETTER
CITY OF GALESBURG
SEPTEMBER 18, 2023**

AGENDA ITEM: Adjustment of various rates and fees collected by the City

SUMMARY RECOMMENDATION: The Interim City Manager; City Clerk; Director of Community Development; Director of Parks and Recreation; Police Chief; Fire Chief and Director of Finance & Information Systems recommend the approval of the various rates and fees.

BACKGROUND: One of the goals of City Council's discussed in the past was to have Administration evaluate rates and fees to ensure cost-recovery but to avoid the rates/fees being a barrier. As part of the fiscal year 2024 budget process, the Council is provided with the fee changes that are recommended in the Master Revenue Fee Schedule. The schedule provides a list of recommended changes which includes various licenses, registrations, recreation fees, water fees and refuse fee. If approved by City Council, it is recommended that the rate and fee change become effective on January 1, 2024.

BUDGET IMPACT: The rate and fee will be budgeted for fiscal year 2024 and will become effective January 1, 2024.

SUPPORTING DOCUMENTS:

1. Summary Master Revenue Fee Schedule Changes
2. Ordinance Amendments Concerning Applicable Fees

CITY OF GALESBURG
2024 MASTER REVENUE FEE SCHEDULE
EFFECTIVE DATE JANUARY 1, 2024
EXHIBIT A
As of 09/05/23

	Revenue recommended to change in 2024
	New fees effective in 2024

Fund #	Acct #	Revenue Source	Notes	Dept.	Municipal Code	Last Change (fiscal year)	Current Fee Amount	Recommended Fee Amount	\$ Change	Additional Notes
19	33353	Lake Storey boat rental per hour (Canoe, Kayak, Paddleboats)	Lake Storey	Park & Rec		2023	12.00	14.00	2.00	
19	33353	Lake Storey Boat Rental per hour (Tandem Kayak)	Lake Storey	Park & Rec			-	20.00	20.00	New
19	33360	Hawthorne gym rental per hour	Hawthorne gym	Park & Rec		2023	45.00	50.00	5.00	Minimum wage
19	33361	Hawthorne pool daily fee —over age 2	Hawthorne pool	Park & Rec		2017	5.00	7.00	2.00	
19	33361	Hawthorne pool season pass 1 individual 3 months	Hawthorne pool	Park & Rec		2017	80.00	98.00	18.00	
19	33361	Hawthorne pool season pass add'l family individuals 3 months- Residing in same household	Hawthorne pool	Park & Rec		2017	30.00	\$45.00 1st Additional; \$30.00 2nd Additional	\$15 for 1st ; \$0 for 2nd	\$45 first additional, \$30 2nd additional
		Hawthorne 10 punch admission pass	Hawthorne pool	Park & Rec			-	63.00	63.00	New
19	33361	Hawthorne pool season pass add'l caregiver individuals 3 months	Hawthorne pool	Park & Rec		2020	35.00	-	(35.00)	Delete
19	33363	Hawthorne Aquatic Facility rental fee; 35 swimmers or less per hour; (2 hour minimum)	Hawthorne pool	Park & Rec		2022	90/hour	100/hour	10.00	
19	33363	Hawthorne Aquatic Facility rental fee; 36-75 swimmers; (2 hour minimum)	Hawthorne pool	Park & Rec		2022	130/hour	135/hour	5.00	
19	33363	Hawthorne Pool - Add On Rental Fee Wi-Bit Inflatable	Hawthorne pool	Park & Rec			-	50.00	50.00	New; requires additional lifeguards and maintenance
19	33372	Lakeside pool daily fee - under age 2 2 and under	Lakeside Pool	Park & Rec		2017	-	0.00	-	
19	33372	Lakeside pool daily fee —over age 2 Monday—Thursday	Lakeside Pool	Park & Rec		2023	7.00			Remove; creating only one admission fee
19	33372	Lakeside pool daily admission fee - over age 2 Friday—Sunday	Lakeside Pool	Park & Rec		2023	8.00	8.00	-	Every day 12 - 6PM
19	33372	Lakeside Pool Daily Admisison Fee; \$4 after 4 pm. - Special	Lakeside Pool	Park & Rec			-	4.00	4.00	New; Extended hours to 6 PM
19	33372	Lakeside pool season pass 1 individual 3 months	Lakeside Pool	Park & Rec		2023	92.00	110.00	18.00	
19	33372	Lakeside pool season pass add'l family individuals 3 months	Lakeside Pool	Park & Rec		2023	36.00	50.00	14.00	

CITY OF GALESBURG
2024 MASTER REVENUE FEE SCHEDULE
EFFECTIVE DATE JANUARY 1, 2024
EXHIBIT A
As of 09/05/23

Revenue recommended to change in 2024
New fees effective in 2024

Fund #	Acct #	Revenue Source	Notes	Dept.	Municipal Code	Last Change (fiscal year)	Current Fee Amount	Recommended Fee Amount	\$ Change	Additional Notes
19	33372	Lakeside pool season pass add'l caregiver individuals 3 months	Lakeside Pool	Park & Rec		2023	42.00	75.00	33.00	
19	33372	Lakeside pool coupon booklet - 10 pack - 10 punch pass	Lakeside Pool	Park & Rec		2023	72.00	72.00	-	
19	33373	Lakeside Water Park facility pool rental fee after hours per hour	Lakeside Pool	Park & Rec		2022	250.00	\$400 per hour	\$150	
19	33373	Lakeside Water Park Facility - No Concessions -- Rental Fee After Hours -	Lakeside Pool	Park & Rec			-	\$350 per hour	\$350	New; no concessions
19	33373	Lakeside pool basic party fee - groups of up to 15	Lakeside Pool	Park & Rec		2023	\$200 + \$15 each add'l patron	\$225 + \$17 each additional patron	\$25/\$2	
19	33373	Lakeside pool premium party fee - groups of up to 15	Lakeside Pool	Park & Rec		2023	\$220 + \$17/add'l patron	\$250 + \$20 each additional patron	\$30/\$3	
19	33373	Lakeside Group Rate (min. 20-49 patrons)	Lakeside Pool	Park & Rec		2023	\$5.10 weekdays/ patron \$6.80 weekend / patron	\$6.80 Monday - Thursday	Delete \$5.10; change days	Delete current weekday rate and weekend verbiage; 15% discount
19	33373	Lakeside Group Rate (min.50 + patrons)	Lakeside Pool	Park & Rec		2023	\$4.80 weekdays /patron \$6.40 weekends / patron	\$6.40 per patron Monday - Thursday	Delete \$4.80; change days	Delete current weekday rate and weekend verbiage; 20% discount
19	33377	Lakeside recreation facility multi-purpose courts rental per hour	Lakeside Rec	Park & Rec		2023	30.00	35.00	5.00	
19	33377	Lakeside Recreation Facility ; Pitching Machine Fee	Lakeside Rec	Park & Rec			-	15.00	15.00	New; pitching machine set up fee
19	33377	Lakeside Tennis 10-Punch Pass	Lakeside Rec	Park & Rec		2023	\$80	\$81	\$1	10% discounted rate
19	33385	Pavilion: Non-alcohol Daily Rate Monday-Thursday	Lake Storey Pavilion	Park & Rec		2023	\$275 (Up to 5 hour rental + \$100 non-refundable deposit to hold space)	\$295 (Up to 5 hour rental + \$100 non-refundable deposit to hold space)	\$20	
19	33385	Pavilion: Non-profit meeting rate Tuesday - Thursday	Lake Storey Pavilion	Park & Rec						2 hours, standard setup; up to 50 people
19	33385	Pavilion: Non-alcohol Daily Rate Friday, Saturday, Sunday	Lake Storey Pa	Park & Rec		2023	\$500 (Up to 5 hour rental + \$250 non-refundable deposit to hold space.)	\$550 (Up to 5 hour rental + \$250 non-refundable deposit to hold space.)	\$50	10% increase

CITY OF GALESBURG
2024 MASTER REVENUE FEE SCHEDULE
EFFECTIVE DATE JANUARY 1, 2024
EXHIBIT A
As of 09/05/23

Revenue recommended to change in 2024
New fees effective in 2024

Fund #	Acct #	Revenue Source	Notes	Dept.	Municipal Code	Last Change (fiscal year)	Current Fee Amount	Recommended Fee Amount	\$ Change	Additional Notes
19	33385	Pavilion: Alcohol Daily Rate Monday-Thursday	Lake Storey Pavilion	Park & Rec		2023	\$450 (Up to 5 hour rental + \$300 security deposit, \$100 non-refundable deposit to hold space)	\$495 (Up to 5 hour rental + \$300 security deposit, \$100 non-refundable deposit to hold space)	\$45	
19	33385	Pavilion: Alcohol Daily Rate Friday, Saturday, Sunday	Lake Storey Pavilion	Park & Rec		2023	\$650 (Up to 5 hour rental + \$300 security deposit, \$100 non-refundable deposit to hold space)	\$715 (Up to 5 hour rental + \$300 security deposit, \$100 non-refundable deposit to hold space)	\$65	
19	33385	Pavilion: Daily Rate Additional Hours	Lake Storey Pavilion	Park & Rec		2017	\$75/hour after the first five hours	\$75.00 per hour after the first five hours	0	
19	33386	Outdoor Mobile Playground Private Rental		Park & Rec	NEW		\$75/Hour with 2 hour minimum / \$45 per hour for non-profit approved groups	\$85/Hour with 2 hour minimum / \$50 per hour for non-profit approved groups	\$10/Hour / \$5/Hour non-profit groups	
19	33386	Indoor Mobile Playground		Park & Rec	NEW		\$200 for 2 hours	\$225 for 2 hours	\$25	
1	31120	Animal Registration - altered		City Clerk	90.075A(1)	2014	15.00	20.00	5.00	
1	31120	Animal replacement tag - altered		City Clerk	90.075(J)	2015	15.00	20.00	5.00	
1	31120	Animal registration - change of owner registration		City Clerk	90.075B	2014	15.00	20.00	5.00	
19	37015	All scattering garden areas: \$500 \$525;	Cemetery	Park & Rec	92.20A1a	2019	500.00	525.00	25.00	
19	37015	Cemetery Scatter Gardens scattering performed on Saturday or legal holiday	Cemetery	Park & Rec	92.20A1c	2019	100.00	125.00	25.00	
19	37010	Cemetery grave sales Section A - lots 20X20 ft	Cemetery	Park & Rec	92.40(1)	2019	650.00	700.00	50.00	
19	37010	Cemetery grave sales -Section B Blocks 1 & 2	Cemetery	Park & Rec	92.40(2)	2020	750.00	800.00	50.00	
19	37010	Lots ten by 20 feet are \$650 \$700 per grave space, and Block 10 which shall be sold at the rate of \$650 as single grave spaces.	Cemetery	Park & Rec	92.40(3)(a)	2019	650.00	700.00	50.00	
19	37010	Section F. Lots ten by 20 feet are \$650 \$700 per grave space.	Cemetery	Park & Rec	92.40(5)	2019	650.00	700.00	50.00	
19	36650	Openings made on Saturday or Legal Holiday	Cemetery	Park & Rec	92.43A	2019	100.00	150.00	50.00	

CITY OF GALESBURG
2024 MASTER REVENUE FEE SCHEDULE
EFFECTIVE DATE JANUARY 1, 2024
EXHIBIT A
As of 09/05/23

Revenue recommended to change in 2024
New fees effective in 2024

Fund #	Acct #	Revenue Source	Notes	Dept.	Municipal Code	Last Change (fiscal year)	Current Fee Amount	Recommended Fee Amount	\$ Change	Additional Notes
19	36650	Openings made between Dec 15 and Mar 15	Cemetery	Park & Rec	92.43C	2019	100.00	150.00	50.00	
19	36650	Add on to all openings: Openings made after 2 PM any day (in addition to the opening fee)					-	100.00	100.00	New
1	36410	Repair garages permit	105.6.39	Fire	93.18A(1)	2020	40.00			IFC205
1	36410	Waste handling junk yards permit	105.6.45	Fire	93.18A(1)	2020	40.00			Duplicate fee
19	33340	Camping unit using no utility hookups, \$18-\$19 per night;	Allison Campground	Park & Rec	95.15(A)	2021	18.00	19.00	1.00	
19	33340	Nonprofit organizations group rate for ten or more individuals or four or more units, \$10-\$12 per night;	Allison Campground	Park & Rec	95.15(B)	2019	10.00	12.00	2.00	
19	33340	Camping unit using a water hookup, \$5-\$6 extra per night;	Allison Campground	Park & Rec	95.15(C)	2020	5.00	6.00	1.00	
19	33340	Camping unit using a sewer hookup, \$6-\$8 per night;	Allison Campground	Park & Rec	95.15(D)	2016	6.00	8.00	2.00	
19	33340	Camping units using an electrical hookup, \$6-\$7 per night;	Allison Campground	Park & Rec	95.15(E)	2016	6.00	7.00	1.00	
19	33340	Noncity residents and noncampers, \$6 fee for using sewer dump station; and	Allison Campground	Park & Rec	95.15(F)	2016	6.00	10.00	4.00	
19	33340	Camping unit including water, sewer and electricity, \$600-\$650 for 30 days.	Allison Campground	Park & Rec	95.15(G)	2020	600.00	650.00	50.00	
19		Driving Range - Small Bucket	Golf Course	Park & Rec		2020	2.00			Not needed on revenue schedule
19		Driving Range - Medium Bucket	Golf Course	Park & Rec		2020	4.00			Not needed on revenue schedule
19		Driving Range - Large Bucket	Golf Course	Park & Rec		2020	6.00			Not needed on revenue schedule
19		Driving Range - Single membership	Golf Course	Park & Rec		2023	150.00			Not needed on revenue schedule
19		Driving Range - Family membership	Golf Course	Park & Rec		2023	200.00			Not needed on revenue schedule
19	33305	Green fees 18 holes	Golf Course	Park & Rec		2023	22.00	23.00	1.00	
19	33311	Cart fee 18 holes	Golf Course	Park & Rec		2020	13.00	14.00	1.00	
19	33311	Scooter fee 18 holes	Golf Course	Park & Rec			15.00			No longer have
19	33311	Scooter fee 9 holes	Golf Course	Park & Rec			9.00			No longer have

CITY OF GALESBURG
2024 MASTER REVENUE FEE SCHEDULE
EFFECTIVE DATE JANUARY 1, 2024
EXHIBIT A
As of 09/05/23

Revenue recommended to change in 2024
New fees effective in 2024

Fund #	Acct #	Revenue Source	Notes	Dept.	Municipal Code	Last Change (fiscal year)	Current Fee Amount	Recommended Fee Amount	\$ Change	Additional Notes
19	33305	Green fees after 1 PM 18 holes	Golf Course	Park & Rec		2023	17.00	18.00	1.00	
19	33311	Cart fee after 1 PM 18 holes	Golf Course	Park & Rec		2023	13.00	14.00	1.00	
19	33305	Green fees after 4 PM 18 holes	Golf Course	Park & Rec		2020	13.00	14.00	1.00	
19	33311	Cart fee after 4 PM 18 holes	Golf Course	Park & Rec		2023	13.00	14.00	1.00	
19	33305	Green fees 9 holes	Golf Course	Park & Rec		2020	12.00	13.00	1.00	
19	33311	Cart fee 9 holes	Golf Course	Park & Rec		2023	8.00	9.00	1.00	
19	33305	Punch cards (golf only) 10 Rounds (9 holes)	Golf Course	Park & Rec		2020	115.00	115.00	-	\$108.00 in 2023 for current fee was charged
19	33305	Punch cards (golf only) 10 Rounds (18 holes)	Golf Course	Park & Rec		2023	200.00	210.00	10.00	\$198.00 in 2023 for current fee was charged
19	33305	Punch cards (golf only) 20 Rounds (18 holes)	Golf Course	Park & Rec		2023	400.00	395.00	(5.00)	\$374.00 in 2023 charged
19	33306	Green fees Season Pass REGULAR Season Ticket	Golf Course	Park & Rec	95.60 (A)	2023	550.00	575.00	25.00	
19	33306	Green fees Season Pass SENIOR, OVER 65 YEARS OLD	Golf Course	Park & Rec	95.60 (A)	2023	510.00	535.00	25.00	
19	33306	Green fees Season Pass MINOR, UNDER 19 YEARS OLD	Golf Course	Park & Rec	95.60 (A)	2023	165.00	175.00	10.00	
19	33306	Green fees Season Pass MINOR, UNDER 19 YEARS OLD Season Ticket with Cart Rental	Golf Course	Park & Rec	95.60 (A)	2023	320.00	340.00	20.00	
19	33306	Green fees Season Pass JUNIOR, 19-25 YEARS OLD	Golf Course	Park & Rec	95.60 (A)	2023	260.00	270.00	10.00	
19	33306	Green fees Season Pass JUNIOR, 19-25 YEARS OLD with Cart Rental	Golf Course	Park & Rec	95.60 (A)	2023	495.00	515.00	20.00	
19	33306	Green fees Season Pass YOUNG ADULT, 26-30 YEARS OLD	Golf Course	Park & Rec	95.60 (A)	2023	335.00	345.00	10.00	
19	33306	Green fees Season Pass YOUNG ADULT, 26-30 YEARS OLD with cart	Golf Course	Park & Rec	95.60 (A)	2023	620.00	640.00	20.00	
19	33306	Green fees Seasons Pass ASSOCIATE (First additional immediate family	Golf Course	Park & Rec	95.60 (A)	2023	260.00	275.00	15.00	
19	33306	Green fees Season Pass SECOND AND SUBSEQUENT additional family members (per additional member) without cart	Golf Course	Park & Rec	95.60 (A)	2020	60.00	65.00	5.00	
19	33311	Season cart pass	Golf Course	Park & Rec	95.60 (A)	2023	550.00	575.00	25.00	
19	33311	Season cart pass ASSOCIATE		Park & Rec		2023	275.00	290.00	15.00	

CITY OF GALESBURG
 2024 MASTER REVENUE FEE SCHEDULE
 EFFECTIVE DATE JANUARY 1, 2024
 EXHIBIT A
 As of 09/05/23

	Revenue recommended to change in 2024
	New fees effective in 2024

Fund #	Acct #	Revenue Source	Notes	Dept.	Municipal Code	Last Change (fiscal year)	Current Fee Amount	Recommended Fee Amount	\$ Change	Additional Notes
19	33306	Green fees Season Pass FIRST TIME SEASON TICKET	Golf Course	Park & Rec	95.60 (A)	2023	875.00	920.00	45.00	
19	33307	Trail and outdoor storage fees for grandfathered privately owned golf carts shall be \$415 \$435 for electric-powered carts per season, and \$365 \$380 for gas- powered carts per season.	Golf Course	Park & Rec	95.61(A)	2023	\$415/\$365	435 / 380	20 / 15	
19	33307	Trail and outdoor storage fees for all new privately owned power golf cart shall be \$600 \$630 for electric-powered cart per season, and \$550 \$575 for gas-powered carts per season.	Golf Course	Park & Rec	95.61 (B)	2023	\$600/\$550	630 / 575	30 / 25	
19	33309	Fees for lockers shall be as follows: \$50 per season	Golf Course	Park & Rec	95.620	2020	50.00	55.00	5.00	
1	31010	Alcoholic Liquor Class K		City Clerk	113.045A(1)	2020	2,250.00	2,850.00	600.00	

CITY OF GALESBURG
2024 MASTER REVENUE FEE SCHEDULE
EFFECTIVE DATE JANUARY 1, 2024
EXHIBIT A
As of 09/05/23

	Revenue recommended to change in 2024
	New fees effective in 2024

Fund #	Acct #	Revenue Source	Notes	Dept.	Municipal Code	Last Change (fiscal year)	Current Fee Amount	Recommended Fee Amount	\$ Change	Additional Notes
67	36200	Solid waste rates and charges. All one-family, two-family and three-family dwelling water users, within the city limits, shall have added to the utility bills issued by the city the sum of \$24.29 \$25.47 per month, per dwelling unit, to be used for the financing of the collection and disposal of solid waste; provided, however, that owners of multi-family structures containing four or more dwelling units may elect to either use the solid waste collection and disposal services provided by the city and pay at a rate of \$24.29 \$25.47 per month for each dwelling unit, or the owners may elect to dispose of the solid waste by private waste hauling contractor, in which latter event, they will not be charged a collection and disposal fee by the city.		Refuse	50.40A	2023	24.29	25.47	1.18	
61	33510	Less than 1 in.	Water monthly facility charge meter size	Water	51.065A	2023	17.0400	17.6400	0.60	Per water rate study
61	33510	1 in. to less than 2 in.	Water monthly facility charge meter size	Water	51.065A	2023	35.4000	36.6400	1.24	Per water rate study
61	33510	2 in. to less than 4 in.	Water monthly facility charge meter size	Water	51.065A	2023	70.8100	73.2900	2.48	Per water rate study

CITY OF GALESBURG
 2024 MASTER REVENUE FEE SCHEDULE
 EFFECTIVE DATE JANUARY 1, 2024
 EXHIBIT A
 As of 09/05/23

Revenue recommended to change in 2024

New fees effective in 2024

Fund #	Acct #	Revenue Source	Notes	Dept.	Municipal Code	Last Change (fiscal year)	Current Fee Amount	Recommended Fee Amount	\$ Change	Additional Notes
61	33510	4 in. to less than 6 in.	Water monthly facility charge meter size	Water	51.065A	2023	177.1300	183.3300	6.20	Per water rate study
61	33510	6 in. and greater	Water monthly facility charge meter size	Water	51.065A	2023	442.8500	458.3400	15.49	Per water rate study
61	33500	The following rates shall be charged for water furnished consumers inside the corporate limits of the city: Per month , per 100 cubic feet \$2.68 \$2.77		Water	51.066	2023	2.680	2.770	0.09	Change per water rate study
61	36160	The following rates shall be charged for fire service connections for metered water consumers serving properties located inside of the corporate limits: 2 inches	Fire service line monthly rate	Water	51.070	2023	9.3800	9.7000	0.32	Per water rate study
61	36160	The following rates shall be charged for fire service connections for metered water consumers serving properties located inside of the corporate limits: 3 inches	Fire service line monthly rate	Water	51.070	2023	11.2500	11.6400	0.39	Per water rate study
61	36160	The following rates shall be charged for fire service connections for metered water consumers serving properties located inside of the corporate limits: 4 inches	Fire service line monthly rate	Water	51.070	2023	13.1200	13.5800	0.46	Per water rate study

CITY OF GALESBURG
 2024 MASTER REVENUE FEE SCHEDULE
 EFFECTIVE DATE JANUARY 1, 2024
 EXHIBIT A
 As of 09/05/23

	Revenue recommended to change in 2024
	New fees effective in 2024

Fund #	Acct #	Revenue Source	Notes	Dept.	Municipal Code	Last Change (fiscal year)	Current Fee Amount	Recommended Fee Amount	\$ Change	Additional Notes
61	36160	The following rates shall be charged for fire service connections for metered water consumers serving properties located inside of the corporate limits: 6 inches	Fire service line monthly rate	Water	51.070	2023	16.8700	17.4600	0.59	Per water rate study
61	36160	The following rates shall be charged for fire service connections for metered water consumers serving properties located inside of the corporate limits: 8 inches	Fire service line monthly rate	Water	51.070	2023	20.6200	21.3400	0.72	Per water rate study
61	36160	The following rates shall be charged for fire service connections for metered water consumers serving properties located inside of the corporate limits: 10 inches	Fire service line monthly rate	Water	51.070	2023	26.2500	27.1600	0.91	Per water rate study
61	36160	The following rates shall be charged for fire service connections for metered water consumers serving properties located inside of the corporate limits: 12 inches	Fire service line monthly rate	Water	51.070	2023	31.8700	32.9800	1.11	Per water rate study
61	36160	The following rates shall be charged for fire service connections for metered water customers serving properties located outside the corporate limits: 2 inches	Fire service line monthly rate	Water	51.071A	2023	14.4900	15.0000	0.5100	Per water rate study

CITY OF GALESBURG
2024 MASTER REVENUE FEE SCHEDULE
EFFECTIVE DATE JANUARY 1, 2024
EXHIBIT A
As of 09/05/23

	Revenue recommended to change in 2024
	New fees effective in 2024

Fund #	Acct #	Revenue Source	Notes	Dept.	Municipal Code	Last Change (fiscal year)	Current Fee Amount	Recommended Fee Amount	\$ Change	Additional Notes
61	36160	The following rates shall be charged for fire service connections for metered water customers serving properties located outside the corporate limits: 4 inches	Fire service line monthly rate	Water	51.071A	2023	21.7400	22.5000	0.76	Per water rate study
61	36160	The following rates shall be charged for fire service connections for metered water customers serving properties located outside the corporate limits: 6 inches	Fire service line monthly rate	Water	51.071A	2023	28.9800	29.9900	1.01	Per water rate study
61	36160	The following rates shall be charged for fire service connections for metered water customers serving properties located outside the corporate limits: 8 inches	Fire service line monthly rate	Water	51.071A	2023	38.0400	39.3700	1.33	Per water rate study
61	36160	The following rates shall be charged for fire service connections for metered water customers serving properties located outside the corporate limits: 10 inches	Fire service line monthly rate	Water	51.071A	2023	47.0900	48.7400	1.65	Per water rate study
61	36160	The following rates shall be charged for fire service connections for metered water customers serving properties located outside the corporate limits: 12 inches	Fire service line monthly rate	Water	51.071A	2023	57.9600	59.9900	2.03	Per water rate study
61	36160	The following rates shall be charged for fire service connections for non-water customers serving properties located outside the corporate limits: 2 inches	Fire service line monthly rate	Water	51.071B	2023	25.3600	26.2500	0.89	Per water rate study
61	36160	The following rates shall be charged for fire service connections for non-water customers serving properties located outside the corporate limits: 4 inches	Fire service line monthly rate	Water	51.071B	2023	32.6000	33.7400	1.14	Per water rate study

CITY OF GALESBURG
2024 MASTER REVENUE FEE SCHEDULE
EFFECTIVE DATE JANUARY 1, 2024
EXHIBIT A
As of 09/05/23

	Revenue recommended to change in 2024
	New fees effective in 2024

Fund #	Acct #	Revenue Source	Notes	Dept.	Municipal Code	Last Change (fiscal year)	Current Fee Amount	Recommended Fee Amount	\$ Change	Additional Notes
61	36160	The following rates shall be charged for fire service connections for non-water customers serving properties located outside the corporate limits: 6 inches	Fire service line monthly rate	Water	51.071B	2023	41.6600	43.1200	1.46	Per water rate study
61	36160	The following rates shall be charged for fire service connections for non-water customers serving properties located outside the corporate limits: 8 inches	Fire service line monthly rate	Water	51.071B	2023	50.7200	52.5000	1.78	Per water rate study
61	36160	The following rates shall be charged for fire service connections for non-water customers serving properties located outside the corporate limits: 10 inches	Fire service line monthly rate	Water	51.071B	2023	59.7700	61.8600	2.09	Per water rate study
61	36160	The following rates shall be charged for fire service connections for non-water customers serving properties located outside the corporate limits: 12 inches	Fire service line monthly rate	Water	51.071B	2023	70.6400	73.1100	2.47	Per water rate study
61	33500	The charge for water sold in bulk shall be at a rate set by the City Manager		Water	51.073	2023	1.30 per 100 gallons	1.35 per 100 gallons	0.05 per 100 gallons	Per water rate study

ORDINANCE NO. _____

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALESBURG, ILLINOIS, AS FOLLOWS:

SECTION 1 The amendments to the various sections of the Galesburg Code of Ordinances concerning applicable fees, as shown on Exhibit A which is attached hereto and incorporated by reference thereto, are hereby adopted and approved.

SECTION 2 All ordinances or parts of ordinances, in conflict with this ordinance are, to the extent of such conflict, hereby repealed.

SECTION 3 This ordinance shall take effect on January 1, 2024, after its passage, approval and publication as provided by law.

Approved this _____ day of _____, 2023, by roll call vote as follows:

Roll Call #: _____

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

Peter Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk

**COUNCIL LETTER
CITY OF GALESBURG
SEPTEMBER 18, 2023**

AGENDA ITEM: Three ordinances establishing a Tax Increment Financing (TIF) district known as the Grand Avenue TIF (TIF 6) Redevelopment Project Area. The ordinances are:

1. An ordinance adopting and approving the Redevelopment Plan and Project for the proposed TIF 6;
2. An ordinance designating the TIF 6 Redevelopment Project Area; and
3. An ordinance adopting tax increment financing for TIF 6.

SUMMARY RECOMMENDATION: The Interim City Manager and Director of Community Development recommend the City Council approve the three ordinances.

BACKGROUND: In order to determine if a Tax Increment Financing (TIF) District is appropriate for a certain area, there are a number of steps required by the Tax Increment Allocation Redevelopment Act, State of Illinois, 65 ILCS 5/11-74.4-1 et. Seq. (the “Act”). The City of Galesburg has been progressing through these necessary steps since the City Council approved the hiring of PGAV Planners, LLC, and passed Resolution 23-05 to initiate a Feasibility Study and concluded that TIF 6 on the whole qualifies as a “conservation area” as required by the Act.

A copy of the Tax Increment Financing Redevelopment Plan & Project for TIF District No. 6 has been on file with the City Clerk’s office since April 11, 2023 for review by the public. Copies of the Plan were sent via certified mail on May 16, 2023 to all affected taxing bodies and the Department of Commerce and Economic Opportunity (DCEO). Also, on May 16th a notice of availability of the TIF plan amendment was sent by mail to all residential addresses within 750 feet of the boundaries of TIF 6 and anyone listed on the Interested Parties Registry.

At the May 15, 2023 Council meeting, Council approved Resolution 23-28 establishing 5:15 pm on July 3, 2023 as the time and date for a public hearing on the redevelopment plan and adoption of TIF 6. In accordance with the Act, a notice of the public hearing was provided on May 16, 2023 to each affected taxing district and the DCEO. The certified mailing also included the date, time and location of the Joint Review Board meeting that was held on May 31, 2023. Also in accordance with the Act, a notice of the public hearing was sent via regular mail to all residential addresses and via certified mail to the person(s) in whose name the general taxes for the last preceding year were paid on each parcel within the proposed project area on June 5, 2023. A notice of public hearing was published twice in a newspaper of general circulation (the Register Mail), once on June 6, 2023 and again on June 20, 2023.

As required by the Act, the Joint Review Board (JRB) meeting was held on May 31, 2023. At this meeting the City’s consultant, PGAV, reviewed the JRB responsibilities and presented the redevelopment plan, area, findings, financing strategy and adopting ordinances. The JRB consists of a representative selected by each of the affected taxing bodies, and public members

who are elected by a majority of other JRB members. The purpose of the JRB is to review the public record, planning documents and proposed ordinances approving the redevelopment plan and project; to review the designation of the redevelopment project area and the adoption of tax increment financing and determine whether said documents satisfy the eligibility requirements defined in the Act. After deliberation the JRB provides a nonbinding recommendation in a report that was provided to City Council on June 5, 2023.

All of the statutory notice and procedure requirements have been met, and it is appropriate to consider the adoption of the attached ordinances. The form of these ordinances is pursuant to the requirements of the Act.

Immediately after passage of the ordinance designating the boundaries of the TIF 6 District, the City will transmit the ordinances to the County Clerk. The County Clerk must determine the most recently ascertained equalized assessed value (EAV) of each parcel of real property in the TIF 6 District, as well as the total initial EAV of the taxable real property within the TIF 6 District and provide a written certificate stating the TIF “base” EAV.

BUDGET IMPACT: Approving the ordinances will result in the City General Fund forgoing its portion of any tax increment that occurs in the area for the life of the TIF District. The increment will instead accrue to a special TIF Fund that will be limited in its use and application to the projects and programs set forth in the Redevelopment Plan and as limited by the Act. However, because the TIF funds will be used for the purposes of revitalization in the area and the removal of blighting conditions that are currently present, it should result in a benefit to the area and be a positive long-term economic and fiscal benefit to the City and all affected taxing districts.

SUPPORTING DOCUMENTS:

1. Ordinance approving the Redevelopment Plan and Project
2. Ordinance designating the Redevelopment Project Area
3. Ordinance adopting Tax Increment Financing

ORDINANCE NO. _____

**Ordinance Approving the
Tax Increment Redevelopment Plan and Project for the Grand Avenue TIF (TIF 6) Redevelopment
Project Area**

WHEREAS, the City of Galesburg, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (hereinafter referred to as the "TIF Act") for the proposed Redevelopment Plan and Project (the "Plan") within the municipal boundaries of the City of Galesburg and within Grand Avenue TIF (TIF 6) Redevelopment Project Area (the "Project Area") as described in **Exhibit B** attached to this Ordinance, which constitutes in the aggregate more than 1-1/2 acres; and

WHEREAS, the Plan was made available for public inspection at the City Clerk's office on **March 10, 2023**; and

WHEREAS, the City Council did on **May 15, 2023** pass Resolution 23-28, setting **July 3, 2023** as the date for the public hearing on the Plan, with the time and place of such hearing identified in said Resolution; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on **May 16, 2023** pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all interested parties that have registered with the City concerning the Project Area; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on **May 16, 2023** pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the Project Area; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing to be held relative to the Plan and the designation of the Project Area on **July 3, 2023** at Galesburg City Hall; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on **May 16, 2023**; by publication on **June 5, 2023** and **June 12, 2023**; and by certified mail to property owners within the Project Area on **June 12, 2023**; and by regular mail to all residential addresses withing the Project Area on **June 12, 2023**; and

WHEREAS, following the public hearing held on **July 3, 2023** and prior to the adoption of TIF 6 by the City, the boundary of the proposed TIF 6 Redevelopment Project Area was amended to remove 20 parcels located east of Knox Road 600E, as depicted in **Exhibit A**; and

WHEREAS, the proposed Project Area, as amended, generally encompass the Grand Avenue corridor between E. Main Street and Knox Road 600E, as described in **Exhibit B** and depicted in **Exhibit C** attached to this ordinance; and

WHEREAS, subsection 11-74.4-5(a) of the TIF Act provides that at the public hearing or at any time prior to the adoption by the municipality of an ordinance approving a redevelopment plan, the municipality may make changes in the redevelopment plan. Changes which do not

- (1) add additional parcels of property to the proposed redevelopment project area,
- (2) substantially affect the general land uses proposed in the redevelopment plan,
- (3) substantially change the nature of or extend the life of the redevelopment project, or
- (4) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10,

may be made without further hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes.

WHEREAS, the Plan sets forth the factors constituting the need for abatement of conditions within the Project Area that have led to blight or may lead to blight, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the Project Area as the term “conservation area” is defined in the TIF Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the Project Area to determine whether private development would take place in the Project Area, as a whole, without the adoption of the Plan for the Project Area; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the Project Area to determine whether contiguous parcels of real property in the Project Area would be substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the City Council has reviewed the proposed Grand Avenue TIF Tax Increment Redevelopment Plan and Project and the Comprehensive Plan for the development of the municipality as a whole to determine whether the Plan conforms to the Comprehensive Plan of the City.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF GALESBURG, ILLINOIS that:

1. The City Council of the City of Galesburg makes the following findings:
 - a. The area constituting the Grand Avenue TIF (TIF 6) Redevelopment Project Area in the City of Galesburg, Illinois is described in **Exhibit B**, attached hereto and made part of this Ordinance.
 - b. There exist conditions that enable the Project Area to be designated as a “redevelopment project area” and be classified as a combination “blighted area” and “conservation area” as defined in Section 11-74.4-3 of the TIF Act.
 - c. The Grand Avenue TIF (TIF 6) Redevelopment Project Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.
 - d. The Redevelopment Plan and Redevelopment Project for the Grand Avenue TIF (TIF 6) Redevelopment Project Area conforms to the Comprehensive Plan for the development of the City as a whole.
 - e. The parcels of real property in the proposed Redevelopment Project Area are contiguous and only those contiguous parcels of real property, which will be substantially benefited by the proposed redevelopment project, are included in the Grand Avenue TIF (TIF 6) Redevelopment Project Area.
 - f. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the TIF Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Grand Avenue TIF (TIF 6) Redevelopment Project Area is adopted.
2. The Tax Increment Redevelopment Plan and Project for the Grand Avenue TIF (TIF 6) Redevelopment Project Area, which was the subject matter of the hearing held on **July 3, 2023**, is hereby adopted and approved. A copy of the aforementioned Redevelopment Plan and Project, marked as **Exhibit D**, is attached to and made a part of this Ordinance.
3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

Approved this ____ day of _____, 2023, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Peter Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk

Exhibit B

**BOUNDARY DESCRIPTION
Grand Avenue TIF (TIF 6) Redevelopment Project Area
City of Galesburg, Illinois**

PART OF THE WEST 1/2 OF SECTION 13; PART OF THE SOUTHEAST 1/4 OF SECTION 13;
PART OF THE EAST 1/2 OF SECTION 14; AND PART OF THE NORTHEAST 1/4 OF SECTION 24;
ALL OF THE ABOVE BEING IN T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF WHITESBORO STREET AT THE NORTHWEST
CORNER OF LOT 16 IN BLOCK 1 IN FROST'S ADDITION TO THE CITY OF GALESBURG;
THENCE EAST ALONG THE NORTH LINE OF LOTS 16 AND 15 IN BLOCK 1 IN SAID FROST'S ADDITION TO THE
NORTHEAST CORNER OF SAID LOT 15;
THENCE SOUTH ALONG THE EAST LINE OF LOT 15 IN BLOCK 1 IN SAID FROST'S ADDITION TO THE
SOUTHEAST CORNER THEREOF AND TO THE NORTH RIGHT OF WAY LINE OF MULBERRY STREET;
THENCE EAST ALONG THE SOUTH LINE OF LOTS 14 AND 13 IN BLOCK 1 IN SAID FROST'S ADDITION AND
ALONG THE NORTH RIGHT OF WAY LINE OF MULBERRY STREET TO THE SOUTHEAST CORNER OF SAID LOT
13;
THENCE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF MULBERRY STREET AND TO THE NORTHWEST
CORNER OF LOT 1 IN BLOCK 7 IN SAID FROST'S ADDITION;
THENCE SOUTH ALONG THE WEST LINE OF LOT 1 IN BLOCK 7 IN SAID FROST'S ADDITION TO THE
SOUTHWEST CORNER THEREOF;
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND SAID LOT 1 EXTENDED TO THE EAST RIGHT OF
WAY LINE OF LOCUST STREET;
THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF LOCUST STREET TO THE SOUTH RIGHT OF WAY
LINE OF HAYNOR STREET AND TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 7 IN HAYNERS ADDITION
TO GALESBURG;
THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF HAYNOR STREET AND ALONG THE NORTH LINE
OF LOTS 9 AND 8 IN BLOCK 7 IN SAID HAYNERS ADDITION TO THE NORTHEAST CORNER OF SAID LOT 8;
THENCE SOUTH ALONG THE EAST LINE OF LOT 8 IN BLOCK 7 IN SAID HAYNERS ADDITION TO THE
SOUTHWEST CORNER OF LOT 10 IN ERICKSON SUBDIVISION;
THENCE EAST ALONG THE SOUTH LINE OF LOTS 10 AND 9 IN SAID ERICKSON SUBDIVISION TO THE
SOUTHEAST CORNER OF SAID LOT 9;
THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF LOTS 8, 7 AND 6 IN SAID ERICKSON SUBDIVISION TO
THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE SOUTH ALONG THE WEST LINE OF LOTS 4 AND 5 IN SAID ERICKSON SUBDIVISION TO A POINT 3.6
FEET MORE OR LESS SOUTH OF THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 5 IN SAID ERICKSON SUBDIVISION TO
THE SOUTHWEST CORNER OF SAID LOT 5;
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5 IN ERICKSON SUBDIVISION AND THE SOUTH LINE OF
SAID LOT 5 EXTENDED TO THE EAST RIGHT OF WAY LINE OF DIVISION STREET;
THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF DIVISION STREET TO A POINT 42.5 FEET MORE
OR LESS SOUTH OF THE NORTHWEST CORNER OF LOT 10 IN IRA MEEKS SUBDIVISION;
THENCE EAST 150 FEET MORE OR LESS ALONG A LINE 42.5 FEET MORE OR LESS SOUTH OF AND PARALLEL
TO THE NORTH LINE OF LOT 10 IN SAID IRA MEEKS SUBDIVISION TO THE EAST LINE OF SAID LOT 10;

THENCE SOUTH ALONG THE EAST LINE OF LOTS 9 AND 10 IN SAID IRA MEEKS SUBDIVISION TO THE NORTHWESTERLY LINE OF LOT 8 IN IRA MEEKS SUBDIVISION TO THE CITY OF GALESBURG;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOT 8 IN SAID IRA MEEKS SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 8;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 8, 7, 6, 5, 4 AND 3 IN SAID IRA MEEKS SUBDIVISION TO THE WEST LINE OF LOT 5 IN THE SUBDIVISION OF LOT 20 OF A SUBDIVISION OF LOT 1 IN MEEKS SUBDIVISION OF LOT 1 OF A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T11N, R1E;

THENCE SOUTH ALONG THE WEST LINE OF LOTS 5 AND 6 IN SAID SUBDIVISION OF LOT 20 OF A SUBDIVISION OF LOT 1 IN MEEKS SUBDIVISION OF LOT 1 OF A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T11N, R1E TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF LOT 6 IN SAID SUBDIVISION OF LOT 20 OF A SUBDIVISION OF LOT 1 IN MEEKS SUBDIVISION OF LOT 1 OF A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T11N, R1E TO THE SOUTHEAST CORNER THEREOF AND TO THE WEST RIGHT OF WAY LINE OF FARNHAM STREET;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF FARNHAM STREET TO THE NORTH RIGHT OF WAY LINE OF BERRIEN STREET EXTENDED;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF BERRIEN STREET AND BERRIEN STREET EXTENDED TO THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE;

THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 1 IN ROLLER RINK SUBDIVISION TO THE CITY OF GALESBURG AND TO THE SOUTH RIGHT OF WAY LINE OF BERRIEN STREET;

THENCE SOUTH ALONG THE EAST LINE OF LOTS 1 AND 2 IN SAID ROLLER RINK SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE CONTINUING SOUTH ON AN EXTENSION OF THE EAST LINE OF LOTS 1 AND 2 IN SAID ROLLER RINK SUBDIVISION TO THE SOUTH RIGHT OF WAY LINE KNOX STREET;

THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF KNOX STREET TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 8 IN WILLIAMS ADDITION TO THE CITY OF GALESBURG AND TO THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE AND ALONG THE WEST LINE OF LOTS 2, 3, 6 AND 7 IN BLOCK 8 IN SAID WILLIAMS ADDITION TO THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE EAST ALONG THE SOUTH LINE OF LOT 7 IN BLOCK 8 IN SAID WILLIAMS ADDITION TO THE NORTHWEST CORNER OF LOT 10 IN BLOCK 8 IN SAID WILLIAMS ADDITION;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 21, 20, 19, 18, 17, 16, 15 AND 14 IN BLOCK 8 IN SAID WILLIAMS ADDITION TO THE WEST RIGHT OF WAY LINE OF OHIO AVENUE;

THENCE SOUTH 38.82 FEET MORE OR LESS ALONG THE WEST RIGHT OF WAY LINE OF OHIO AVENUE;

THENCE NORTHEASTERLY TO THE NORTH RIGHT OF WAY LINE OF 1ST STREET AND TO THE SOUTHWEST CORNER OF LOT 18 IN BLOCK 6 OF SAID WILLIAMS ADDITION;

THENCE EAST ALONG THE SOUTH LINE OF LOT 18 IN BLOCK 6 IN SAID WILLIAMS ADDITION AND ALONG THE NORTH RIGHT OF WAY LINE OF 1ST STREET TO THE EAST LINE EXTENDED OF LOT 19 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION;

THENCE SOUTH ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOT 19 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE NORTHEASTERLY LINE OF LOT 4 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 4, 5, 6 AND 7 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE NORTHEASTERLY CORNER OF SAID LOT 7;

THENCE SOUTHWESTERLY 46 FEET MORE OR LESS ALONG THE SOUTHEASTERLY LINE OF LOT 7 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE NORTHWESTERLY CORNER OF LOT 8 IN THE PARK SIDE SUBDIVISION;

THENCE SOUTHEASTERLY 27.2 FEET MORE OR LESS ALONG THE NORTHEASTERLY LINE OF LOT 8 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE NORTHWEST CORNER OF LOT 11 IN THE PARK SIDE SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF LOT 11 AND THE NORTH LINE OF LOT 11 EXTENDED IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE EAST RIGHT OF WAY LINE OF MICHIGAN AVENUE;

THENCE SOUTH AND SOUTHWESTERLY ALONG THE EAST RIGHT OF WAY LINE OF MICHIGAN AVENUE TO THE NORTHWEST CORNER OF PARCEL C IN BLOCK 4 IN SAID WILLIAMS ADDITION AS PER PLAT OF SURVEY RECORDED FEBRUARY 15, 2019 AS DOCUMENT NUMBER 1053849 IN BOOK 46, PAGE 3;

THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL C TO THE NORTHEAST CORNER THEREOF;

THENCE CONTINUING EASTERLY ON AN EXTENSION OF THE NORTH LINE OF SAID PARCEL C TO THE EAST RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE AND TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 2 IN SAID WILLIAMS ADDITION;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE TO THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 3 IN SAID WILLIAMS ADDITION;

THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN BLOCK 3 IN SAID WILLIAMS ADDITION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOT 1 IN BLOCK 3 IN SAID WILLIAMS ADDITION TO THE NORTH RIGHT OF WAY LINE OF 2ND STREET AND TO THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 2 IN D.P. WHITING'S ADDITION;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 2ND STREET TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 2 IN SAID D.P. WHITING'S ADDITION;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF WHITING AVENUE TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 3 IN D.P. WHITING'S ADDITION;

THENCE EAST TO THE EAST RIGHT OF WAY LINE OF WHITING AVENUE AND TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 4 IN SAID D.P. WHITING'S ADDITION;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF WHITING AVENUE AND ALONG THE WEST LINE OF LOT 1 IN BLOCK 4 IN SAID D.P. WHITING'S ADDITION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN BLOCK 4 IN SAID D.P. WHITING'S ADDITION TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF LOTS 4, 5, 8, 9, 12 AND 13 IN BLOCK 4 IN D.P. WHITING'S ADDITION TO THE NORTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 20, 2013 AS DOCUMENT NUMBER 1012691 AND IDENTIFIED AS PIN 9913452007;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SAID TRACT RECORDED AS DOCUMENT NUMBER 1012691;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID TRACT RECORDED AS DOCUMENT NUMBER 1012691 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED APRIL 15, 2019 AS DOCUMENT NUMBER 1055025 AND IDENTIFIED AS PIN 9913454005;

THENCE NORTH ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN SAID WARRANTY DEED RECORDED APRIL 15, 2019 AS DOCUMENT NUMBER 1055025;

THENCE EAST ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED APRIL 15, 2019 AS DOCUMENT NUMBER 1055025

TO THE NORTHWEST CORNER OF LOT 5 IN PLAT OF SUBDIVISION OF 1959 OF PART OF LOT 1 OF D.P. WHITING'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS;
THENCE SOUTHWESTERLY 225.7 FEET MORE OR LESS ALONG THE WESTERLY LINE OF LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959;
THENCE NORTHEASTERLY 25.0 FEET MORE OR LESS ALONG A LINE DIVIDING LOT 3 AND LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959;
THENCE NORTHEASTERLY 33.0 FEET MORE OR LESS ALONG A LINE DIVIDING LOT 3 AND LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959;
THENCE SOUTHEASTERLY 101.0 FEET MORE OR LESS ALONG A LINE DIVIDING LOT 3 AND LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959;
THENCE SOUTHERLY 50.0 FEET MORE OR LESS ALONG A LINE DIVIDING LOT 3 AND LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959 TO THE NORTHWEST CORNER OF LOT 4 IN PLAT OF SUBDIVISION OF 1959 OF PART OF LOT 1 OF D.P. WHITING'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS;
THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LOT 4 IN SAID PLAT OF SUBDIVISION OF 1959 TO THE SOUTHWEST CORNER OF SAID LOT 4 AND TO THE NORTH RIGHT OF WAY LINE OF 5TH STREET;
THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 5TH STREET TO THE SOUTHEAST CORNER OF LOT 1 IN PLAT OF SUBDIVISION OF 1959 OF PART OF LOT 1 OF D.P. WHITING'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS AND TO THE WEST RIGHT OF WAY LINE OF THE FORMER C.B.&Q. RAILROAD;
THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE FORMER C.B.&Q. RAILROAD TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE;
THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE EAST RIGHT OF WAY LINE OF THE FORMER C.B.&Q. RAILROAD;
THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF THE FORMER C.B.&Q. RAILROAD TO THE NORTHWEST CORNER OF A TRACT OF LAND IN SECTION 24, T11N, R1E OF THE 4TH P.M., AS DESCRIBED IN CORPORATE WARRANTY DEED RECORDED JULY 27, 2017 AS DOCUMENT NUMBER 1042731 AND IDENTIFIED AS PIN 9924226001;
THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 5TH STREET TO A POINT 33 FEET MORE OR LESS NORTH OF THE NORTHWEST CORNER OF LOT 1 IN JEWSBURY SUBDIVISION;

THENCE SOUTH 33 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID JEWSBURY SUBDIVISION;
THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN SAID JEWSBURY SUBDIVISION TO THE NORTHEAST CORNER THEREOF;
THENCE NORTH 33 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 4 IN SUBDIVISION OF 1959 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS;
THENCE EAST ALONG THE NORTH LINE OF LOT 4 IN SAID SUBDIVISION OF 1959 TO THE NORTHEAST CORNER OF SAID LOT 4 (ALSO BEING THE NORTHEAST CORNER OF SECTION 24, T11N, R1E);
THENCE SOUTH ALONG THE EAST LINE OF LOT 4 AND LOT 3 IN SAID SUBDIVISION OF 1959 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE;
THENCE SOUTHERLY TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE AND THE CENTERLINE OF COUNTY HIGHWAY 32 ALSO BEING THE EAST LINE OF SECTION 24, T11N, R1E;
THENCE SOUTH ALONG THE CENTERLINE OF SAID COUNTY HIGHWAY 32 AND ALONG THE EAST LINE OF SAID SECTION 24 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD;

THENCE NORTHWESTERLY 578 FEET MORE OR LESS ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID BNSF RAILROAD;

THENCE NORTH 933 FEET MORE OR LESS TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE NORTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 1 IN SUBDIVISION OF 1959 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, T11N, R1E AND TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND IDENTIFIED AS PIN 9924226005 AND DESCRIBED IN TRUSTEE'S DEED RECORDED OCTOBER 28, 2004 IN DEED BOOK 3183, PAGE 41;

THENCE NORTHEASTERLY TO THE WEST LINE OF LOT 4 IN SUBDIVISION OF 1959 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, T11N, R1E AND TO THE NORTHERLY CORNER OF SAID TRACT DESCRIBED IN TRUSTEE'S DEED RECORDED OCTOBER 28, 2004 IN DEED BOOK 3183, PAGE 41;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF A TRACT OF LAND IDENTIFIED AS PIN 9924226004 AND DESCRIBED IN EXECUTOR'S DEED RECORDED AUGUST 30, 2004 IN DEED BOOK 3162, PAGE 313;

THENCE NORTHWESTERLY ALONG A LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF LOT 2 IN JEWSBURY SUBDIVISION;

THENCE SOUTHWESTERLY 201.12' MORE OR LESS ALONG THE NORTHERLY LINE OF LOT 2 IN SAID JEWSBURY SUBDIVISION;

THENCE SOUTHWESTERLY 90.16 FEET MORE OR LESS ALONG THE NORTHWESTERLY LINE OF LOT 2 IN SAID JEWSBURY SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 EXTENDED TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE NORTHEAST CORNER OF TRACT 3 AS SHOWN ON PLAT OF SURVEY RECORDED MAY 12, 1978 IN PLAT BOOK 20, PAGE 10;

THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 3 TO THE NORTHEAST CORNER OF LOT 1 IN PROGRESS RAIL SUBDIVISION;

THENCE SOUTH AND SOUTHWESTERLY ALONG THE EASTERLY LINE OF LOTS 1 AND 2 IN SAID PROGRESS RAIL SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF LOT 2 IN SAID PROGRESS RAIL SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 783.1 FEET MORE OR LESS ALONG THE WEST LINE OF LOTS 1 AND 2 IN SAID PROGRESS RAIL SUBDIVISION;

THENCE NORTHEASTERLY 195.93 FEET MORE OR LESS ALONG THE NORTHWESTERLY LINE OF LOT 1 IN SAID PROGRESS RAIL SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE NORTHEASTERLY 300 FEET MORE OR LESS ALONG THE WESTERLY LINE OF SAID TRACT 3 AS SHOWN ON PLAT OF SURVEY RECORDED MAY 12, 1978 IN PLAT BOOK 20, PAGE 10 TO THE NORTHWEST CORNER THEREOF AND TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE SOUTHEAST CORNER OF LOT 16 IN D.P. WHITING'S SUBDIVISION;

THENCE WEST ALONG THE SOUTH LINE OF LOT 16 IN SAID D.P. WHITING'S SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 3, 2 AND 1 OF PRINA SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE WEST ALONG THE SOUTH LINE OF OUTLOT 7 IN THE RACE TRACK ADDITION TO THE SOUTHWEST CORNER OF A TRACT OF LAND IDENTIFIED AS PIN 9913383017 AND DESCRIBED IN WARRANTY DEED RECORDED JANUARY 30, 2003 AS DOCUMENT NUMBER 0901282 AND IN BOOK 2895, PAGE 362;
THENCE NORTH 157.8' MORE OR LESS ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 0901282;
THENCE WEST 60' MORE OR LESS ALONG THE WEST LINE OF SAID TRACT OF LAND IDENTIFIED AS PIN 9913383017 AND DESCRIBED IN WARRANTY DEED RECORDED JANUARY 30, 2003 AS DOCUMENT NUMBER 0901282 AND IN BOOK 2895, PAGE 362;
THENCE NORTH ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID TRACT OF LAND IDENTIFIED AS PIN 9913383017 AND DESCRIBED IN WARRANTY DEED RECORDED JANUARY 30, 2003 AS DOCUMENT NUMBER 0901282 AND IN BOOK 2895, PAGE 362 TO THE NORTH RIGHT OF WAY LINE OF MCMASTERS AVENUE;
THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF MCMASTERS AVENUE TO THE SOUTHWEST CORNER OF LOT 13 IN BLOCK 16 IN BAIRD'S RESUBDIVISION OF BLOCKS 5, 6, 9, 10, 12, 13, 14 AND 15 AND ABUTTING AVENUES IN THE RACE TRACK ADDITION TO THE CITY OF GALESBURG;
THENCE NORTH ALONG THE WEST LINE OF LOTS 13 AND 10 IN BLOCK 16 IN SAID BAIRD'S RESUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 10 AND TO THE SOUTH RIGHT OF WAY LINE OF CHAPPELL AVENUE;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CHAPPELL AVENUE TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 16 IN SAID BAIRD'S RESUBDIVISION;
THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF CHAPPELL AVENUE AND TO THE SOUTHEAST CORNER OF LOT 18 IN BLOCK 4 IN THE RACE TRACK ADDITION;
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 18 IN BLOCK 4 OF THE RACE TRACK ADDITION TO THE NORTHEAST CORNER OF SAID LOT 18;
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 18, 19 AND 20 IN BLOCK 4 IN THE RACE TRACK ADDITION TO THE NORTHWEST CORNER OF SAID LOT 20;
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE AND NORTHWESTERLY LINE EXTENDED OF LOT 20 IN BLOCK 4 IN THE RACE TRACK ADDITION TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF BAIRD AVENUE;
THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF BAIRD AVENUE TO THE NORTHEAST CORNER OF LOT 17 IN BLOCK 6 IN SAID BAIRD'S RESUBDIVISION;
THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE EXTENDED AND THE NORTHWESTERLY LINE OF LOT 23 IN BLOCK 4 OF THE RACE TRACK ADDITION TO THE NORTHWEST CORNER OF SAID LOT 23;
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 24, 25, 26, 27 AND 28 IN BLOCK 4 IN THE RACE TRACK ADDITION TO THE NORTHWEST CORNER OF SAID LOT 28 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF MICHIGAN AVENUE;
THENCE NORTHWESTERLY TO THE NORTHWESTERLY RIGHT OF WAY LINE OF MICHIGAN AVENUE AND TO THE NORTHEAST CORNER OF LOT 12 IN BLOCK 3 IN THE RACE TRACK ADDITION;
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22 IN BLOCK 3 OF THE RACE TRACK ADDITION TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF OHIO AVENUE AND TO THE NORTHWEST CORNER OF SAID LOT 22;
THENCE NORTHWESTERLY TO THE NORTHWESTERLY RIGHT OF WAY LINE OF OHIO AVENUE AND THE NORTHEAST CORNER OF LOT 11 IN BLOCK 2 IN THE RACE TRACK ADDITION;
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 IN BLOCK 2 OF THE RACE TRACK ADDITION TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF INDIANA AVENUE AND TO THE NORTHWEST CORNER OF SAID LOT 20;
THENCE NORTHWESTERLY TO THE NORTHWESTERLY RIGHT OF WAY LINE OF INDIANA AVENUE AND TO THE NORTHEAST CORNER OF LOT 15 IN BLOCK 1 OF THE RACE TRACK ADDITION;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN THE RACE TRACK ADDITION TO THE NORTHWEST CORNER OF SAID LOT 26;
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE AND NORTHWESTERLY LINE EXTENDED OF LOT 26 IN BLOCK 1 IN THE RACE TRACK ADDITION TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF BAIRD AVENUE AND THE NORTHEAST CORNER OF LOT 30 IN BLOCK 9 IN SAID BAIRD'S RESUBDIVISION;
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 30 AND 29 IN BLOCK 9 IN SAID BAIRD'S RESUBDIVISION TO THE EAST RIGHT OF WAY LINE OF FARNHAM STREET AND THE NORTHWEST CORNER OF SAID LOT 29;
THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF FARNHAM STREET TO THE SOUTHWEST CORNER OF LOT 40 IN BLOCK 9 IN SAID BAIRD'S RESUBDIVISION;
THENCE WEST TO THE WEST RIGHT OF WAY LINE OF FARNHAM STREET AND TO THE NORTHEAST CORNER OF LOT 1 IN JEFF'S SUBDIVISION OF LOTS 1 AND 2 OF BLOCK 6 OF L.E. CONGER'S ADDITION;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CONGER STREET AND THE NORTH LINE OF LOT 1 IN SAID JEFF'S SUBDIVISION TO THE NORTHWEST CORNER THEREOF;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CONGER STREET AND THE NORTH LINE OF LOT 3 IN BLOCK 6 IN L.E. CONGER'S ADDITION TO THE NORTHWEST CORNER THEREOF;
THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 1 IN SAID L.E. CONGER'S ADDITION AND TO THE NORTH RIGHT OF WAY LINE OF CONGER STREET;
THENCE NORTH ALONG THE WEST LINE OF LOTS 10 AND 3 IN BLOCK 1 IN SAID L.E. CONGER'S ADDITION TO THE SOUTH RIGHT OF WAY LINE OF KNOX STREET AND TO THE NORTHWEST CORNER OF SAID LOT 3;
THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF KNOX STREET AND TO THE SOUTHWEST CORNER OF LOT 10 IN J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF KNOX STREET TO THE SOUTHEAST CORNER OF LOT 11 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE NORTH ALONG THE EAST LINE OF LOTS 11 AND 2 TO THE SOUTH RIGHT OF WAY LINE OF BROOKS STREET AND TO THE NORTHEAST CORNER OF SAID LOT 2;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF BROOKS STREET TO THE NORTHWEST CORNER OF LOT 6 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF BROOKS STREET AND TO THE SOUTHWEST CORNER OF LOT 37 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE WEST TO THE WEST RIGHT OF WAY LINE OF ELM STREET AND TO THE SOUTHEAST CORNER OF LOT 54 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF ELM STREET TO THE NORTHEAST CORNER OF LOT 55 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE WEST ALONG THE NORTH LINE OF LOT 55 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION TO THE NORTHWEST CORNER THEREOF;
THENCE NORTH ALONG THE EAST LINE OF LOT 47 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION TO THE NORTHEAST CORNER THEREOF;
THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 41, 42 AND 43 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION TO THE NORTHEAST CORNER OF LOT 46 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE WEST TO THE EAST RIGHT OF WAY LINE OF OAK STREET AND THE NORTHWEST CORNER OF LOT 46 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF OAK STREET TO THE SOUTHERLY CORNER OF LOT 45 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE NORTHWESTERLY TO THE WEST RIGHT OF WAY LINE OF OAK STREET AND TO THE SOUTHEAST CORNER OF LOT 68 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF OAK STREET TO THE NORTHEAST CORNER OF LOT 70 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE WEST ALONG THE SOUTH LINE OF LOT 80 IN REVENUE PLAT OF 1904, A SUBDIVISION OF LOTS 71 AND 72 OF GRUBBS LOMBARD ADDITION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOT 80 IN SAID REVENUE PLAT OF 1904 TO THE SOUTHEAST CORNER OF LOT 81 IN SAID REVENUE PLAT OF 1904;

THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF LOT 81 IN SAID REVENUE PLAT OF 1904 AND TO THE SOUTHEAST CORNER OF LOT 73 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 73 AND 74 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION TO THE EAST RIGHT OF WAY LINE OF LOCUST STREET AND TO THE SOUTHWEST CORNER OF SAID LOT 74;

THENCE WEST TO THE WEST RIGHT OF WAY LINE OF LOCUST STREET;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF LOCUST STREET TO THE NORTHEAST CORNER OF LOT 1 IN HURBURGH'S SUBDIVISION OF LOTS 1, 2, 9 AND 10 IN BLOCK 9 OF FROST'S ADDITION;

THENCE WEST ALONG THE NORTH LINE OF LOT 1 IN SAID HURBURGH'S SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 27 IN SIPE'S SUBDIVISION OF LOTS 5, 8, 9, 18, 20, 21 AND 22 IN BLOCK 8 OF FROST'S ADDITION;

THENCE NORTH ALONG THE EAST LINE OF LOT 27 IN SAID SIPE'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF LOT 27 IN SAID SIPE'S SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 23 IN SAID SIPE'S SUBDIVISION;

THENCE NORTH ALONG THE EAST LINE OF LOT 23 IN SAID SIPE'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF LOT 23 IN SAID SIPE'S SUBDIVISION TO THE EAST LINE OF LOT 22 IN SAID SIPE'S SUBDIVISION;

THENCE NORTH ALONG THE EAST LINE OF LOTS 22 AND 21 IN SAID SIPE'S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 21;

THENCE NORTH TO THE NORTHEAST CORNER OF LOT 17 IN REVENUE PLAT 1906 A RESUBDIVISION OF ORIGINAL LOTS 1, 2, 4 AND A SUBDIVISION OF ORIGINAL LOTS 3, 6 AND 7 ALL IN BLOCK 8 FROST'S ADDITION TO GALESBURG;

THENCE WEST ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 17 IN REVENUE PLAT 1906 A RESUBDIVISION OF ORIGINAL LOTS 1, 2, 4 AND A SUBDIVISION OF ORIGINAL LOTS 3, 6 AND 7 ALL IN BLOCK 8 FROST'S ADDITION TO GALESBURG TO THE WEST RIGHT OF WAY LINE OF WHITESBORO STREET;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF WHITESBORO STREET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE AND TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 5 IN SAID FROST'S ADDITION TO GALESBURG;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 5 IN SAID FROST'S ADDITION;

THENCE SOUTH ALONG THE WEST LINE OF LOT 2 IN BLOCK 5 IN SAID FROST'S ADDITION TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 3, 4, 5 AND 6 IN BLOCK 5 IN SAID FROST'S ADDITION TO THE EAST RIGHT OF WAY LINE OF LOMBARD STREET AND TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE WEST TO THE WEST RIGHT OF WAY LINE OF LOMBARD STREET AND TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 4 IN SAID FROST'S ADDITION;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF LOMBARD STREET TO THE SOUTH RIGHT OF WAY LINE OF MULBERRY STREET AND TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 4 IN SAID FROST'S ADDITION;

THENCE NORTHWESTERLY TO THE NORTH RIGHT OF WAY LINE OF MULBERRY STREET AND TO THE SOUTHEAST CORNER OF LOT 11 IN BLOCK 3 IN SAID FROST'S ADDITION;
THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LOTS 8, 7, 6, 5 AND 4 IN BLOCK 3 IN SAID FROST'S ADDITION TO THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF LOT 4 IN BLOCK 3 IN SAID FROST'S ADDITION TO THE NORTHWEST CORNER THEREOF AND THE SOUTH RIGHT OF WAY LINE OF GRAND AVENUE;
THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO A POINT ON THE EXTENSION OF THE NORTHWESTERLY LINE OF LOT 14 IN BLOCK 2 IN SAID FROST'S ADDITION;
THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE EXTENDED AND THE NORTHWESTERLY LINE OF LOT 14 IN BLOCK 2 IN SAID FROST'S ADDITION TO THE NORTHWEST CORNER OF SAID LOT 14;
THENCE WEST ALONG THE SOUTH LINE OF LOTS 26 AND IN REVENUE PLAT OF 1904 A SUBDIVISION OF ORIGINAL LOTS 1, 2, 3, 5, 6, 7, 8, 9 & 12 OF BLOCK 2 FROST'S ADDITION TO GALESBURG;
THENCE NORTH TO THE NORTHWEST CORNER OF LOT 27 IN SAID REVENUE PLAT 1904;
THENCE EAST TO THE NORTHEAST CORNER OF LOT 24 IN SAID REVENUE PLAT 1904;
THENCE SOUTH TO THE SOUTHEAST CORNER OF LOT 24 IN SAID REVENUE PLAT 1904;
THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN CORSEPIUS'S SUBDIVISION OF ORIGINAL LOTS 19, 20, 21 & 22 AND NORTH 2 RODS OF LOT 18 OF BLOCK 2 OF FROST'S ADDITION TO GALESBURG TO THE NORTHEAST CORNER THEREOF AND TO THE WEST RIGHT OF WAY LINE WHITESBORO STREET;
THENCE EAST TO THE EAST RIGHT OF WAY LINE OF WHITESBORO STREET AND TO THE SOUTHWEST CORNER OF LOT 5 IN BLOCK 1 IN SAID FROST'S ADDITION;
THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF WHITESBORO STREET TO THE PLACE OF BEGINNING.

Exhibit C

**TAX INCREMENT FINANCING
REDEVELOPMENT PLAN & PROJECT
Grand Avenue TIF (TIF 6) Redevelopment Project Area
Dated August 2023**

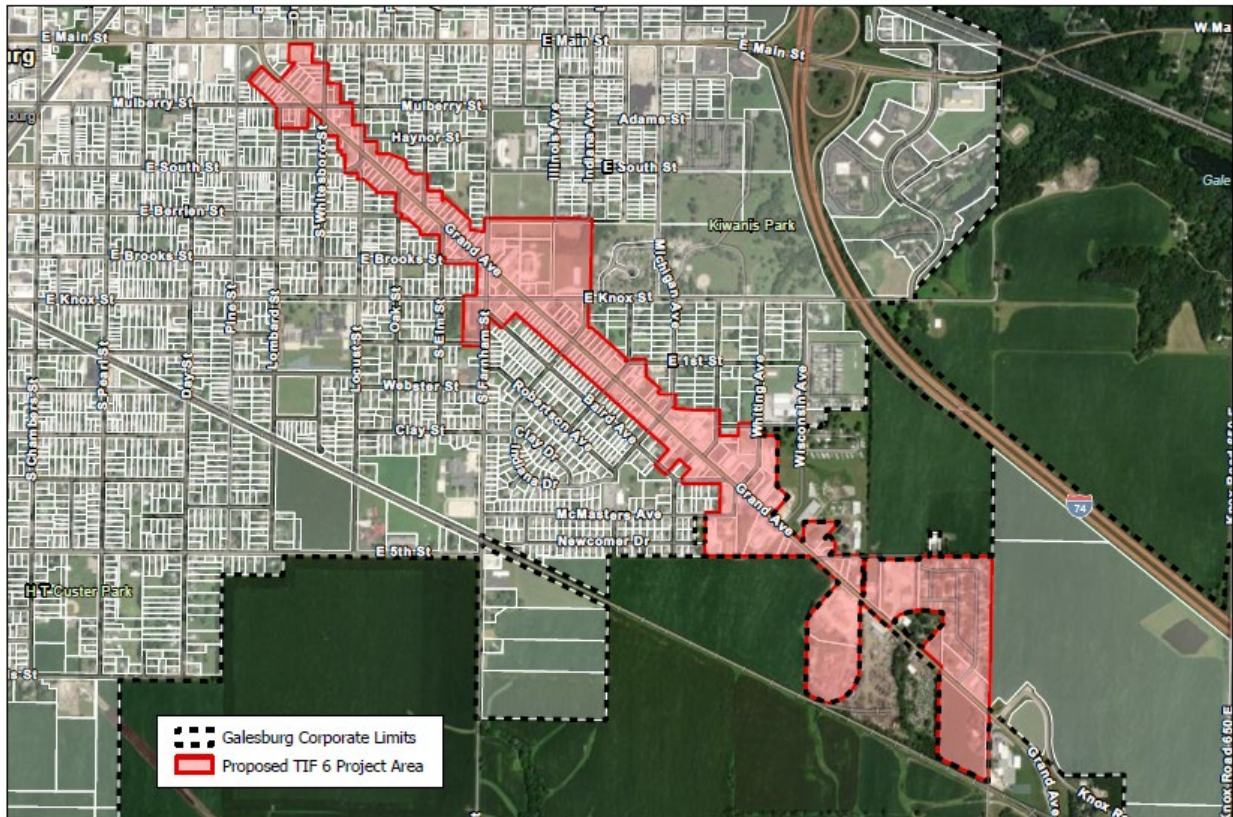


EXHIBIT C: Proposed TIF 6 Project Area
Galesburg, IL
August 2023



DRAFT

Tax Increment Financing Redevelopment Plan & Project

TIF District No. 6
Redevelopment Project Area

Prepared for
City of Galesburg, Illinois

Prepared by
PGAV PLANNERS

September 13, 2023

CITY OF GALESBURG

MAYOR

Peter Schwartzman

CITY COUNCIL

Bradley Hix
FIRST WARD

Wayne Dennis
SECOND WARD

Evan Miller
THIRD WARD

Dwight White
FOURTH WARD

Heather Zeigler Acerra
FIFTH WARD

Sarah Davis
SIXTH WARD

Steve Cheeseman
SEVENTH WARD

CITY MANAGER (INTERIM)

John Schlaf

CITY CLERK

Kelli R. Bennewitz

DIRECTOR OF FINANCE & INFORMATION SYSTEMS

Gloria Osborn

TABLE OF CONTENTS

SECTION I - INTRODUCTION	5
Exhibit A – Parcels Removed from Proposed TIF 6 Redevelopment Project Area	7
Exhibit B: TIF 6 Redevelopment Project Area Boundary	8
SECTION II - BASIS FOR ELIGIBILITY OF THE AREA	9
Definition of a Blighted Area.....	9
Definition of a Conservation Area	13
Findings	17
Exhibit C – Existing Conditions	18
Exhibit D - Summary of Blighting and Conservation Area Factors	21
Eligibility of Improved Parcels	22
Exhibit E – Inadequate Utilities	25
SECTION III – REDEVELOPMENT PLAN AND PROJECT.....	28
General Land Uses to Apply	28
Objectives	28
Program to be Undertaken to Accomplish Objectives	29
Exhibit F – General Land Use Plan.....	30
Redevelopment Project.....	31
Exhibit G – Estimated Redevelopment Project Costs	32
Description of Redevelopment Project Costs	33
SECTION IV - OTHER FINDINGS AND REQUIREMENTS	38
Conformance with Comprehensive Plan.....	38
Area, on the Whole, not Subject to Growth and Development	38
Would Not be Developed “but for” TIF	38
Assessment of Financial Impact.....	38
Estimated Date for Completion of the Redevelopment Project	39
Sources of Funds.....	39
Nature and Term of Obligations	39
Most Recent EAV of Properties in the Area and Redevelopment Valuation.....	40
Fair Employment Practices and Affirmative Action	40
Reviewing and Amending the TIF Plan.....	41
APPENDIX	42

Redevelopment Plan and Project

TIF 6 Redevelopment Project Area

Galesburg, IL

ATTACHMENT A - LEGAL DESCRIPTION	43
ATTACHMENT B - PHOTOGRAPHIC EVIDENCE	54
ATTACHMENT C - DOCUMENTED EVIDENCE OF INADEQUATE UTILITIES	65
ATTACHMENT D - PARCEL LOCATOR MAPS AND PIN LIST	73

DRAFT

SECTION I - INTRODUCTION

On January 17, 2023, the Galesburg City Council passed Resolution No. 23-05 stating the City's intent to designate a portion of the City as a tax increment finance, or "TIF," Redevelopment Project Area and to induce development interest within such area pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act").

Following the public hearing held on **July 3, 2023** and prior to the adoption of TIF 6 by the City, the boundary of the proposed TIF 6 Redevelopment Project Area was amended to remove 20 parcels located between Knox Road 600E and Knox Highway 10, as depicted in **Exhibit A: Parcels Removed from Proposed TIF 6 Redevelopment Project Area** on page 7 of this report. Pursuant to subsection 11-74.4-5(a) of the TIF Act, this change to the proposed boundary is deemed a minor change.

Subsection 11-74.4-5(a) of the TIF Act provides that *at the public hearing or at any time prior to the adoption by the municipality of an ordinance approving a redevelopment plan, the municipality may make changes in the redevelopment plan. Changes which do not*

- (1) add additional parcels of property to the proposed redevelopment project area,*
- (2) substantially affect the general land uses proposed in the redevelopment plan,*
- (3) substantially change the nature of or extend the life of the redevelopment project, or*
- (4) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10,*

may be made without further hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes.

The area now being considered for TIF is generally comprised of parcels within the City of Galesburg fronting along either side of Grand Avenue between E. Main Street to the west and Knox Road 600E to the east. The area is referred to herein as the TIF District No. 6 Redevelopment Project Area (the "Area"). The boundaries of the Area are as shown on **Exhibit B - Redevelopment Project Area Boundary** on page 8 of this report. Refer also to the **Attachment A - Boundary Description** contained in the Appendix.

Some parcels in the Area are vacant, and others contain buildings, associated parking areas, and other site improvements. Many buildings and related site improvements suffer from advanced age and physical deterioration.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will serve to redevelop aging properties and infrastructure that will likely enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, although the Area contains more than 74 inhabited residential units in total, a housing impact study need not be performed since the redevelopment plan will not result in the displacement of more than 9 inhabited residential units.

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Projects for the Area, as well as other findings, evidence, and documentation required by the Act.

September 2023

7

PGAV PLANNERS

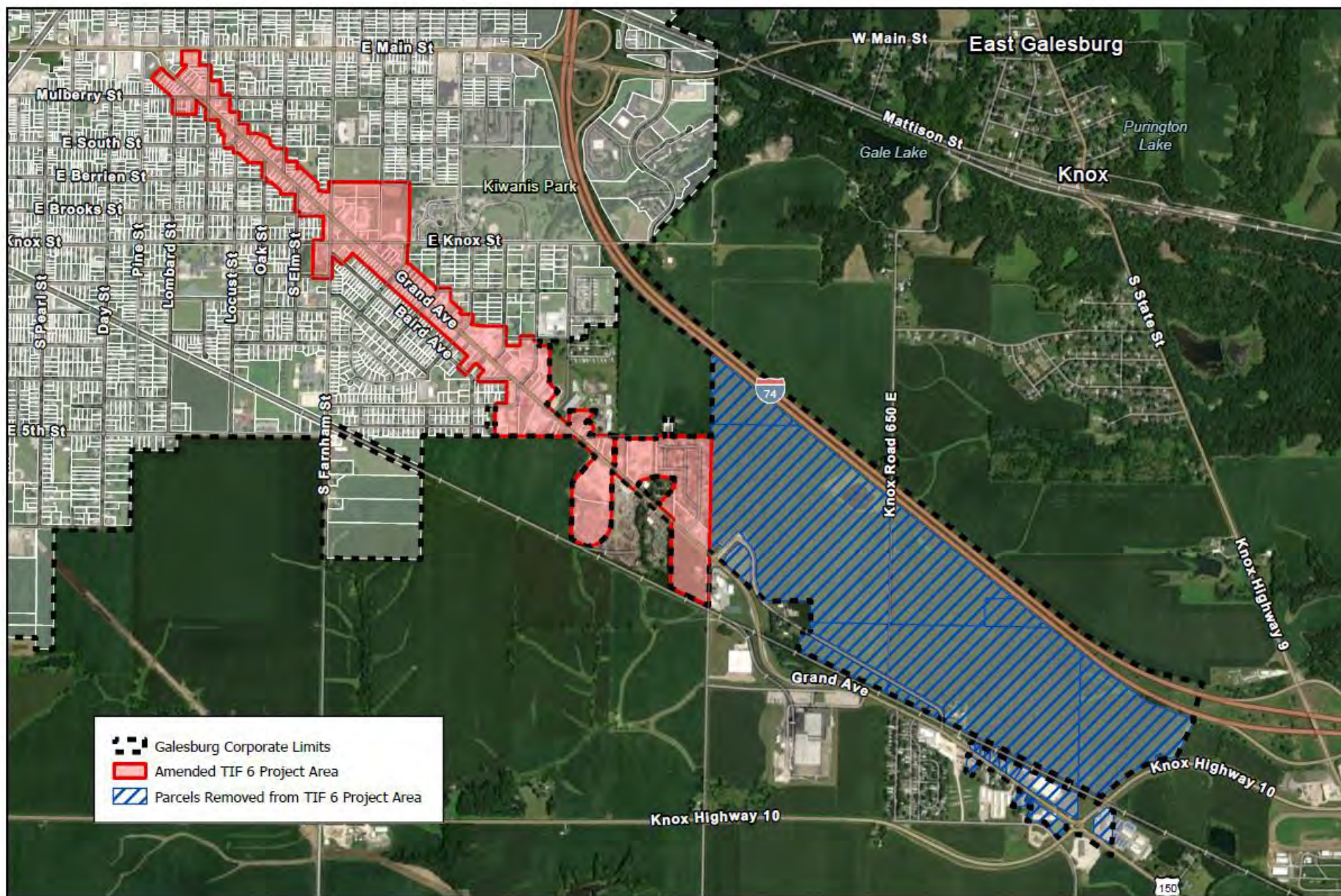
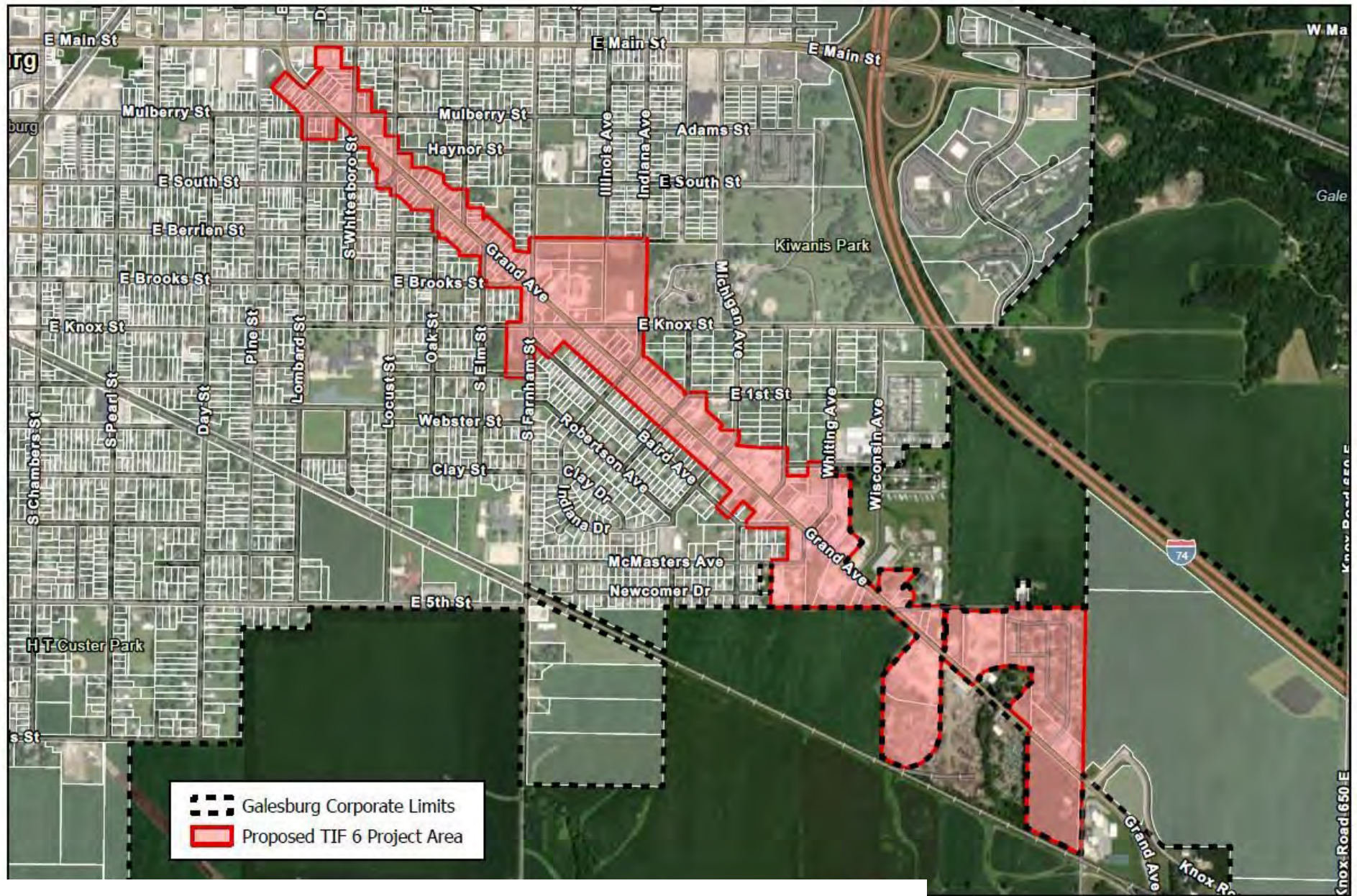


EXHIBIT A : Parcels Removed from Proposed TIF 6 Redevelopment Project
Area Galesburg, IL
September 2023



**EXHIBIT B: TIF 6 Redevelopment Project
Area Galesburg, IL
September 2023**



SECTION II - BASIS FOR ELIGIBILITY OF THE AREA

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act. This section documents the relevant statutory requirements and how the Area meet the eligibility criteria as a combination of blighted and conservation areas.

Definition of a Blighted Area

The TIF Act states that a “blighted area” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:”

1. **“If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:”
 - A. “Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.”
 - B. “Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.”
 - C. “Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling,

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

potholes, depressions, loose paving material, and weeds protruding through paved surfaces.”

- D. “Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.”
- E. “Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.”
- F. “Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.”
- G. “Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.”
- H. “Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.”
- I. “Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.”

- J. “Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.”
- K. “Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.”
- L. “Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.”
- M. “The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.”

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

1. “**If vacant**, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:”
 - A. “Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.”
 - B. “Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.”
 - C. “Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.”
 - D. “Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.”
 - E. “The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.”
 - F. “The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.”

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

2. **“If vacant**, the sound growth of the redevelopment project area is impaired by one of the following factors that: (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act; and, (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
 - A. The area consists of one or more unused quarries, mines, or strip mine ponds.
 - B. The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
 - C. The area, prior to its designation, is subject to
 - a. chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency; or
 - b. surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
 - D. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
 - E. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
 - F. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

Definition of a Conservation Area

1. **“Conservation area”** means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35

years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors, the area is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

- A. Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- B. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- C. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, pot-holes, depressions, loose paving material, and weeds protruding through paved surfaces.
- D. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- E. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- F. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- G. Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure,

bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

- H. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- I. Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- J. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- K. Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

- L. Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- M. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Findings

In determining if the Area meets the eligibility requirements of the Act, research and field surveys were conducted. These included:

- Contacts with City officials knowledgeable about area conditions, history, age of buildings, and site improvements.
- On-site field examination of conditions within the Area on February 20, 2023 by experienced staff of PGAV. These personnel are trained in techniques and procedures of documenting conditions of real property, streets, etc., and determination of eligibility of designated areas for tax increment financing.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977.
- Examination of Knox County real property tax assessment records.

On February 20, 2023, PGAV staff conducted field investigations to document existing conditions of the properties proposed for the Area. The following narrative summarizes the factors found to be present to a meaningful extent within the Area.

Exhibit C – Existing Conditions depicts a reasonable distribution of factors throughout the Area. **Exhibit D – Summary of Blighting and Conservation Area Factors** displays a tabular summary of the Area’s qualifying factors.

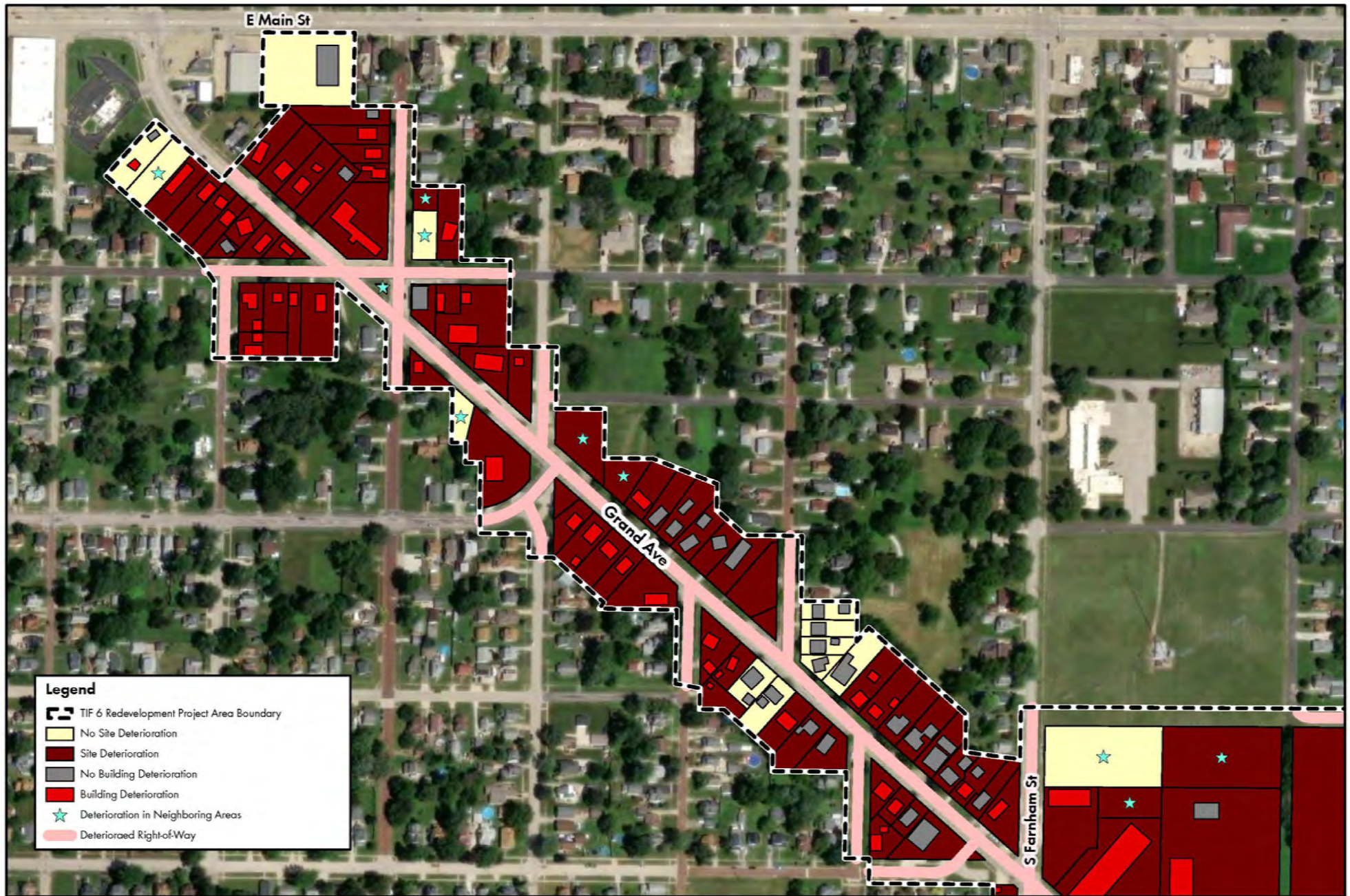
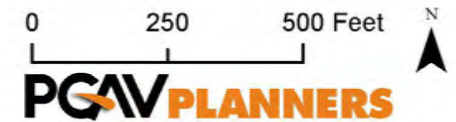


EXHIBIT C
Existing Conditions - TIF 6 Redevelopment Project Area
 Galesburg, IL



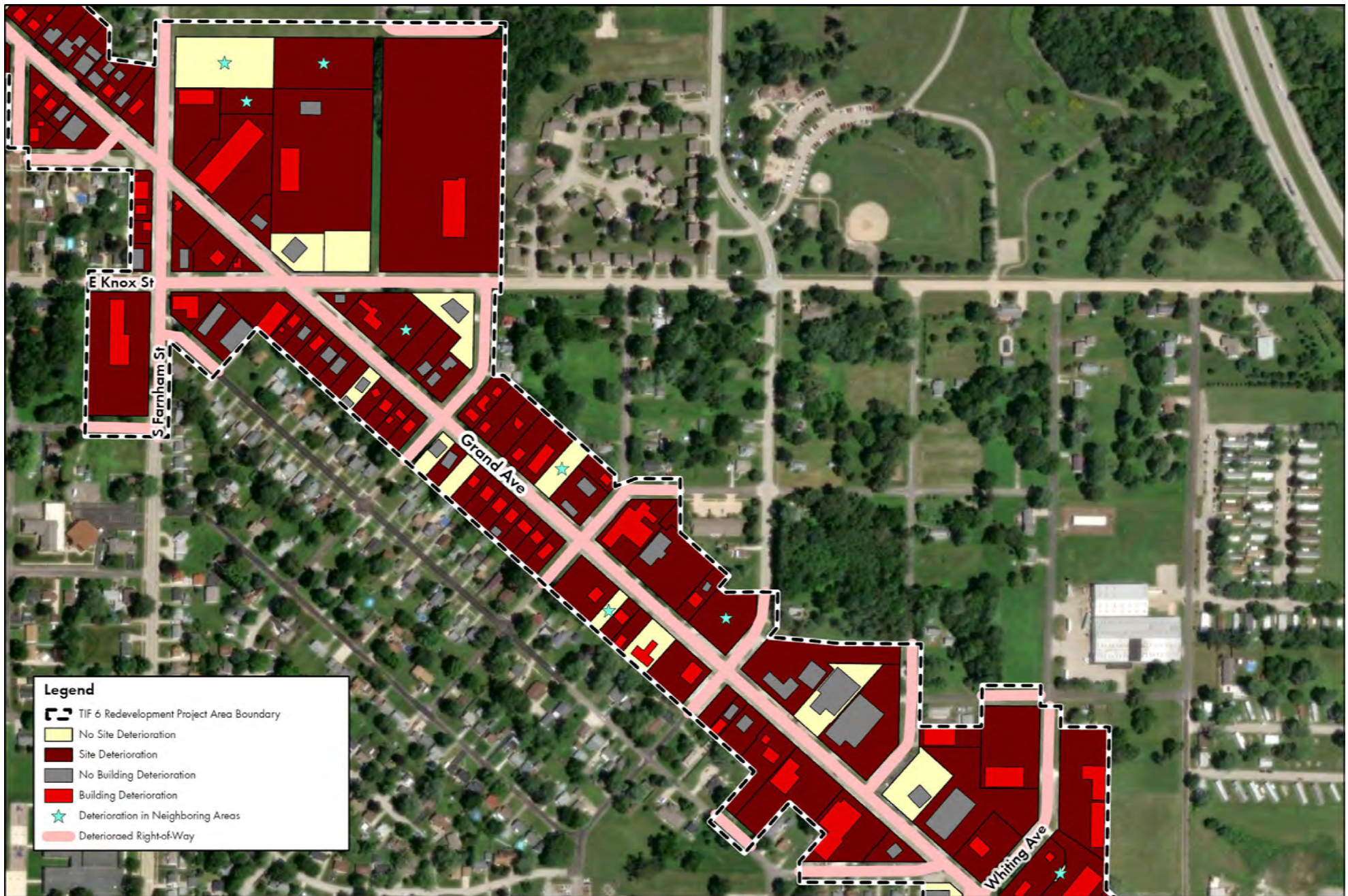


EXHIBIT C
Existing Conditions - TIF 6 Redevelopment Project Area
Galesburg, IL

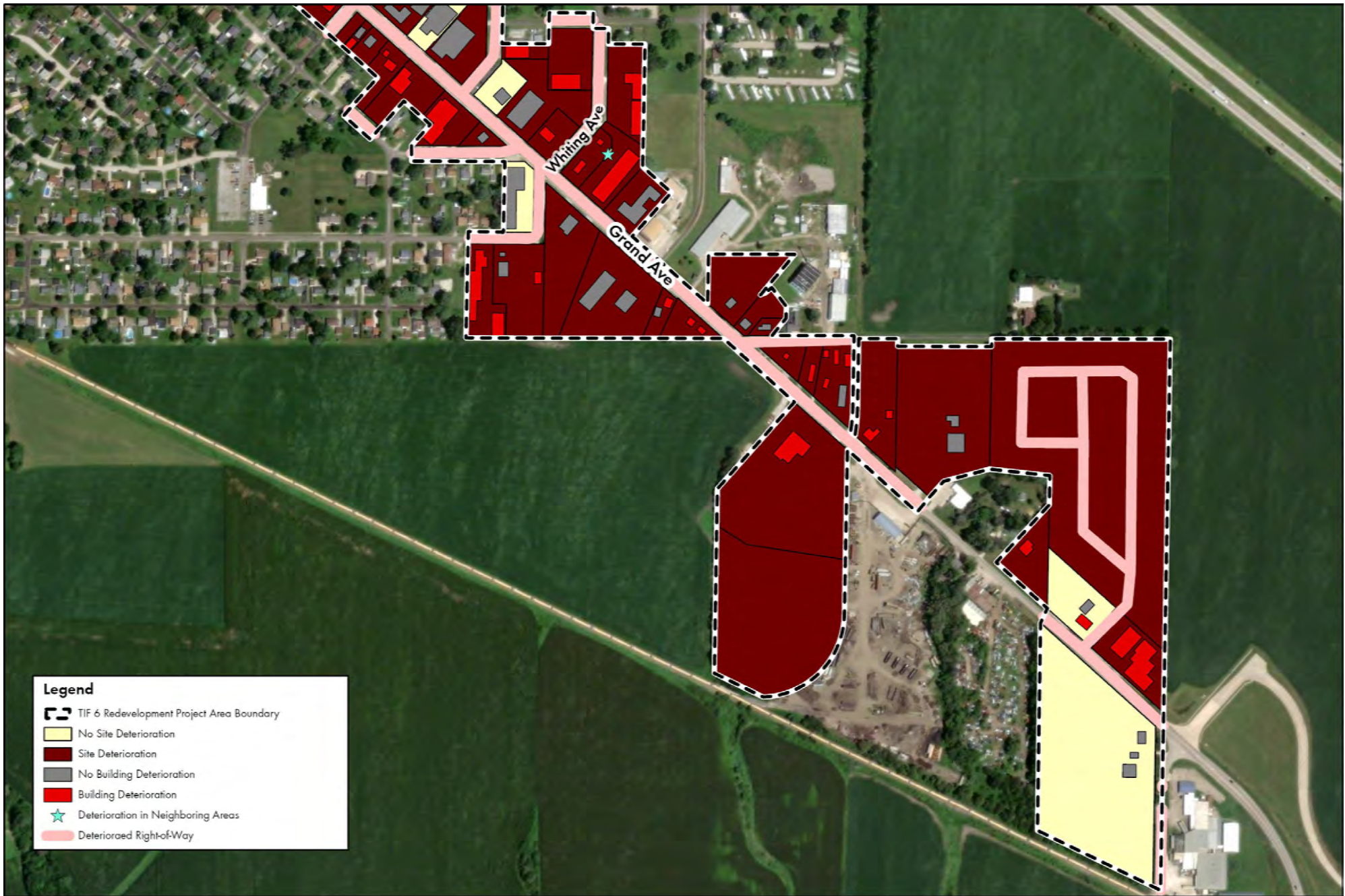


EXHIBIT C
Existing Conditions - TIF 6 Redevelopment Project Area
Galesburg, IL

Exhibit D - Summary of Blighting and Conservation Area Factors

The table below provides a summary of the blighting and conservation area factors within the Area as determined by this study and discussed in the following pages of this report.

SUMMARY OF BLIGHTING AND CONSERVATION AREA FACTORS

TIF 6 Redevelopment Project Area
Galesburg, IL

	Total	%
No. of improved parcels	176	92.1%
No. of vacant parcels	15	7.9%
No. of right-of-way and Railroad parcels	0	0.0%
Total parcels	191	
No. of buildings	314	
No. of buildings 35 years of age or older	208	66.2%
No. inhabited residential units	173	83.3%
IMPROVED LAND FACTORS:		
No. of buildings that are deteriorated	178	56.5%
No. of parcels with site improvements that are deteriorated	162	92.0%
No. of improved parcels with either deteriorated site improvements or buildings	173	98.3%
Buildings that are dilapidated	11	3.5%
Number of buildings that are wholly or partially vacant	34	10.7%
Inadequate utilities (Entire Project Area)	Yes	
Improved parcels that are taxable	167	95%
Area has declining or sub-par EAV growth	Yes	
VACANT LAND FACTORS (2 or More):		
Vacant parcels with deterioration of structures or site improvements in neighboring areas	15	100.0%
Vacant land that is taxable	14	93.3%
Area has declining or sub-par EAV growth	Yes	

Eligibility of Improved Parcels**1. Summary of Findings on Age of Structures**

Age is a prerequisite factor in determining an area's qualification as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater in order to meet this criterion. The field survey revealed that 208 or 66.2% of the total 314 structures contained within the Area are 35 years of age or older. Therefore, the age threshold is met for qualifying the improved property within the Area as a Conservation Area. While the Area is not considered a "blighted area" by definition, due to a combination of three or more of the factors required to qualify a "blighted area", the Area is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area. These factors are described in the following pages of this report.

2. Summary of Findings on Deterioration (Improved Land Factor #1)

Deterioration of buildings and site improvements is a qualifying conservation area factor. Conditions of deterioration are found throughout the Area to a meaningful extent as 173 or 98.3% of the Area's total 176 improved parcels exhibit deteriorated site improvements or have deteriorated buildings. Conditions of structural and site deterioration within the Area are further detailed below.

Structural Deterioration

Deteriorating conditions were recorded on 178 or 56.5% of the 314 structures found in the Area. The field survey of exterior building conditions found defects in the secondary structural components, including windows, doors, gutters, downspouts, exterior walls, roofs, etc.

Site Deterioration

Deteriorating conditions were recorded on 162 or 92% of the 176 improved parcels contained within in the Area. The field survey of site improvements found defects with respect to the condition of surface improvements, including roadways, alleys, curbs, gutters, sidewalks, off-street parking, surface storage areas, etc. Evidence of site deterioration includes unimproved off-street parking surfaces, improved surfaces exhibiting cracking, crumbling, potholes, depressions, loose paving material, weeds protruding through paved surfaces, etc.

Further, Grand Avenue (U.S. Highway 150) is under the jurisdiction of and maintained by the Illinois Department of Transportation (IDOT). Specific conditions of deterioration for this road are documented by IDOT's Illinois Roadway Analysis Database (IROADS). IDOT utilizes the Condition Rating Survey (CRS) to assess pavement conditions. The CRS is also a key tool used in planning for long-term pavement maintenance and improvements. The CRS rates pavement conditions on a scale of 1.0 to 9.0, where 1.0 represents a completely failed pavement and 9.0 represents a pavement in its best/newly constructed condition.

A more descriptive CRS scale assesses conditions as follows: Poor (1-4.5), Fair (4.6-6), Good (6.1-7.5), and Excellent (7.6-9). The CRS rating value is calculated based on surface type, identified distress, distress severity levels, International Roughness Index (IRI), rutting, and faulting. Pavement conditions on Grand Avenue have a CRS rating ranging from Poor to Fair. IDOT's FY 2019-2024 Multi-Year Program (MYP) calls for the reconstruction of Grand Avenue between East Main Street and Know Road 600 E, roughly 4 miles of pavement.

The evidence provided herein shows that deteriorating conditions are present to a meaning extent and reasonably distributed throughout the improved part of the Area. Therefore, the deterioration threshold is met for qualifying the improved property within the Area as a blighted area. Photographic evidence of deteriorating conditions discussed in this sub-section can be found on **Attachment B – Photographic Evidence** in the Appendix. **Exhibit C – Existing Conditions** on the pages 18-20 show locations of the existing conditions of deterioration in the Area, as discussed herein.

3. Inadequate Utilities (Improved Land Factor #2)

The City of Galesburg owns and maintains underground utilities within the Area, including aging and deteriorating water piping infrastructure along Illinois Route 150/Grand Avenue. The City of Galesburg has documented specific conditions of inadequacy and occurrences of deterioration which speak to the inadequacy of the Area's utilities. The current state of inadequate and deteriorating public infrastructure and utilities serving the Area has caused several water main breaks within and near the Area over the years. The City intends to make necessary repairs to these utilities which will extend the life cycle of the infrastructure and allow the City to provide adequate and reliable utilities services within and near

the Area. The City intends to complete these improvements in alignment with IDOT's plans for the reconstruction of Grand Avenue.

Exhibit E – Inadequate Utilities on the following page depicts existing conditions of inadequate utilities within the Area. The exhibit also highlights sections of Grand Avenue which are planned for reconstruction by IDOT as part of the FY 2024-2028 MYP Roadway program. Existing conditions of inadequate utilities are also documented in a formal letter from Galesburg's City Engineer, which is attached hereto and labeled **Attachment C** in the Appendix.

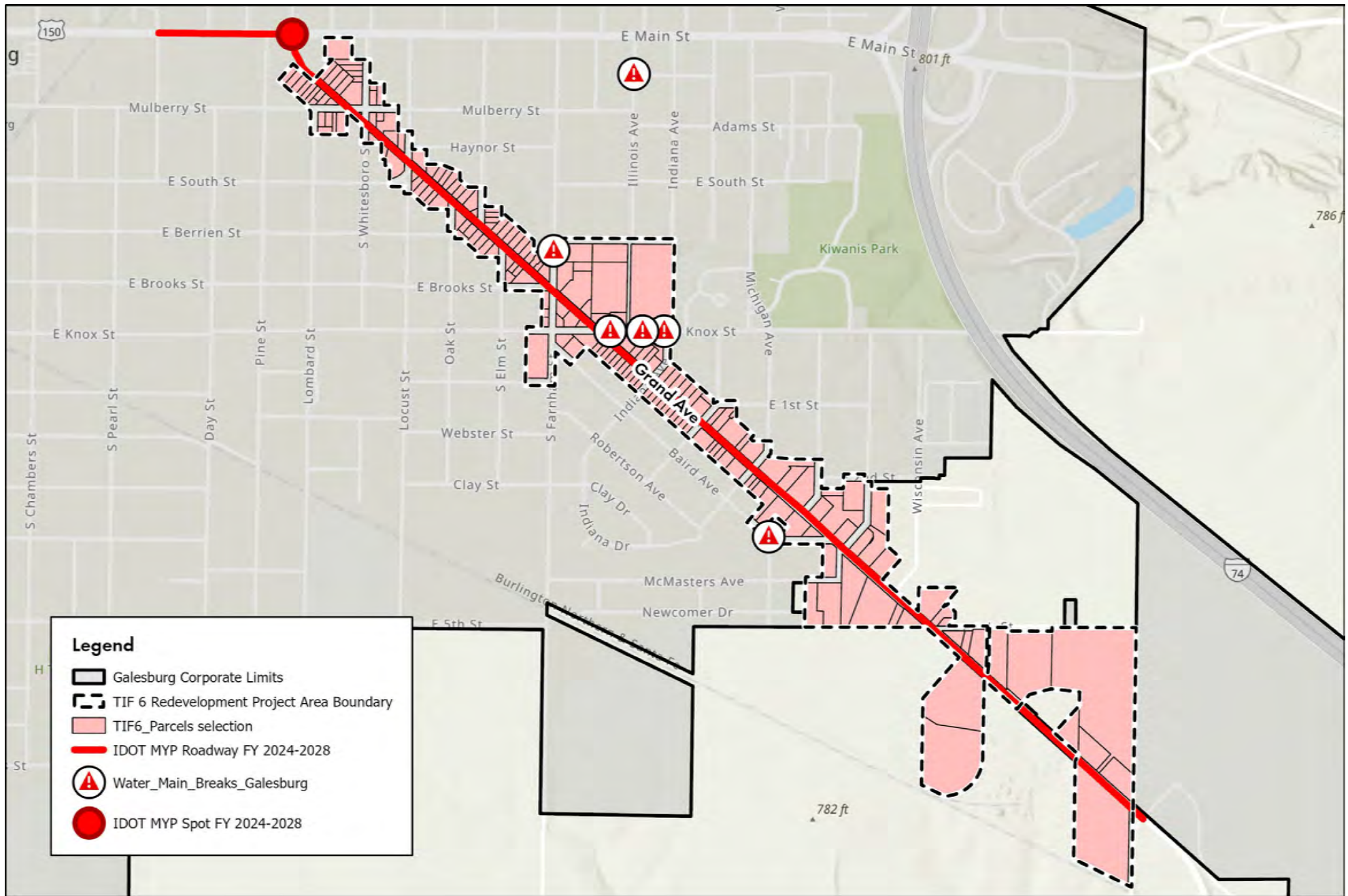


EXHIBIT E
Inadequate Utilities - TIF 6 Redevelopment Project Area
 Galesburg, IL

4. Declining or Sub-par EAV Growth (Improved Land Factor #3)

The Area, on the whole, contains property whose equalized assessed valuation has grown at a lower rate than the Consumer Price Index (CPI) for all urban consumers. The area exhibited this characteristic for 3 out of the last 5 years. Sub-par EAV trends are shown below in **Exhibit G – Comparison of EAV Growth Rates (2016-2021)**.

Exhibit G– Comparison of EAV Growth Rates (2016-2021)

Assessment Year	Project Area EAV *	EAV Declined?	Balance of City **	Area Growth Rate Less Than Balance of City?	Area Growth Rate Less Than CPI Index for All Urban Consumers?
2017	\$3,606,018		\$345,650,233		
Annual Percent Change	1.7%	NO	0.9%	NO	YES
2018	\$3,671,658		\$355,126,584		
Annual Percent Change	1.8%	NO	2.7%	YES	YES
2019	\$3,972,262		\$362,694,459		
Annual Percent Change	8.2%	NO	2.1%	NO	NO
2020	\$4,256,515		\$372,377,657		
Annual Percent Change	7.2%	NO	2.7%	NO	NO
2021	\$4,234,140		\$377,041,538		
Annual Percent Change	-0.5%	YES	1.3%	YES	YES

* Source: Knox County Assessor data.

** Source: Knox County Tax Computation Reports 2016-2021.

5. Dilapidation

Dilapidated conditions were observed on 11 or 3.5% of the 314 structures found in the Area. These structures exhibit an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, including foundations and exterior walls. Continued neglect of necessary repairs to these structures may contribute to diminishing EAV, and lead to an irreparable state, vacancy, or demolition within the Area. Photographic evidence of dilapidated conditions can be found on **Attachment B** in the Appendix.

While existing conditions of structural dilapidation in the Area are worth noting, this condition was not found to be present to a meaningful extent. Thus, dilapidation in the Area does not meet the threshold required for qualifying the improved property within the Area using this factor.

6. Excessive Vacancies

The Area contains 34 (10.7%) out of 314 structures which are recorded as being wholly or partially vacant based on water account records and a field survey of the Area. This includes 3 residential parcels, 1 industrial parcel, and 7 commercial parcels. Commercial vacancies are primarily concentrated near the intersections Grand Avenue & S. Farnham Street, Grand Avenue & E. Knox Street, and E. Knox Street & S. Farnham Street. Notable vacancies include:

- *1508 E. Knox Street:* A partially vacant commercial strip center.
- *1590 Grand Avenue:* A prominent commercial corner, with three vacant structures.
- *1600 Block of Grand Avenue:* This block includes three vacant properties (1680 Grand Avenue, 1690 Grand Avenue, and 567 S. Farnham Street) which present an opportunity for reinvestment in a full city block.
- *1702 Grand Avenue:* The former Public Discount property is comprised of a one-story structure covering roughly half of the parcel, and vacant land along the property's Knox Street frontage.
- *1777 Grand Avenue:* A former motel structure which was most recently occupied by Carver Transitions, a social service organization providing transitional housing.
- *3053 Grand Avenue, Kimberly Terrace Manufactured Home Community:* An estimated 23 (25%) of the 91 manufactured homes located within this development were observed as being vacant or partially vacant.

While existing conditions of excessive vacancies in the Area are worth noting, this condition was not found to be present to a meaningful extent. Thus, excessive vacancies in the Area do not meet the threshold required for qualifying the improved property within the Area using this factor.

Eligibility of Vacant Parcels

There are two methods for qualifying vacant land listed in the TIF Act. One method, as described in Section 1 of this document, states that the City must at least utilize two factors from the stated list of potential factors. The second method states that the City must utilize at least one factor of the list provided in the TIF Act. The vacant land factors present within the Area are listed below according to the method of qualification that applies to them.

**1. Deterioration of Structures or Site Improvements in Neighboring Area
(Factor #1 of the two-factor qualifications for Vacant Land)**

The Area contains 15 (100%) out of 15 vacant parcels that are adjacent to properties containing deteriorated structures and/or site improvements. The evidence provided herein shows that deteriorating conditions are present to a meaningful extent and reasonably distributed throughout the vacant part of the Area. Therefore, the deterioration threshold is met for qualifying the vacant property within the Area as a “conservation area”.

**2. Declining or Sub-par EAV Growth
(Factor #2 of the two-factor qualifications for Vacant Land)**

See sub-section 5 – Declining or Sub-par EAV Growth (Improved Land Factor #3) of the section entitled “Eligibility of Improved Parcels.”

SECTION III – REDEVELOPMENT PLAN AND PROJECT

Section III and Section IV constitute the Redevelopment Plan and Project for the TIF District 6 Redevelopment Project Area.

General Land Uses to Apply

The general land uses to apply for the Area are shown in **Exhibit F – General Land Use Plan** on the following page.

Objectives

The objectives of this Plan are as follows:

1. To provide adequate infrastructure to aid in the development of new and expanding commercial businesses in order to provide employment opportunities for the region.
2. To provide adequate infrastructure to aid in improving the health, safety, and quality of life in commercial and residential neighborhoods within the Area.
3. Enhance the tax base for the City and all other taxing bodies.
4. Encourage and assist private investment and redevelopment within the Area through the provision of financial assistance as permitted by the Act.
5. Complete all public and private actions required in this Plan in an expeditious manner.

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

6. Maintain transparency and accountability with residents and taxing bodies by reporting annually on Area projects to the State of Illinois and the Joint Review Board.
7. Enter into agreements with private parties and public agencies that protect the long-term financial health and wellbeing of the City.

Program to be Undertaken to Accomplish Objectives

The City has determined that it is appropriate to create a program to provide financial incentives for private investment within the Area, including programs intended to support the development of new and rehabilitation of existing commercial and residential properties. It has been determined, through private & public project implementation experience, that tax increment financing constitutes one of the most effective means available for enabling development in the Area. Local taxing bodies are expected to benefit from the implementation of this Plan. The City will incorporate appropriate provisions within any redevelopment agreements entered into between the City and private parties ensuring redevelopment projects make progress towards achieving the objectives stated herein.

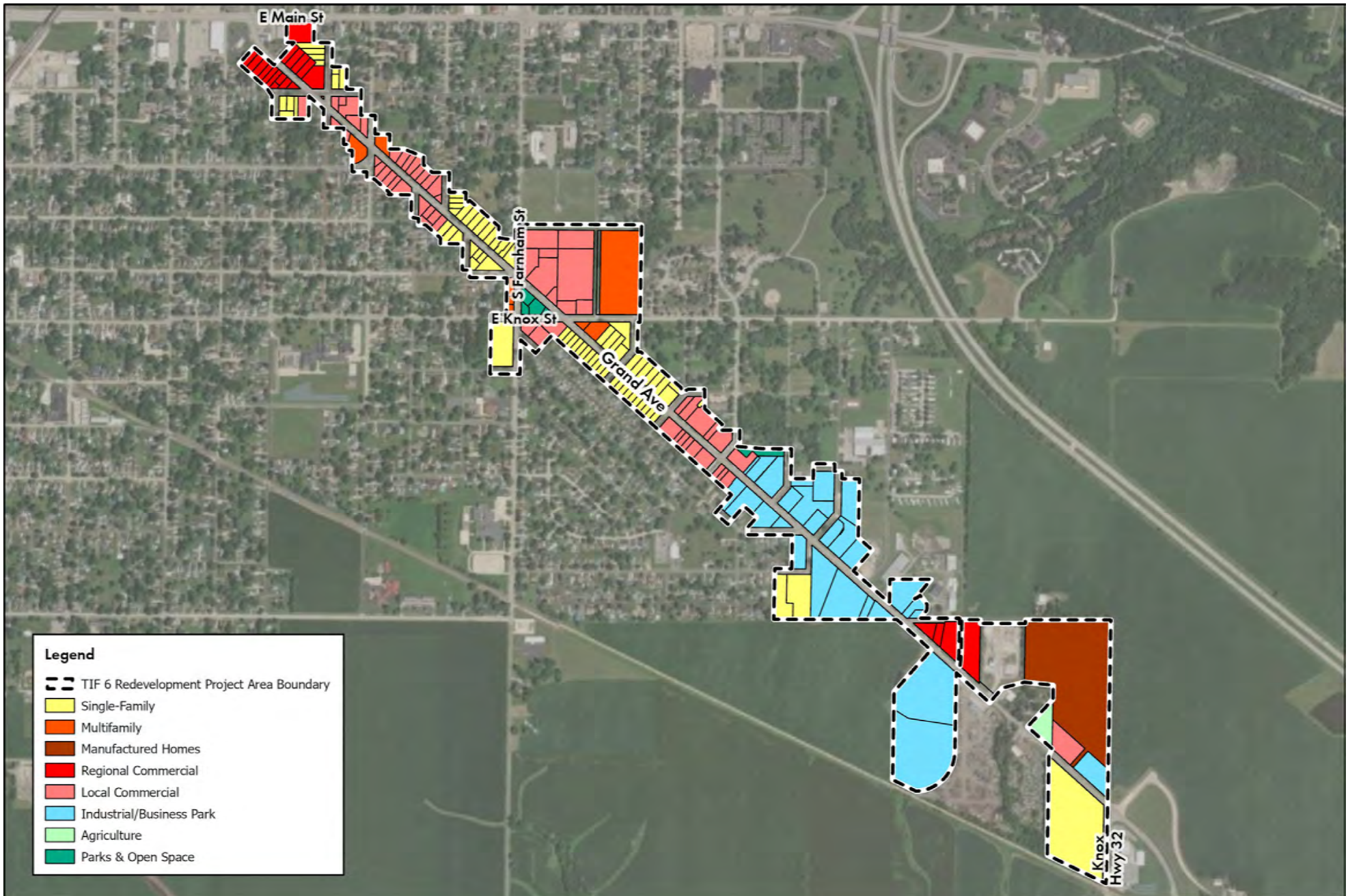


EXHIBIT F
General Land Use Plan - TIF 6 Redevelopment Project Area
 Galesburg, IL

Redevelopment Project

The estimated redevelopment project cost to implement the Plan totals **\$2.1 million**. These costs are described in **Exhibit G – Estimated Redevelopment Project Costs** on the following page. Activities necessary to implement the Plan may include the following:

1. Private Development and Redevelopment Activities:

Construction of new private buildings and the rehabilitation of existing private buildings at various locations in the Area.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include but are not limited to street and sidewalk improvements, land assembly including site acquisition and site preparation, public utilities (e.g., water, sanitary and storm sewer facilities), traffic signalization, and marketing of properties, as well as other programs of financial assistance provided by the City.

3. Land Assembly, Displacement Certificate, and Relocation Assistance:

In order to achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary in order to attract private development interest. Therefore, any property located within the Redevelopment Project Area may be acquired by developers or the City, as necessary, to assemble various parcels of land to achieve marketable tracts, or if such property is necessary for the implementation of a specific public or private redevelopment project. Activities of this type may include the displacement of inhabited housing units located in the Project Area (see below).

Displacement Certificate:

Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Tax Increment Allocation Redevelopment Act, the City hereby certifies that this Redevelopment Plan, as amended, will not result in the displacement of more than nine (9) inhabited residential units.

Relocation Assistance:

If households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings.

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

For purposes of this requirement in the TIF Act, “low-income households”, “very low-income households” and “affordable housing” have the meanings set forth in the Illinois Affordable Housing Act.

Exhibit G – Estimated Redevelopment Project Costs

Exhibit H
ESTIMATED REDEVELOPMENT PROJECT COSTS
TIF District 6 Redevelopment Project Area
City of Galesburg, Illinois

Description	Estimated Cost ^{1, 2, & 3}	% of Total Estimated Costs
A. Public Works or Improvements <i>(Construction of public parking structure and other public improvements)</i>	\$426,800	20%
B. Property Assembly <i>(Acquisition of property, building demolition, site preparation, and environmental clean-up)</i>	\$426,800	20%
C. Building Rehabilitation/Retrofit	\$533,500	25%
D. Relocation costs	\$42,680	2%
E. Taxing District Capital Costs	\$42,680	2%
F. Job Training	\$106,700	5%
G. Interest Costs Incurred by Developers <i>(30% of interest costs)</i>	\$320,100	15%
H. Planning, Legal & Professional Services	\$42,680	2%
I. General Administration	\$42,680	2%
J. Financing Costs	\$42,680	2%
K. Contingency	\$106,700	5%
Total Estimated Costs ⁴	\$2,134,000	100%

Notes:

1. All costs shown are in 2023 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Private redevelopment costs and investment are in addition to the above.
4. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.

Description of Redevelopment Project Costs

Costs that may be reimbursed are defined as “redevelopment project costs” in the Act as may be amended from time to time. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the Act:

1. **Costs of studies, surveys, development of plans, and specifications, implementation and administration** of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years.

In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- 1.5. After July 1, 1999, **annual administrative costs shall not include general overhead or administrative costs of the municipality** that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
- 1.6. The **cost of marketing sites** within the redevelopment project area to prospective businesses, developers, and investors;
2. **Property assembly costs**, including but not limited to **acquisition of land** and other property, **real or personal**, or rights or interests therein,

demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and **the clearing and grading of land**;

3. **Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings**, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs **shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building** as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either
 - (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or
 - (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
5. **Costs of job training and retraining projects**, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;

6. **Financing costs**, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.
8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);
9. **Payment in lieu of taxes** [see Sec. 11-74.4-3 (m) of the Act];
10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs
 - (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and
 - (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by

school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

11. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total
 - (i) cost paid or incurred by the redeveloper for the redevelopment project plus
 - (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.
- 12.** Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- 13.** After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

- 14.** No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means
- (i)** a place or structure that is included or eligible for inclusion on the National Register of Historic Places or
 - (ii)** a contributing structure in a district on the National Register of Historic Places.

This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

SECTION IV - OTHER FINDINGS AND REQUIREMENTS

Conformance with Comprehensive Plan

The General Land Use Plan conforms with the City's 2019 Comprehensive Plan. In addition, all development in the Redevelopment Project Area will comply with applicable codes and ordinances. See **Exhibit F – General Land Use Plan** on page 31 for more details.

Area, on the Whole, not Subject to Growth and Development

The properties in the Area have not been subject to growth and development through investment of private enterprise. Upon examination of equalized assessed valuation (EAV) data for the properties to be added, the lack of investment is evident in the sub-par EAV growth trends. For more information on the Area's sub-par EAV trends, see *Section II, sub-section 5 – Declining or Sub-par EAV Growth (Improved Land Factor #4)* of the section entitled "Eligibility of Improved Parcels". The evidence presented in section of the report shows that property values in the Area have not increased at an annual rate that is greater than or equal to the Consumer Price Index (CPI) for all urban consumers for three (3) of the last five (5) calendar years for which information is available.

Would Not be Developed "but for" TIF

The development or redevelopment of residential, commercial, or industrial land uses; and the construction or rehabilitation of public infrastructure and utilities in the Area would not reasonably be anticipated to occur without the direct participation of the City to provide funding in the form of financial incentives and investment in public infrastructure and utilities. "But for" the influence of public financing through tax increment financing, the City would not be able to spur private investment or construct and rehabilitate public utilities to mitigate existing conditions of inadequacy.

Assessment of Financial Impact

The City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

Redevelopment Plan and Project TIF 6 Redevelopment Project Area

Galesburg, IL

All overlapping taxing bodies will continue to receive property tax revenues on the base values of properties to be added to the Area during the balance of the life of the TIF program. In addition, it is reasonable to assume that the economic and financial benefits resulting from redevelopment efforts in the Area will spill into other sections of the community and generate additional revenues for the above listed government entities. In addition, after the expiration of the TIF program, the taxing districts will receive the benefits of an increased property tax base. It is also reasonable to assume that the benefits of the increased property tax base would not occur without the implementation of the Plan and the use of tax increment financing.

Estimated Date for Completion of the Redevelopment Project

The estimated date for the completion of the Redevelopment Project or retirement of obligations issued may not be later than December 31st of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the redevelopment project area was adopted, December 31, 2047.

Sources of Funds

The sources of funds to pay for redevelopment project costs associated with implementing the Plan will come from the increment generated by increasing property values due to new construction and renovated structures. If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, revenues from any adjoining tax increment redevelopment project areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan, for a term not to

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

exceed the expiration date of this TIF Program, bearing an annual interest rate as permitted by law.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan. The City may utilize revenues from any other source, including City, State, or Federal funds, or tax increment revenues from this Project or adjoining TIF areas to pay for the costs of completing this Project.

Most Recent EAV of Properties in the Area and Redevelopment Valuation

1. Most Recent EAV of Properties within the Project Area:

The most recent total equalized assessed valuation (EAV) for the properties in the Area is estimated to be **\$4,234,140**. A list of the parcel identification numbers (PIN's) and 2021 tax year EAV for the parcels in the Area are included in the Appendix as **Attachment D – Property Identification Number (PIN) List & Map**. After the approval of the Plan by the City, the City will make a request to the County Clerk of Knox County to certify the base EAV for each parcel of real estate added to the Area.

2. Estimate of Valuation After Redevelopment:

Contingent on the adoption of this Plan and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in the Area, as amended, will cause the equalized assessed valuation of said Area to increase to approximately **\$6,413,199**. This projected value is based on some new construction and some of the vacant and existing structures being renovated or expanded.

Fair Employment Practices and Affirmative Action

Fair employment practices and affirmative action remain the same as stated in the Plan.

Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. Also, the City shall adhere to all reporting requirements and other statutory provisions.

DRAFT

DRAFT

APPENDIX

ATTACHMENT A - LEGAL DESCRIPTION

City of Galesburg
TIF District 6
Legal Description:

PART OF THE WEST 1/2 OF SECTION 13; PART OF THE SOUTHEAST 1/4 OF SECTION 13;
PART OF THE EAST 1/2 OF SECTION 14; AND PART OF THE NORTHEAST 1/4 OF SECTION 24;
ALL OF THE ABOVE BEING IN T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF WHITESBORO STREET AT
THE NORTHWEST CORNER OF LOT 16 IN BLOCK 1 IN FROST'S ADDITION TO THE CITY OF
GALESBURG;

THENCE EAST ALONG THE NORTH LINE OF LOTS 16 AND 15 IN BLOCK 1 IN SAID FROST'S
ADDITION TO THE NORTHEAST CORNER OF SAID LOT 15;

THENCE SOUTH ALONG THE EAST LINE OF LOT 15 IN BLOCK 1 IN SAID FROST'S ADDITION
TO THE SOUTHEAST CORNER THEREOF AND TO THE NORTH RIGHT OF WAY LINE OF MUL-
BERRY STREET;

THENCE EAST ALONG THE SOUTH LINE OF LOTS 14 AND 13 IN BLOCK 1 IN SAID FROST'S
ADDITION AND ALONG THE NORTH RIGHT OF WAY LINE OF MULBERRY STREET TO THE
SOUTHEAST CORNER OF SAID LOT 13;

THENCE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF MULBERRY STREET AND TO THE
NORTHWEST CORNER OF LOT 1 IN BLOCK 7 IN SAID FROST'S ADDITION;

THENCE SOUTH ALONG THE WEST LINE OF LOT 1 IN BLOCK 7 IN SAID FROST'S ADDITION
TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND SAID LOT 1 EXTENDED TO THE
EAST RIGHT OF WAY LINE OF LOCUST STREET;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF LOCUST STREET TO THE SOUTH
RIGHT OF WAY LINE OF HAYNOR STREET AND TO THE NORTHWEST CORNER OF LOT 9 IN
BLOCK 7 IN HAYNERS ADDITION TO GALESBURG;

THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF HAYNOR STREET AND ALONG
THE NORTH LINE OF LOTS 9 AND 8 IN BLOCK 7 IN SAID HAYNERS ADDITION TO THE NORTH-
EAST CORNER OF SAID LOT 8;

THENCE SOUTH ALONG THE EAST LINE OF LOT 8 IN BLOCK 7 IN SAID HAYNERS ADDITION
TO THE SOUTHWEST CORNER OF LOT 10 IN ERICKSON SUBDIVISION;

THENCE EAST ALONG THE SOUTH LINE OF LOTS 10 AND 9 IN SAID ERICKSON SUBDIVISION
TO THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF LOTS 8, 7 AND 6 IN SAID ERICKSON
SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE SOUTH ALONG THE WEST LINE OF LOTS 4 AND 5 IN SAID ERICKSON SUBDIVISION
TO A POINT 3.6 FEET MORE OR LESS SOUTH OF THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 5 IN SAID ERICKSON
SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 5;

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5 IN ERICKSON SUBDIVISION AND THE SOUTH LINE OF SAID LOT 5 EXTENDED TO THE EAST RIGHT OF WAY LINE OF DIVISION STREET;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF DIVISION STREET TO A POINT 42.5 FEET MORE OR LESS SOUTH OF THE NORTHWEST CORNER OF LOT 10 IN IRA MEEKS SUBDIVISION;

THENCE EAST 150 FEET MORE OR LESS ALONG A LINE 42.5 FEET MORE OR LESS SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 10 IN SAID IRA MEEKS SUBDIVISION TO THE EAST LINE OF SAID LOT 10;

THENCE SOUTH ALONG THE EAST LINE OF LOTS 9 AND 10 IN SAID IRA MEEKS SUBDIVISION TO THE NORTHWESTERLY LINE OF LOT 8 IN IRA MEEKS SUBDIVISION TO THE CITY OF GALESBURG;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOT 8 IN SAID IRA MEEKS SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 8;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 8, 7, 6, 5, 4 AND 3 IN SAID IRA MEEKS SUBDIVISION TO THE WEST LINE OF LOT 5 IN THE SUBDIVISION OF LOT 20 OF A SUBDIVISION OF LOT 1 IN MEEKS SUBDIVISION OF LOT 1 OF A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T11N, R1E;

THENCE SOUTH ALONG THE WEST LINE OF LOTS 5 AND 6 IN SAID SUBDIVISION OF LOT 20 OF A SUBDIVISION OF LOT 1 IN MEEKS SUBDIVISION OF LOT 1 OF A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T11N, R1E TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF LOT 6 IN SAID SUBDIVISION OF LOT 20 OF A SUBDIVISION OF LOT 1 IN MEEKS SUBDIVISION OF LOT 1 OF A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T11N, R1E TO THE SOUTHEAST CORNER THEREOF AND TO THE WEST RIGHT OF WAY LINE OF FARNHAM STREET;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF FARNHAM STREET TO THE NORTH RIGHT OF WAY LINE OF BERRIEN STREET EXTENDED;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF BERRIEN STREET AND BERRIEN STREET EXTENDED TO THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE;

THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 1 IN ROLLER RINK SUBDIVISION TO THE CITY OF GALESBURG AND TO THE SOUTH RIGHT OF WAY LINE OF BERRIEN STREET;

THENCE SOUTH ALONG THE EAST LINE OF LOTS 1 AND 2 IN SAID ROLLER RINK SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE CONTINUING SOUTH ON AN EXTENSION OF THE EAST LINE OF LOTS 1 AND 2 IN SAID ROLLER RINK SUBDIVISION TO THE SOUTH RIGHT OF WAY LINE KNOX STREET;

THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF KNOX STREET TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 8 IN WILLIAMS ADDITION TO THE CITY OF GALESBURG AND TO THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE AND ALONG THE WEST LINE OF LOTS 2, 3, 6 AND 7 IN BLOCK 8 IN SAID WILLIAMS ADDITION TO THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE EAST ALONG THE SOUTH LINE OF LOT 7 IN BLOCK 8 IN SAID WILLIAMS ADDITION TO THE NORTHWEST CORNER OF LOT 10 IN BLOCK 8 IN SAID WILLIAMS ADDITION;

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 21, 20, 19, 18, 17, 16, 15 AND 14 IN BLOCK 8 IN SAID WILLIAMS ADDITION TO THE WEST RIGHT OF WAY LINE OF OHIO AVENUE;

THENCE SOUTH 38.82 FEET MORE OR LESS ALONG THE WEST RIGHT OF WAY LINE OF OHIO AVENUE;

THENCE NORTHEASTERLY TO THE NORTH RIGHT OF WAY LINE OF 1ST STREET AND TO THE SOUTHWEST CORNER OF LOT 18 IN BLOCK 6 OF SAID WILLIAMS ADDITION;

THENCE EAST ALONG THE SOUTH LINE OF LOT 18 IN BLOCK 6 IN SAID WILLIAMS ADDITION AND ALONG THE NORTH RIGHT OF WAY LINE OF 1ST STREET TO THE EAST LINE EXTENDED OF LOT 19 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION;

THENCE SOUTH ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOT 19 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE NORTHEASTERLY LINE OF LOT 4 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 4, 5, 6 AND 7 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE NORTHEASTERLY CORNER OF SAID LOT 7;

THENCE SOUTHWESTERLY 46 FEET MORE OR LESS ALONG THE SOUTHEASTERLY LINE OF LOT 7 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE NORTH-WESTERLY CORNER OF LOT 8 IN THE PARK SIDE SUBDIVISION;

THENCE SOUTHEASTERLY 27.2 FEET MORE OR LESS ALONG THE NORTHEASTERLY LINE OF LOT 8 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE NORTH-WEST CORNER OF LOT 11 IN THE PARK SIDE SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF LOT 11 AND THE NORTH LINE OF LOT 11 EXTENDED IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE EAST RIGHT OF WAY LINE OF MICHIGAN AVENUE;

THENCE SOUTH AND SOUTHWESTERLY ALONG THE EAST RIGHT OF WAY LINE OF MICHIGAN AVENUE TO THE NORTHWEST CORNER OF PARCEL C IN BLOCK 4 IN SAID WILLIAMS ADDITION AS PER PLAT OF SURVEY RECORDED FEBRUARY 15, 2019 AS DOCUMENT NUMBER 1053849 IN BOOK 46, PAGE 3;

THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL C TO THE NORTHEAST CORNER THEREOF;

THENCE CONTINUING EASTERLY ON AN EXTENSION OF THE NORTH LINE OF SAID PARCEL C TO THE EAST RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE AND TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 2 IN SAID WILLIAMS ADDITION;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE TO THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 3 IN SAID WILLIAMS ADDITION;

THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN BLOCK 3 IN SAID WILLIAMS ADDITION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOT 1 IN BLOCK 3 IN SAID WILLIAMS ADDITION TO THE NORTH RIGHT OF WAY LINE OF 2ND STREET AND TO THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 2 IN D.P. WHITING'S ADDITION;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 2ND STREET TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 2 IN SAID D.P. WHITING'S ADDITION;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF WHITING AVENUE TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 3 IN D.P. WHITING'S ADDITION;

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

THENCE EAST TO THE EAST RIGHT OF WAY LINE OF WHITING AVENUE AND TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 4 IN SAID D.P. WHITING'S ADDITION;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF WHITING AVENUE AND ALONG THE WEST LINE OF LOT 1 IN BLOCK 4 IN SAID D.P. WHITING'S ADDITION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN BLOCK 4 IN SAID D.P. WHITING'S ADDITION TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF LOTS 4, 5, 8, 9, 12 AND 13 IN BLOCK 4 IN D.P. WHITING'S ADDITION TO THE NORTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 20, 2013 AS DOCUMENT NUMBER 1012691 AND IDENTIFIED AS PIN 9913452007;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SAID TRACT RECORDED AS DOCUMENT NUMBER 1012691;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID TRACT RECORDED AS DOCUMENT NUMBER 1012691 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED APRIL 15, 2019 AS DOCUMENT NUMBER 1055025 AND IDENTIFIED AS PIN 9913454005;

THENCE NORTH ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN SAID WARRANTY DEED RECORDED APRIL 15, 2019 AS DOCUMENT NUMBER 1055025;

THENCE EAST ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED APRIL 15, 2019 AS DOCUMENT NUMBER 1055025

TO THE NORTHWEST CORNER OF LOT 5 IN PLAT OF SUBDIVISION OF 1959 OF PART OF LOT 1 OF D.P. WHITING'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS;

THENCE SOUTHWESTERLY 225.7 FEET MORE OR LESS ALONG THE WESTERLY LINE OF LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959;

THENCE NORTHEASTERLY 25.0 FEET MORE OR LESS ALONG A LINE DIVIDING LOT 3 AND LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959;

THENCE NORTHEASTERLY 33.0 FEET MORE OR LESS ALONG A LINE DIVIDING LOT 3 AND LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959;

THENCE SOUTHEASTERLY 101.0 FEET MORE OR LESS ALONG A LINE DIVIDING LOT 3 AND LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959;

THENCE SOUTHERLY 50.0 FEET MORE OR LESS ALONG A LINE DIVIDING LOT 3 AND LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959 TO THE NORTHWEST CORNER OF LOT 4 IN PLAT OF SUBDIVISION OF 1959 OF PART OF LOT 1 OF D.P. WHITING'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS;

THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LOT 4 IN SAID PLAT OF SUBDIVISION OF 1959 TO THE SOUTHWEST CORNER OF SAID LOT 4 AND TO THE NORTH RIGHT OF WAY LINE OF 5TH STREET;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 5TH STREET TO THE SOUTHEAST CORNER OF LOT 1 IN PLAT OF SUBDIVISION OF 1959 OF PART OF LOT 1 OF D.P. WHITING'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T11N, R1E OF THE

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

4TH P.M., KNOX COUNTY, ILLINOIS AND TO THE WEST RIGHT OF WAY LINE OF THE FORMER C.B.&Q. RAILROAD;

THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE FORMER C.B.&Q. RAILROAD TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE EAST RIGHT OF WAY LINE OF THE FORMER C.B.&Q. RAILROAD;

THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF THE FORMER C.B.&Q. RAILROAD TO THE NORTHWEST CORNER OF A TRACT OF LAND IN SECTION 24, T11N, R1E OF THE 4TH P.M., AS DESCRIBED IN CORPORATE WARRANTY DEED RECORDED JULY 27, 2017 AS DOCUMENT NUMBER 1042731 AND IDENTIFIED AS PIN 9924226001;

THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 5TH STREET TO A POINT 33 FEET MORE OR LESS NORTH OF THE NORTHWEST CORNER OF LOT 1 IN JEWSBURY SUBDIVISION;

THENCE SOUTH 33 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID JEWSBURY SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN SAID JEWSBURY SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE NORTH 33 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 4 IN SUBDIVISION OF 1959 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS;

THENCE EAST ALONG THE NORTH LINE OF LOT 4 IN SAID SUBDIVISION OF 1959 TO THE NORTHEAST CORNER OF SAID LOT 4 (ALSO BEING THE NORTHEAST CORNER OF SECTION 24, T11N, R1E);

THENCE SOUTH ALONG THE EAST LINE OF LOT 4 AND LOT 3 IN SAID SUBDIVISION OF 1959 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE SOUTHERLY TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE AND THE CENTERLINE OF COUNTY HIGHWAY 32 ALSO BEING THE EAST LINE OF SECTION 24, T11N, R1E;

THENCE SOUTH ALONG THE CENTERLINE OF SAID COUNTY HIGHWAY 32 AND ALONG THE EAST LINE OF SAID SECTION 24 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD;

THENCE NORTHWESTERLY 578 FEET MORE OR LESS ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID BNSF RAILROAD;

THENCE NORTH 933 FEET MORE OR LESS TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE NORTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 1 IN SUBDIVISION OF 1959 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, T11N, R1E AND TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND IDENTIFIED AS PIN 9924226005 AND DESCRIBED IN TRUSTEE'S DEED RECORDED OCTOBER 28, 2004 IN DEED BOOK 3183, PAGE 41;

THENCE NORTHEASTERLY TO THE WEST LINE OF LOT 4 IN SUBDIVISION OF 1959 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, T11N, R1E AND TO THE NORTHERLY CORNER OF SAID TRACT DESCRIBED IN TRUSTEE'S DEED RECORDED OCTOBER 28, 2004 IN DEED BOOK 3183, PAGE 41;

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF A TRACT OF LAND IDENTIFIED AS PIN 9924226004 AND DESCRIBED IN EXECUTOR'S DEED RECORDED AUGUST 30, 2004 IN DEED BOOK 3162, PAGE 313;

THENCE NORTHWESTERLY ALONG A LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF LOT 2 IN JEWSBURY SUBDIVISION;

THENCE SOUTHWESTERLY 201.12' MORE OR LESS ALONG THE NORTHERLY LINE OF LOT 2 IN SAID JEWSBURY SUBDIVISION;

THENCE SOUTHWESTERLY 90.16 FEET MORE OR LESS ALONG THE NORTHWESTERLY LINE OF LOT 2 IN SAID JEWSBURY SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 EXTENDED TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE NORTHEAST CORNER OF TRACT 3 AS SHOWN ON PLAT OF SURVEY RECORDED MAY 12, 1978 IN PLAT BOOK 20, PAGE 10;

THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 3 TO THE NORTHEAST CORNER OF LOT 1 IN PROGRESS RAIL SUBDIVISION;

THENCE SOUTH AND SOUTHWESTERLY ALONG THE EASTERLY LINE OF LOTS 1 AND 2 IN SAID PROGRESS RAIL SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF LOT 2 IN SAID PROGRESS RAIL SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 783.1 FEET MORE OR LESS ALONG THE WEST LINE OF LOTS 1 AND 2 IN SAID PROGRESS RAIL SUBDIVISION;

THENCE NORTHEASTERLY 195.93 FEET MORE OR LESS ALONG THE NORTHWESTERLY LINE OF LOT 1 IN SAID PROGRESS RAIL SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE NORTHEASTERLY 300 FEET MORE OR LESS ALONG THE WESTERLY LINE OF SAID TRACT 3 AS SHOWN ON PLAT OF SURVEY RECORDED MAY 12, 1978 IN PLAT BOOK 20, PAGE 10 TO THE NORTHWEST CORNER THEREOF AND TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE SOUTHEAST CORNER OF LOT 16 IN D.P. WHITING'S SUBDIVISION;

THENCE WEST ALONG THE SOUTH LINE OF LOT 16 IN SAID D.P. WHITING'S SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 3, 2 AND 1 OF PRINA SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE WEST ALONG THE SOUTH LINE OF OUTLOT 7 IN THE RACE TRACK ADDITION TO THE SOUTHWEST CORNER OF A TRACT OF LAND IDENTIFIED AS PIN 9913383017 AND DESCRIBED IN WARRANTY DEED RECORDED JANUARY 30, 2003 AS DOCUMENT NUMBER 0901282 AND IN BOOK 2895, PAGE 362;

THENCE NORTH 157.8' MORE OR LESS ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 0901282;

THENCE WEST 60' MORE OR LESS ALONG THE WEST LINE OF SAID TRACT OF LAND IDENTIFIED AS PIN 9913383017 AND DESCRIBED IN WARRANTY DEED RECORDED JANUARY 30, 2003 AS DOCUMENT NUMBER 0901282 AND IN BOOK 2895, PAGE 362;

THENCE NORTH ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID TRACT OF LAND IDENTIFIED AS PIN 9913383017 AND DESCRIBED IN WARRANTY DEED RECORDED

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

JANUARY 30, 2003 AS DOCUMENT NUMBER 0901282 AND IN BOOK 2895, PAGE 362 TO THE NORTH RIGHT OF WAY LINE OF MCMASTERS AVENUE;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF MCMASTERS AVENUE TO THE SOUTHWEST CORNER OF LOT 13 IN BLOCK 16 IN BAIRD'S RESUBDIVISION OF BLOCKS 5, 6, 9, 10, 12, 13, 14 AND 15 AND ABUTTING AVENUES IN THE RACE TRACK ADDITION TO THE CITY OF GALESBURG;

THENCE NORTH ALONG THE WEST LINE OF LOTS 13 AND 10 IN BLOCK 16 IN SAID BAIRD'S RESUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 10 AND TO THE SOUTH RIGHT OF WAY LINE OF CHAPPELL AVENUE;

THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CHAPPELL AVENUE TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 16 IN SAID BAIRD'S RESUBDIVISION;

THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF CHAPPELL AVENUE AND TO THE SOUTHEAST CORNER OF LOT 18 IN BLOCK 4 IN THE RACE TRACK ADDITION;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 18 IN BLOCK 4 OF THE RACE TRACK ADDITION TO THE NORTHEAST CORNER OF SAID LOT 18;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 18, 19 AND 20 IN BLOCK 4 IN THE RACE TRACK ADDITION TO THE NORTHWEST CORNER OF SAID LOT 20;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE AND NORTHWESTERLY LINE EXTENDED OF LOT 20 IN BLOCK 4 IN THE RACE TRACK ADDITION TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF BAIRD AVENUE;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF BAIRD AVENUE TO THE NORTHEAST CORNER OF LOT 17 IN BLOCK 6 IN SAID BAIRD'S RESUBDIVISION;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE EXTENDED AND THE NORTHWESTERLY LINE OF LOT 23 IN BLOCK 4 OF THE RACE TRACK ADDITION TO THE NORTHWEST CORNER OF SAID LOT 23;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 24, 25, 26, 27 AND 28 IN BLOCK 4 IN THE RACE TRACK ADDITION TO THE NORTHWEST CORNER OF SAID LOT 28 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF MICHIGAN AVENUE;

THENCE NORTHWESTERLY TO THE NORTHWESTERLY RIGHT OF WAY LINE OF MICHIGAN AVENUE AND TO THE NORTHEAST CORNER OF LOT 12 IN BLOCK 3 IN THE RACE TRACK ADDITION;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22 IN BLOCK 3 OF THE RACE TRACK ADDITION TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF OHIO AVENUE AND TO THE NORTHWEST CORNER OF SAID LOT 22;

THENCE NORTHWESTERLY TO THE NORTHWESTERLY RIGHT OF WAY LINE OF OHIO AVENUE AND THE NORTHEAST CORNER OF LOT 11 IN BLOCK 2 IN THE RACE TRACK ADDITION;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 IN BLOCK 2 OF THE RACE TRACK ADDITION TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF INDIANA AVENUE AND TO THE NORTHWEST CORNER OF SAID LOT 20;

THENCE NORTHWESTERLY TO THE NORTHWESTERLY RIGHT OF WAY LINE OF INDIANA AVENUE AND TO THE NORTHEAST CORNER OF LOT 15 IN BLOCK 1 OF THE RACE TRACK ADDITION;

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN THE RACE TRACK ADDITION TO THE NORTHWEST CORNER OF SAID LOT 26;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE AND NORTHWESTERLY LINE EXTENDED OF LOT 26 IN BLOCK 1 IN THE RACE TRACK ADDITION TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF BAIRD AVENUE AND THE NORTHEAST CORNER OF LOT 30 IN BLOCK 9 IN SAID BAIRD'S RESUBDIVISION;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 30 AND 29 IN BLOCK 9 IN SAID BAIRD'S RESUBDIVISION TO THE EAST RIGHT OF WAY LINE OF FARNHAM STREET AND THE NORTHWEST CORNER OF SAID LOT 29;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF FARNHAM STREET TO THE SOUTHWEST CORNER OF LOT 40 IN BLOCK 9 IN SAID BAIRD'S RESUBDIVISION;

THENCE WEST TO THE WEST RIGHT OF WAY LINE OF FARNHAM STREET AND TO THE NORTHEAST CORNER OF LOT 1 IN JEFF'S SUBDIVISION OF LOTS 1 AND 2 OF BLOCK 6 OF L.E. CONGER'S ADDITION;

THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CONGER STREET AND THE NORTH LINE OF LOT 1 IN SAID JEFF'S SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CONGER STREET AND THE NORTH LINE OF LOT 3 IN BLOCK 6 IN L.E. CONGER'S ADDITION TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 1 IN SAID L.E. CONGER'S ADDITION AND TO THE NORTH RIGHT OF WAY LINE OF CONGER STREET;

THENCE NORTH ALONG THE WEST LINE OF LOTS 10 AND 3 IN BLOCK 1 IN SAID L.E. CONGER'S ADDITION TO THE SOUTH RIGHT OF WAY LINE OF KNOX STREET AND TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF KNOX STREET AND TO THE SOUTHWEST CORNER OF LOT 10 IN J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF KNOX STREET TO THE SOUTHEAST CORNER OF LOT 11 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE NORTH ALONG THE EAST LINE OF LOTS 11 AND 2 TO THE SOUTH RIGHT OF WAY LINE OF BROOKS STREET AND TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF BROOKS STREET TO THE NORTHWEST CORNER OF LOT 6 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF BROOKS STREET AND TO THE SOUTHWEST CORNER OF LOT 37 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE WEST TO THE WEST RIGHT OF WAY LINE OF ELM STREET AND TO THE SOUTHEAST CORNER OF LOT 54 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF ELM STREET TO THE NORTHEAST CORNER OF LOT 55 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE WEST ALONG THE NORTH LINE OF LOT 55 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE EAST LINE OF LOT 47 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION TO THE NORTHEAST CORNER THEREOF;

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 41, 42 AND 43 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION TO THE NORTHEAST CORNER OF LOT 46 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE WEST TO THE EAST RIGHT OF WAY LINE OF OAK STREET AND THE NORTHWEST CORNER OF LOT 46 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF OAK STREET TO THE SOUTHERLY CORNER OF LOT 45 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE NORTHWESTERLY TO THE WEST RIGHT OF WAY LINE OF OAK STREET AND TO THE SOUTHEAST CORNER OF LOT 68 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF OAK STREET TO THE NORTHEAST CORNER OF LOT 70 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE WEST ALONG THE SOUTH LINE OF LOT 80 IN REVENUE PLAT OF 1904, A SUBDIVISION OF LOTS 71 AND 72 OF GRUBBS LOMBARD ADDITION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOT 80 IN SAID REVENUE PLAT OF 1904 TO THE SOUTHEAST CORNER OF LOT 81 IN SAID REVENUE PLAT OF 1904;

THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF LOT 81 IN SAID REVENUE PLAT OF 1904 AND TO THE SOUTHEAST CORNER OF LOT 73 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 73 AND 74 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION TO THE EAST RIGHT OF WAY LINE OF LOCUST STREET AND TO THE SOUTHWEST CORNER OF SAID LOT 74;

THENCE WEST TO THE WEST RIGHT OF WAY LINE OF LOCUST STREET;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF LOCUST STREET TO THE NORTHEAST CORNER OF LOT 1 IN HURBURGH'S SUBDIVISION OF LOTS 1, 2, 9 AND 10 IN BLOCK 9 OF FROST'S ADDITION;

THENCE WEST ALONG THE NORTH LINE OF LOT 1 IN SAID HURBURGH'S SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 27 IN SIPE'S SUBDIVISION OF LOTS 5, 8, 9, 18, 20, 21 AND 22 IN BLOCK 8 OF FROST'S ADDITION;

THENCE NORTH ALONG THE EAST LINE OF LOT 27 IN SAID SIPE'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF LOT 27 IN SAID SIPE'S SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 23 IN SAID SIPE'S SUBDIVISION;

THENCE NORTH ALONG THE EAST LINE OF LOT 23 IN SAID SIPE'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF LOT 23 IN SAID SIPE'S SUBDIVISION TO THE EAST LINE OF LOT 22 IN SAID SIPE'S SUBDIVISION;

THENCE NORTH ALONG THE EAST LINE OF LOTS 22 AND 21 IN SAID SIPE'S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 21;

THENCE NORTH TO THE NORTHEAST CORNER OF LOT 17 IN REVENUE PLAT 1906 A RESUBDIVISION OF ORIGINAL LOTS 1, 2, 4 AND A SUBDIVISION OF ORIGINAL LOTS 3, 6 AND 7 ALL IN BLOCK 8 FROST'S ADDITION TO GALESBURG;

THENCE WEST ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 17 IN REVENUE PLAT 1906 A RESUBDIVISION OF ORIGINAL LOTS 1, 2, 4 AND A SUBDIVISION OF

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

ORIGINAL LOTS 3, 6 AND 7 ALL IN BLOCK 8 FROST'S ADDITION TO GALESBURG TO THE WEST RIGHT OF WAY LINE OF WHITESBORO STREET;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF WHITESBORO STREET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE AND TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 5 IN SAID FROST'S ADDITION TO GALESBURG;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 5 IN SAID FROST'S ADDITION;

THENCE SOUTH ALONG THE WEST LINE OF LOT 2 IN BLOCK 5 IN SAID FROST'S ADDITION TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 3, 4, 5 AND 6 IN BLOCK 5 IN SAID FROST'S ADDITION TO THE EAST RIGHT OF WAY LINE OF LOMBARD STREET AND TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE WEST TO THE WEST RIGHT OF WAY LINE OF LOMBARD STREET AND TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 4 IN SAID FROST'S ADDITION;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF LOMBARD STREET TO THE SOUTH RIGHT OF WAY LINE OF MULBERRY STREET AND TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 4 IN SAID FROST'S ADDITION;

THENCE NORTHWESTERLY TO THE NORTH RIGHT OF WAY LINE OF MULBERRY STREET AND TO THE SOUTHEAST CORNER OF LOT 11 IN BLOCK 3 IN SAID FROST'S ADDITION;

THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LOTS 8, 7, 6, 5 AND 4 IN BLOCK 3 IN SAID FROST'S ADDITION TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF LOT 4 IN BLOCK 3 IN SAID FROST'S ADDITION TO THE NORTHWEST CORNER THEREOF AND THE SOUTH RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO A POINT ON THE EXTENSION OF THE NORTHWESTERLY LINE OF LOT 14 IN BLOCK 2 IN SAID FROST'S ADDITION;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE EXTENDED AND THE NORTHWESTERLY LINE OF LOT 14 IN BLOCK 2 IN SAID FROST'S ADDITION TO THE NORTHWEST CORNER OF SAID LOT 14;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 26 AND IN REVENUE PLAT OF 1904 A SUBDIVISION OF ORIGINAL LOTS 1, 2, 3, 5, 6, 7, 8, 9 & 12 OF BLOCK 2 FROST'S ADDITION TO GALESBURG;

THENCE NORTH TO THE NORTHWEST CORNER OF LOT 27 IN SAID REVENUE PLAT 1904;

THENCE EAST TO THE NORTHEAST CORNER OF LOT 24 IN SAID REVENUE PLAT 1904;

THENCE SOUTH TO THE SOUTHEAST CORNER OF LOT 24 IN SAID REVENUE PLAT 1904;

THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN CORSEPIUS'S SUBDIVISION OF ORIGINAL LOTS 19, 20, 21 & 22 AND NORTH 2 RODS OF LOT 18 OF BLOCK 2 OF FROST'S ADDITION TO GALESBURG TO THE NORTHEAST CORNER THEREOF AND TO THE WEST RIGHT OF WAY LINE WHITESBORO STREET;

THENCE EAST TO THE EAST RIGHT OF WAY LINE OF WHITESBORO STREET AND TO THE SOUTHWEST CORNER OF LOT 5 IN BLOCK 1 IN SAID FROST'S ADDITION;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF WHITESBORO STREET TO THE PLACE OF BEGINNING.

ATTACHMENT B - PHOTOGRAPHIC EVIDENCE

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

On February 20, 2023, PGAV Planners staff conducted a field review of the properties and improvements located within the Area. The following pages contain a series of photographs taken during the field review, which PGAV Planners found to be representative of the conditions of the Area.

Deterioration of Structures

The following pages contain pictures of structures exhibiting deterioration.



Dilapidated, vacant residential structure at 1127 Grand Avenue.



Dilapidated, vacant residential structure at 1237 Mulberry Street.



Deteriorated commercial building at 1230 Mulberry Street. (Damaged metal siding.)



Deteriorated commercial building at 1230 Mulberry Street. (Damaged metal siding and rusted metal roofing.)

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

Deterioration of Structures (Continued)



Deteriorated commercial building at 1590 Grand Avenue. The building is 1 of 3 structures on this parcel representing overcrowding of structures.



A second deteriorated, vacant, commercial building at 1590 Grand Avenue. The building is 1 of 3 structures on this parcel representing overcrowding of structures.



Deteriorated, vacant, residential structure at 1590 Grand Avenue. The building is 1 of 3 structures on this parcel representing overcrowding of



Deteriorated, two-family residential structure at 1976 Grand Avenue.

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

Deterioration of Structures (Continued)



Deteriorated commercial building at 2315 Grand Avenue. (Deteriorating masonry and bowing exterior wall.)



Deteriorated commercial structure at 2138 Grand Avenue. (Worn siding, window framing, and fascia.)



Deteriorated, vacant commercial building at 2400 Grand Avenue. (Missing roof paneling, gutters, broken windows, damaged siding.)

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

Deteriorated Site Improvements

The following pages contain pictures of site improvements exhibiting deterioration.



Deteriorated driveway at 1237 Mulberry Street.



Deteriorated sidewalk and stairs at 1470 Grand Avenue.



Deteriorated parking lot at 1580 E. Knox Street. (Areas of pavement, which were once asphalt, have receded to lawn.)



Remnants of a commercial structure destroyed by fire remain at 2501 Grand Avenue.

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

Deteriorated Site Improvements (Continued)



Deteriorated parking area, sidewalk, and curb cut at 1702 Grann Avenue. A broken metal sign post lays across the lot blocking the entrance to the vacant commercial storefront.



Deteriorating slab foundation adjacent to the vacant commercial storefront at 1702 Grand Avenue.



Deteriorated site improvements at 2320 Grand Avenue. (A lack of an improved, dust-free parking surface. Existing dirt and gravel parking surface lacks designated pedestrian and automobile paths. Cars park adjacent to the commercial storefront.)



Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

Deteriorated Site Improvements (Continued)



Deteriorated site improvements at 2356 Grand Avenue. (Unimproved dirt and gravel driveway.)



Deteriorated site improvements at 2350 Grand Avenue. (Unimproved dirt and gravel driveway.)



Deteriorated driveway/parking area and curb cuts at 2350 Grand Avenue. (Unimproved dirt and gravel driveway/parking areas.)

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

Deteriorated Structure and Site Improvements

The following pages contain pictures of properties with deterioration structures and site improvements.



Deteriorated, vacant commercial building and site improvements at 2279 Grand Avenue.



Deteriorated commercial building (damaged metal siding) and site improvements (cracked and crumbling parking lot pavement) at 1611 Grand Avenue.



Dilapidated barn and site improvements at 2885 Grand Avenue.

Deteriorated Structure and Site Improvements (Continued)



Deteriorated, vacant residential structure (roofing and windows in state disrepair) and site improvements (partially removed building foundation and lack of grading) at 1680 Grand Avenue.



Deteriorated, vacant commercial building (damaged roll up doors, windows, and tuckpointing) and site improvements (cracked and crumbling parking lot pavement) at 1690 Grand Avenue.

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

Deterioration Rights-of-Way

The following pages contain pictures of rights-of-ways exhibiting deterioration.



Deteriorated street right-of-way: Grand Avenue



Deteriorated street right-of-way: Grand Avenue
near the intersection of E. 5th Street



Deteriorated street right-of-way: Grand Avenue
near the intersection of S. Whitesboro Street.



Deteriorated street right-of-way: Grand Avenue
near the intersection of Wisconsin Street.

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

Deterioration of Rights-of-Way (Continued)



Deteriorated street right-of-way: S. Elm Street between Grand Avenue and E. Brooks Street.



Deteriorated street right-of-way: Lombard Street



Deteriorated street right-of-way: Chappel Avenue near the intersection of Grand Avenue.



Deteriorated street right-of-way: S. Whitesboro Street at the intersection of Grand Avenue.

ATTACHMENT C - DOCUMENTED EVIDENCE OF INADEQUATE UTILITIES



Mark Rothert
Interim Public Works Director
55 West Tompkins Street
Galesburg, IL 61401
309-345-3624
mrothert@ci.galesburg.il.us

April 17, 2023

Steve Gugliotta
Community Development Director
City of Galesburg
55 W. Tompkins
Galesburg, IL 61401

SUBJECT: Water Infrastructure needs along Illinois Route 150/Grand Ave.

Dear Mr. Gugliotta:

As you are aware, the City has water piping infrastructure along Illinois Route 150/Grand Avenue and this area is slated to be included in the City in the proposed TIF District #6. While this infrastructure has served the City and its residents for many years, its life cycle has reached a point that there will need to be infrastructure replacement when the Illinois Department of Transportation makes any improvements to Illinois Route 150 in the future. This is evidenced by several water main breaks that we have experienced over the years in and around the area where the new TIF district is proposed. See attached documentation of JULIE locates of these water main breaks, as provided by the City's Water Superintendent. I hope this information helps to demonstrate how our aging infrastructure contributes to the blighted conditions of the proposed TIF district.

Please let me know if you have any additional questions or need more information.

Sincerely,

Mark Rothert
Interim Public Works Director



Kim Groeper <kgroeper@ci.galesburg.il.us>

J.U.L.I.E Locate - JULIE GBRG0A 2016/12/19 #00001 A3540021-00A EMER NEW LREQ

1 message

OCARS_Pro@julie1call.com <OCARS_Pro@julie1call.com>
 To: "GBRG0A=julieloc@ci.galesburg.il.us" <julieloc@ci.galesburg.il.us>

Mon, Dec 19, 2016 at 5:56 AM

GBRG0A 00001 JULIEa 12/19/16 05:56:57 A3540021-00A NEW EMERGENCY NOW

Dig No : A3540021 Rev : 00A Digstart: 12/19/16 05:55
 Rcvd : 12/19/16 05:56 Priority: 0 Expires : 01/15/17 23:59
 Org Dig: A3540021 Rcvd: 12/19/16 05:53

Firm : GALESBURG WATER DEPT. Caller: FRANK RUTLEDGE
 CoAddr: 920 W MAIN ST.
 City, St: GALESBURG, IL Zip : 61401
 Phone : 309-345-3649 Ext : Fax: 309-343-3306
 Call Bk: Done For : CITY OF GALESBURG WATER DEPT
 SiteCnt: FRANK R.CELL Phone : 309-299-9060

County : KNOX Place: GALESBURG CIT
 Address: E KNOX ST
 Subdiv : Cross. GRAND AVE

Grids : T44NR04E13*W

BestFit: 40.940486/-90.344339 40.940498/-90.342628
 : 40.939662/-90.344333 40.939674/-90.342622

PreMark: YES Directional Boring: NO Depth>7Ft: UNSURE

Locatn : IN THE CITY OF GALESBURG,

WrkType: REPAIR WATER MAIN BREAK

Extent : LOCATE 100 FT EAST OF THE INTERSECTION-50 FT EAST AND WEST OF THE

: BARRICADE ON THE NORTH SIDE OF E KNOX ST.

Remarks: URGENT FOR NOW. CREW ON WAY.

Members: COMC0A GBRG0A GSD0A GSD0B GSD0C GSD0D IPC6A PEG0A SCNT3A USIC0A

View map at:

http://newtina.julie1call.com/newtinweb/map_tkt.nap?Operation=MAPTKT&TRG=A00354002100A&OPR=6405vbKC0zeS2vdE



Kim Groeper <kgroeper@ci.galesburg.il.us>

J.U.L.I.E Locate - JULIE GBRG0A 2014/11/21 #00001 A3251166-00A EMER NEW LREQ

1 message

OCARS_Pro@julie1call.com <OCARS_Pro@julie1call.com>
To: "GBRG0A=julieloc@ci.galesburg.il.us" <julieloc@ci.galesburg.il.us>

Fri, Nov 21, 2014 at 4:33 PM

GBRG0A 00001 JULIEa 11/21/14 16:33:22 A3251166-00A NEW EMERGENCY NOW

Dig No : A3251166 Rev : 00A Digstart: 11/21/14 16:32
Rcvd : 11/21/14 16:33 Priority: 0 Expires : 12/18/14 23:59
Org Dig: A3251166 Rcvd: 11/21/14 16:30

Firm : GALESBURG WATER DEPT. Caller: KIM GROEPER
CoAddr: 920 W MAIN ST
City,St: GALESBURG, IL Zip : 61401
Phone : 309-345-3649 Ext : Fax: 309-343-3306
Call Bk: Done For : SELF
SiteCnt: MARK S. Phone : 309-368-0362
Email : KGROEPER@CI.GALESBURG.IL.US

County : KNOX Place: GALESBURG CIT
Address: 1855 E KNOX ST
Subdiv : Cross: GRAND AVE

Grids : T11NR01E13*W

BestFit: 40.942684/-90.343366 40.942611/-90.341009

: 40.939768/-90.343457 40.939694/-90.341100

PreMark: YES Directional Boring: NO Depth>7Ft: NO

Locatn : IN THE CITY OF GALESBURG,

WrkType: WATER MAIN BREAK

Extent : LOCATE THE AREA MARKED IN BLUE FLAGS IN FRONT OF ABOVE ADDRESS.

Remarks: URGENT FOR NOW, CREW ON THE WAY.

Members: COMC7A GBRG0A GSD0A IPC6A PEG0A PEG0B PEG0C SCNT3A SMP2A

View map at:

http://newtina.julie1call.com/newtinweb/map_tkt.nap?Operation=MAPTKT&TRG=A00325116600A&OPR=SQNG8vnePB3tYFxy



Kim Groeper <kgroeper@ci.galesburg.il.us>

J.U.L.I.E Locate - JULIE GBRG0A 2022/11/21 #00001 A223251026-00A EMER NEW LREQ

1 message

OCARS_Pro@julie1call.com <OCARS_Pro@julie1call.com>
 To: "GBRG0A=julieloc@ci.galesburg.il.us" <julieloc@ci.galesburg.il.us>

Mon, Nov 21, 2022 at 10:00 AM

GBRG0A 00001 JULIEa 11/21/22 10:00:38 A223251026-00A NEW EMERGENCY NOW

Dig No : A223251026 Rev : 00A Digstart: 11/21/22 09:59
 Rcvd : 11/21/22 10:00 Priority: 0 Expires : 12/18/22 23:59
 Org Dig: A223251026 Rcvd: 11/21/22 09:56 Dig by : 12/04/22 23:59

Firm : MECHANICAL SERVICE, INC. Caller: AVERY DEAN
 CoAddr1: 1144 MONMOUTH BLVD
 City,St: GALESBURG, IL Zip : 61401
 Phone : 309-342-8136 Ext : 221
 Call Bk: Done For : CITY OF GALESBURG
 SiteCnt: SAME AS ABOVE Phone : 309-368-6436

County : KNOX Place: GALESBURG CIT
 Address: ILLINOIS AVE
 Subdiv : Cross: WASHINGTON ST

Grids : T11NR01E13NW

BestFit: 40.946793/-90.343353 40.946953/-90.342290
 : 40.945988/-90.343231 40.946148/-90.342169

PreMark: YES Directional Boring: NO Depth>7Ft: UNSURE

Locatn : IN THE CITY OF GALESBURG,

WrkType: WATER MAIN BREAK

Extent : LOC: AREA PREMARKED ON THE NE CORNER OF THE INTERSECTION

Remarks: URGENT FOR NOW ** CREW ON SITE ** CUSTOMER WITHOUT SERVICE

Members: AICN2A ATGO2A BSPD0A GBRG0A GSD0A GSD0B

View map at:

<http://map.julie1call.com/?TRG=8CzCnBmDhAjDcBm1n4>



Kim Groeper <kgroeper@ci.galesburg.il.us>

J.U.L.I.E Locate - JULIE GBRG0A 2019/07/17 #00007 X1981400-00X EMER NEW LREQ

1 message

OCARS_Pro@julie1call.com <OCARS_Pro@julie1call.com>
 To: "GBRG0A=julieloc@ci.galesburg.il.us" <julieloc@ci.galesburg.il.us>

Wed, Jul 17, 2019 at 11:05 AM

GBRG0A 00007 JULIEx 07/17/19 11:05:40 X1981400-00X NEW EMERGENCY NOW

Dig No : X1981400 Rev : 00X Digstart: 07/17/19 11:05
 Rcvd : 07/17/19 11:05 Priority: 0 Expires : 08/13/19 23:59
 Org Dig: X1981400 Rcvd: 07/17/19 11:02

Firm : GALESBURG WATER DEPT. Caller: KIM GROEPER
 CoAddr1: 920 W MAIN STREET
 City,St: GALESBURG, IL Zip : 61401
 Phone : 309-345-3649 Ext : Fax: 309-343-3306
 Call Bk: Done For :
 SiteCnt: MARK S Phone : 309-368-0362
 Email : KGROEPER@CI.GALESBURG.IL.US

County : KNOX Place: GALESBURG CIT
 Address: 2105 BAIRD AVE
 Subdiv : Cross: CHAPPELL AVE

Grids : T11NR01E13SW

BestFit: 40.935077/-90.339401 40.935838/-90.338901
 : 40.934265/-90.338166 40.935026/-90.337666

PreMark: NO Directional Boring: NO Depth>7Ft: UNSURE
 Locatn : IN THE CITY OF GALESBURG, IN FRONT OF 2105 & 2093
 WrkType: WATER MAIN BREAK

Extent : LOCATE FROM FRONT OF BOTH HOUSES OUT TO STREET INCLUDING STREET
 Remarks: CREW IS ON THE WAY

Members: COMC0A GBRG0A GSD0A GSD0B IPC6A SCNT3A USIC0A

View map at:

http://newtin.julie1call.com/newtinweb/map_tkt.nap?TRG=14IgHgKi8o2o4kWFZK



Kim Groeper <kgroeper@ci.galesburg.il.us>

J.U.L.I.E Locate - JULIE GBRG0A 2013/03/08 #00001 A0670004-00A EMER NEW LREQ

1 message

OCARS_Pro@julie1call.com <OCARS_Pro@julie1call.com>
 To: "GBRG0A=julieloc@ci.galesburg.il.us" <julieloc@ci.galesburg.il.us>

Fri, Mar 8, 2013 at 3:26 AM

GBRG0A 00001 JULIEa 03/08/13 03:26:21 A0670004-00A NEW EMERGENCY NOW

Dig No : A0670004 Rev : 00A Digstart: 03/08/13 03:24
 Rcvd : 03/08/13 03:26 Priority: 0 Expires : 04/04/13 23:59
 Org Dig: A0670004 Rcvd: 03/08/13 03:21

Firm : CITY OF GALESBURG WATER Caller: MARK S.
 CoAddr1: 920 W MAIN ST
 City,St: GALESBURG, IL Zip : 61401
 Phone : 309-299-5467 Ext :
 Call Bk: Done For : CITY OF GALESBURG WATER
 SiteCnt: SAME

County : KNOX Place: GALESBURG CIT
 Address: 430 S FARNHAM ST
 Subdiv: Cross: GRAND AVE

Grids : T11NR01E13NW T11NR01E14NE

BestFit: 40.942568/-90.346680 40.942573/-90.345084
 : 40.941564/-90.346676 40.941570/-90.345081
 PreMark: YES Directional Boring: NO Depth>7Ft: NO
 Locatn : IN THE CITY OF GALESBURG,
 WrkType: REPAIR WATER MAIN BREAK
 Extent : LOCATE 50 FT RADIUS OF BARRICADE IN THE FRONT.
 Remarks: URGENT FOR NOW. CREW ON JOB.

Members: COMC7A GBRG0A GSD0A GSD0B IPC6A PEG0A PEG0B SCNT3A SMP2A

View map at:

http://newtina.julie1call.com/newtinweb/map_tkt.nap?Operation=MAPTKT&TRG=A00067000400A&OPR=Nf2ynaTFAwITAzhl



Kim Groeper <kgroeper@ci.galesburg.il.us>

J.U.L.I.E Locate - JULIE GBRG0A 2019/12/17 #00002 X3510403-00X EMER NEW LREQ

1 message

OCARS_Pro@julie1call.com <OCARS_Pro@julie1call.com>
 To: "GBRG0A=julieloc@ci.galesburg.il.us" <julieloc@ci.galesburg.il.us>

Tue, Dec 17, 2019 at 9:27 AM

GBRG0A 00002 JULIEx 12/17/19 09:27:34 X3510403-00X NEW EMERGENCY NOW

Dig No : X3510403 Rev : 00X Digstart: 12/17/19 09:27
 Rcvd : 12/17/19 09:27 Priority: 0 Expires : 01/13/20 23:59
 Org Dig: X3510403 Rcvd: 12/17/19 09:25

Firm : GALESBURG WATER DEPT. Caller: KIM GROEPER
 CoAddr1: 920 W MAIN STREET
 City,St: GALESBURG, IL Zip : 61401
 Phone : 309-345-3649 Ext : Fax: 309-343-3306
 Call Bk: Done For :
 SiteCnt: ROGER DARST Phone : 309-368-6812
 Email : KGROEPER@CI.GALESBURG.IL.US

County : KNOX Place: GALESBURG CIT
 Address: 1855 E KNOX ST
 Subdiv : Cross: INDIANA AVE

Grids : T11NR01E13*W

BestFit: 40.940524/-90.343102 40.940548/-90.341654
 : 40.939707/-90.343089 40.939730/-90.341640
 PreMark: NO Directional Boring: NO Depth>7Ft: UNSURE
 Locatn : IN THE CITY OF GALESBURG,
 WrkType: WATER MAIN BREAK
 Extent : LOCATE 50 FT RADIUS OF BARRICADE
 Remarks: CREW ON THE WAY

Members: COMC0A GBRG0A GSD0A GSD0B IPC6A PEG0A SCNT1A USIC0A

View map at:

http://newtin.julie1call.com/newtinweb/map_tkt.nap?TRG=59RbQVVQTXORSMurxw

**ATTACHMENT D - PARCEL LOCATOR MAPS
AND PIN LIST**

Redevelopment Plan and Project TIF 6 Redevelopment Project Area

Galesburg, IL

Locator ID	PIN	Site Address	Tax Year 2021 EAV	Owner Name
1	9914202028	1158 E MAIN ST	324740	MCDONALDS CORP 12-387
2	9914202019	64 S WHITESBORO ST	6010	TESSIER MAX K
3	9914202020	80 S WHITESBORO ST	15950	TORRES LEROY P & CAROLINA B
4	9914202021	100 S WHITESBORO ST	4360	FRYMIRE GLENDA J
5	9914202022	112 S WHITESBORO ST	13790	FEDERAL NATIONAL MORTGAGE ASSN ATTN: JASON THIELE, DIRECTOR
6	9914202013	1101 GRAND AVE	10000	LOBBEZOO WILMA ET AL
7	9914202014	1115 GRAND AVE	7110	SKINNER GENE I & LYNNE M
8	9914202015	1127 GRAND AVE	6410	DEWEES PATRICIA
9	9914202016	1135 GRAND AVE	7200	PODA INC
10	9914202027	122 S WHITESBORO ST	76550	GALESBURG MANUFACTURING II LLC
11	9914201024	1052 GRAND AVE	220	ENNIS ELEANOR ET AL
12	9913301031	1842 GRAND AVE	8970	SNODGRASS AMANDA B
12	9914201016	1072 GRAND AVE	6720	LEMUS JOE NESTER ET AL
13	9914201017	1080 GRAND AVE	12810	WHITAKER DAVID L & GERILYN C/OWNER
14	9914201018	1092 GRAND AVE	4080	CAMPOS SALVADOR ET AL
15	9914201019	1100 GRAND AVE	11520	HOTTINGER ANGELICA R
16	9914201020	1108 GRAND AVE	8910	STEIN BARRY E
17	9914201011	1095 MULBERRY ST	8890	JACKSON WILLIAM B & ODETTE Y
18	9914201021	1120 GRAND AVE	7300	DANBRA PROPERTIES LLC/CNTR
19	9914201022	1128 GRAND AVE	6580	EAST BERRIEN STREET LLC
20	9914201023	1136 GRAND AVE	12160	ALFANO PETER
21	9914205001	1114 MULBERRY ST	5910	FERNANDEZ JOSE ANGEL MORENO &
22	9914205002	1132 MULBERRY ST	5020	GUTIERREZ TELESFORO
23	9914205008	203 LOMBARD ST	4010	ROWE LARRY
24	9914205003	1142 MULBERRY ST	3240	ROMERO CHARLES V
25	9914205023	1158 MULBERRY ST	20260	REDNOUR NICHOLAS
26	9914206001		0	CITY OF GALESBURG ATTN: CITY CLERK
27	9914203011		150	SINGH DALBIR
28	9914203012		330	SINGH DALBIR
29	9914203013	1237 MULBERRY ST	4270	CRUZ ISRAEL ET AL
30	9914207001	1220 MULBERRY ST	27600	SINGH DALBIR
31	9914207002	1230 MULBERRY ST	5700	SINGH DALBIR
32	9914207010	1215 GRAND AVE	20870	SINGH DALBIR
33	9914207007	1235 GRAND AVE	10200	WALKER JAMES R & JILL S
34	9914207008	1265 GRAND AVE	16230	WOLLRAB TODD M
35	9914208014	1210 GRAND AVE	0	SINGH DALBIR
36	9914208010		810	SINGH DALBIR
37	9914208017	1280 GRAND AVE	44220	SINGH DALBIR
38	9914230001		4100	SINGH DALBIR
39	9914230012		440	HALE KEVIN & MARY ANN
40	9914230013	1337 GRAND AVE	7340	COON CALVIN E
41	9914230014	1365 GRAND AVE	11490	ARMSTRONG MARY A
42	9914230024	1373 GRAND AVE	25280	KELSO MICHAEL E & LESLIE M
43	9914230025	1385 GRAND AVE	18900	SIBLEY DENNIS G & LISA R
44	9914230022	1393 GRAND AVE	5450	ADMIRE GEORGENNE
45	9914230023	1401 GRAND AVE	8770	CONNOUR DELORES M
46	9914230019	1417 GRAND AVE	22500	PRICE JERAMY & KELSO, LYNN
47	9914230020	1429 GRAND AVE	13290	RANDELL ROBERT E & DAVID E
48	9914276001	1320 GRAND AVE	11740	WOLLRAB TODD M
49	9914276002	1332 GRAND AVE	3550	SHEA SHAWN
50	9914276003	1334 GRAND AVE	12080	ASBURY ROBERT & LINDA
51	9914276004	1340 GRAND AVE	2480	LINZE JUDITH A
52	9914276005	1368 GRAND AVE	0	MCCULLOCH CHARLES R
53	9914276006	344 OAK ST	0	GUARDALABENE TIMOTHY A ET AL
54	9914278001	1420 GRAND AVE	8920	MCVEY VICKI L
55	9914278021	1432 GRAND AVE	13720	CURRAN JOANNE E & JOHN M JR
56	9914278022	1446 GRAND AVE	14310	GERSTENBERGER EUGENIA M
57	9914278009	403 OAK ST	19500	ROSSMAN ANGELA P
58	9914278004	1460 GRAND AVE	18800	WALLACE SHIRLEY
59	9914278005	1470 GRAND AVE	6670	TINKHAM JULIE A
60	9914278006	1480 GRAND AVE	5260	BOONE DONALD W

Note: Vacant parcels do not have an assigned Site Address.

Redevelopment Plan and Project TIF 6 Redevelopment Project Area

Galesburg, IL

Locator ID	PIN	Site Address	Tax Year 2021 EAV	Owner Name
61	9914278007	1492 GRAND AVE	11370	AYALA ALFRED J JR
62	9914279012	355 DIVISION ST	10010	BARTON LARRY D
63	9914279013	365 DIVISION ST	10830	YOCUM JOHN
64	9914279014	375 DIVISION ST	14060	MAVIS LYNN D ET AL
65	9914279015	1459 GRAND AVE	11560	SMITH DAWN DANIELLE
66	9914279016	1473 GRAND AVE	13960	VASQUEZ ARMANDO J /LESSEE
67	9914279017	1489 GRAND AVE	3500	HARRIS & HARRIS HOLDINGS LLC
68	9914279018	1497 GRAND AVE	10660	WOLLRAB TODD
69	9914279019	1505 GRAND AVE	25620	MCGRANE MICHAEL/CNTR
70	9914279020	1515 GRAND AVE	6510	WALTERS RICHARD S
71	9914279021	1523 GRAND AVE	8930	MILLER RODNEY P & ROXANNE M
72	9914279041	1539 GRAND AVE	6700	BARRETT BRENDA G
73	9914279042	1549 GRAND AVE	7320	CRUZ ISRAEL ET AL
74	9914279039	1555 GRAND AVE	2330	HORTON JEFFREY L
75	9914279040	1563 GRAND AVE	19830	WOLLRAB TODD
76	9914280001	1518 GRAND AVE	9330	CRAWFORD RITA
77	9914280002	1526 GRAND AVE	9800	LORENZ PROPERTY 3 LLC
78	9914280003	1536 GRAND AVE	7300	STEWART MORRIS
79	9914280004	1513 E BROOKS ST	8340	SKINNER DATHA M
80	9914280005		0	CITY OF GALESBURG ATTN: CITY CLERK
81	9914283006	1590 GRAND AVE	23380	SHELDON WILLIAM D & REBECCA A
82	9914283014	552 S FARNHAM ST	9470	CRAWFORD RITA
83	9914283015	588 S FARNHAM ST	17400	SIMONS INVESTMENTS LLC
84	9914428004	1580 E KNOX ST	61180	SINGH DALBIR
85	9913154001	1158 E MAIN ST	4520	GALESBURG BROADCASTING CO
86	9913154007	465 S FARNHAM ST	49680	FURNISS MARK & DENA
87	9913154005		1130	WEAVER GERALD N TRUST
88	9913154006	1611 GRAND AVE	90130	SINGH DALBIR
89	9913154004	1671 GRAND AVE	10820	WEAVER GERALD N TRUST
90	9913156001		2050	GALESBURG BROADCASTING CO
91	9913156002	1677 GRAND AVE	20760	WEAVER GERALD N TRUST
92	9913156003	1685 GRAND AVE	28880	ANDERSON CHESTER L ET AL
93	9913156004		1780	ANDERSON CHESTER L ET AL
94	9913157005	1855 E KNOX ST	34590	KEHOE PROPERTIES LLC - KNOX STREET
95	9913155001	1614 GRAND AVE	14470	WULF EUGENE R & LINDSAY M
96	9913155002	567 S FARNHAM ST	34720	MARTIN TERENCE L
97	9913155003	1680 GRAND AVE	7010	PRESTON RUSSELL
98	9913155004	1690 GRAND AVE	6800	D'AGNOLO INTERNATIONAL LLC
99	9913301035	1614 E KNOX ST	17160	MANNY PROPERTY MANAGEMENT LLC
100	9913301036	1611 BAIRD AVE	45820	PCB PROPERTIES INC
101	9913301033	1702 GRAND AVE	43410	BELLEMEY KATHLEEN L
102	9913301021	1728 GRAND AVE	20	CHIN GEORGE & PEARL
103	9913301022	1740 GRAND AVE	14850	JENSEN KORI A
104	9913301023	1752 GRAND AVE	6940	LAVELY REBECCA
105	9913301024	1764 GRAND AVE	11560	FORD CAROLYN M
106	9913301025	1774 GRAND AVE	18750	VASQUEZ LUCAS ET AL
107	9913301026	1786 GRAND AVE	13470	J SCHULTZ PROPERTIES LLC
108	9913301027	1796 GRAND AVE	10460	MCGEE MARY L & DARRELL L
109	9913301028	1810 GRAND AVE	6500	SWANSON JENNIFER L
110	9913301029	1820 GRAND AVE	6900	HERNANDEZ ALEJANDRO
111	9913301030	1834 GRAND AVE	3850	SHORT MARY L
113	9913304002	1723 GRAND AVE	13900	TAYLOR JANET I & ROGER
114	9913304003	1777 GRAND AVE	0	CARVER COMMUNITY ACTION
115	9913304004		2510	ODELL ARTHUR
116	9913304005	1799 GRAND AVE	13870	COLLIER ALISHA R
117	9913304006	1823 GRAND AVE	12290	ESTERS JAMES L & JEANNETTE L
118	9913304008	1833 GRAND AVE	14130	JAMES MICHELLE
120	9913305013	1873 GRAND AVE	9710	MCGUIRE MARY E

Note: Vacant parcels do not have an assigned Site Address.

Redevelopment Plan and Project TIF 6 Redevelopment Project Area

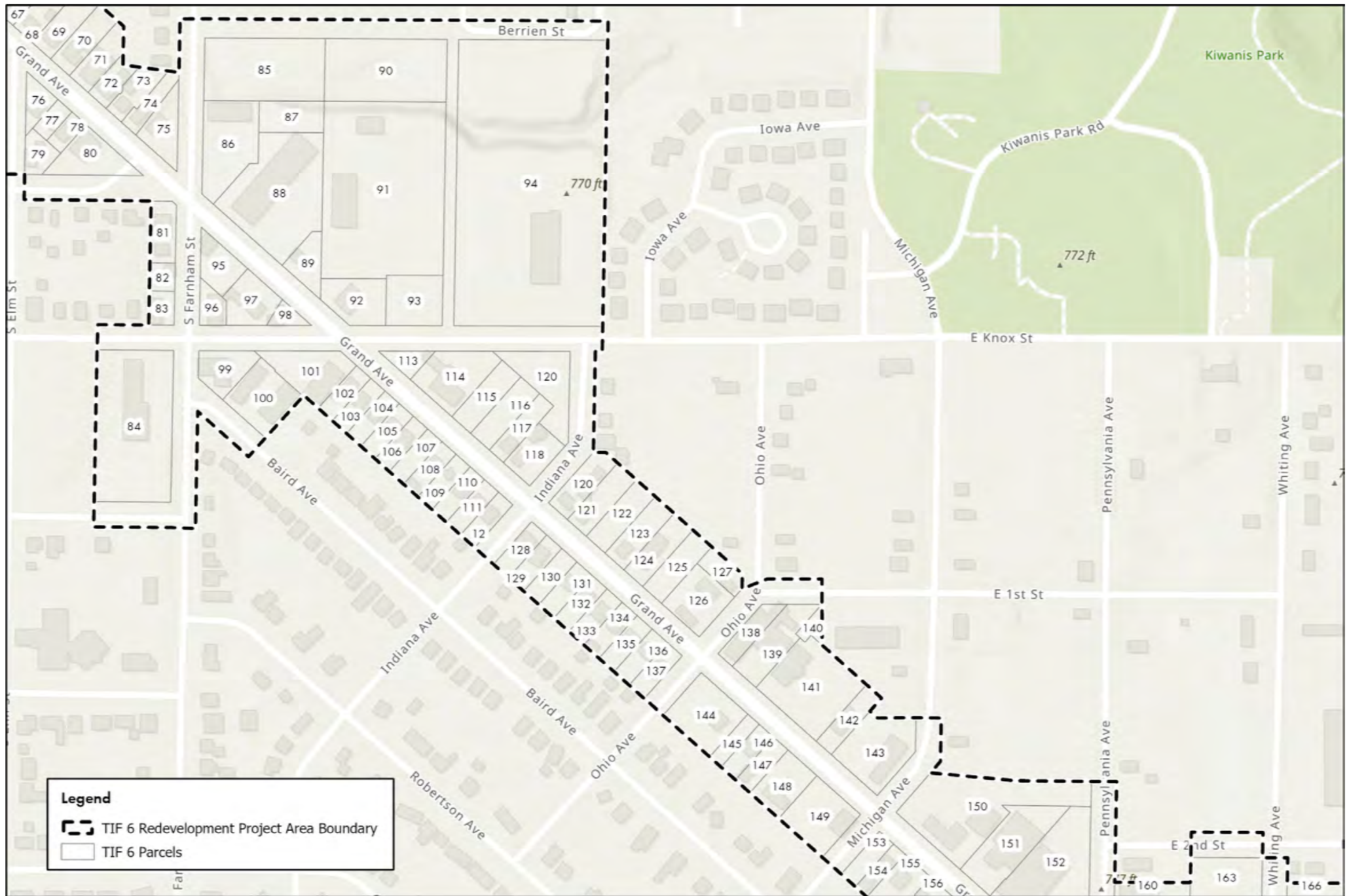
Galesburg, IL

Locator ID	PIN	Site Address	Tax Year 2021 EAV	Owner Name
121	9913305014	1885 GRAND AVE	280	HATHAWAY JOSEPH A
122	9913305015	1893 GRAND AVE	2520	HOLLINGSWORTH JAMES M
123	9913305016	1917 GRAND AVE	6150	GALE LEIGHANNA R ET AL
124	9913305024	1931 GRAND AVE	12220	GILLETTE DANIEL R
125	9913305025		4940	GILLETTE DANIEL R
126	9913305023	1975 GRAND AVE	137900	ARTHUR J JOHNSON FAMILY LIMITED PARTNERSHIP
127	9913305022	674 OHIO AVE	4260	CHURCHWILL RICKI O
128	9913306011	1868 GRAND AVE	24900	SMITH BROOKE R
129	9913306012	1876 GRAND AVE	6220	THIERRY KYLE C
130	9913306013	1880 GRAND AVE	10430	LOGAN PETER W
131	9913306014	1892 GRAND AVE	4340	SANDBERG RICHARD & KAREN
132	9913306015	1904 GRAND AVE	0	LONG, LINDA S & WALTON, GREGORY H
133	9913306016	1924 GRAND AVE	17510	FHP INVESTMENTS LLC
134	9913306017	1936 GRAND AVE	7830	FHP INVESTMENTS LLC
135	9913306018	1946 GRAND AVE	15600	ROSE ALVIN L JR
136	9913306019	1962 GRAND AVE	6660	TUCKER WILLIAM D & CATHY M
137	9913306020	1976 GRAND AVE	2760	LITTLEFIELD MICHAEL E & WIGNALL, BARBARA A
138	9913330001	2001 GRAND AVE	22170	FONSECA PABLO M & MARY L
139	9913330010	2011 GRAND AVE	9810	FONSECA PABLO M & MARY L
140	9913330013		340	FONSECA PABLO M & MARY L
141	9913330011	2035 GRAND AVE	0	WINDS OF MERCY MINISTRIES
142	9913330005	2049 GRAND AVE	10220	WEEDMAN VICKY L
143	9913330008	2051 GRAND AVE	29180	BROWN TIM E
144	9913329028	2000 GRAND AVE	16520	WOLLRAB TODD M
145	9913329017		1800	WALLRAB TODD
146	9913329018	2046 GRAND AVE	15110	FISCHER-WEST PROPERTIES INC
147	9913329019	2048 GRAND AVE	5330	FISCHER-WEST PROPERTIES INC
148	9913329025	2050 GRAND AVE	19160	HENDRICKS ANDREW D & TAMMY S
149	9913329029	2100 GRAND AVE	31500	SPINKS MICHAEL
150	9913331031	2135 GRAND AVE	225640	DUNN R DAVID ET AL
151	9913331029	2171 GRAND AVE	120740	DAVE DUNNS AUTO BODY INC
152	9913331022	2181 GRAND AVE	94380	HARVEY, GARY & HARVEY, PAUL
153	9913377012		3890	SAND GARY KEITH
154	9913377013	2120 GRAND AVE	15750	SAND MARILYN SUE
155	9913377033	2130 GRAND AVE	10310	MOHR VICKI A
156	9913377035	2138 GRAND AVE	21880	LITTLEFIELD MICHAEL E
157	9913377032	2160 GRAND AVE	27860	JKK 359 HOLDINGS LLC
158	9913377031	2192 GRAND AVE	61050	HOWE SCOTT W & VICKI L
159	9913377025	2250 GRAND AVE	15740	WILLER REBECCA
160	9913378002	923 PENNSYLVANIA AVE	23350	BAILEY MARC A
161	9913378007	2221 GRAND AVE	30140	BARLOW DAWN RENEE
162	9913378008	2243 GRAND AVE	41160	FISHER-WEST PROPERTIES INC
163	9913451007	864 WHITING AVE	23790	GILLENWATER RICHARD E ET AL
164	9913451006	2279 GRAND AVE	17190	WOLLRAB TODD M
165	9913382017	2262 GRAND AVE	0	VNA COMMUNITY SERVICES
166	9913452015	875 WHITING AVE	55540	MORNINGSIDE ALLIANCE LLC
167	9913452019	2325 GRAND AVE	9980	SHEA SARAH
168	9913452020		240	CONNOR COMPANY
169	9913452018	2315 GRAND AVE	112530	COLLINS FAMILY L. P. I
170	9913452007	2345 GRAND AVE	121970	GLASNOVICH JAKE C & JESSICA M
171	9913383016	2188 MCMASTERS AVE	64490	JOHNSON, PAUL F & JOHNSON, JACK N
172	9913383017	2244 MCMASTERS AVE	26600	BUILDING SYSTEM III LLC
173	9913453001	2320 GRAND AVE	36550	CARTER CONNIE
174	9913453002	2356 GRAND AVE	108520	LEWIS MICHAEL P
175	9913453003	2380 GRAND AVE	15530	GRAHAM CHRISTOPHER J
176	9913453004	2400 GRAND AVE	8710	SHEA SHAWN & ROXANN
177	9913454005	2401 GRAND AVE	13030	UNGER ANDREA M & TYLER D
178	9913454014	2403 GRAND AVE	11570	LOGAN PETER W
179	9913454008	2405 GRAND AVE	14980	RALSTON BRADLEY W & JENNIFER L
180	9924201004	2501 GRAND AVE	7210	LOGAN PETER W
181	9924201005	2503 GRAND AVE	3430	SHEA SHAWN & ROXANN
182	9924201002	2531 GRAND AVE	48450	RAFFERTY JOSEPH A & LAURA A
183	9924202009	2530 GRAND AVE	100530	UNITED CONTRACTORS MIDWEST INC
184	9924202010		22380	PROGRESS RAIL SERVICES CORP ATTN: LEGAL DEPT
185	9924226001	2575 GRAND AVE	13810	SALLEE JOSEPH & JEFFREY
186	9924226010	2699 GRAND AV	175570	ROANOKE CONCRETE PRODUCTS CO
187	9924226009	3053 GRAND AVE	131390	KIMBERLY TERRACE MHC IL LLC
188	9924226005	2885 GRAND AVE	4780	MARTINSON JAMES E
189	9924226006	3053 GRAND AVE	25630	KIMBERLY TERRACE MHC IL LLC
190	9924226008	3075 GRAND AVE	54380	PMH PROPERTIES
191	9924276007	3136 GRAND AVE	41290	SULLIVAN DANIEL W & MARY M

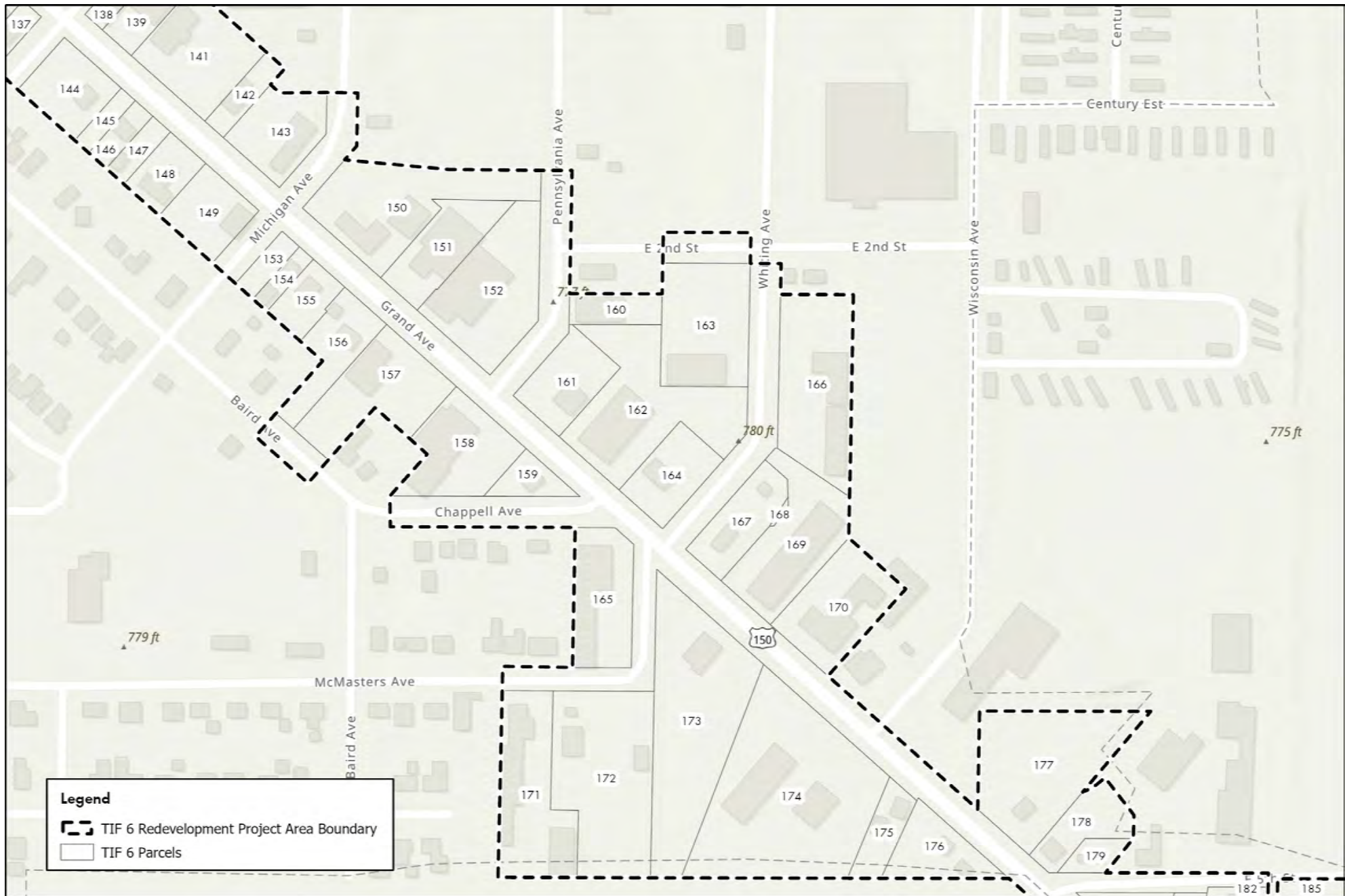
Note: Vacant parcels do not have an assigned Site Address.



Parcel Locator Map (1 of 4)
TIF 6 Redevelopment Project Area
 Galesburg, IL



Parcel Locator Map (2 of 4)
TIF 6 Redevelopment Project Area
 Galesburg, IL



Parcel Locator Map (3 of 4)
TIF 6 Redevelopment Project Area
Galesburg, IL



Parcel Locator Map (4 of 4)
TIF 6 Redevelopment Project Area
 Galesburg, IL

ORDINANCE NO. _____

**ORDINANCE DESIGNATING THE
GRAND AVENUE TIF (TIF 6) REDEVELOPMENT PROJECT AREA**

WHEREAS, the City Council has heretofore in Ordinance No. _____ adopted and approved the Tax Increment Redevelopment Plan and Project for the Grand Avenue TIF (TIF 6) Redevelopment Project Area, with respect to which a public hearing was held on **July 3, 2023**, and it is now necessary and desirable to designate the area referred to in said plan as the Grand Avenue TIF (TIF 6) Redevelopment Project Area;

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALESBURG, ILLINOIS, that the area described in the attached Exhibit A is hereby designated as Grand Avenue TIF (TIF 6) Redevelopment Project Area pursuant to Section 11-74.4.4 of the Tax Increment Allocation Redevelopment Act:

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

Approved this ____ day of _____, 2023, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Peter Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk

Exhibit A

BOUNDARY DESCRIPTION

**Grand Avenue TIF (TIF 6) Redevelopment Project Area
City of Galesburg, Illinois**

PART OF THE WEST 1/2 OF SECTION 13; PART OF THE SOUTHEAST 1/4 OF SECTION 13;
PART OF THE EAST 1/2 OF SECTION 14; AND PART OF THE NORTHEAST 1/4 OF SECTION 24;
ALL OF THE ABOVE BEING IN T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF WHITESBORO STREET AT THE NORTHWEST
CORNER OF LOT 16 IN BLOCK 1 IN FROST'S ADDITION TO THE CITY OF GALESBURG;
THENCE EAST ALONG THE NORTH LINE OF LOTS 16 AND 15 IN BLOCK 1 IN SAID FROST'S ADDITION TO THE
NORTHEAST CORNER OF SAID LOT 15;
THENCE SOUTH ALONG THE EAST LINE OF LOT 15 IN BLOCK 1 IN SAID FROST'S ADDITION TO THE
SOUTHEAST CORNER THEREOF AND TO THE NORTH RIGHT OF WAY LINE OF MULBERRY STREET;
THENCE EAST ALONG THE SOUTH LINE OF LOTS 14 AND 13 IN BLOCK 1 IN SAID FROST'S ADDITION AND
ALONG THE NORTH RIGHT OF WAY LINE OF MULBERRY STREET TO THE SOUTHEAST CORNER OF SAID LOT
13;
THENCE SOUTH TO THE SOUTH RIGHT OF WAY LINE OF MULBERRY STREET AND TO THE NORTHWEST
CORNER OF LOT 1 IN BLOCK 7 IN SAID FROST'S ADDITION;
THENCE SOUTH ALONG THE WEST LINE OF LOT 1 IN BLOCK 7 IN SAID FROST'S ADDITION TO THE
SOUTHWEST CORNER THEREOF;
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND SAID LOT 1 EXTENDED TO THE EAST RIGHT OF
WAY LINE OF LOCUST STREET;
THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF LOCUST STREET TO THE SOUTH RIGHT OF WAY
LINE OF HAYNOR STREET AND TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 7 IN HAYNERS ADDITION
TO GALESBURG;
THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF HAYNOR STREET AND ALONG THE NORTH LINE
OF LOTS 9 AND 8 IN BLOCK 7 IN SAID HAYNERS ADDITION TO THE NORTHEAST CORNER OF SAID LOT 8;
THENCE SOUTH ALONG THE EAST LINE OF LOT 8 IN BLOCK 7 IN SAID HAYNERS ADDITION TO THE
SOUTHWEST CORNER OF LOT 10 IN ERICKSON SUBDIVISION;
THENCE EAST ALONG THE SOUTH LINE OF LOTS 10 AND 9 IN SAID ERICKSON SUBDIVISION TO THE
SOUTHEAST CORNER OF SAID LOT 9;
THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF LOTS 8, 7 AND 6 IN SAID ERICKSON SUBDIVISION TO
THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE SOUTH ALONG THE WEST LINE OF LOTS 4 AND 5 IN SAID ERICKSON SUBDIVISION TO A POINT 3.6
FEET MORE OR LESS SOUTH OF THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 5 IN SAID ERICKSON SUBDIVISION TO
THE SOUTHWEST CORNER OF SAID LOT 5;
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5 IN ERICKSON SUBDIVISION AND THE SOUTH LINE OF
SAID LOT 5 EXTENDED TO THE EAST RIGHT OF WAY LINE OF DIVISION STREET;
THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF DIVISION STREET TO A POINT 42.5 FEET MORE
OR LESS SOUTH OF THE NORTHWEST CORNER OF LOT 10 IN IRA MEEKS SUBDIVISION;
THENCE EAST 150 FEET MORE OR LESS ALONG A LINE 42.5 FEET MORE OR LESS SOUTH OF AND PARALLEL
TO THE NORTH LINE OF LOT 10 IN SAID IRA MEEKS SUBDIVISION TO THE EAST LINE OF SAID LOT 10;

THENCE SOUTH ALONG THE EAST LINE OF LOTS 9 AND 10 IN SAID IRA MEEKS SUBDIVISION TO THE NORTHWESTERLY LINE OF LOT 8 IN IRA MEEKS SUBDIVISION TO THE CITY OF GALESBURG;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOT 8 IN SAID IRA MEEKS SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 8;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 8, 7, 6, 5, 4 AND 3 IN SAID IRA MEEKS SUBDIVISION TO THE WEST LINE OF LOT 5 IN THE SUBDIVISION OF LOT 20 OF A SUBDIVISION OF LOT 1 IN MEEKS SUBDIVISION OF LOT 1 OF A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T11N, R1E;

THENCE SOUTH ALONG THE WEST LINE OF LOTS 5 AND 6 IN SAID SUBDIVISION OF LOT 20 OF A SUBDIVISION OF LOT 1 IN MEEKS SUBDIVISION OF LOT 1 OF A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T11N, R1E TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF LOT 6 IN SAID SUBDIVISION OF LOT 20 OF A SUBDIVISION OF LOT 1 IN MEEKS SUBDIVISION OF LOT 1 OF A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T11N, R1E TO THE SOUTHEAST CORNER THEREOF AND TO THE WEST RIGHT OF WAY LINE OF FARNHAM STREET;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF FARNHAM STREET TO THE NORTH RIGHT OF WAY LINE OF BERRIEN STREET EXTENDED;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF BERRIEN STREET AND BERRIEN STREET EXTENDED TO THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE;

THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 1 IN ROLLER RINK SUBDIVISION TO THE CITY OF GALESBURG AND TO THE SOUTH RIGHT OF WAY LINE OF BERRIEN STREET;

THENCE SOUTH ALONG THE EAST LINE OF LOTS 1 AND 2 IN SAID ROLLER RINK SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE CONTINUING SOUTH ON AN EXTENSION OF THE EAST LINE OF LOTS 1 AND 2 IN SAID ROLLER RINK SUBDIVISION TO THE SOUTH RIGHT OF WAY LINE KNOX STREET;

THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF KNOX STREET TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 8 IN WILLIAMS ADDITION TO THE CITY OF GALESBURG AND TO THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE AND ALONG THE WEST LINE OF LOTS 2, 3, 6 AND 7 IN BLOCK 8 IN SAID WILLIAMS ADDITION TO THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE EAST ALONG THE SOUTH LINE OF LOT 7 IN BLOCK 8 IN SAID WILLIAMS ADDITION TO THE NORTHWEST CORNER OF LOT 10 IN BLOCK 8 IN SAID WILLIAMS ADDITION;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 21, 20, 19, 18, 17, 16, 15 AND 14 IN BLOCK 8 IN SAID WILLIAMS ADDITION TO THE WEST RIGHT OF WAY LINE OF OHIO AVENUE;

THENCE SOUTH 38.82 FEET MORE OR LESS ALONG THE WEST RIGHT OF WAY LINE OF OHIO AVENUE;

THENCE NORTHEASTERLY TO THE NORTH RIGHT OF WAY LINE OF 1ST STREET AND TO THE SOUTHWEST CORNER OF LOT 18 IN BLOCK 6 OF SAID WILLIAMS ADDITION;

THENCE EAST ALONG THE SOUTH LINE OF LOT 18 IN BLOCK 6 IN SAID WILLIAMS ADDITION AND ALONG THE NORTH RIGHT OF WAY LINE OF 1ST STREET TO THE EAST LINE EXTENDED OF LOT 19 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION;

THENCE SOUTH ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOT 19 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE NORTHEASTERLY LINE OF LOT 4 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 4, 5, 6 AND 7 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE NORTHEASTERLY CORNER OF SAID LOT 7;

THENCE SOUTHWESTERLY 46 FEET MORE OR LESS ALONG THE SOUTHEASTERLY LINE OF LOT 7 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE NORTHWESTERLY CORNER OF LOT 8 IN THE PARK SIDE SUBDIVISION;

THENCE SOUTHEASTERLY 27.2 FEET MORE OR LESS ALONG THE NORTHEASTERLY LINE OF LOT 8 IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE NORTHWEST CORNER OF LOT 11 IN THE PARK SIDE SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF LOT 11 AND THE NORTH LINE OF LOT 11 EXTENDED IN THE PARK SIDE SUBDIVISION OF BLOCK 7 OF WILLIAMS ADDITION TO THE EAST RIGHT OF WAY LINE OF MICHIGAN AVENUE;

THENCE SOUTH AND SOUTHWESTERLY ALONG THE EAST RIGHT OF WAY LINE OF MICHIGAN AVENUE TO THE NORTHWEST CORNER OF PARCEL C IN BLOCK 4 IN SAID WILLIAMS ADDITION AS PER PLAT OF SURVEY RECORDED FEBRUARY 15, 2019 AS DOCUMENT NUMBER 1053849 IN BOOK 46, PAGE 3;

THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL C TO THE NORTHEAST CORNER THEREOF;

THENCE CONTINUING EASTERLY ON AN EXTENSION OF THE NORTH LINE OF SAID PARCEL C TO THE EAST RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE AND TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 2 IN SAID WILLIAMS ADDITION;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE TO THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 3 IN SAID WILLIAMS ADDITION;

THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN BLOCK 3 IN SAID WILLIAMS ADDITION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOT 1 IN BLOCK 3 IN SAID WILLIAMS ADDITION TO THE NORTH RIGHT OF WAY LINE OF 2ND STREET AND TO THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 2 IN D.P. WHITING'S ADDITION;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 2ND STREET TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 2 IN SAID D.P. WHITING'S ADDITION;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF WHITING AVENUE TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 3 IN D.P. WHITING'S ADDITION;

THENCE EAST TO THE EAST RIGHT OF WAY LINE OF WHITING AVENUE AND TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 4 IN SAID D.P. WHITING'S ADDITION;

THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF WHITING AVENUE AND ALONG THE WEST LINE OF LOT 1 IN BLOCK 4 IN SAID D.P. WHITING'S ADDITION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN BLOCK 4 IN SAID D.P. WHITING'S ADDITION TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF LOTS 4, 5, 8, 9, 12 AND 13 IN BLOCK 4 IN D.P. WHITING'S ADDITION TO THE NORTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 20, 2013 AS DOCUMENT NUMBER 1012691 AND IDENTIFIED AS PIN 9913452007;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SAID TRACT RECORDED AS DOCUMENT NUMBER 1012691;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID TRACT RECORDED AS DOCUMENT NUMBER 1012691 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED APRIL 15, 2019 AS DOCUMENT NUMBER 1055025 AND IDENTIFIED AS PIN 9913454005;

THENCE NORTH ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN SAID WARRANTY DEED RECORDED APRIL 15, 2019 AS DOCUMENT NUMBER 1055025;

THENCE EAST ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED APRIL 15, 2019 AS DOCUMENT NUMBER 1055025

TO THE NORTHWEST CORNER OF LOT 5 IN PLAT OF SUBDIVISION OF 1959 OF PART OF LOT 1 OF D.P. WHITING'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS;
THENCE SOUTHWESTERLY 225.7 FEET MORE OR LESS ALONG THE WESTERLY LINE OF LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959;
THENCE NORTHEASTERLY 25.0 FEET MORE OR LESS ALONG A LINE DIVIDING LOT 3 AND LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959;
THENCE NORTHEASTERLY 33.0 FEET MORE OR LESS ALONG A LINE DIVIDING LOT 3 AND LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959;
THENCE SOUTHEASTERLY 101.0 FEET MORE OR LESS ALONG A LINE DIVIDING LOT 3 AND LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959;
THENCE SOUTHERLY 50.0 FEET MORE OR LESS ALONG A LINE DIVIDING LOT 3 AND LOT 5 IN SAID PLAT OF SUBDIVISION OF 1959 TO THE NORTHWEST CORNER OF LOT 4 IN PLAT OF SUBDIVISION OF 1959 OF PART OF LOT 1 OF D.P. WHITING'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS;
THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LOT 4 IN SAID PLAT OF SUBDIVISION OF 1959 TO THE SOUTHWEST CORNER OF SAID LOT 4 AND TO THE NORTH RIGHT OF WAY LINE OF 5TH STREET;
THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 5TH STREET TO THE SOUTHEAST CORNER OF LOT 1 IN PLAT OF SUBDIVISION OF 1959 OF PART OF LOT 1 OF D.P. WHITING'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS AND TO THE WEST RIGHT OF WAY LINE OF THE FORMER C.B.&Q. RAILROAD;
THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE FORMER C.B.&Q. RAILROAD TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE;
THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE EAST RIGHT OF WAY LINE OF THE FORMER C.B.&Q. RAILROAD;
THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF THE FORMER C.B.&Q. RAILROAD TO THE NORTHWEST CORNER OF A TRACT OF LAND IN SECTION 24, T11N, R1E OF THE 4TH P.M., AS DESCRIBED IN CORPORATE WARRANTY DEED RECORDED JULY 27, 2017 AS DOCUMENT NUMBER 1042731 AND IDENTIFIED AS PIN 9924226001;
THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 5TH STREET TO A POINT 33 FEET MORE OR LESS NORTH OF THE NORTHWEST CORNER OF LOT 1 IN JEWSBURY SUBDIVISION;

THENCE SOUTH 33 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID JEWSBURY SUBDIVISION;
THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN SAID JEWSBURY SUBDIVISION TO THE NORTHEAST CORNER THEREOF;
THENCE NORTH 33 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 4 IN SUBDIVISION OF 1959 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, T11N, R1E OF THE 4TH P.M., KNOX COUNTY, ILLINOIS;
THENCE EAST ALONG THE NORTH LINE OF LOT 4 IN SAID SUBDIVISION OF 1959 TO THE NORTHEAST CORNER OF SAID LOT 4 (ALSO BEING THE NORTHEAST CORNER OF SECTION 24, T11N, R1E);
THENCE SOUTH ALONG THE EAST LINE OF LOT 4 AND LOT 3 IN SAID SUBDIVISION OF 1959 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE;
THENCE SOUTHERLY TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE AND THE CENTERLINE OF COUNTY HIGHWAY 32 ALSO BEING THE EAST LINE OF SECTION 24, T11N, R1E;
THENCE SOUTH ALONG THE CENTERLINE OF SAID COUNTY HIGHWAY 32 AND ALONG THE EAST LINE OF SAID SECTION 24 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD;

THENCE NORTHWESTERLY 578 FEET MORE OR LESS ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID BNSF RAILROAD;

THENCE NORTH 933 FEET MORE OR LESS TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE NORTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 1 IN SUBDIVISION OF 1959 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, T11N, R1E AND TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND IDENTIFIED AS PIN 9924226005 AND DESCRIBED IN TRUSTEE'S DEED RECORDED OCTOBER 28, 2004 IN DEED BOOK 3183, PAGE 41;

THENCE NORTHEASTERLY TO THE WEST LINE OF LOT 4 IN SUBDIVISION OF 1959 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, T11N, R1E AND TO THE NORTHERLY CORNER OF SAID TRACT DESCRIBED IN TRUSTEE'S DEED RECORDED OCTOBER 28, 2004 IN DEED BOOK 3183, PAGE 41;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF A TRACT OF LAND IDENTIFIED AS PIN 9924226004 AND DESCRIBED IN EXECUTOR'S DEED RECORDED AUGUST 30, 2004 IN DEED BOOK 3162, PAGE 313;

THENCE NORTHWESTERLY ALONG A LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF LOT 2 IN JEWSBURY SUBDIVISION;

THENCE SOUTHWESTERLY 201.12' MORE OR LESS ALONG THE NORTHERLY LINE OF LOT 2 IN SAID JEWSBURY SUBDIVISION;

THENCE SOUTHWESTERLY 90.16 FEET MORE OR LESS ALONG THE NORTHWESTERLY LINE OF LOT 2 IN SAID JEWSBURY SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 EXTENDED TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE NORTHEAST CORNER OF TRACT 3 AS SHOWN ON PLAT OF SURVEY RECORDED MAY 12, 1978 IN PLAT BOOK 20, PAGE 10;

THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 3 TO THE NORTHEAST CORNER OF LOT 1 IN PROGRESS RAIL SUBDIVISION;

THENCE SOUTH AND SOUTHWESTERLY ALONG THE EASTERLY LINE OF LOTS 1 AND 2 IN SAID PROGRESS RAIL SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF LOT 2 IN SAID PROGRESS RAIL SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 783.1 FEET MORE OR LESS ALONG THE WEST LINE OF LOTS 1 AND 2 IN SAID PROGRESS RAIL SUBDIVISION;

THENCE NORTHEASTERLY 195.93 FEET MORE OR LESS ALONG THE NORTHWESTERLY LINE OF LOT 1 IN SAID PROGRESS RAIL SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE NORTHEASTERLY 300 FEET MORE OR LESS ALONG THE WESTERLY LINE OF SAID TRACT 3 AS SHOWN ON PLAT OF SURVEY RECORDED MAY 12, 1978 IN PLAT BOOK 20, PAGE 10 TO THE NORTHWEST CORNER THEREOF AND TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE SOUTHEAST CORNER OF LOT 16 IN D.P. WHITING'S SUBDIVISION;

THENCE WEST ALONG THE SOUTH LINE OF LOT 16 IN SAID D.P. WHITING'S SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 3, 2 AND 1 OF PRINA SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE WEST ALONG THE SOUTH LINE OF OUTLOT 7 IN THE RACE TRACK ADDITION TO THE SOUTHWEST CORNER OF A TRACT OF LAND IDENTIFIED AS PIN 9913383017 AND DESCRIBED IN WARRANTY DEED RECORDED JANUARY 30, 2003 AS DOCUMENT NUMBER 0901282 AND IN BOOK 2895, PAGE 362;

THENCE NORTH 157.8' MORE OR LESS ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 0901282;

THENCE WEST 60' MORE OR LESS ALONG THE WEST LINE OF SAID TRACT OF LAND IDENTIFIED AS PIN 9913383017 AND DESCRIBED IN WARRANTY DEED RECORDED JANUARY 30, 2003 AS DOCUMENT NUMBER 0901282 AND IN BOOK 2895, PAGE 362;

THENCE NORTH ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID TRACT OF LAND IDENTIFIED AS PIN 9913383017 AND DESCRIBED IN WARRANTY DEED RECORDED JANUARY 30, 2003 AS DOCUMENT NUMBER 0901282 AND IN BOOK 2895, PAGE 362 TO THE NORTH RIGHT OF WAY LINE OF MCMASTERS AVENUE;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF MCMASTERS AVENUE TO THE SOUTHWEST CORNER OF LOT 13 IN BLOCK 16 IN BAIRD'S RESUBDIVISION OF BLOCKS 5, 6, 9, 10, 12, 13, 14 AND 15 AND ABUTTING AVENUES IN THE RACE TRACK ADDITION TO THE CITY OF GALESBURG;

THENCE NORTH ALONG THE WEST LINE OF LOTS 13 AND 10 IN BLOCK 16 IN SAID BAIRD'S RESUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 10 AND TO THE SOUTH RIGHT OF WAY LINE OF CHAPPELL AVENUE;

THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CHAPPELL AVENUE TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 16 IN SAID BAIRD'S RESUBDIVISION;

THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF CHAPPELL AVENUE AND TO THE SOUTHEAST CORNER OF LOT 18 IN BLOCK 4 IN THE RACE TRACK ADDITION;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 18 IN BLOCK 4 OF THE RACE TRACK ADDITION TO THE NORTHEAST CORNER OF SAID LOT 18;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 18, 19 AND 20 IN BLOCK 4 IN THE RACE TRACK ADDITION TO THE NORTHWEST CORNER OF SAID LOT 20;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE AND NORTHWESTERLY LINE EXTENDED OF LOT 20 IN BLOCK 4 IN THE RACE TRACK ADDITION TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF BAIRD AVENUE;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF BAIRD AVENUE TO THE NORTHEAST CORNER OF LOT 17 IN BLOCK 6 IN SAID BAIRD'S RESUBDIVISION;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE EXTENDED AND THE NORTHWESTERLY LINE OF LOT 23 IN BLOCK 4 OF THE RACE TRACK ADDITION TO THE NORTHWEST CORNER OF SAID LOT 23;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 24, 25, 26, 27 AND 28 IN BLOCK 4 IN THE RACE TRACK ADDITION TO THE NORTHWEST CORNER OF SAID LOT 28 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF MICHIGAN AVENUE;

THENCE NORTHWESTERLY TO THE NORTHWESTERLY RIGHT OF WAY LINE OF MICHIGAN AVENUE AND TO THE NORTHEAST CORNER OF LOT 12 IN BLOCK 3 IN THE RACE TRACK ADDITION;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22 IN BLOCK 3 OF THE RACE TRACK ADDITION TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF OHIO AVENUE AND TO THE NORTHWEST CORNER OF SAID LOT 22;

THENCE NORTHWESTERLY TO THE NORTHWESTERLY RIGHT OF WAY LINE OF OHIO AVENUE AND THE NORTHEAST CORNER OF LOT 11 IN BLOCK 2 IN THE RACE TRACK ADDITION;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 IN BLOCK 2 OF THE RACE TRACK ADDITION TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF INDIANA AVENUE AND TO THE NORTHWEST CORNER OF SAID LOT 20;

THENCE NORTHWESTERLY TO THE NORTHWESTERLY RIGHT OF WAY LINE OF INDIANA AVENUE AND TO THE NORTHEAST CORNER OF LOT 15 IN BLOCK 1 OF THE RACE TRACK ADDITION;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN THE RACE TRACK ADDITION TO THE NORTHWEST CORNER OF SAID LOT 26;
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE AND NORTHWESTERLY LINE EXTENDED OF LOT 26 IN BLOCK 1 IN THE RACE TRACK ADDITION TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF BAIRD AVENUE AND THE NORTHEAST CORNER OF LOT 30 IN BLOCK 9 IN SAID BAIRD'S RESUBDIVISION;
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 30 AND 29 IN BLOCK 9 IN SAID BAIRD'S RESUBDIVISION TO THE EAST RIGHT OF WAY LINE OF FARNHAM STREET AND THE NORTHWEST CORNER OF SAID LOT 29;
THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF FARNHAM STREET TO THE SOUTHWEST CORNER OF LOT 40 IN BLOCK 9 IN SAID BAIRD'S RESUBDIVISION;
THENCE WEST TO THE WEST RIGHT OF WAY LINE OF FARNHAM STREET AND TO THE NORTHEAST CORNER OF LOT 1 IN JEFF'S SUBDIVISION OF LOTS 1 AND 2 OF BLOCK 6 OF L.E. CONGER'S ADDITION;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CONGER STREET AND THE NORTH LINE OF LOT 1 IN SAID JEFF'S SUBDIVISION TO THE NORTHWEST CORNER THEREOF;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CONGER STREET AND THE NORTH LINE OF LOT 3 IN BLOCK 6 IN L.E. CONGER'S ADDITION TO THE NORTHWEST CORNER THEREOF;
THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 1 IN SAID L.E. CONGER'S ADDITION AND TO THE NORTH RIGHT OF WAY LINE OF CONGER STREET;
THENCE NORTH ALONG THE WEST LINE OF LOTS 10 AND 3 IN BLOCK 1 IN SAID L.E. CONGER'S ADDITION TO THE SOUTH RIGHT OF WAY LINE OF KNOX STREET AND TO THE NORTHWEST CORNER OF SAID LOT 3;
THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF KNOX STREET AND TO THE SOUTHWEST CORNER OF LOT 10 IN J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF KNOX STREET TO THE SOUTHEAST CORNER OF LOT 11 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE NORTH ALONG THE EAST LINE OF LOTS 11 AND 2 TO THE SOUTH RIGHT OF WAY LINE OF BROOKS STREET AND TO THE NORTHEAST CORNER OF SAID LOT 2;
THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF BROOKS STREET TO THE NORTHWEST CORNER OF LOT 6 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF BROOKS STREET AND TO THE SOUTHWEST CORNER OF LOT 37 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE WEST TO THE WEST RIGHT OF WAY LINE OF ELM STREET AND TO THE SOUTHEAST CORNER OF LOT 54 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF ELM STREET TO THE NORTHEAST CORNER OF LOT 55 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE WEST ALONG THE NORTH LINE OF LOT 55 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION TO THE NORTHWEST CORNER THEREOF;
THENCE NORTH ALONG THE EAST LINE OF LOT 47 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION TO THE NORTHEAST CORNER THEREOF;
THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 41, 42 AND 43 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION TO THE NORTHEAST CORNER OF LOT 46 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE WEST TO THE EAST RIGHT OF WAY LINE OF OAK STREET AND THE NORTHWEST CORNER OF LOT 46 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF OAK STREET TO THE SOUTHERLY CORNER OF LOT 45 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;
THENCE NORTHWESTERLY TO THE WEST RIGHT OF WAY LINE OF OAK STREET AND TO THE SOUTHEAST CORNER OF LOT 68 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF OAK STREET TO THE NORTHEAST CORNER OF LOT 70 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE WEST ALONG THE SOUTH LINE OF LOT 80 IN REVENUE PLAT OF 1904, A SUBDIVISION OF LOTS 71 AND 72 OF GRUBBS LOMBARD ADDITION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOT 80 IN SAID REVENUE PLAT OF 1904 TO THE SOUTHEAST CORNER OF LOT 81 IN SAID REVENUE PLAT OF 1904;

THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF LOT 81 IN SAID REVENUE PLAT OF 1904 AND TO THE SOUTHEAST CORNER OF LOT 73 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 73 AND 74 IN SAID J.W. GRUBBS LOMBARD UNIVERSITY ADDITION TO THE EAST RIGHT OF WAY LINE OF LOCUST STREET AND TO THE SOUTHWEST CORNER OF SAID LOT 74;

THENCE WEST TO THE WEST RIGHT OF WAY LINE OF LOCUST STREET;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF LOCUST STREET TO THE NORTHEAST CORNER OF LOT 1 IN HURBURGH'S SUBDIVISION OF LOTS 1, 2, 9 AND 10 IN BLOCK 9 OF FROST'S ADDITION;

THENCE WEST ALONG THE NORTH LINE OF LOT 1 IN SAID HURBURGH'S SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 27 IN SIPE'S SUBDIVISION OF LOTS 5, 8, 9, 18, 20, 21 AND 22 IN BLOCK 8 OF FROST'S ADDITION;

THENCE NORTH ALONG THE EAST LINE OF LOT 27 IN SAID SIPE'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF LOT 27 IN SAID SIPE'S SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 23 IN SAID SIPE'S SUBDIVISION;

THENCE NORTH ALONG THE EAST LINE OF LOT 23 IN SAID SIPE'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF LOT 23 IN SAID SIPE'S SUBDIVISION TO THE EAST LINE OF LOT 22 IN SAID SIPE'S SUBDIVISION;

THENCE NORTH ALONG THE EAST LINE OF LOTS 22 AND 21 IN SAID SIPE'S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 21;

THENCE NORTH TO THE NORTHEAST CORNER OF LOT 17 IN REVENUE PLAT 1906 A RESUBDIVISION OF ORIGINAL LOTS 1, 2, 4 AND A SUBDIVISION OF ORIGINAL LOTS 3, 6 AND 7 ALL IN BLOCK 8 FROST'S ADDITION TO GALESBURG;

THENCE WEST ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 17 IN REVENUE PLAT 1906 A RESUBDIVISION OF ORIGINAL LOTS 1, 2, 4 AND A SUBDIVISION OF ORIGINAL LOTS 3, 6 AND 7 ALL IN BLOCK 8 FROST'S ADDITION TO GALESBURG TO THE WEST RIGHT OF WAY LINE OF WHITESBORO STREET;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF WHITESBORO STREET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE AND TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 5 IN SAID FROST'S ADDITION TO GALESBURG;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 5 IN SAID FROST'S ADDITION;

THENCE SOUTH ALONG THE WEST LINE OF LOT 2 IN BLOCK 5 IN SAID FROST'S ADDITION TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 3, 4, 5 AND 6 IN BLOCK 5 IN SAID FROST'S ADDITION TO THE EAST RIGHT OF WAY LINE OF LOMBARD STREET AND TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE WEST TO THE WEST RIGHT OF WAY LINE OF LOMBARD STREET AND TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 4 IN SAID FROST'S ADDITION;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF LOMBARD STREET TO THE SOUTH RIGHT OF WAY LINE OF MULBERRY STREET AND TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 4 IN SAID FROST'S ADDITION;

THENCE NORTHWESTERLY TO THE NORTH RIGHT OF WAY LINE OF MULBERRY STREET AND TO THE SOUTHEAST CORNER OF LOT 11 IN BLOCK 3 IN SAID FROST'S ADDITION;
THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LOTS 8, 7, 6, 5 AND 4 IN BLOCK 3 IN SAID FROST'S ADDITION TO THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF LOT 4 IN BLOCK 3 IN SAID FROST'S ADDITION TO THE NORTHWEST CORNER THEREOF AND THE SOUTH RIGHT OF WAY LINE OF GRAND AVENUE;
THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE TO A POINT ON THE EXTENSION OF THE NORTHWESTERLY LINE OF LOT 14 IN BLOCK 2 IN SAID FROST'S ADDITION;
THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE EXTENDED AND THE NORTHWESTERLY LINE OF LOT 14 IN BLOCK 2 IN SAID FROST'S ADDITION TO THE NORTHWEST CORNER OF SAID LOT 14;
THENCE WEST ALONG THE SOUTH LINE OF LOTS 26 AND IN REVENUE PLAT OF 1904 A SUBDIVISION OF ORIGINAL LOTS 1, 2, 3, 5, 6, 7, 8, 9 & 12 OF BLOCK 2 FROST'S ADDITION TO GALESBURG;
THENCE NORTH TO THE NORTHWEST CORNER OF LOT 27 IN SAID REVENUE PLAT 1904;
THENCE EAST TO THE NORTHEAST CORNER OF LOT 24 IN SAID REVENUE PLAT 1904;
THENCE SOUTH TO THE SOUTHEAST CORNER OF LOT 24 IN SAID REVENUE PLAT 1904;
THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN CORSEPIUS'S SUBDIVISION OF ORIGINAL LOTS 19, 20, 21 & 22 AND NORTH 2 RODS OF LOT 18 OF BLOCK 2 OF FROST'S ADDITION TO GALESBURG TO THE NORTHEAST CORNER THEREOF AND TO THE WEST RIGHT OF WAY LINE WHITESBORO STREET;
THENCE EAST TO THE EAST RIGHT OF WAY LINE OF WHITESBORO STREET AND TO THE SOUTHWEST CORNER OF LOT 5 IN BLOCK 1 IN SAID FROST'S ADDITION;
THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF WHITESBORO STREET TO THE PLACE OF BEGINNING.

ORDINANCE NO. _____

**ADOPTING TAX INCREMENT FINANCING
FOR THE Grand Avenue TIF (TIF 6) Redevelopment Project Area**

WHEREAS, the City of Galesburg, Illinois desires to adopt tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the "TIF Act".

WHEREAS, the City of Galesburg has adopted a Tax Increment Redevelopment Plan and Project, designated the Grand Avenue TIF (TIF 6) Redevelopment Project Area pursuant to the provisions of the TIF Act, and has otherwise complied with all other conditions precedent required by the TIF Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALESBURG, ILLINOIS, that:

1. Tax increment financing is hereby adopted in respect to the Tax Increment Redevelopment Plan and Project for the Grand Avenue TIF (TIF 6) Redevelopment Project Area (Area) approved and adopted pursuant to Ordinance No. _____ of the City of Galesburg, which said Area was designated pursuant to Ordinance No. _____ and the boundaries thereof being legally described therein.
2. After the total equalized assessed valuation of taxable real property in the Grand Avenue TIF (TIF 6) Redevelopment Project Area exceeds the total initial equalized assessed value of all taxable real property in the Grand Avenue TIF (TIF 6) Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Grand Avenue TIF (TIF 6) Redevelopment Project Area by taxing districts and the rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the TIF Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations issued in respect thereto have been paid shall be divided as follows:
 - a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Grand Avenue TIF (TIF 6) Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

- b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in Grand Avenue TIF (TIF 6) Redevelopment Project Area over and above the initial equalized assessed value of each property in the Grand Avenue TIF (TIF 6) Redevelopment Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund called "the Special Tax Allocation Fund for the Grand Avenue TIF (TIF 6) Redevelopment Project Area" of the City of Galesburg for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.
3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

Approved this ____ day of _____, 2023, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Kelli R. Bennewitz, City Clerk

Peter Schwartzman, Mayor

**COUNCIL LETTER
CITY OF GALESBURG
SEPTEMBER 18, 2023**

AGENDA ITEM: Ordinance annexing properties located at 695 Knox Hwy 10.

SUMMARY RECOMMENDATION: The Interim City Manager and Director of Community Development recommend the City Council approve the ordinance annexing the property located at 695 Knox Hwy 10.

BACKGROUND: On August 3, 2005, Tompkins State Bank entered into a water agreement with the City of Galesburg. The agreement stated the City would provide potable water to the property on the condition the property would be annexed once it became contiguous to the City of Galesburg. The owner has submitted the annexation petition to be accepted by City Council and the next step is for Council to consider an Ordinance annexing the property and adjacent Right-Of-Way. The property at 695 Knox Hwy 10 is approximately 5.22 acres and the adjacent Right-Of-Way is approximately 5.53 acres.

The parcel proposed for annexation is currently zoned B2, Highway Business in the County and the use of the property is for a bank. Per City ordinance, land annexed to the City is automatically placed in the zoning district most closely corresponding to that of the County zoning, which will be B2, General Business District. If the City Council wants to pursue annexation, the Ordinance needs to be approved by the City Council.

BUDGET IMPACT: Annexation into the City of Galesburg will generate property tax revenue.

SUPPORTING DOCUMENTS:

1. Aerial location map
2. Annexation ordinance
3. Exhibit A legal description
4. Exhibit B annexation plat



Annexation



August 29, 2023

ORDINANCE NO. _____

**AN ORDINANCE ANNEXING CERTAIN TERRITORY
TO THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS:**

WHEREAS, a petition, signed by the legal owner or owners of record of all land within the territory hereinafter described, has been filed with the City Clerk of the City of Galesburg, Knox County, Illinois, requesting that said territory be annexed to the City of Galesburg; and

WHEREAS, there are not electors residing within the said territory; and

WHEREAS, the said territory is not within the corporate limits of any municipality but is contiguous to the City of Galesburg; and,

WHEREAS, legal notices regarding the intention of the City to annex said territory have been sent to all public bodies required to receive such notice by State statute; and

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically 65 ILCS 5/7-1-8; and,

WHEREAS, it is in the best interests of the City of Galesburg that said territory be annexed thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS:

SECTION ONE: That the following described territory, as described in EXHIBIT A, attached hereto and indicated on an accurate map of the annexed territory, (which is marked "EXHIBIT B", and is appended to and made a part of this Ordinance) is hereby annexed to the City of Galesburg, Knox County, Illinois.

SECTION TWO: That the City Clerk is hereby directed to record with the Knox County Recorder and to file with the Knox County Clerk a certified copy of this Ordinance, together with the accurate map of the territory annexed appended to said Ordinance.

SECTION THREE: That the City Clerk is hereby directed to record with the Knox County Recorder an affidavit showing that service of legal notice regarding the intention of the City to annex said territory was duly made on all public bodies required to receive notice by State Statute.

SECTION FOUR: That all ordinances or parts of ordinances, in conflict herewith, are to the extent of such conflict hereby repealed.

SECTION FIVE: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Approved this ____ day of _____, 2023, by a roll call vote as follows:

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Kelli R. Bennewitz, City Clerk

Peter Schwartzman, Mayor

EXHIBIT A

LEGAL DESCRIPTION

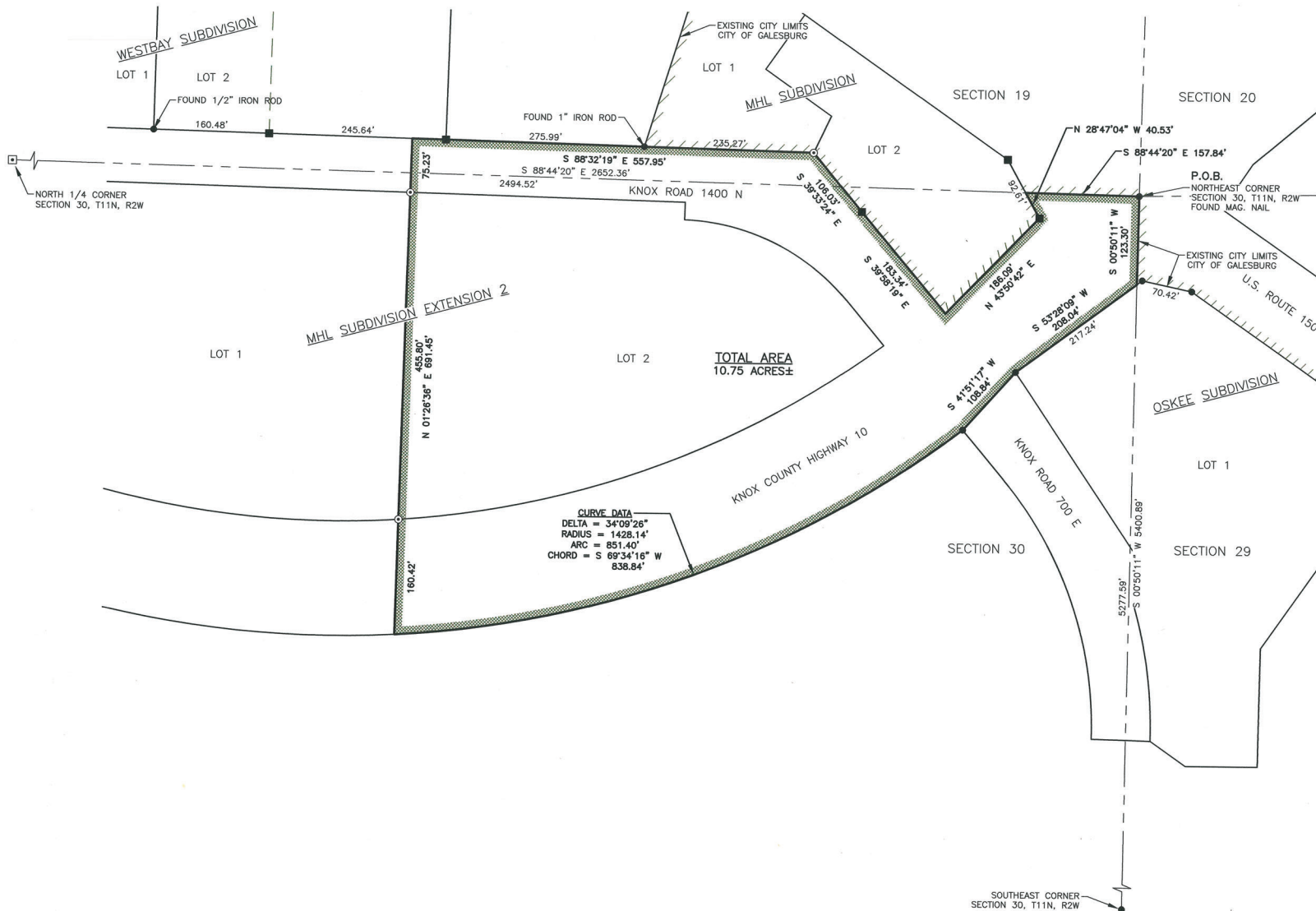
Beginning at the Northeast corner of Section 30; thence South 00°50'11" West 123.30 feet along the East line of Section 30 to the Southerly Right-Of-Way of Knox County Highway 10; thence South 53°28'09" West 208.04 feet along said Right-Of-Way; thence South 41°51'17" West 108.84 feet along said Right-Of-Way to the beginning of a 1428.14 foot radius curve concave Northwesterly whose 838.84 foot chord bears South 69°34'16" West; thence Southwesterly an arc distance of 851.40 feet along said Right-Of-Way to the West line of Lot 2 of MHL Subdivision Extension 2 and that line extended; thence North 01°26'36" East 691.45 feet along the West line of Lot 2 of MHL Subdivision Extension 2 and that line extended to the Northerly Right-Of-Way line of Knox Road 1400 North; thence South 88°32'19" East 557.95 feet along said Right-Of-Way line; thence South 39°33'24" East 106.03 feet along said Right-Of-Way line; thence South 39°58'19" East 183.34 feet along said Right-Of-Way line to the Northerly Right-Of-Way line of Knox County Highway 10; thence North 43°50'42" East 186.09 feet along said Right-Of-Way line to the Southerly Right-Of-Way line of U.S. Route 150; thence North 28°47'04" West 40.53 feet along said Right-Of-Way line to the North line of the Northeast Quarter of Section 30; thence South 88°44'20" East 157.84 feet along the North line of the Northeast Quarter of Section 30 to the point of beginning, said tract contains 10.75 acres, more or less, and being subject to easements, agreements or restrictions of record.

Property Identification Numbers: 10-30-200-009

Commonly known as: 695 Knox Highway10, Galesburg, IL 61401

PLAT OF ANNEXATION

PART OF THE SOUTHEAST QUARTER OF SECTION 19 & PART OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS.



DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 30; THENCE SOUTH 00°50'11" WEST 123.30 FEET ALONG THE EAST LINE OF SECTION 30 TO THE SOUTHERLY RIGHT-OF-WAY OF KNOX COUNTY HIGHWAY 10; THENCE SOUTH 53°28'09" WEST 208.04 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 41°51'17" WEST 108.84 FEET ALONG SAID RIGHT-OF-WAY TO THE BEGINNING OF A 1428.14 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WHOSE 838.84 FOOT CHORD BEARS SOUTH 69°34'16" WEST; THENCE SOUTHWESTERLY AN ARC DISTANCE OF 851.40 FEET ALONG SAID RIGHT-OF-WAY TO THE WEST LINE OF LOT 2 OF MHL SUBDIVISION EXTENSION 2 AND THAT LINE EXTENDED; THENCE NORTH 01°26'36" EAST 691.45 FEET ALONG THE WEST LINE OF LOT 2 OF MHL SUBDIVISION EXTENSION 2 AND THAT LINE EXTENDED TO THE NORTHERLY RIGHT-OF-WAY LINE OF KNOX ROAD 1400 NORTH; THENCE SOUTH 88°32'19" EAST 557.95 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 39°33'24" EAST 106.03 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 39°58'19" EAST 183.34 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF KNOX COUNTY HIGHWAY 10; THENCE NORTH 43°50'42" EAST 186.09 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 150; THENCE NORTH 28°47'04" WEST 40.53 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30; THENCE SOUTH 88°44'20" EAST 157.84 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30 TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 10.75 ACRES, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.

NOTES:

- INDICATES 5/8" IRON ROD UNLESS NOTED OTHERWISE FOUND IN PLACE.
- INDICATES CONCRETE RIGHT-OF-WAY MARKER FOUND IN PLACE.
- INDICATES 5/8" IRON ROD WITH PLASTIC CAP FOUND IN PLACE.
- INDICATES BRASS DISK FOUND IN PLACE.
- BEARINGS AND DISTANCES IN PARENTHESES ARE THOSE OF RECORD; ALL OTHERS ARE FIELD MEASUREMENTS.
- BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202.
- TOTAL SURVEYED AREA IS 10.75 ACRES±.
- DATE OF COMPLETION OF FIELD WORK: 08/09/2023.
- FIELD BOOK: 23-01 PAGE 14.
- PLAT OF MHL SUBDIVISION RECORDED AS DOC. NO. 803469 IN PLAT BOOK 29 PAGE 36.
- PLAT OF MHL SUBDIVISION EXTENSION 2 RECORDED AS DOC. NO. 850723 IN PLAT BOOK 32 PAGE 79.
- PLAT OF OSKEE SUBDIVISION RECORDED AS DOC. NO. 1063547 IN PLAT BOOK 41 PAGE 67.
- PLAT OF SURVEY RECORDED AS DOC. NO. 838480 IN PLAT BOOK 32 PAGE 9.
- PLAT OF WESTBAY SUBDIVISION RECORDED AS DOC. NO. 645615 IN PLAT BOOK 18 PAGE 5.



I DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, OF THE ABOVE DESCRIBED PROPERTY. I FURTHER STATE THAT THE ABOVE DESCRIBED PROPERTY IS NOT SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEMA COMMUNITY PANEL NUMBERS 170950C0295E DATED AUGUST 2, 2011. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

BY: KEVIN J. COOPER DATE: 8/21/23
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3716
LICENSE RENEWAL DATE: 11/30/2024

CLIENT: CITY OF GALESBURG

Bruner, Cooper & Zuck, Inc.		
Civil Engineers • Structural Engineers • Architects • Land Surveyors		
Professional Design Firm LS/ARC/PE/SE Corp. 184-002633-0015		
bcz@bczengineering.com www.bczengineering.com		
188 East Simmons St. Galesburg, Illinois 61401 309.343.9262	308 North 3rd Street Burlington, Iowa 52601 319.332.8022	835 Golden Valley Drive Bettendorf, Iowa 52722 943.350.1868
JOB NO. 2023193		DATE: 08/21/2023
DRAWN: PJM	CHECKED: ERW	APPROVED: KJC

**COUNCIL LETTER
CITY OF GALESBURG
SEPTEMBER 18, 2023**

AGENDA ITEM: Ordinance directing sale of City-owned property.

SUMMARY RECOMMENDATION: The Interim City Manager, Director of Community Development, Code Compliance Supervisor, and Purchasing Agent recommend approval of the ordinance to direct the sale of a City-owned lot as outlined in the attached ordinance.

BACKGROUND: The City has a property located at 905 Maple Ave which could be made available for sale. In order to initiate the possible sale of this property, the attached ordinance must be approved by the City Council. Also attached is a table of information for the property proposed for sale and a sample Request for Bid Document.

The proposed time schedule for the bid process is as follows:

September 18, 2023	first reading of ordinance presented to the City Council authorizing City Administration to proceed with bidding.
October 2, 2023	final reading of ordinance.
October 6, 2023	first notice of sale to be printed in the newspaper.
October 13, 2023	second notice of sale to be printed in the newspaper
October 20, 2023	third (final) notice of sale to be printed in the newspaper.
November 6, 2023	bids would be received and opened during the City Council meeting.
November 8, 2023	bids will be reviewed.

The Request for Bid document must include a Development Plan bid. The purpose of the Development Plan bid is for the City to have more control over the proposed use of the property. The bidder submits detailed information on their plans for the property. A Development Plan bid option offers the City Council the ability to determine the best bid based upon the development proposed and not just the price.

BUDGET IMPACT: Sale of the property would eliminate the need for City maintenance of the properties (i.e. weed mowing), and utility costs; and at the same time place the properties back on the property tax roll. Any proceeds from the sale are deposited in the Property Redevelopment Fund to allow continued funding for future foreclosures.

SUPPORTING DOCUMENTS:

1. Ordinance.
2. Attachment A legal description.
3. Sample request for bid document.
4. Exhibit A table of property.
5. Aerial Photo of property.
6. Purchase Agreement

ORDINANCE NO. _____

WHEREAS, the City of Galesburg, Knox County, Illinois, hereinafter called City, a municipal corporation, owns the real estate described on "Exhibit A", which is attached hereto and incorporated by reference; and

WHEREAS, said real estate is presently unoccupied; and not being used by the City; and

WHEREAS, the City Council of said City has determined that it is not necessary, appropriate or in the best interests of the City that it retain title to the real estate, and that the real estate is not required for the use of the City, or profitable to the City;

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS:

SECTION 1 The statements in the preamble are true in substance and in fact and are incorporated herein as findings by the City Council.

SECTION 2 That the real estate described in "Exhibit A" be offered for sale subject to any conditions and restrictions on its future use which the City may deem necessary and proper.

SECTION 3 That said sale shall be by sealed bids to be opened in the Council Chamber in the City of Galesburg at 6:00 o'clock P.M. on November 6, 2023

SECTION 4 That the notice of the time and place of the opening of said sealed bids shall be published in accordance with the provisions of Ordinance 30.07.

SECTION 5 The City Council may accept any bid by approval of a concurrence of a majority of all Council members then holding office on the City Council. After a bid is deemed to be acceptable, the City must reach out and offer the real estate to the Galesburg Community Unit School District No. 205, pursuant to the Right of First Refusal granted to District 205 dated

September 07, 2022, and as recorded in the Knox County Recorder of Deeds on September 23, 2022, as Document Number 1092430. All terms of the Right of First Refusal shall be followed. If District 205 elects not to purchase the real estate the City may move to finalize the transaction with the successful bidder.

SECTION 6 That the Mayor and City Clerk be, and each hereby is, authorized and directed to execute and attest, respectively, a quit-claim deed conveying said property to the successful bidder upon the acceptance of any bid by a concurrence of a majority of all Council members then holding office on the City Council.

SECTION 7 That this ordinance shall be in full force and effect from and after its passage and approval as required by law.

Approved this ____ day of _____, 20____, by a roll call vote as follows:

Roll Call #: _____

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

Peter Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk

Attachment A

We are selling the southern 6.5 acres of the following property.

Tract A.

Part of Lot 28 in Carr's Addition, Lots 34, 35, and 36 in Griswold and Rowen's Addition, Lots 2, 4, 5, 8, 9, 12 and 16 in Hunt Subdivision, Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, and 38 in D.M. Baylor's Resubdivision, Vacated Mary Street and Vacated Clark Street, All in the Northwest Quarter of Section 10, Township 11 North, Range 1 East of the Fourth Principal Meridian, In the City of Galesburg, Knox County, Illinois.

More Particularly Described as Follows:

Beginning at the Southwest Corner of Lot 28 in Carr's Addition; Thence North 01° 04' 30" East, A Distance of 1134.65 Feet along the East Right-of-Way line of Maple Avenue to the Northwest corner of Lot 2 in Hunt Subdivision; Thence North 89° 58' 52" East, a distance of 381.41 Feet to the Southwest corner of Lot 36 in Griswold and Rowen's Addition; Thence North 00° 57' 50" East, A distance of 198.32 Feet along the East Right-of-Way Line of Clark Street to the Northwest corner of Lot 34 in Griswold and Rowen's Addition; Thence South 89° 59' 37" East, A distance of 162.46 Feet to the Northeast corner of Lot 34 in Griswold and Rowen's Addition; Thence South 01° 03' 47" West, A distance of 1333.29 feet to the Southeast corner of Lot 28 of Carr's Addition; Thence North 89° 58' 41" West, A Distance of 543.75 Along the South line of Lot 28 in Carr's Addition to the point of beginning, Said Tract contains 14.90 acres more or less, and being subject to Easements, Agreements or Restrictions of Record.

Commonly known as: 905 Maple Ave

Parcel Number: 9910126030



Purchasing Department

Tifani Miller, Purchasing Agent
55 West Tompkins Street
Galesburg, Illinois 61401
tmiller@ci.galesburg.il.us
309-345-3678

INVITATION FOR BIDS

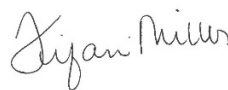
For the Purchase of
City-Owned Property 905 Maple Ave

Instructions to Bidders

1. An advertisement requesting bids for sale of a portion of city owned property, 905 Maple Avenue, was published in the Galesburg Register-Mail on October 6, 2023, October 13, 2023 and October 20, 2023. As stated in such notice, bids will be received until 5:00 p.m. local time, November 6, 2023. Also on November 6, 2023, sealed bids will be publicly opened and read aloud in the City Council Chambers of the Galesburg City Hall, located at 55 West Tompkins Street during the regular scheduled council meeting commencing at 6:00 p.m.
2. The person, firm or corporation making a bid shall submit it in a sealed envelope to the Purchasing Agent's office on or before the hour and the day stated above. The words "Bids for Purchase of 905 Maple Ave" shall appear on the outside of the sealed envelope.
3. All bidders shall insert the bid amount and supply all the information as indicated on the Request for Bids documents.
4. The City shall have the right to request additional information on any project bids prior to award. Refusal to supply additional information may lead to rejection of any bid submitted.
5. Bidders shall submit a Development Plan bid. A high bid does not guarantee award of the city-owned property to the bidder. Preference may be given to a project that will provide future tax revenue to the City.
6. Each bidder shall affirm that no official or employee of the City of Galesburg is directly or indirectly interested in this bid for any reason of personal gain.

7. The City of Galesburg reserves the right to accept or to reject any or all bids and to waive any technicalities or informalities in the bidding. Any bid submitted will be binding for 90 calendar days after the time fixed for the acceptance of the bids. The City Council may reject a bid based upon the bidder's prior experience with maintaining property they own or reside in the City of Galesburg.
8. Prior to awarding the bid for said property located at 905 Maple Ave, the City of Galesburg must provide the Galesburg Community Unit School District No 205 the Right of First Refusal; such right will remain in effect for thirty (30) days from written notice of the offer to the School District.
9. The successful bidder is prohibited from assigning, transferring, conveying, subletting or otherwise disposing of the contract to be signed or its rights, title or interest therein or its power to execute such agreement to any other person, company or corporation without the previous consent and approval in writing by the City of Galesburg.
10. The City of Galesburg reserves the right to amend the request for bid prior to bid acceptance. All amendments will be sent out in written form to those individuals or groups who have obtained a bidder's packet from the City of Galesburg.
11. Payment in full shall be submitted at the time of the real estate closing.
12. These instructions are to be considered an integral part of any bid.
13. ALL BIDDERS SHALL PAY SPECIAL ATTENTION TO SECTION Q IN THE SPECIFICATIONS REGARDING PRICING OF THE PROPERTIES

Dated: October 6, 2023



Tifani Miller
Purchasing Agent

CITY OF GALESBURG, ILLINOIS
SPECIFICATIONS
FOR
REQUEST FOR BIDS FOR THE
PURCHASE AND REDEVELOPMENT OF CITY-OWNED PROPERTY

A. Request For Bids

The City of Galesburg is seeking Request for Bids for the redevelopment of one (1) city-owned lot. This lot is located at 905 Maple Ave; the site of the former Churchill Jr. High School. The Request for Bids shall be submitted to the Purchasing Agent's office at City Hall, 55 West Tompkins Street, no later than 5:00 p.m., local time, November 6, 2023.

B. Property Information

Exhibit A provides the following property information for the City-owned tract being offered for sale:

1. Tract number for bidding purposes.
 2. General address/location description.
 3. Property tax identification number (parcel number).
 4. Legal description.
 5. Approximate size of the lot.
 6. Current zoning of the lot.
 7. Demolition cost to the City.
 8. Last full value placed on property by City Assessor.
 9. Date last full value placed by City Assessor.
- Also attached are aerial photographs showing the general locations of the properties.

C. Zoning

It is the responsibility of the bidder to verify that the project being proposed is allowed under the City's Development Ordinance. A copy of the Development Ordinance is available in the City Clerk's Office or can be accessed on the internet at https://codelibrary.amlegal.com/codes/galesburg/latest/galesburg_il/0-0-0-7268

D. Utilities

It is the responsibility of the successful bidder to arrange for any required new installation or relocation of utility services. The City of Galesburg will not participate in any utility costs attributed to any proposed development.

The successful bidder shall be responsible for the payment of any utility costs from the time of transfer of property. The successful bidder shall be responsible for coordinating

with each utility company to obtain proper utilities.

E. Transportation

The successful bidder shall be responsible for providing and maintaining adequate vehicular access from a project to an adjacent street. Proposed access to a City right-of-way shall be located in such a manner so as to be acceptable to the City. Furthermore, adequate off-street parking in accordance with the requirements of the Development Ordinance shall be the responsibility of the successful bidder.

F. Property/Liability Insurance

The City of Galesburg will not provide insurance of any type for property after transfer to the developer. It will be the responsibility of the successful bidder to provide insurance in the types and amounts which they feel are adequate.

G. Maintenance

At the time of transfer of property, the successful bidder will accept in full all maintenance responsibilities for the property obtained.

H. City Services

The City will provide services in the same manner and amounts as other locations receive within the City.

I. Existing Condition of Property

The City of Galesburg does not make any guarantees regarding the condition of the property. The successful bidder shall accept the property in its existing condition at the time of transfer of the property.

J. Right To Inspection

The bidder has the right to inspect the available property. Please contact Eric Heiden, Code Compliance Supervisor, Community Development Department, at (309) 345-3634, regarding questions concerning the property or bid specifications.

K. City Codes

All new development shall be in compliance with the City Codes. Construction of new facilities shall be designed and built in accordance with the City's Building and Fire Codes and Federal and State handicapped accessibility requirements in effect at the time when work is performed. Depending upon the type and size of development, a site plan and a drainage plan designed in accordance with the Development Ordinance regulations may

need to be submitted.

L. Property Taxes

The bidder shall be responsible for the property taxes.

M. Submittal of Bid

The bidder shall submit a Development Plan bid.

DEVELOPMENT PLAN BID:

When the bidder submits a Development Plan, the bidder must provide a description of the proposed project and include at a minimum the following information:

1. A narrative description of the proposed development. This shall include the type(s) of activities proposed for development, proposed locations of use in each structure, parking arrangements, anticipated site improvements and any special features of the proposed development.
2. An estimated cost breakdown for the project.
3. Evidence of developer's financial capacity to both start and complete the project, including anticipated sources for both construction and permanent financing (i.e. equity, loans, etc.).
4. An estimated time schedule for the project.
5. Anticipated employment of the project (i.e. number of jobs retained, number of jobs created, permanent and construction jobs, full-time and part-time).
6. Special conditions, if any, which the bidder desires for the project. Examples include rezoning, conditional use permit, waivers for construction over easements, or vacation of right-of-way.
7. A site plan of the proposed development indicating uses, site layout, proposed improvements, etc.
8. Signed Bid Form (included in the bid packet)
9. Signed Disclosure of Ownership Interests form (included in the bid packet). **This form must be notarized.**

N. Amendments to Bids

Substantial amendments or revisions to the proposed project may be made by the developer only upon approval by a majority of the City Council of the City of Galesburg.

O. Addenda To Request For Bids

Any changes to this request for bids shall be in written form as an addendum. Respondents shall acknowledge the receipt of each addendum, if any, on their respective Bid Form.

P. Non-Discrimination

All bidders are advised to acquaint themselves with the provisions of applicable Federal and State laws which prohibit the discrimination by reason of sex, race, religion, color or national origin. The successful bidder shall be expected to conduct its operation in accordance with these Federal and State laws regarding discrimination.

Q. City Council Expectations

In the past, City Council members have indicated that the bids offered for properties being sold should allow the City to recoup costs which the City has in the properties as indicated in Exhibit A. However, this does not prohibit a bidder from submitting a bid with a lower value for the City Council's consideration.

R. Closing and Title Insurance

The successful bidder shall pay all costs associated with the transfer of the property (e.g. recording of deed). The City will not provide title insurance for the lots. If title insurance is desired, it shall be the bidder's responsibility to obtain and pay for title insurance.

S. Transfer of Title

Once the successful bidder has been notified via a letter of the City Council's approval of the bid, the successful bidder shall have forty-five (45) calendar days to submit payment through a cashier's check. If the successful bidder fails to provide proper payment within this time frame, the City shall have the right to withdraw its approval of the bid.

T. Property Dimensions

The portion of the property for sale extends approximately 15' from the northern most portion of the building to the north, and extending south to the south property line.

This page left intentionally blank.

CITY OF GALESBURG, ILLINOIS

BID FORM

DEVELOPMENT PLAN BID

Purchase of City-owned Property

NAME OF BIDDER: _____

BIDDER'S ADDRESS: _____

TELEPHONE NUMBER: _____ DATE OF BID: _____

E-MAIL ADDRESS: _____

The Bidder above mentioned declares and certifies:

- First - That no officer, employee or person whose salary is payable in whole or in part from the City of Galesburg is directly or indirectly interested in this bid or in any portion of the profits thereof.
- Second - That this bid is made without any previous understanding, agreement or connection with any other person, firm or corporation making a bid for the same purpose; and, is in all respects, fair and without collusion or fraud.
- Third - That said bidder has carefully examined the Instructions of Bidders and the Specifications, and will if successful in this bid, comply with all Instructions and Specifications and within the time stated.
- Fourth - That the said bidder declares that this bid for the City-owned properties, as described in the Specifications, and which meets the requirements as set forth in the Instructions to Bidders and the Specifications aforementioned is:

(A) Bid price for 905 Maple Ave: \$_____

(B) Proposed use for property: _____

(A Development Plan covering items in Item M of specifications must be attached on a separate piece of paper. Also, attach signed and notarized Disclosure of Ownership Interests Form.)

Person, Firm or Corporation

By: _____
Authorized Signature and Title

Note: Provide certified copy of the Board resolution, if applicable, or other action which is required to authorize submittal of this bid.

-

STATE OF ILLINOIS)

) SS.

COUNTY OF KNOX)

The undersigned, having duly sworn, states that he (she) is authorized to make this affidavit in behalf of the bidder, that the information disclosed in this economic disclosure statement is true and complete to the best of his (her) knowledge, and that the bidder has withheld no disclosure as to economic interest in the undertaking for which this application is made nor reserved any information, data or plan as to the intended use or purpose for which it seeks action by the City Council.

Subscribed to before me this _____ day

of _____, A.D. 20_____.

This page left intentionally blank.

Attachment A

We are selling the southern 6.5 acres of the following property.

Tract A.

Part of Lot 28 in Carr's Addition, Lots 34, 35, and 36 in Griswold and Rowen's Addition, Lots 2, 4, 5, 8, 9, 12 and 16 in Hunt Subdivision, Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, and 38 in D.M. Baylor's Resubdivision, Vacated Mary Street and Vacated Clark Street, All in the Northwest Quarter of Section 10, Township 11 North, Range 1 East of the Fourth Principal Meridian, In the City of Galesburg, Knox County, Illinois.

More Particularly Described as Follows:

Beginning at the Southwest Corner of Lot 28 in Carr's Addition; Thence North 01° 04' 30" East, A Distance of 1134.65 Feet along the East Right-of-Way line of Maple Avenue to the Northwest corner of Lot 2 in Hunt Subdivision; Thence North 89° 58' 52" East, a distance of 381.41 Feet to the Southwest corner of Lot 36 in Griswold and Rowen's Addition; Thence North 00° 57' 50" East, A distance of 198.32 Feet along the East Right-of-Way Line of Clark Street to the Northwest corner of Lot 34 in Griswold and Rowen's Addition; Thence South 89° 59' 37" East, A distance of 162.46 Feet to the Northeast corner of Lot 34 in Griswold and Rowen's Addition; Thence South 01° 03' 47" West, A distance of 1333.29 feet to the Southeast corner of Lot 28 of Carr's Addition; Thence North 89° 58' 41" West, A Distance of 543.75 Along the South line of Lot 28 in Carr's Addition to the point of beginning, Said Tract contains 14.90 acres more or less, and being subject to Easements, Agreements or Restrictions of Record.

Commonly known as: 905 Maple Ave

Parcel Number: 9910126030

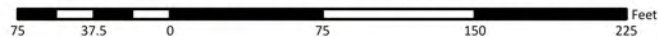


Community Development Department

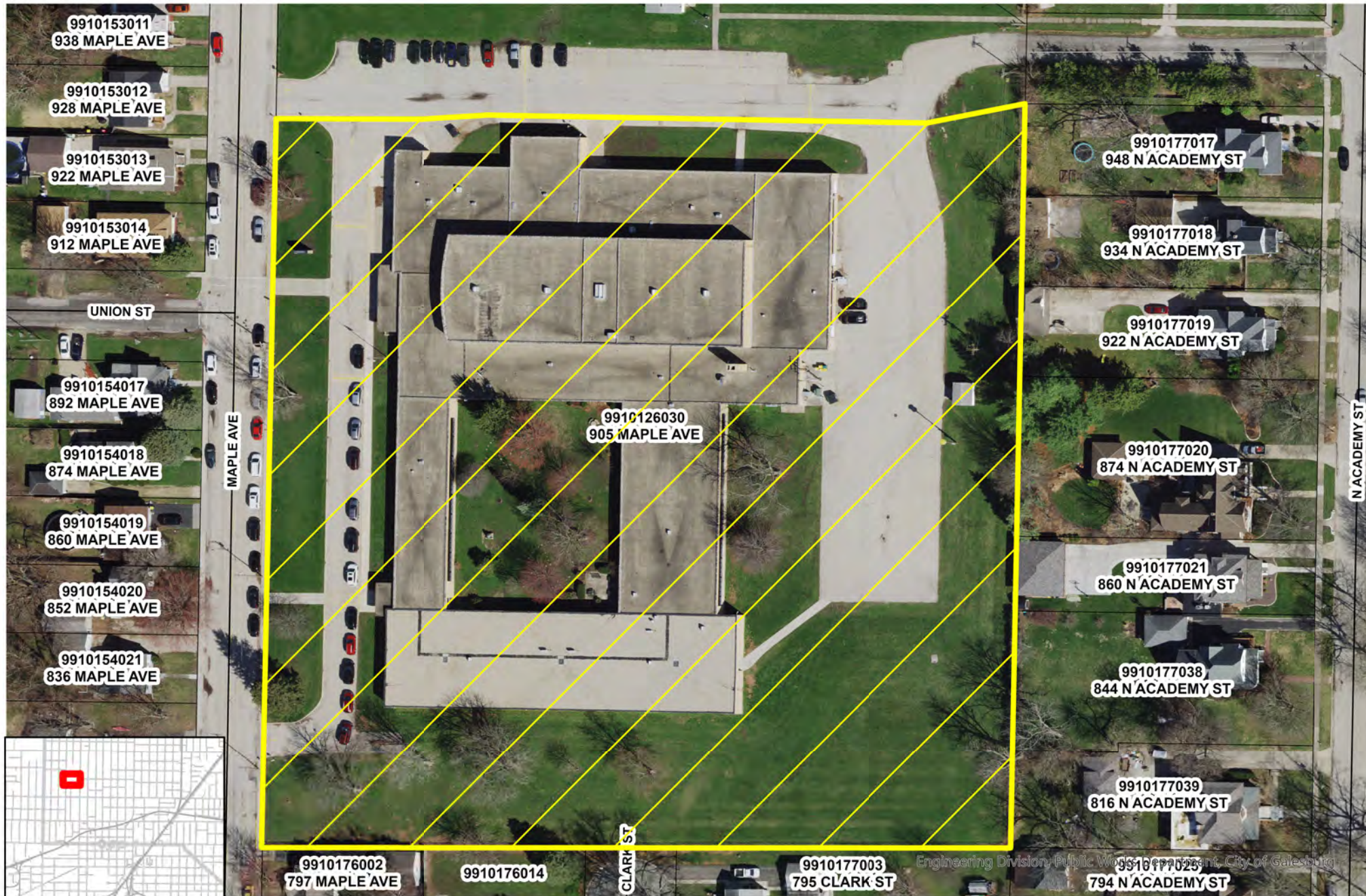
Community Development Department

905 Maple Ave

Approximate area of southern portion of lot offered for sale



[Back to Agenda](#)



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

September 13, 2023

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT, entered into pursuant to the Local Government Property Transfer Act, 50 ILCS 605/1, *et seq.*, on July 1, 2022, between the Board of Education of Galesburg Community Unit School District No. 205, Galesburg, Illinois, (hereinafter "School District" or "Seller"), and Illinois public school district, and the City Council of the City of Galesburg, a unit of local government (hereinafter "City" or "Buyer");

WITNESSETH:

WHEREAS, School District is the owner of a tract of real estate, generally described as "905 Maple Avenue," Knox County PIN No. 99-10-126-030 (hereinafter "said real estate") (legal description on District's title to govern); and

WHEREAS, the Board of Education of the School District has determined that said real estate is unnecessary for the uses of the School District, and the Board of Education is willing to transfer the same to the City, and has adopted a Resolution to that effect; and

WHEREAS, the City desires to acquire said real estate, and has adopted an Ordinance declaring that it is necessary or convenient for it to use, occupy or improve the District's real estate in the making of a public improvement or for a public purpose; and

WHEREAS, the School District is authorized by the Local Governmental Property Transfer Act 50 ILCS 605/1 *et seq.*, to convey real estate to the City without using the public sale provisions of the School Code; and

WHEREAS, the parties have agreed upon mutually agreeable terms and conditions relating to the transfer of said real estate, and the parties wish to reflect their agreement in writing;

NOW, THEREFORE, in consideration of the premises, which are hereby incorporated hereinafter by reference, and the agreements, covenants and conditions hereinafter set forth, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. **Incorporation of Recitals.** The parties hereby find that all of the recitals contained in the preambles to this Agreement are full, true and correct and do incorporate them into this Agreement by this reference.

2. **Mutual Covenants.** The School District does hereby agree to transfer and convey to the City the above-described real estate, together with all improvements thereon and the appurtenances and fixtures thereto belonging upon the terms set forth in this Agreement.

3. **Transfer of Title.** Transfer of title shall be by recordable Quit Claim Deed, sufficient in form to convey said real estate to the City.

4. **Purchase Price.** Buyer hereby agrees to pay to Seller for the said real estate the total purchase price of One and no/100 Dollars (\$ 1 .00), payable as follows, to-wit:

Earnest deposit, receipt of which is
hereby acknowledged by Seller
at the time this Contract is signed.....\$waived

b) Balance to be paid to Seller at closing
in cash, or by cashier's check or other
form of payment acceptable to Seller\$ 1 .00

TOTAL\$ 1 .00

5. **Condition of Premises.** The City has inspected the said real estate and the improvements located thereon, and accepts the same in their present "As Is" condition. **THE SCHOOL DISTRICT DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF FITNESS FOR PURPOSE AND HABITABILITY, AND SELLS THE REAL ESTATE AND IMPROVEMENTS IN "AS IS" CONDITION.**

6. **Fixtures and Personal Property.** (a) The following fixtures and/or property located upon said real estate are NOT included in this Agreement and may be removed by School District prior to the closing of this transaction, to-wit:

(b) The following items of personal property are included in this Agreement and shall remain upon said real estate in their "As Is" condition, to-wit:

7. **Evidence of Title.** (a) The City, at its sole cost, may acquire a Title Insurance Commitment and Policy, issued by a title insurance company regularly doing business in Knox County, Illinois, for said real estate, insuring merchantable title to said real estate in the City. The Commitment and Policy shall be in an amount deemed appropriate by the City.

(b) Permissible exceptions to title shall include only the lien of current general taxes; easements, apparent or of record which do not interfere with quiet enjoyment or the present use of the real estate; zoning laws and building improvements, if any; covenants and restrictions of record which are not violated by the present use of the real estate or the

transferee's intended use; rights of the public, the State, the County, and the City in and to any part of the real estate, used or dedicated for roads or highways; rights of underground pipes; rights of any drainage district of which the property is part to assess the property from time to time; mineral resources, metals, ores, sand, gravel, rock and aggregate previously conveyed or leased; existing mortgages, if any, which shall be removed by the transferor at or prior to closing; and other standard exceptions customarily included in title insurance policies issued in the county within which the real estate is located.

(c) The City shall point out in writing, within a reasonable time after receipt of the evidence of title, and prior to closing, any objection it may have thereto, and unless so pointed out, the evidence of title shall be presumed conclusively to be accepted. The School District shall have a reasonable time to cure any objection interfering with or impairing the merchantability of the title to said real estate; but if it is unable to cure any such objection and the City, at its sole expense, is unable to procure a title policy insuring over the same, then the City shall have the option of terminating this Agreement, or accepting the real estate with knowledge of the existence of such exception and without any compensation with respect thereto from the School District.

8. **Possession and Closing.** Unless otherwise agreed between the parties, the School District shall deliver its Quit Claim Deed, transfer fee and possession of said real estate to the City concurrently with the closing of this transaction, which shall be held on or before July 1, 2022, or at such other time and place as the parties hereto mutually agree.

9. **Taxes and Assessments.** The parties acknowledge that the School District is exempt, pursuant to Section 15/40 of the Illinois Revenue Code, 35 ILCS 200/15-40, from

paying real estate taxes. If real estate taxes are assessed for periods after the date of closing, the same shall be assumed and paid by the City to the extent it is subject to real estate taxes.

10. **Underground Storage Tank.** The School District warrants that to the best of its knowledge, information and belief, there are no underground storage tanks of any kind located upon the real estate.

11. **Termite Inspection.** The Buyer waives any requirement that the School District provide it with an inspection of said property for termites or any other wood destroying insects or pests and waives any claim that it might have for pest infestation or structural or functional damage due to infestation.

12. **Notices.** All communications and notices required by this agreement to be served upon either party shall be made in writing and shall be delivered or sent by United States Mail, certified postage prepaid, to the following addresses:

To the School District:

Dr. John Asplund, Supt
Galesburg Community Unit School
District No. 205

To the City:

With copies mailed to:

Luke M. Feeney
Miller, Tracy, Braun, Funk &
& Miller, Ltd.
P.O. Box 80
Monticello, IL 61856

Any notice required by this agreement to be served upon either party shall be effective when actually received by the party upon which service is to be made or when mailed by certified mail, return receipt requested to such party.

13. **Time Of The Essence.** Time for performance of the obligations of the parties is of the essence of this Agreement.

14. **Succession of Obligations.** All terms of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective agents, representatives, officers, assigns, successors and transferees. All warranties and agreements contained herein shall survive closing and remain binding on the parties.

15. **Counterparts.** This Agreement may be executed in counterparts, and any party hereto may sign any counterpart. This Agreement shall be effective when each party hereto has signed a counterpart, and a set of counterparts bearing the signature of each party hereto shall constitute the Agreement as fully as if all of the parties shall have signed a single document.

16. **Right of First Refusal.** At closing, City shall grant to District a Right of First Refusal, substantially similar in form to Exhibit A attached hereto and incorporated herein by reference.

This space intentionally blank

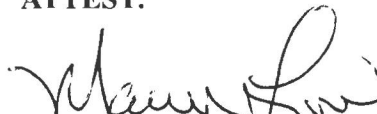
IN WITNESS WHEREOF, the parties have executed this Agreement the day and year appearing opposite their signatures below.

**GALESBURG COMMUNITY UNIT
SCHOOL DISTRICT NO. 205**

Date: 8.31.2022

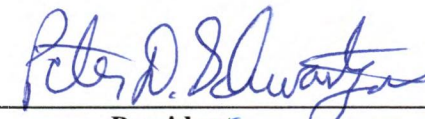
By: 
President, Board of Education

ATTEST:

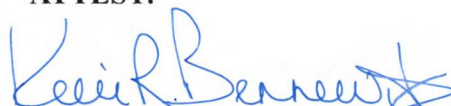

Secretary, Board of Education

**CITY COUNCIL,
CITY OF GALESBURG,
KNOX COUNTY, ILLINOIS**

Date: 9-7-2022

By: 
President Mayor

ATTEST:


Secretary city clerk

**COUNCIL LETTER
CITY OF GALESBURG
SEPTEMBER 18, 2023**

AGENDA ITEM: Ordinance amending Chapter 30 of the Galesburg Municipal Code regarding the attendance of members of the City Council or other City Commissions via electronic means.

SUMMARY RECOMMENDATION: The Interim City Manager and City Clerk recommend approval of an ordinance amending Chapter 30 of the Galesburg Municipal Code to allow members of the City Council and Commissions to attend open or closed meetings remotely via electronic means.

BACKGROUND: The attached ordinance provides for a member of the City Council, or of any Commission of the City, to attend and participate in any open or closed meeting of the public body via electronic means, provided that such attendance is in compliance with the stipulations of this ordinance and any other applicable laws.

Remote attendance shall only be permitted if the member meets the statutory conditions of Illinois' Open Meetings Act, the requirements of the approved policy, and the majority of the members of the public body physically present vote to approve remote attendance. The statutory exemptions, which allow for remote attendance are limited to personal illness or disability; employment purposes or the business of the public body; or family or other emergency. A quorum must be established by members physically present at any meeting before it can be considered whether to allow remote participation by a City Council member, and only one City Council member shall be allowed to attend a meeting remotely at one time.

The frequency of remote participation is also capped, and no member shall be approved to attend a meeting remotely more than four times per calendar year. The member participating remotely shall be permitted to participate in the same capacity as those members physically present and is subject to all general meeting guidelines and procedures.

BUDGET IMPACT: This ordinance will have no impact on the budget.

SUPPORTING DOCUMENTS:

1. Ordinance

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 30 OF THE GALESBURG CITY CODE REGARDING
REMOTE ATTENDANCE AT MEETINGS**

WHEREAS, the City of Galesburg is an Illinois home rule municipal corporation organized and operating pursuant to Article VII of the Illinois constitution of 1970; and

WHEREAS, the City has adopted rules and procedures related to City Council meetings, as well as meetings of commissions, committees, and boards of the City; and

WHEREAS, the Mayor and City Council desire to update and revise the City Code to allow members to attend open or closed meetings of the public body via electronic means;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALESBURG, ILLINOIS, AS FOLLOWS:

SECTION ONE: The foregoing recitals are hereby incorporated into this Ordinance as is fully set forth herein.

SECTION TWO: Section 30.08 of the Galesburg City Code is created, and shall hereafter read as follows:

30.08 REMOTE ATTENDANCE

- A. It is the policy of the City of Galesburg that a member of any public body associated with this unit of government which is subject to the provisions of the Open Meetings Act may attend and participate in any open or closed meeting of that public body from a remote location via telephone, video, or internet connection, provided that such attendance and participation is in compliance with this policy and any other applicable laws, including Illinois' Open Meetings Act, and is logistically feasible for the public body's meeting which the member wishes to attend remotely.
- B. Remote attendance opportunities shall be only if the member meets the statutory conditions of Illinois' Open Meetings Act, the requirements of this policy, and the majority of the members of the public body physically present vote to approve remote attendance.
 - a. No later than 48 hours prior to the meeting, unless advance notice is impractical, notify the City Clerk, or recording secretary of the public body that the member is requesting remote attendance; and
 - b. The member must specify which statutory exception for remote attendance

applies for the member to attend remotely. The valid statutory exceptions are:

- i. Personal illness or disability;
 - ii. Employment purposes or the business of the public body; or
 - iii. A family or other emergency.
- C. For remote participation to be approved, a quorum of the public body must be physically present. The member not physically present cannot be counted for quorum purposes.
- D. After roll call, but prior to proceeding to other business, a vote of the public body shall be taken on whether to allow the member to participate remotely for the meeting. All members physically present are permitted to vote on whether remote participation will be allowed.
- E. A quorum must be established by members physically present at any meeting before it can be considered whether to allow a member to participate in the meeting remotely.
- F. A vote of a majority of a quorum shall be necessary to decide the issue.
- G. For the meeting to continue, there shall always need to be a quorum physically present.
- H. Limitations on Remote Participation:
 - a. For a member to participate remotely, the member must meet the requirements of Illinois' Open Meetings Act and this policy.
 - b. Only one member from a public body shall be allowed to attend a meeting remotely at any one time. No public body shall approve remote attendance for two or more members simultaneously.
 - c. No member shall be approved to attend a meeting remotely more than four times per calendar year.
- I. Rights of Remote Participants:
 - a. The member participating remotely shall be considered an offsite participant and counted present by means of video or audio conference for the meeting if the member is allowed to participate. The meeting minutes of the public body shall also reflect and state specifically whether each member is physically present, present by video, or present by audio means.
 - b. The member participating remotely shall be permitted to participate in the same capacity as those members physically present and is subject to all general meeting guidelines and procedures previously adopted and adhered to by the

public body. The remote member shall be heard, considered, and counted as to any vote taken. The name of any remote member shall be called during any vote taken, and the remote member's vote counted and recounted and placed in the minutes for the corresponding meeting. A member participating remotely may leave a meeting and return as in the case of any member; however, the remote participant must announce when the remote participant leaves and returns to the meeting.

- c. Any member approved to participate remotely shall be allowed to participate in any closed meeting the member would be entitled to participate in if the member were physically present. The same rights and limitations apply to closed meetings as open meetings, except that no votes shall be taken in closed meetings. If a member who has not been approved for remote participation wishes to remotely participate in a closed session meeting, the prerequisites for approval must be satisfied and a vote for the allowance of remote participation taken in open session.

J. Costs of Remote Participation:

- a. Any cost associated with remote participation incurred by the member must be submitted to the public body via valid receipt and approved by the public body for reimbursement, or if the public body does not have the power to approve reimbursement, by the unit of government responsible for approval of the reimbursement; and
- b. No per diem nor mileage will be paid to any member of a public body for any meeting the member participated in remotely.

K. Disaster Declarations:

- a. Nothing herein shall limit the ability of the public body to meet electronically, as permitted by 5 ILCS 120/7(e).

L. Open Meetings:

- a. Should Illinois' Open Meetings Act come into conflict with any of the provisions herein, Illinois' Open Meetings Act shall govern.

SECTION THREE: All ordinances or parts of ordinances, in conflict with this ordinance are, to the extent of such conflict, hereby repealed.

SECTION FOUR: This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Approved this _____ day of _____ 2023, by a roll call vote as follows:

Roll Call #: _____

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

Peter D. Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk

**COUNCIL LETTER
CITY OF GALESBURG
OCTOBER 2, 2023**

AGENDA ITEM: A resolution declaring the month of October as Respect Life Month.

SUMMARY RECOMMENDATION: This resolution is presented for Council consideration.

BACKGROUND: Knox County Right to Life has requested this resolution, as well as approval to fly the Respect Life flag at City Hall during the month of October.

BUDGET IMPACT: None

SUPPORTING DOCUMENTS:

1. Resolution

RESOLUTION NO. _____

WHEREAS, the Mayor and Council of the City of Galesburg wish to adopt a written resolution recognizing October as Respect Life Month; and

WHEREAS, since 1973, the month of October has been set aside as a time to focus on the protection of human life; and

WHEREAS, the recognition of the Respect Life Month raises awareness and provides an opportunity to become educated, engage in dialogue and build understanding; and

WHEREAS, by recognizing the rights of every individual, we enhance and strengthen the value of life throughout our society; and

WHEREAS, this recognition encourages persons to support vulnerable mothers in friendship, and compassion for both them and their preborn children. It provides an opportunity to confront the fundamental challenges that may lead an expectant mother to believe she is unable to welcome her preborn child.

NOW, THEREFORE, BE IT RESOLVED, by the Galesburg City Council on this 2nd day of October, 2023, that the Council recognizes the month of October 2023 as “Respect for Life” month. The Respect for Life flag will be flown during the month of October 2023 at City Hall.

Approved this _____ day of _____, 2023, by a roll call vote as follows:

Roll Call #: _____

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

Peter D. Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk

**COUNCIL LETTER
CITY OF GALESBURG
OCTOBER 2, 2023**

AGENDA ITEM: Resolution to amend the Economic Development incentives policy.

SUMMARY RECOMMENDATION: The Interim City Manager and Director of Community Development recommend approval.

BACKGROUND: In 2019, the City Council approved Resolution 19-19 establishing an Economic Development incentives policy. One of the incentives included a Downtown Gap Loan that was specific to a geographic area known as the Special Service Area. This area is roughly E Ferris St to the north, ½ block south of E Simmons St to the south, N Cedar St to the west and Chambers St to the east.

Over the last couple of years, we have extended our downtown decorative lighting further west, the new library is under construction that may also encourage further investment toward Academy St, and we have seen interest in developments just outside those initial boundaries that would benefit from utilizing the Downtown Gap Loan.

For your consideration is a Resolution that would amend Resolution 19-19 to expand the geographic boundary of the Downtown Gap Loan program to include more of the Downtown. The goal would be to encourage more private investment by making one more tool available to businesses in Downtown.

BUDGET IMPACT: There would be no anticipated impact upon the budget. While the proposed changes in the loan programs will make capital more accessible, the pool of loan funds will be limited.

SUPPORTING DOCUMENTS:

1. Resolution

RESOLUTION NO. _____

**A RESOLUTION AMENDING POLICY FOR
ECONOMIC DEVELOPMENT INCENTIVES**

WHEREAS, the City of Galesburg, Illinois, a Municipal corporation, (hereinafter called "THE CITY") has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

WHEREAS, the establishment of a policy guiding the use of economic incentives to encourage business expansion and attraction in Galesburg will promote new development, create new jobs, broaden THE CITYs tax base and generally improve the economic vitality of THE CITY; and

WHEREAS, the City Council of the City of Galesburg approved Resolution 19-19 establishing policy for economic development incentives to offer incentives to a developer, business, or property owner (hereinafter and collectively called "INVESTOR") for a specific project at a given location that results in private funding and/or the creation/retention of jobs (hereinafter called "PROJECT").

WHEREAS, THE CITY wishes to amend the policy for economic development incentives to redefine the eligible geographic boundaries for the Downtown Gap Loan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GALESBURG, ILLINOIS, AS FOLLOWS:

- SECTION 1:** That Section 5) A) of Resolution Number 19-19 be, and hereby is amended by removing the last sentence and inserting the following: "The geographical boundaries of the Downtown area for the purposes of the Downtown Gap loan are shown in Appendix B."
- SECTION 2:** That Appendix A of Resolution Number 19-19 shall be amended so that item d) of the Project Requirements for the Downtown Gap Loan shall read "Must be located within the boundaries of the Downtown Gap Loan area in Exhibit B."
- SECTION 3:** This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Approved this _____ day of September 2023 by a roll call vote as follows:

Roll Call #: _____

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

Peter Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk

Appendix A

Type	Program Name	Use of Funds	Exclusions	Amount of loan	Project requirements	Terms	Approval process
Loan Programs	Gap Loan	Working Capital, inventory, Fixtures & Furniture, Machinery & Equipment and build out.	Cannot be used to refinance debt, for retail or restaurants.	a. Number of jobs x annual salary/2 (\$50,000 max per job) b. Maximum loan up to \$250,000 or 40% of the total project cost, whichever is less	a. New jobs shall pay at least 125% of Galesburg per-capita wage b. Shall create new full-time jobs within 2 years of signed Agreement c. Investor shall have a minimum of 10% owners equity in the project Investor shall have a lender d. willing to finance at least 50% of the project	Match other lenders rate and term up to 10 years	1) Contact KCAP* to determine eligibility. If eligible, complete application and provide required documentation. 2) KCAP review committee provides written recommendation to City.
	Downtown Gap Loan	Working Capital, inventory, Fixtures & Furniture, Machinery & Equipment and build out.	Cannot be used to refinance debt.	a. Number of jobs x annual salary/2 (\$50,000 max per job) b. Maximum loan up to \$100,000 or 40% of the total project cost, whichever is less	a. Shall create new full-time jobs within 2 years of signed Agreement b. Investor shall have a minimum of 10% owners equity in the project c. Investor shall have a lender willing to finance at least 50% of the project d. Must be located within the boundaries of the Downtown Gap Loan area in Exhibit B	Match other lenders rate and term up to 10 years	3) City Council reviews and votes on incentive. 4) If approved, an Agreement is executed and applicant secures other matching funds. Note: All projects must be initiated within 6 months of Council approval, or as specified in the Agreement
Grant Programs	Major Project Grant	Flexible	Cannot be used for retail, bar or restaurants.	a. Number of jobs x \$2,000 b. Maximum grant up to \$200,000.	a. New jobs shall pay at least 125% of Galesburg per-capita wage b. Shall create at least 50 new full-time jobs within 2 years of signed Agreement c. Must invest at least \$1,000,000		1) Contact City Administration to determine eligibility. If eligible, complete application and provide required documentation
	Innovative Business Assistance Grant	Flexible	Cannot be used for Personnel (wages, benefits) expenses, retail, bar or restaurants. Business owner cannot receive more than once in a 10 year period.	a. Number of jobs x \$1,000	a. New jobs shall pay at least 125% of Galesburg per-capita wage b. Shall create new full-time jobs within 2 years of signed Agreement	Reimbursement program whereby City reimburses at 50%	2) City Council reviews and votes on incentive, except IBA grants ≤ \$10,000 are approved by City Manager.
	Employer Training Grant	Skill enhancement training of employees	Meals, travel, lodging, administrative costs	a. Grants up to \$50,000 or 50% of training costs b. Maximum of \$500 per existing employee and \$1,000 per new employee	a. Training must be for changing technology, processes, new machinery/equipment b. Training necessary to achieve certifications or mandated to meet regulatory compliance	This is a reimbursement program to be paid after training and receipts provided.	3) If approved, an Agreement is executed and applicant secures other matching funds.
	Water Infrastructure Grant	Water line improvements	Public agencies, non-profit, educational institutions, retail, office	a. Grants up to \$10,000 or \$1,000 per full-time job created or retained within 2 years, whichever is less	a. Must be expanding or locating in Galesburg Must create or retain full-time jobs related to b. manufacturing/assembly, warehouse/distribution and/or food processing		
	Residential Subdivision Grant	Infrastructure for one and/or two family subdivisions	Cannot be used for multi-family Project shall not otherwise obligate or abate property taxes	Maximum assistance is limited to the lower of: a. 33% of public infrastructure and land costs (excluding water) b. Estimated property taxes generated after the development of all lots over a period of 6 years c. Maximum of \$400,000	a. Investor must own the property b. At least 3 bids for infrastructure work must be provided to City c. Housing values must be equal to or exceed 2.5 times the current estimated median home values	Reimbursement program after project completion and City Engineer approves Repayment not required until revenues from cumulative lot sales exceed land & infrastructure cost (breakeven point) Obligation to repay terminates when all lots have been sold irrespective of whether full payment has occurred	Note: All projects must be initiated within six months of Council approval, or as specified in the incentive agreement

*Notes KCAP - Knox County Area Partnership for Economic Development
All programs require prevailing wage rates to be paid



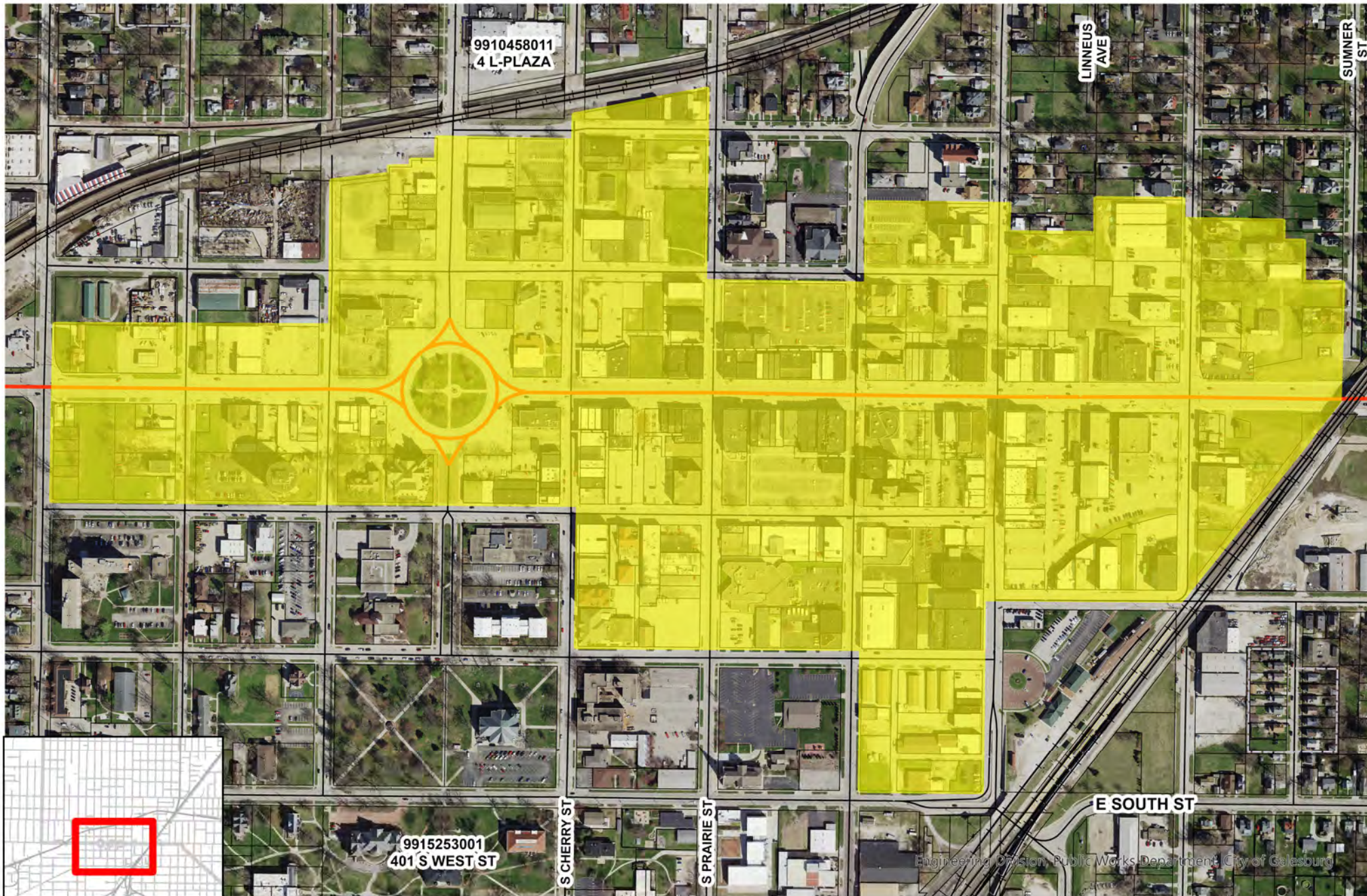
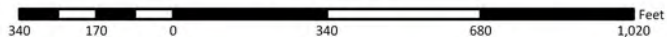
Community Development Department

Community Development Department

Downtown Gap Loan boundary

Exhibit B

[Back to Agenda](#)



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

September 26, 2023

**COUNCIL LETTER
CITY OF GALESBURG
OCTOBER 2, 2023**

AGENDA ITEM: Reject bid for salt building overhead door replacement.

SUMMARY RECOMMENDATION: The Interim City Manager, Public Works Director, City Engineer, and Purchasing Agent recommend that the City Council reject the bid from Howe Overhead Door, Galesburg, IL, in the amount of \$76,700.00 to replace the overhead door on the salt building.

BACKGROUND: The City of Galesburg plans to replace the overhead door on the salt building located at 200 S Henderson Street. The current door has been damaged due to a weather event causing the overhead door on the salt building to cave in resulting in the door being pulled off the tracks causing additional damage rendering the door inoperable.

Formal bid documents were developed for the purchase and installation of the new overhead door for the salt building. In addition to being advertised in the local paper, this bid request was made available on the City website and provided to vendors known for this type of project.

Howe Overhead Doors Inc, Galesburg, IL, was the sole respondent to this request. Their company submitted a bid in the amount of \$76,700.00 for the purchase and installation of the new overhead door. As the bid price submitted is outside of the estimated budget for this project and the door offered did not meet the requested bid specifications, City staff recommend rejection of this bid and rebidding the project in October.

BUDGET IMPACT: None.

SUPPORTING DOCUMENTS:

1. None

**COUNCIL LETTER
CITY OF GALESBURG
OCTOBER 2, 2023**

AGENDA ITEM: Approve the Employment Agreement for Eric Hanson as City Manager for the City of Galesburg.

SUMMARY RECOMMENDATION: An employment agreement for Eric Hanson to serve as City Manager for the City of Galesburg is presented for Council consideration.

BACKGROUND: The City Council engaged GovHR to conduct a nationwide search for a City Manager and wishes to enter into an agreement with Eric Hanson as Galesburg's next City Manager.

The terms and conditions of his employment will be governed by the attached employment agreement. Mr. Hanson's compensation will include an annual salary of \$185,000, a \$500 per month vehicle allowance, the employee share of IMRF, and a contribution of \$500 per month to a 457(b) retirement plan. He will receive the same health insurance and other benefits as exempt employees of the City of Galesburg.

BUDGET IMPACT: Sufficient funds are available for the terms of this agreement.

SUPPORTING DOCUMENTS:

1. Employment Agreement

CITY OF GALESBURG, ILLINOIS

EMPLOYMENT AGREEMENT

The purpose of this Employment Agreement ("Agreement") is to set forth certain matters of understanding between the City of Galesburg ("City") an Illinois home rule municipal corporation and Eric Hanson ("Employee") regarding the position of City Manager.

SECTION 1. COMMENCEMENT DATE

The term of this contract begins on or before 15 October 2023 and continues until terminated under Section 15. The Manager shall assume the office of city manager on 11 December 2023. Except as otherwise stated in this agreement, all salary and benefits will begin as of that date.

SECTION 2. DUTIES AND RESPONSIBILITIES

Employee will perform the functions and duties of City Manager as set forth in in Article 5 of the Illinois Municipal Code, Chapter 31 of the Galesburg City Code and perform all other legally permissible and proper duties and functions as the Galesburg City Council ("City Council") shall from time to time assign.

Employee shall be subject to all provisions set forth in the City of Galesburg Personnel Policy for Exempt & Non-Represented Personnel that are not in conflict with this Agreement. If there is a conflict between the Policy and this Agreement, then the provisions of this Agreement shall govern.

Employee shall serve City faithfully to the best of Employee's ability.

SECTION 3. COMPENSATION

City agrees to pay the Employee, for his services rendered as City Manager, an annual base salary of \$185,000.00. Salary payments shall be made to the Employee on a bi-weekly basis and in accordance with City's standard payroll practices. The City may not, at any time during the contract term, reduce the salary, compensation, or other financial benefits of the Manager, except to the degree of such a reduction across-the-board for all exempt employees of the City. Except as provided in Section 11, City will review Employee's performance annually and determine the appropriate adjustment, if any, to be granted to Employee.

City shall make FICA, Medicare, and Illinois Municipal Retirement Fund (IMRF) contributions as required by law, for the benefit of the Employee, subject to the same terms and conditions as exempt City employees. City agrees to pay Employee's share (4.5%) of the cost of participating in the Illinois Municipal Retirement Fund (IMRF).

Employee shall be allowed to participate in City's 457(b) plans in which all City's employees can participate. City will contribute \$500.00 per month to Employee's 457(b) retirement plan account with MissionSquare Retirement (formerly ICMA-RC).

SECTION 4. HEALTH, DENTAL, VISION, DISABILITY AND LIFE INSURANCE BENEFITS

City agrees to provide health, dental, vision, life, and disability insurance benefits equal to that which is provided to all other exempt City employees. Unless this contract expressly provides otherwise, in addition to the benefits specifically listed in this contract, the Manager is entitled to the same benefits that are enjoyed by all other exempt City employees.

SECTION 5. DRUG POLICY

Employee agrees that he shall be subject to the same drug and alcohol policy as all other exempt City employees.

SECTION 6. SICK AND VACATION LEAVE

Employee shall accrue sick, personal, and holiday leave per City Policy for Exempt and Non-represented personnel. Upon assuming office under Section 1, Employee shall be credited 4 days (32 hours) of sick time into the Employee's sick time bank. This sick-time allotment is in addition to accrued sick time beginning on the date he assumes office.

The Manager will receive 120 hours of vacation time upon the date he assumes office under Section 1. In addition, the Manager will receive 200 hours of vacation time per year, accruing at 7.69 hours each pay period, beginning on the date that he assumes office.

Employee shall be allowed to accumulate sick and vacation hours up to the maximum amount allowable for exempt employees, except as provided otherwise herein.

SECTION 7. AUTOMOBILE / TECHNOLOGY

City agrees to pay Employee \$500.00 per month towards an automobile allowance. These payments shall be made to the Employee on a bi-weekly basis and in accordance with standard payroll practices. Employee is responsible for all insurance, maintenance, and gasoline expenses pertaining to the vehicle. The automobile allowance will compensate Employee for required business travel in lieu of a mileage reimbursement, unless travel outside of the state or in excess of a four hour drive radius is required, then reimbursement is based on the personnel policy for reimbursement.

The City will provide Employee a laptop computer and iPad, or other comparable notebook computer for use during Employee's term as City Manager. The City will provide the Employee a cellular telephone for use during the Employee's term as City Manager. City provided laptops, iPads, notebook computers, cellular telephones, or other City provided equipment shall be used primarily for City business. Upon separation, by resignation, termination, or non-renewal of this Agreement, the Employee will immediately return to City all computers, devices, electronics, data, and tangible things belonging to City. Employee shall also provide City copies of any correspondence, notes, or writings, regardless of ownership, which constitute government records.

SECTION 8. WORK HOURS

City's business and management affairs obligate Employee to routinely work or represent City beyond regular business hours or days. Employee shall be paid no overtime or compensatory time for such work. It is recognized that Employee must devote a great deal of time outside the normal office hours on business for the City, and to that end, Employee shall be allowed to establish an appropriate work schedule. It is understood and the Employee agrees that the Employee is usually expected to be available for performing City business during regular business hours. With the exception of personal or family emergencies, out of town City business, or other unforeseen and unavoidable circumstances, Employee will be expected to attend all regular, special, and emergency meetings of City Council, unless excused from attendance by the Mayor and City Council.

SECTION 9. PROFESSIONAL DEVELOPMENT

City will cover the Employee's membership dues in various professional and civic associations, such as ICMA, ILCMA, and NLC, as well as usual and customary expenses to participate in job-related state, regional, and national workshops, seminars, and conferences.

SECTION 10. RESIDENCY

Within 6 months from the commencement of employment, Employee shall establish residency within the corporate limits of the City of Galesburg. Thereafter, Employee must maintain residence within the corporate limits during his tenure as City Manager.

To assist Employee in this transition, City shall provide Employee with a one-time relocation assistance payment in the amount of \$15,000.00 payable once Employee establishes residency within the corporate limits of Galesburg. Any request for payment under this section shall be made on or before 31 December 2025. In the event Employee voluntarily vacates the position or terminates this Agreement within the first 12 months of his employment, Employee shall be obligated to repay City the lump sum relocation assistance payment within 30 days following his resignation.

SECTION 11. PERFORMANCE EVALUATIONS

City Council shall review and evaluate the performance of the Employee following his first 6 months of employment, and on an annual basis thereafter. The review criteria and instrument shall be mutually agreed upon by City and Employee.

The failure of City to complete this evaluation shall not constitute a breach of this Agreement, provided that an evaluation is completed within 30 days upon written request of the Employee.

SECTION 12. OUTSIDE EMPLOYMENT

The employment provided for by this Agreement shall be the Employee's sole employment.

SECTION 13. INDEMNIFICATION

City shall defend, save harmless and indemnify Employee, against any tort, professional liability claim or other demand or legal action arising out of an alleged act or omission occurring in the performance of the Employee's duties as City Manager, provided that such alleged act or omission does not constitute intentional conduct or criminal conduct as set forth in state or federal law. The City shall have no responsibility for punitive damages assessed against the Employee.

SECTION 14. BONDING

City shall bear the cost of any fidelity or other bonds required of the Employee under any state or local law.

SECTION 15. TERMINATION AND SEVERANCE PAY

The Manager serves at the pleasure of the Council. The Council may terminate Manager's employment by a majority vote of the Council at a public meeting. Unless the termination is made for reasons set forth under Exceptions to Severance Benefits as outlined below, no termination by Council will be effective for a period of 90 days after the Council's vote.

Termination by Manager.

Nothing in this contract limits the right of the Manager to resign at any time as City Manager.

If the Manager resigns following a request that the Manager resign, whether formal or informal, made by a majority of the Council, then the Manager may declare a termination as of the date of the request and invoke the Severance Benefits outlined in this section. The resignation will not be effective until 90 days after the declaration of a termination unless the Manager determines a shorter period.

If the Council acts to amend any provisions of the ordinance pertaining to the role, duties, powers, authority and responsibilities of the Manager's position that substantially changes the nature of the position or the form of government, then the Manager may declare that such amendments constitute a termination as of the date that the amendment becomes effective and invoke the Severance Benefits outlined in this section. The resignation will not be effective until 90 days after the declaration of a termination unless the Manager determines a shorter period. This does not apply if the ordinance amendment was required under State or federal law.

Except as otherwise provided in this section, if Manager voluntarily resigns his or her position, then the Manager shall give the Council 90 days' notice in advance of the resignation.

Severance Benefits. Except as provided in Exceptions to Severance Benefits below, if this contract is terminated, then the City shall pay Manager a lump sum cash payment in an amount equal to 20 weeks' aggregate salary under Section 3. The City shall also compensate the Manager for all accrued sick leave and all accrued and earned vacation leave.

Exceptions to Severance Benefits. The City is not required to provide the cash payment or insurance benefits under Section 15 if the termination occurs because of any or all of the following:

Manager's resignation, unless the resignation is made under conditions set forth in Termination by Manager as outlined above.

Manager's willful breach of this contract or the willful and repeated refusal to perform required duties and functions.

Manager's conviction of any criminal act relating to his or her employment.

Manager's conviction of any felony.

SECTION 16. GENERAL TERMS

This Agreement shall be amended only by written instrument signed by the Employee and agreed to by City Council. Any document not contained herein, but referred to by this Agreement, is incorporated by reference. This Agreement supersedes all previous agreements, offers, counteroffers, or demands, between City and Employee. This Agreement and documents incorporated by reference contain the entire understanding and agreement with respect to the subject matter herein.

The failure of either party to insist in any one or more instances upon performance of any term or condition of this Agreement shall not be construed as a waiver of the party's future performance. The obligations of either party with respect to such term, covenant, or condition shall continue in full force and effect.

The laws of the State of Illinois shall govern the validity, interpretation, and administration of this Agreement. The parties agree that should any dispute arise from this Agreement or from Employee's employment, legal action may only be initiated in the appropriate administrative law agency, or a court of competent jurisdiction within the Circuit Court of Knox County, or in the United States District Court for the Central District of Illinois, if it has or can obtain jurisdiction.

This Agreement shall be binding upon and inure to the benefit of City, its successors and assigns. This Agreement shall also be binding upon and inure to the benefit of Employee, Employee's heirs and assigns, and personal representatives.

Employee is advised Employee has the right to have an attorney or representative of Employee's choice review this Agreement before execution. By signing, the Employee acknowledges and agrees that the Employee has foregone this right, or is signing this Agreement after consultation with an attorney or representative of the Employee's choice.

Employee understands that Employee is being afforded a Consideration Period of 14 days prior to executing this Agreement to consider whether to enter into this Agreement. Any modifications to this Agreement, whether material or otherwise, will not restart the Consideration Period.

Employee acknowledges and agrees that Employee has been offered the Consideration Period and signature of this Agreement by Employee prior to the expiration of the Consideration Period is understood and agreed by Employee to be, and explicitly intended by Employee to be, a waiver of the Consideration Period.

If any provision of this Agreement is determined by any court of competent jurisdiction to be invalid or unenforceable, such provision shall be interpreted to the maximum extent to which it is valid and enforceable, all as determined by such court in such action, and the remaining provisions of this Agreement will continue in full force and effect without being impaired or invalidated in any way. If the periods stated in this Agreement are held by a court or tribunal of competent jurisdiction to be void or unenforceable, but would be valid and enforceable if certain words were deleted or the length of the time period changes, such provisions will apply with such modifications as required to make them valid and enforceable.

The headings contained in this Agreement are included solely for convenience of reference.

This Agreement shall not be effective until signed by the Employee and receiving the majority approval of City Council. This Agreement may be signed in counterparts, provided that each copy thereof contains the signatures of all parties in either original writing or an electronic image of such original writing. The parties agree that a signature transmitted electronically, by facsimile, or by electronic signature shall be deemed to be an original signature for all purposes.

END OF TERMS

This Agreement was approved by the City Council on the _____, day of _____, 2023.

EMPLOYEE

Eric Hanson

Date

**CITY OF GALESBURG, ILLINOIS, a municipal
corporation**

Peter Schwartzman, Mayor

Date

ATTEST

Kelli Bennewitz, City Clerk

Date



CITY CLERK'S OFFICE

Operating Under Council – Manager Government Since 1957

TO: City Council

FROM: Mayor Peter Schwartzman

DATE: October 2, 2023

SUBJECT: Task Force Appointment

Community Center Task Force

Debbie Clague, Ward Three Appointment

TOWN OF THE CITY OF GALESBURG

Date: October 2, 2023

Agenda Number: 23-9020

TOWN FUND	<u>\$865.73</u>
GENERAL ASSISTANCE FUND	<u>\$12,233.00</u>
IMRF FUND	<u></u>
SOCIAL SECURITY/MEDICARE FUND	<u></u>
LIABILITY FUND	<u></u>
AUDIT FUND	<u></u>
 TOTAL	 <u>\$13,098.73</u>

12:38 PM

09/26/23

Cash Basis

TOWN OF THE CITY OF GALESBURG - GA
General Assistance Advance Payment Report
 September 12 to September 25, 2023

	Date	Num	Name	Memo	Paid Amount
Income					
Expense					
602 · Gen Assistance - Rent					
	09/13/2023	24612	LL Finzel, Paul	G16223 Shelter Assist for	250.00
	09/19/2023	24621	LL Sandburg Village Apartm...	G16243 Shelter Assist for	51.00
	09/19/2023	24622	LL Sandburg Village Apartm...	G16243 Shelter Assist - Security Dep Apt 106/S	102.00
	09/19/2023	24624	AMEREN PLEDGE	Acct# 4224401169 Utility Assist for	164.00
	09/25/2023	24631	LL Vanguard Properties, LLC	G16271 Shelter Assist for 19 E. Grove, #11	340.00
	09/25/2023	24636	LL KCHA	G16261 Shelter Assist fo 903	7.00
	09/25/2023	24637	LL KCHA	Laundry Assist for # 903	20.00
	09/25/2023	24640	LL Finzel, Paul	G16275 Shelter Assist for	250.00
Total 602 · Gen Assistance - Rent					1,184.00
603 · Gen Assistance - Utilities					
	09/13/2023	24611	AMEREN PLEDGE	Acct# 7884448055 Emerg Utility Assst for 3225	808.98
	09/15/2023	24618	AMEREN PLEDGE	Acct# 3565466024 Utility Assist for	195.00
Total 603 · Gen Assistance - Utilities					1,003.98
613 · Emergency Assistance - Rent					
	09/13/2023	24614	LL Bridlecreek / Rural Rentals	E16229 Emerg Shelter Assist for	810.00
	09/19/2023	24620	LL Hollow Tree Apartments	E16246 Emerg Assist Shelter for	1,000.00
	09/19/2023	24623	LL Sandburg Lake Estates	G16242 Shelter Assist for	340.00
Total 613 · Emergency Assistance - Rent					2,150.00
614 · Emergency Assistance - Utility					
	09/12/2023	24610	AMEREN PLEDGE	Acct# 25142-13047 E16222 Emerg Utility for	661.43
	09/13/2023	24613	AMEREN PLEDGE	Acct# 30057-77070 Emerg Utility Assist fo	1,000.00
	09/15/2023	24615	City WATER Galesburg	Acct# 011646-002 Emerg Utility Assist for	477.60
	09/15/2023	24616	City WATER Galesburg	Acct# 021730-000 Utility Assist fo	145.00
	09/15/2023	24617	AMEREN PLEDGE	Acct# 48301-26014 Emerg Utility Assst for	522.40
	09/15/2023	24619	AMEREN PLEDGE	Acct# 2819910199 Emerg Utility Assist fo	617.72
	09/25/2023	24632	City WATER Galesburg	Acct# 043673-004 Emerg Utility fr	314.36
	09/25/2023	24633	AMEREN PLEDGE	Acct# 47704-89040	685.64
	09/25/2023	24634	AMEREN PLEDGE	Acct# 2262553005	1,000.00
	09/25/2023	24635	AMEREN PLEDGE	Acct# 30547-39066	595.95
	09/25/2023	24638	AMEREN PLEDGE	Acct# 5861445067 Emerg Utility Assist fo	444.56
	09/25/2023	24639	City WATER Galesburg	Acct# 065821-000 Emerg Utility Assist for	555.44
Total 614 · Emergency Assistance - Utility					7,020.10
Total Expense					11,358.08
Net Income					-11,358.08

12:39 PM

09/26/23

TOWN OF THE CITY OF GALESBURG - GA
General Assistance Payment Due Report
 September 12 - September 25, 2023

Type	Name	Num	Date	Memo	Amount
Sep 12 - 25, 23					
Bill	City TRANSIT Galesburg	04774336	09/25/2023	Connecting Galesburg Bus Pass ...	498.75
Bill	F & M Credit Card	091123_Amazon	09/18/2023	Amazon order doorbell batteries a...	40.65
Bill	Hy-Vee Main St # 1216	G16212	09/25/2023	G16212 Food Assistance for	47.87
Bill	Hy-Vee Main St # 1216	G16219	09/25/2023	G16219 Food Assistance for	49.94
Bill	Hy-Vee Main St # 1216	G16186	09/25/2023	G16186 Food Assistance for	96.08
Bill	OSI	1151405-0	09/25/2023	Acct# 10254	51.64
Bill	Shoe Sensation	7416230912_G16099	09/25/2023	G16099 Clothing Assist for	89.99
Sep 12 - 25, 23					874.92

12:40 PM

09/26/23

TOWN of the City of Galesburg - TOWN
TOWN Payment Due Report
 August 30 - September 11, 2023

Type	Date	Num	Name	Memo	Amount
Expense Hart					
Bill	09/18/2023	091223	Expense Hart	Expense Reimbursement for 09/12 to 9/14	455.82
Total Expense Hart					455.82
F&M Credit Card					
Bill	09/21/2023	9134569_Su...	F&M Credit Card	Summit Hosting for QB Sept 21 to Oct 21	71.89
Total F&M Credit Card					71.89
OSI					
Bill	09/18/2023	1151101-1	OSI	Acct # 10121	74.21
Bill	09/25/2023	1151168-0	OSI	Acct# 10121	15.70
Bill	09/22/2023	1151101-2	OSI	Acct 10121	72.44
Bill	09/18/2023	1151101-0	OSI	Acct 10121	175.67
Total OSI					338.02
TOTAL					865.73