

CITY OF  
**GALESBURG**  
ILLINOIS

February 3, 2025

**City Council Agenda**



55 W. TOMPKINS STREET  
GALESBURG, IL 61401  
[WWW.CI.GALESBURG.IL.US](http://WWW.CI.GALESBURG.IL.US)



CITY OF  
**GALESBURG**  
ILLINOIS



## City Council Meeting Agenda

City Council Chambers

February 3, 2025

*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

Approve      Minutes from January 21, 2025

[Public Comment](#)

[Consent Agenda #2025-03](#)

25-4010      Approve      Updated zoning map

25-4011      Approve      Flood insurance renewals

25-8002      Bills and Advance  
Checks      Approval and warrants drawn in payment of same

[Passage of Ordinances and Resolutions](#)

25-1000      Ordinance      Site lease amendment #2 for Telecommunications Tower at 2345  
Adams Street (Final Reading)

[Bids, Petitions and Communications](#)

[City Manager's Report](#)

[Miscellaneous Business \(Agreements, Approvals, Etc.\)](#)

25-4012      Approve      TIF Redeveloper Agreement with Steve's Smith and Allen Garage

25-4013      Approve      Lease agreement for Pelican Street Sweeper

[Town Business](#)

25-9003      Approve      Bills

[Closing Comments](#)

[Adjournment](#)



**CITY COUNCIL MEETING**  
**City Manager's Report**  
February 3, 2025

**CONSENT AGENDA #2025-03**

**Item 25-4010 Updated Zoning Map**

Staff recommend approval of the updated zoning map, which reflects all zoning changes enacted during the 2024 calendar year. These changes include rezoning properties for various uses, such as single-family residential, multi-family residential, and commercial purposes. Additionally, the map incorporates the effects of several street and alley vacations and approved subdivisions.

**Item 25-4011 Flood Insurance Renewal**

Staff recommend renewing seven flood insurance policies with Selective Insurance Company for a one-year term. These policies cover the City's water wells and buildings, located within the Mississippi River flood plain in Oquawka. Renewing these policies is crucial to protect the City from potential financial losses due to flooding. The estimated cost to renew all of the policies is \$31,180.00, which is an 11% increase from the prior year. There is sufficient funding for these policies in the 2025 budget.

**Item 25-8002 Bills**

Bills and advanced checks are submitted for approval. All purchases are made in accordance with purchasing policies, with bids over \$25,000.00 utilizing the competitive bid process and approved individually by the City Council.

**ORDINANCES AND RESOLUTIONS**

**Item 25-1000 Telecommunications Tower Site Lease Amendment (Final Reading)**

Staff recommend approval of an ordinance to provide for an amendment to an existing Site Lease Agreement. The City currently leases a piece of property in Kiwanis Park to GTP Acquisition Partners II, LLC, which contains their telecommunications tower. The site lease began in 1999 and is set to expire in 2039. The tower owner has stated it is difficult to attract additional co-locating antennas with such a short time period left and has requested the lease term be extended an additional 20 years to July 31, 2059. If the ordinance is approved and a signed amendment provided by February 15, 2025, the city will receive a one-time payment of \$15,000.00. The City also collects a monthly rent payment for the tower and each co-located antenna from other telecommunication companies that install their equipment on the tower.

**BIDS, PETITIONS AND COMMUNICATIONS**

**CITY MANAGER'S REPORT**

## MISCELLANEOUS BUSINESS (Agreements, Approvals, Etc.)

### **Item 25-4012 TIF Redevelopment Agreement**

Staff recommend approval of a Redevelopment Agreement with Nancy Brown, owner of Steve's Smith and Allen Garage, to modernize essential equipment at their property located at 41 North Kellogg Street. The existing car elevator has failed its recent State Inspection due to age and the difficulty of finding replacement parts. This agreement aims to retain a long-term downtown business by funding a portion of the \$62,548.80 total project cost through Tax Increment Financing (TIF) funds. The TIF incentive, not to exceed \$18,764.64, will assist in modernizing the elevator and replacing the aging garage door. This project is necessary for the continued operation of the business and will minimize the need for the business to utilize public parking lots for interim parking. The TIF IV Redevelopment Area has sufficient funds available to cover the request.

### **Item 25-4013 Lease Agreement for Pelican Street Sweeper**

Staff recommend approval of a four-year lease agreement with NCL Governmental Capital for a 2025 Elgin Pelican Street Sweeper through Key Equipment & Supply Co., which will cost the City a total of \$251,918.82 over the four-year lease if the equipment is not retained, or a total of \$374,918.92 if the City decides to purchase and keep the unit at the end of the four-year lease period. The total quote for purchasing the same equipment outright is \$307,535.00. A maintenance agreement is factored into the cost of the streetsweeper lease and covers routine maintenance and electronic updates. At this time, it is anticipated the city will return the unit at the end of the lease period to minimum maintenance costs, but both options will be available to the city at the time of the lease expiration. This lease allows the City to acquire a modern, safe, and reliable street sweeper while minimizing upfront costs and long-term maintenance expenses.

## TOWN BUSINESS

### **Item 25-9003 Town Bills**

Respectfully submitted,

Eric Hanson  
City Manager

Galesburg City Council Regular Meeting  
City Council Chambers  
55 West Tompkins Street, Galesburg, Illinois  
January 21, 2025  
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 (via telephone), Sarah Carrington, and Steve Cheesman, 8. Also Present: City Manager Eric Hanson, City Attorney Dan Alcorn, and City Clerk Kelli Bennewitz.

Mayor Schwartzman declared a quorum present.

The Pledge of Allegiance was recited.

Jeremie Kilgore, The Ascent Church, gave the invocation.

A motion was made by Council Member Dennis, seconded by Council Member Miller, to allow Council Member Acerra to participate in the meeting remotely due to her employment. The motion carried by voice vote.

Council Member Miller moved, seconded by Council Member Cheesman, to approve the minutes of the City Council's regular meeting from January 6, 2025.

Roll Call #2:

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

Nays: None

Absent: None

Chairman declared the motion carried.

### **PUBLIC COMMENT**

Reverend Jowers addressed the Council and wished them, the staff, and residents, a Happy New Year. He wanted to talk about the community in light of the celebration yesterday of our new President and his administration and stated that he is looking forward to it and is excited about the prospects of building community. In that light, he noted that yesterday was Dr. Martin Luther King, Jr's birthday and he is aware that over 900 streets across the country have been named after Dr. King and he thinks it would be fitting for us to chart a new course and for Galesburg to make a statement by doing the same.

He added that there are some big challenges facing all of us in terms of some of the executive orders that have come down from the new President and we are going to have to make some choices in terms of the direction for our City. He is happy to cross lines of barriers and move

Galesburg forward in a positive direction for all citizens of Galesburg and is happy he can participate in democracy.

Robert Cain addressed the Council and stated that many people are concerned with the South Street underpass and are wondering what is happening. He also reported that they have done a lot of work at the skating rink but that there is a slum hotel near there that will likely catch fire eventually with people finding shelter from the cold. He stated that he is still wondering about a community center.

Bruce Cook addressed the Council and stated that at the last meeting, the subject of helping the homeless was raised and that it likely would take a multidimensional approach to address. He wanted to offer his unsolicited advice based on personal experience and added that you cannot assume to eradicate homelessness. The homeless have always been and will always be a part of human society. You will never be able to help all the homeless and will even find that some don't want help. If the Council can understand and accept this, it will keep them from feeling any remorse about those they cannot help, and give more focus to help those that they can now.

Mr. Cook stated that he knows what it's like to be homeless and added that in his early adulthood, he spent 10 years in a state of homelessness and knows what it's like to forage in dumpsters looking for food. He was in the cycle of not being able to get a job because he didn't have an address, yet unable to get an address because he didn't have a job. He also spent hours reading at the library just to have something to do. He stated that by the power and grace of God, he overcame the limitations of his psychological disability and was befriended by a family who accepted him as one of their own and didn't judge him or question his decision to remain homeless. He told the Council a story of a time when a man at a public pool told him that they didn't allow bums to use the showers, though at the time, he was working 60 hours a week and paid taxes to fund that facility and pay the wages of those who worked there. He hopes that as deliberations are made about what can and should be done in Galesburg, the Council doesn't follow the pattern of failed programs in other cities, but instead builds something different and creative so that years from now, cities all over the country will look to Galesburg to model their programs after.

## **CONSENT AGENDA #2025-02**

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

### **25-2001**

Approve an MFT Maintenance Resolution for the 2025 Intermittent Resurfacing project in the amount of \$800,000.

### **25-4003**

Approve Consultant Engineering Services for material testing for asphalt and concrete for calendar year 2025 with Bruner, Cooper & Zuck.

**25-4004**

Approve a vendor show special event on May 10, 2025, at Lake Storey Park, hosted by Good Note Store.

**25-4005**

Approve the membership renewal with the Western Illinois Regional Council (WIRC) with an annual membership fee of \$17,085.

**25-4006**

Approve the release of the utility easement at 1922 North Henderson Street.

**25-8001**

Approve bills in the amount of \$429,896.33 and advance checks in the amount of \$215,309.68.

Council Member Dennis moved, seconded by Council Member Miller, to approve Consent Agenda 2025-02.

Roll Call #3:

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

Nays: None

Absent: None

Chairman declared the motion carried by omnibus vote.

**PASSAGE OF ORDINANCES AND RESOLUTIONS**

**25-1000**

Ordinance on first reading amending an existing site lease agreement for an area of approximately 5,625 square feet of municipal property in Kiwanis Park for use as a telecommunications tower site.

**25-1001**

Ordinance on first reading approving an amendment to Section 113.043 (A) of Chapter 113 of the Galesburg Municipal Code regarding the limitation on the number of Class A-1 liquor licenses.

Council Member Miller moved, seconded by Council Member Dennis, to suspend the rules and place agenda item 25-1001 on final reading.

Roll Call #4:

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

Nays: Council Member Carrington, 1.

Absent: None

Chairman declared the motion carried.

Council Member Miller moved, seconded by Council Member Dennis, to approve Ordinance 25-3745 on final reading approving an amendment to Section 113.043 (A) of Chapter 113 of the Galesburg Municipal Code regarding the limitation on the number of Class A-1 liquor licenses.

Roll Call #5:

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

Nays: None

Absent: None

Chairman declared the motion carried.

**25-2002**

Council Member Miller moved, seconded by Council Member Dennis, to approve Resolution 25-02 for the support and commitment of local funds in the amount of \$168,399 for a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program application. This application will be for planning study at the South Street railroad underpass.

Roll Call #6:

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

Nays: None

Absent: None

Chairman declared the motion carried.

**25-2003**

Council Member Miller moved, seconded by Council Member White, to approve Resolution 25-03 authorizing the execution of a service agreement with the lowest responsible bidder for energy aggregation.

Roll Call #7:

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

Nays: None

Absent: None

Chairman declared the motion carried.

**BIDS, PETITIONS, AND COMMUNICATIONS**

**CITY MANAGER'S REPORT**

City Manager Hansen wanted to extend his appreciation to the City employees, many who work in the cold weather all day long, especially those who have been on a water main break in the frigid temperatures. He wanted to give them a special shout out to them for tackling that project this afternoon, and to the rest of the employees that do so many things, no matter the weather.

**MISCELLANEOUS BUSINESS (AGREEMENTS, APPROVALS, ETC.)**

**25-4007**

Council Member Miller moved, seconded by Council Member Cheesman, to approve a five-year agreement submitted by Herr Petroleum for the City's supply of gasoline and diesel fuel.

Roll Call #8:

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

Nays: None

Absent: None

Chairman declared the motion carried.

#### **25-4008**

Council Member Miller moved, seconded by Council Member Carrington, to approve the 2025 Classification and Salary Schedule for Exempt employees.

Roll Call #9:

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

Nays: None

Absent: None

Chairman declared the motion carried.

#### **25-4009**

Council Member Miller moved, seconded by Council Member Carrington, to approve the budgeted fiscal year 2025 other postemployment benefits (OPEB) contributions to the City's OPEB Trust.

Roll Call #10:

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

Nays: None

Absent: None

Chairman declared the motion carried.

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

### **TOWN BUSINESS**

#### **25-9001**

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

| <b>Fund Title</b>             | <b>Amount</b>      |
|-------------------------------|--------------------|
| Town Fund                     | \$11,220.02        |
| General Assistance Fund       | \$4,987.60         |
| IMRF Fund                     |                    |
| Social Security/Medicare Fund |                    |
| Liability Fund                |                    |
| Audit Fund                    |                    |
| <b>Total</b>                  | <b>\$16,207.62</b> |

Roll Call #11:

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

Nays: None

Absent: None

Chairman declared the motion carried.

Trustee Carrington moved, seconded by Trustee Cheesman, to resume as the City Council. The motion carried.

### **CLOSING COMMENTS**

Council Member Dennis stated that there was a water main break near him on the corner of Silver and Summit Streets late at night and the Water Division was out there until the next morning. He commended them for being out in the frigid weather.

Council Member White attended the MLK breakfast yesterday and expressed his appreciation to everyone who showed up and supported it. It's an annual fundraiser that is used for scholarships for youth and non-traditional students and added that there was a great turnout and a great speaker. He also wanted to congratulate Mr. Gavin for his promotion to Public Works Director and noted that the few times they have worked together, he has done a great job and is a great asset to the City.

Council Member White thanked Mr. Cook for his words and added that there aren't a lot of people in this room who have ever been homeless. Sometimes the people that have never been someplace don't understand where someone else has been, how to deal with it and what causes people to be there. He stated that he had a conversation with somebody about not only the struggles of being homeless, but why, and that's the important thing that he would love to see the City Council and everybody understand — why a person is homeless, how they got there, and why some of them will stay there and don't ask for help. Council Member White also added that we are starting a brand-new year, and he hopes that we all move forward with compassion, love, mercy, and grace. Dr. King's birthday was yesterday, and he gave his life helping, and so he hopes everyone can be loving, helpful and empathetic this year.

Council Member Acerra also expressed her gratitude and empathy for those who have to work outside in public service, especially postal carriers, and those who work for our City. She also thanked her fellow Council Members for allowing her to call in to the meeting. She travels for her job, but she tries to work her schedule so that she doesn't miss any meetings, but appreciates the accommodation in this rare instance.

Council Member Carrington stated that we live in a country where the person with the highest authority denounced the humanity of gender and queer people, while one of his friends performed a Nazi salute on national television. She expressed that if anyone is looking for support and community right now, or if they don't feel safe contacting their City Council Member, she wanted to announce that she is available. She added that she is an unapologetically queer, that she cares for them, and that they are seen, loved deeply, and they matter.

Council Member Cheesman stated that he helped serve at the MLK breakfast and added that every day, all anyone wants is to be treated with dignity and have an equal chance at opportunities. He agrees that being empathetic and trying to put ourselves in the shoes of people that have challenges is something we must do in order to help. He thanked Mr. Cook for his comments as well. He added that he visited the warming center today, one of the coldest

days of the year, and thanked the City Manager and those individuals who coordinated that effort, especially increasing the amount of hours that it's open and allowing for more amenities. He asked some of the people who use it, as well as the supervisor, what they could use at the warming center. The list includes pillows, wash rags, dish rags, towels, toiletries, and non-perishable food. He indicated that while we can't end homelessness, we can make it better and be more understanding and helpful to those that are going through it.

Council Member Cheesman also announced that the City has been awarded a \$25 million grant from the U.S. Department of Transportation from the "Rebuilding American Infrastructure with Sustainability and Equity" (RAISE) Program. Funds will be utilized to install rail track and switching at the Galesburg Business Park property in support of the construction of a large agricultural terminal on the site. When the project is completed, regionally-produced agricultural commodities will be loaded into rail containers onsite and then shipped via BNSF. He added that Mr. Springer, City Manager Hansen, other staff members and our legislators have been doing things that help our community and we are seeing those things beginning to pile upon our community in terms of economic advancements and opportunities. He noted that like the rest, he appreciates all the work our City employees are doing in tough conditions.

Council Member Hix stated that he had a situation in his Ward where the top of a tree had snapped off. He made a quick call to the City Manager and they were already taking care of it and cutting it down in less than an hour. The biggest issue was that it was on the terrace and that it could have fallen on a car or a person. He added that as has been mentioned by most here tonight, we have a lot of people who work for the City, including firefighters, police officers, and public works employees, who are out there every single day, regardless of what the weather is, and he thanked everyone for their dedication.

Mayor Schwartzman stated his appreciation for Council Member Cheesman's update on the warming shelter and the needs there, and feels that this Council, over several years, has continued to invest in it with community partners. He believes the more attention we can pay and support the initiative, as well as other humane efforts, the more it indicates a manifestation of this community that Reverend Jowers spoke of. He also stated that we need to recognize everyone who lives within our City as a member of our community, and we need to treat them with utmost respect, no matter their situation.

The Mayor stated that this is the coldest period of the year climatologically, and we need to know our neighbors and check on them. He encouraged everyone that if they haven't seen their neighbor in a while, to knock on their door and see how they're doing, see if they need water, toiletries, and if they have heat. He believes these simple things can go a long way to ensure that we all feel safe and feel part of a larger community. He also thanked all the City staff who worked tirelessly in this freezing weather.

There being no further business, Council Member Dennis moved, seconded by Council Member Miller, to adjourn the meeting at 6:38 p.m.

Roll Call #12:

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

Nays: None

Absent: None

Chairman declared the motion carried.

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Peter D. Mayor Schwartzman, Mayor

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Kelli R. Bennewitz, City Clerk



## City Council Meeting

### Agenda Item Overview

February 3, 2025

**AGENDA ITEM:** Approve updated zoning map.

**SUMMARY RECOMMENDATION:** The City Manager and Director of Community Development recommend the City Council approve the updated zoning map.

**BACKGROUND:** Per 65 ILCS 5/11-13-19 the City Council shall approve an updated zoning map prior to March 31<sup>st</sup> of each year that shows all existing zoning uses, divisions and classifications and includes all changes from the preceding calendar year. All of the zoning related changes approved by the City Council during the 2024 calendar year (January 1, 2024 through December 31, 2024) have been made to the zoning map. A copy of the revised map is attached for your approval. Approved changes made during the are as follows:

*Zoning amendments:*

- 99-22-251-007, located at the NE corner of Saluda Rd & Huston St, Council approved June 17, 2024 to amend from (R2) Two Family to (R1A) Single Family.
- 99-10-151-051, located at 755 N Henderson St, Council approved June 17, 2024 to amend from (B1) Neighborhood Business to (B2) General Business.
- 99-13-331-003, 99-13-331004, 99-13-331-005, 99-13-331-030, 99-13-331-010, 99-13-331-011, 99-13-331-012, 99-13-331013, and 99-13-331-014, generally located south of First St and between Pennsylvania Ave and Michigan Ave (north of 2135 Grand Ave), Council approved June 17, 2024 to amend from (R1A) Single Family to (B2) General Business.
- 99-11-351-001, 275 N Seminary St, Council approved August 5, 2024 to amend from (R3A) Multi-Family to (B1) Neighborhood Business.
- 99-15-206-001, 40 E Simmons St, Council approved December 16, 2024 to amend from (I) Institutional to (B3) Central Business.

*Streets, Alleys, Right-Of-Way (Names changed, dedicated or vacated):*

- Vacated alley located between Lincoln Street and Nelson Ave, Council approved at their June 3, 2024 meeting as Special Ordinance 24-623, it contained about .11 acres.
- Vacated section of alley located at Victoria Ave between N Cedar St and N West St, Council approved at their July 15, 2024 meeting as Special Ordinance 26-624, it contained about .16 acres.

- Vacated Abingdon Street and West Fourth St south of West Third Street, Council approved at their October 7, 2024 meeting as Special Ordinance 24-626, it contained about 1.01 acres

*Subdivisions:*

- Minor Plat of Senneff Subdivision, 435 E Third St. It created a 2-lot subdivision. Council approved April 1, 2024, recorded on April 2, 2024 as document # 1091966.
- Minor Plat of the People's Lumber and Coal Company Subdivision, 468 E Berrien St. It created a 3 lot subdivision. Council approved June 3, 2024, recorded on June 11, 2024 as document #1093126.
- Minor Plat of the Car Wash Addition, 1839 N Henderson St. Council approved September 3, 2024, recorded on November 27, 2024 as document #1096169.
- Minor Plat of the Benedict Subdivision, SE corner of N Kellogg St and E Water St. Council approved October 7, 2024, recorded on October 15, 2024 as document #1095469.
- Minor Plat of the Seminary Square Commercial Resubdivision No 4, 503 Knox Sq Dr. Council approved November 4, 2024, recorded on December 3, 2024 as document #1096225.

**BUDGET IMPACT:** There is no anticipated budget impact.

**SUPPORTING DOCUMENTS:**

1. 2025 Zoning Map

City of Galesburg, Illinois  
Legend and Summary of Zoning Regulations

| Symbol | District                          | Minimum Setback – Ft.                                        |           |      | Minimum Lot Width – Ft. | Minimum Lot Area – Sq. Ft. | Minimum Lot Area per Family – Sq. Ft. |                    |                    | Maximum Height (Feet) |
|--------|-----------------------------------|--------------------------------------------------------------|-----------|------|-------------------------|----------------------------|---------------------------------------|--------------------|--------------------|-----------------------|
|        |                                   | Front                                                        | Each Side | Rear |                         |                            | Single Family                         | Two Family         | Multiple Dwellings |                       |
| AG     | Agriculture                       | 75'                                                          | 50'       | 50'  | 500'                    | 435,600 (10 acres)         | 435,600 (10 acres)                    | 435,600 (10 acres) | 435,600 (10 acres) | 35'                   |
| B1     | Neighborhood Business             | 20'                                                          | ②         | 20'  | NONE ②                  | NONE                       | 7,500                                 | ②                  | ②                  | 35'                   |
| B2     | General Business                  | ②                                                            | ②         | ②    | NONE ②                  | NONE                       | 7,500                                 | ②                  | ②                  | 45'                   |
| B3     | Central Business                  | ②                                                            | ②         | ②    | NONE                    | NONE                       | ⑩                                     | ②                  | NONE               | 100' ②                |
| CPD    | Comprehensive Planned Development | SEE ORDINANCE FOR PERMITTED USES, REGULATIONS AND PROCEDURES |           |      |                         |                            |                                       |                    |                    |                       |
| ER     | Estate Residential                | 30'                                                          | 10'       | 30'  | 150' 100' 80'           | 43,560 ① 20,000 ② 18,000 ③ | 18,000                                | ②                  | ②                  | 35'                   |
| I      | Institutional                     | 20'                                                          | 10'       | 20'  | 50'                     | 7,500                      | ②                                     | ②                  | ②                  | 72' ②                 |
| M1     | Light Industrial                  | ②                                                            | ②         | ②    | NONE                    | NONE                       | ②                                     | ②                  | ②                  | 45'                   |
| M2     | Heavy Industrial                  | ②                                                            | ②         | ②    | NONE                    | NONE                       | ②                                     | ②                  | ②                  | 100' ②                |
| O      | Office                            | 25'                                                          | 5'        | 25'  | 50'                     | 6,000                      | ②                                     | ②                  | ②                  | 35'                   |
| R1A    | Single Family                     | 30'                                                          | 10'       | 30'  | 70'                     | 9,000                      | 9,000                                 | ②                  | ②                  | 35'                   |
| R1B    | Single Family                     | 25'                                                          | 5'        | 25'  | 60'                     | 7,500                      | 7,500                                 | ②                  | ②                  | 35'                   |
| R1C    | Single Family Attached            | 30'                                                          | 10'       | 30'  | 50'                     | 6,000                      | 6,000                                 | ②                  | ②                  | 35'                   |
| R2     | Two Family                        | 25'                                                          | 5'        | 25'  | 60'                     | 7,500                      | 7,500                                 | 3,750              | ②                  | 35'                   |
| R3A    | Multiple Family                   | 20'                                                          | 5'        | 25'  | 50'                     | 6,000                      | 6,000                                 | 3,000              | 2,000              | 45'                   |
| R3B    | Multiple Family                   | 20'                                                          | 5'        | 25'  | 50'                     | 6,000                      | 6,000                                 | 3,000              | 1,500              | 45'                   |

- ① NO PUBLIC WATER OR PUBLIC SEWER SERVICE AVAILABLE
- ② PUBLIC WATER AVAILABLE, BUT NO PUBLIC SEWER AVAILABLE
- ③ PUBLIC WATER AND PUBLIC SEWER SERVICE AVAILABLE
- ④ NOT PERMITTED IN THIS DISTRICT
- ⑤ WHEN ADJACENT TO "R" DISTRICT BUILDING SET BACK ONE FOOT FOR EACH SEVEN FEET OF BUILDING HEIGHT
- ⑥ IF SET BACK IS PROVIDED WHERE NOT REQUIRED, IT MUST BE AT LEAST 5 FEET WIDE
- ⑦ 3,000 SQUARE FEET PER DWELLING FOR ATTACHED SINGLE FAMILY DWELLINGS NOT TO EXCEED MORE THAN THREE DWELLINGS IN A BUILDING
- ⑧ ONLY MULTI-FAMILY DWELLINGS OWNED AND/OR ASSOCIATED WITH CARL SANDBURG COLLEGE OR KNOX COLLEGE ALLOWED
- ⑨ SINGLE FAMILY DWELLINGS SHALL HAVE A MINIMUM LOT WIDTH OF 60 FEET
- ⑩ ONLY ALLOWED ON SECOND STORY OR ABOVE
- ⑪ ONLY ALLOWED FOR RESIDENT WATCHMEN AND CARETAKER EMPLOYED ON THE PREMISES

SEE TEXT OF ORDINANCE FOR SPECIFIC REGULATIONS, VARIATIONS AND EXCEPTIONS



| DATE OF REVISION  | REVISED BY                | DATE APPROVED BY CITY COUNCIL |
|-------------------|---------------------------|-------------------------------|
| December 19, 2024 | CITY ENGINEERING DIVISION | February 3, 2025              |



## City Council Meeting

### Agenda Item Overview

February 3, 2025

**AGENDA ITEM:** Authorizing the City Manager to renew the existing flood insurance policies with Selective Insurance Company, covering property in the Mississippi River flood plain at Oquawka, Illinois.

**SUMMARY RECOMMENDATION:** The City Manager and Director of Public Works recommend the City Council authorize renewal of the seven flood insurance policies for a one-year periods, five through March 6, 2026, with the remaining two renewing in April and September.

**BACKGROUND:** The City of Galesburg purchases insurance coverage for loss or damage due to flooding of the City's water wells and buildings located in the flood plain of the Mississippi river. Each separate structure is covered by a separate policy. Renewing these seven policies will protect the City in the event of a catastrophic flood on the Mississippi River.

Coverage values and deductible amounts have been reviewed and approved by the Director of Public Works and the Risk Manager. The cost for the five policies renewing in March is \$20,457, an average increase of 11% over 2024 costs. The anticipated increase is 11% for the remaining two policies. The estimated total cost for all seven policies is \$31,180.00.

**BUDGET IMPACT:** There is sufficient funding for these policies in the 2025 budget.

**SUPPORTING DOCUMENTS:**

1. Premium invoices showing current coverage & deductible.



## Your Flood Renewal Bill

as of January 06, 2025

**Payment due/expiration date:**  
03/06/2025 12:01 am

To renew, simply choose one of the policy coverage options shown below and pay the premium before the policy expires on 03/06/2025.

You should retain this copy for your records.

Ways to pay



[customer.myselectiveflood.com](http://customer.myselectiveflood.com)



877-348-0552 (credit card or echeck only)



mail in check - made payable to Selective

### Your account information

Account name: CITY OF GALESBURG

Policy number: FLD2121610

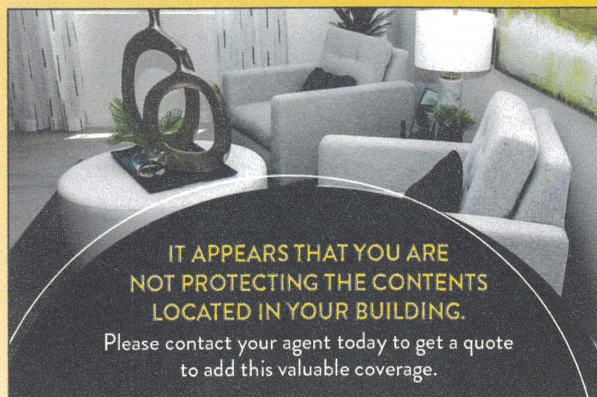
Mortgage loan number: 0

Payor: CITY OF GALESBURG

Property Address:  
2000 N MARINA DRIVEWELL #1  
OQUAWKA, IL 61469

### Contact us

SELECTIVE FLOOD OPERATIONS CUSTOMER SERVICE AT  
877-348-0552 OR ASSUREDPARTNERS GREAT PLAINS LLC AT  
(563) 324-1101



## Policy coverage options

Location: 2000 N MARINA DRIVEWELL #1 OQUAWKA, IL 61469

|          |                    | PREMIUM    | COVERAGE AMOUNTS |          | DEDUCTIBLES |          |
|----------|--------------------|------------|------------------|----------|-------------|----------|
|          |                    |            | BUILDING         | CONTENTS | BUILDING    | CONTENTS |
| Option A | Current coverage   | \$4,497.00 | \$200,000.00     | N/A      | \$10,000.00 | N/A      |
| Option B | Increased coverage | \$4,626.00 | \$220,000.00     | N/A      | \$10,000.00 | N/A      |

PAGE 1 OF 2

ASSUREDPARTNERS GREAT PLAINS LLC  
5025 UTICA RIDGE RD SUITE 100  
DAVENPORT, IA 52807

MB 01 000580 68257 H 3 A



CITY OF GALESBURG  
55 W. TOMPKINS STREET  
WELL #1  
GALESBURG, IL 61401-4400



YOUR POLICY RENEWAL DATE

POLICY NUMBER

03/06/2025

FLD2121610

Select one:



OPTION A  
\$4,497



OPTION B  
\$4,626

Amount enclosed:

\$

See reverse for ways to pay.

000030017773 000248205182 8

9

000580 1/1





## Your Flood Renewal Bill

as of January 06, 2025

**Payment due/expiration date:**  
**03/06/2025 12:01 am**

To renew, simply choose one of the policy coverage options shown below and pay the premium before the policy expires on 03/06/2025.

You should retain this copy for your records.

### Ways to pay



[customer.myselectiveflood.com](http://customer.myselectiveflood.com)



877-348-0552 (credit card or echeck only)



mail in check - made payable to Selective

### Your account information

Account name: CITY OF GALESBURG

Policy number: FLD2121629

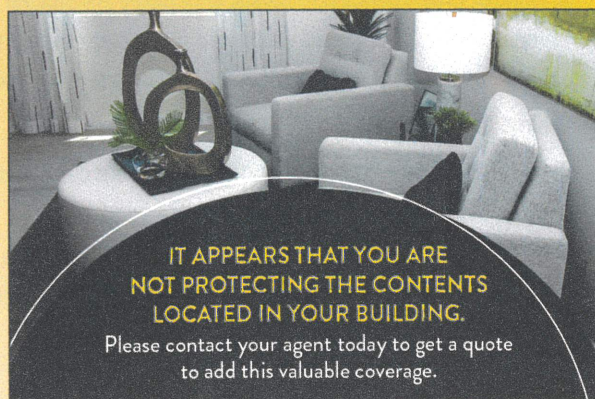
Mortgage loan number: 0

Payor: CITY OF GALESBURG

Property Address:  
2000 N MARINA DRIVEWELL #2  
OQUAWKA, IL 61469

### Contact us

SELECTIVE FLOOD OPERATIONS CUSTOMER SERVICE AT  
877-348-0552 OR ASSUREDPARTNERS GREAT PLAINS LLC AT  
(563) 324-1101



## Policy coverage options

Location: 2000 N MARINA DRIVEWELL #2 OQUAWKA, IL 61469

|          |                    | PREMIUM    | COVERAGE AMOUNTS |          | DEDUCTIBLES |          |
|----------|--------------------|------------|------------------|----------|-------------|----------|
|          |                    |            | BUILDING         | CONTENTS | BUILDING    | CONTENTS |
| Option A | Current coverage   | \$2,082.00 | \$200,000.00     | N/A      | \$10,000.00 | N/A      |
| Option B | Increased coverage | \$2,140.00 | \$220,000.00     | N/A      | \$10,000.00 | N/A      |

PAGE 1 OF 2

ASSUREDPARTNERS GREAT PLAINS LLC  
5025 UTICA RIDGE RD SUITE 100  
DAVENPORT, IA 52807

MB 01 000582 68257 H 3 A



CITY OF GALESBURG  
55 W. TOMPKINS STREET  
WELL #2  
GALESBURG, IL 61401-4400



YOUR POLICY RENEWAL DATE

POLICY NUMBER

03/06/2025

FLD2121629

Select one:



OPTION A  
\$2,082



OPTION B  
\$2,140

Amount enclosed:

\$

See reverse for ways to pay.

000582 1/1



6

000030063220 000248205424 6



## Your Flood Renewal Bill

as of January 06, 2025

**Payment due/expiration date:**  
03/06/2025 12:01 am

To renew, simply choose one of the policy coverage options shown below and pay the premium before the policy expires on 03/06/2025.

You should retain this copy for your records.

Ways to pay



[customer.myselectiveflood.com](http://customer.myselectiveflood.com)



877-348-0552 (credit card or echeck only)



mail in check - made payable to Selective

### Your account information

Account name: CITY OF GALESBURG

Policy number: FLD2121643

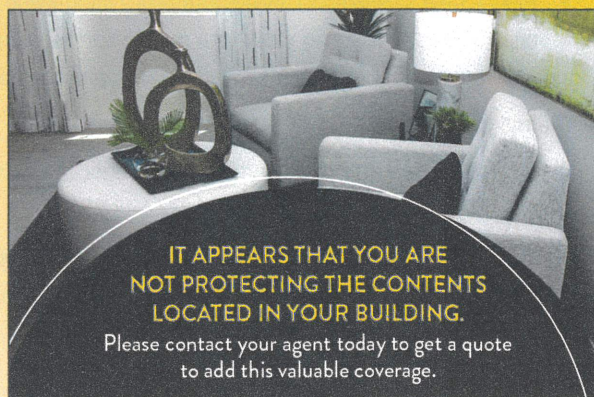
Mortgage loan number: 0

Payor: CITY OF GALESBURG

Property Address:  
2000 N MARINA DRIVERANNEY  
OQUAWKA, IL 61469

### Contact us

SELECTIVE FLOOD OPERATIONS CUSTOMER SERVICE AT  
877-348-0552 OR ASSUREDPARTNERS GREAT PLAINS LLC AT  
(563) 324-1101



## Policy coverage options

Location: 2000 N MARINA DRIVERANNEY OQUAWKA, IL 61469

|          |                    | PREMIUM    | COVERAGE AMOUNTS |          | DEDUCTIBLES |          |
|----------|--------------------|------------|------------------|----------|-------------|----------|
|          |                    |            | BUILDING         | CONTENTS | BUILDING    | CONTENTS |
| Option A | Current coverage   | \$3,569.00 | \$400,000.00     | N/A      | \$10,000.00 | N/A      |
| Option B | Increased coverage | \$3,692.00 | \$440,000.00     | N/A      | \$10,000.00 | N/A      |

PAGE 1 OF 2

ASSUREDPARTNERS GREAT PLAINS LLC  
5025 UTICA RIDGE RD SUITE 100  
DAVENPORT, IA 52607

MB 01 000584 68257 H 3 A



CITY OF GALESBURG  
55 W. TOMPKINS STREET  
RANNEY  
GALESBURG, IL 61401-4408



YOUR POLICY RENEWAL DATE

POLICY NUMBER

03/06/2025

FLD2121643

Select one:



OPTION A  
\$3,569



OPTION B  
\$3,692

Amount  
enclosed:

\$

See reverse for ways to pay.

000584 1/1



6

000030017769 000248205220 7

2



## Your Flood Renewal Bill

as of January 06, 2025

**Payment due/expiration date:**  
03/06/2025 12:01 am

To renew, simply choose one of the policy coverage options shown below and pay the premium before the policy expires on 03/06/2025.

You should retain this copy for your records.

### Ways to pay



customer.myselectiveflood.com



877-348-0552 (credit card or echeck only)



mail in check - made payable to Selective

### Your account information

Account name: CITY OF GALESBURG

Policy number: FLD2121654

Mortgage loan number: 0

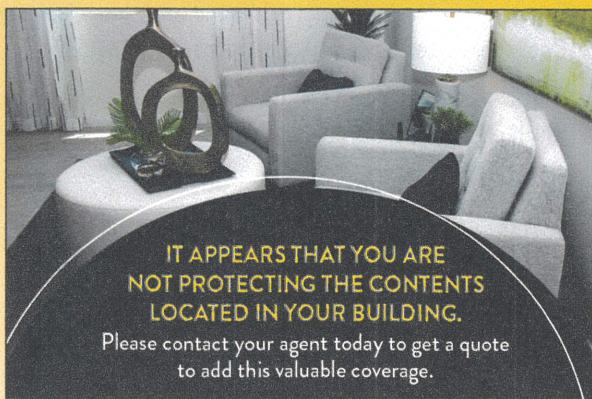
Payor: CITY OF GALESBURG

Property Address:

2000 N MARINA DRIVE CONTROL BUILDING  
OQUAWKA, IL 61469

### Contact us

SELECTIVE FLOOD OPERATIONS CUSTOMER SERVICE AT  
877-348-0552 OR ASSURED PARTNERS GREAT PLAINS LLC AT  
(563) 324-1101



## Policy coverage options

Location: 2000 N MARINA DRIVE CONTROL BUILDING OQUAWKA, IL 61469

|          |                    | PREMIUM    | COVERAGE AMOUNTS |          | DEDUCTIBLES |          |
|----------|--------------------|------------|------------------|----------|-------------|----------|
|          |                    |            | BUILDING         | CONTENTS | BUILDING    | CONTENTS |
| Option A | Current coverage   | \$7,814.00 | \$500,000.00     | N/A      | \$10,000.00 | N/A      |
| Option B | Increased coverage | N/A        | N/A              | N/A      | N/A         | N/A      |

PAGE 1 OF 2

ASSURED PARTNERS GREAT PLAINS LLC  
5025 UTICA RIDGE RD SUITE 100  
DAVENPORT, IA 52807

MB 01 000581 68257 H 3 A



CITY OF GALESBURG  
55 W. TOMPKINS STREET  
GENERATOR  
GALESBURG, IL 61401-4400



YOUR POLICY RENEWAL DATE

POLICY NUMBER

03/06/2025

FLD2121654

Select one:



OPTION A  
\$7,814



OPTION B  
N/A

Amount  
enclosed:



See reverse for ways to pay.

000581 1/1



6

000030017777 000248205218 3

3



## Your Flood Renewal Bill

as of January 06, 2025

**Payment due/expiration date:**  
03/06/2025 12:01 am

To renew, simply choose one of the policy coverage options shown below and pay the premium before the policy expires on 03/06/2025.

You should retain this copy for your records.

### Ways to pay

-  [customer.myselectiveflood.com](http://customer.myselectiveflood.com)
-  877-348-0552 (credit card or echeck only)
-  mail in check - made payable to Selective

### Your account information

Account name: CITY OF GALESBURG

Policy number: FLD2121699

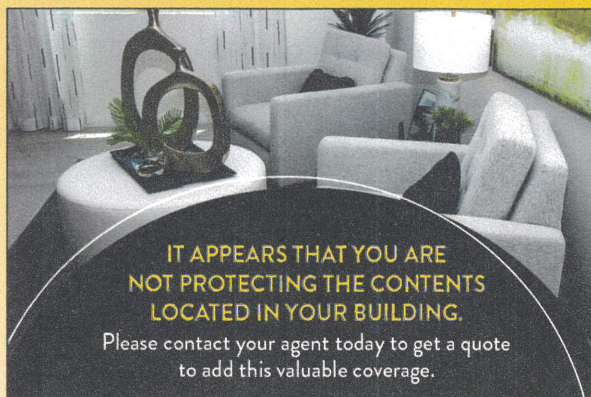
Mortgage loan number: 0

Payor: CITY OF GALESBURG

Property Address:  
2000 N. MARINA DRIVEGENERATOR  
OQUAWKA, IL 61469

### Contact us

SELECTIVE FLOOD OPERATIONS CUSTOMER SERVICE AT  
877-348-0552 OR ASSUREDPARTNERS GREAT PLAINS LLC AT  
(563) 324-1101



## Policy coverage options

Location: 2000 N. MARINA DRIVEGENERATOR OQUAWKA, IL 61469

|          |                    | PREMIUM    | COVERAGE AMOUNTS |          | DEDUCTIBLES |          |
|----------|--------------------|------------|------------------|----------|-------------|----------|
|          |                    |            | BUILDING         | CONTENTS | BUILDING    | CONTENTS |
| Option A | Current coverage   | \$2,495.00 | \$500,000.00     | N/A      | \$10,000.00 | N/A      |
| Option B | Increased coverage | N/A        | N/A              | N/A      | N/A         | N/A      |

PAGE 1 OF 2

ASSUREDPARTNERS GREAT PLAINS LLC  
5025 UTICA RIDGE RD SUITE 100  
DAVENPORT, IA 52807

MB 01 000583 68257 H 3 A



CITY OF GALESBURG  
55 W. TOMPKINS STREET  
GENERATOR  
GALESBURG, IL 61401-4400



YOUR POLICY RENEWAL DATE

POLICY NUMBER

03/06/2025

FLD2121699

Select one:

☐ **OPTION A**  
\$2,495

☐ **OPTION B**  
N/A

Amount enclosed:

\$

See reverse for ways to pay.

000583 1/1



6

000030063224 000248205473 3

9

# Accounts Payable

## Transactions by Account

User: shelms  
 Printed: 01/28/2025 - 11:43AM  
 Batch: 00004.01.2025



| Account Number              | Vendor                          | Description                                                      | Date       | Amount    | PO No      |
|-----------------------------|---------------------------------|------------------------------------------------------------------|------------|-----------|------------|
| 001-0000-10407-00           | Robert Isher                    | Refund of Overpayment of Ticket #E026378                         | 01/27/2025 | 25.00     |            |
| 001-0000-10407-00           | ProPhoenix Corporation          | KCSO - 28ea E-Seek M260 Drivers License Card Reader Bundle - H   | 12/31/2024 | 16,100.00 | 0000092800 |
| 001-0000-10701-00           | Lansweeper Inc                  | Lansweeper annual renewal Jan 2026                               | 01/27/2025 | 419.30    | 0000092895 |
| 001-0000-10701-00           | ICC Community Development Solut | 01/26 to 02/26 LaserFiche support renewal - City Portion         | 01/27/2025 | 2,175.89  | 0000092897 |
| 001-0000-10701-00           | ICC Community Development Solut | 01/26 to 02/26 LaserFiche support renewal - Police Portion       | 01/27/2025 | 435.18    | 0000092897 |
| 001-0000-10701-00           | ICC Community Development Solut | 01/26 to 02/26 LaserFiche support renewal - Fire Portion         | 01/27/2025 | 118.69    | 0000092897 |
| 001-0000-10701-00           | ICC Community Development Solut | 01/26 to 02/26 LaserFiche support renewal - Dispatch Portion     | 01/27/2025 | 237.37    | 0000092897 |
| 001-0000-10701-00           | Office Specialists, Inc.        | Police Adobe license renewal Jan 2026                            | 01/27/2025 | 26.83     | 0000092896 |
| 001-0000-10701-00           | Qubit Networks                  | Extreme network licensing and support renewal 1-15-2026 to 1-15- | 01/27/2025 | 30,000.00 | 0000092890 |
| 001-0000-10701-00           | Office Specialists, Inc.        | Administration Adobe license renewal Jan 2026                    | 01/27/2025 | 81.00     | 0000092896 |
| 001-0000-10701-00           | Office Specialists, Inc.        | Engineering and GIS Adobe license renewal Jan 2026               | 01/27/2025 | 161.00    | 0000092896 |
| 001-0000-10701-00           | Tyler Technologies, Inc         | 01/26 - 02/26 - Hosting Fee                                      | 01/27/2025 | 21.87     |            |
| 001-0000-10701-00           | Office Specialists, Inc.        | Housing and Inspections Adobe license renewal Jan 2026           | 01/27/2025 | 53.67     | 0000092896 |
| 001-0000-10701-00           | Office Specialists, Inc.        | Finance Adobe license renewal Jan 2026                           | 01/27/2025 | 214.67    | 0000092896 |
| 001-0000-10701-00           | Qubit Networks                  | Extreme network licensing and support renewal 1-15-2027 to 1-15- | 01/27/2025 | 30,000.00 | 0000092890 |
| 001-0000-10701-00           | Office Specialists, Inc.        | City Clerks Adobe license renewal Jan 2026                       | 01/27/2025 | 81.00     | 0000092896 |
| 001-0000-10701-00           | Office Specialists, Inc.        | Planning Adobe license renewal Jan 2026                          | 01/27/2025 | 107.33    | 0000092896 |
| 001-0000-10701-00           | Office Specialists, Inc.        | IT Adobe license renewal Jan 2026                                | 01/27/2025 | 107.33    | 0000092896 |
| 001-0000-10801-00           | Advance Auto Parts              | Oil Filters                                                      | 01/27/2025 | 7.04      |            |
| 001-0000-10801-00           | Advance Auto Parts              | Oil filters                                                      | 01/27/2025 | 5.30      |            |
| 001-0000-10801-00           | Napa Auto Parts                 | Battery Cable Connector                                          | 01/27/2025 | 83.98     |            |
| 001-0000-10801-00           | Napa Auto Parts                 | Back-Up Alarm                                                    | 01/27/2025 | 40.89     |            |
| 001-0000-10801-00           | Valley Distribution Corp.       | Engine Oil                                                       | 01/27/2025 | 895.95    |            |
| 001-0000-20102-00           | Brightspeed                     | 01/25 Service Acct# 304035525                                    | 01/27/2025 | 1,514.53  |            |
| Subtotal for Division: 0000 |                                 |                                                                  |            | 82,913.82 |            |
| 001-0110-55000-00           | Galesburg Area Chamber of Comme | 2025 - Membership - City of Galesburg                            | 01/27/2025 | 745.00    |            |
| 001-0110-55800-00           | Office Specialists, Inc.        | Administration Adobe license renewal Feb - Dec 2025              | 01/27/2025 | 885.00    | 0000092896 |

| Account Number             | Vendor                                 | Description                                                      | Date       | Amount    | PO No      |
|----------------------------|----------------------------------------|------------------------------------------------------------------|------------|-----------|------------|
| 001-0110-61000-00          | Office Specialists, Inc.               | Pens                                                             | 01/27/2025 | 18.60     |            |
| Subtotal for Divison: 0110 |                                        |                                                                  |            | 1,648.60  |            |
| 001-0115-55800-00          | Office Specialists, Inc.               | City Clerks Adobe license renewal Feb to Dec 2025                | 01/27/2025 | 885.00    | 0000092896 |
| 001-0115-61000-00          | Office Specialists, Inc.               | Cleaner                                                          | 01/27/2025 | 7.52      |            |
| 001-0115-61000-00          | Office Specialists, Inc.               | Binder                                                           | 01/27/2025 | 13.52     |            |
| 001-0115-61000-00          | Office Specialists, Inc.               | Binder                                                           | 01/27/2025 | 5.34      |            |
| Subtotal for Divison: 0115 |                                        |                                                                  |            | 911.38    |            |
| 001-0120-55800-00          | Engagedly Inc                          | Engagedly Services                                               | 01/27/2025 | 8,500.00  | 0000092875 |
| 001-0120-61000-00          | Office Specialists, Inc.               | File Storage                                                     | 01/27/2025 | 61.41     |            |
| 001-0120-61000-00          | Office Specialists, Inc.               | Folders                                                          | 01/27/2025 | 50.96     |            |
| Subtotal for Divison: 0120 |                                        |                                                                  |            | 8,612.37  |            |
| 001-0160-51000-00          | Credit Collection Partners             | 12/24 Service                                                    | 12/31/2024 | 440.14    |            |
| 001-0160-51500-00          | Gatehouse Media                        | Notice to Bidders Acct#857927                                    | 01/27/2025 | 181.33    |            |
| 001-0160-59516-00          | Jeffrey R Cervantez                    | 12/24 AV Services                                                | 12/31/2024 | 120.00    |            |
| Subtotal for Divison: 0160 |                                        |                                                                  |            | 741.47    |            |
| 001-0205-51000-00          | Great Eastern Mgmt., Inc.              | International Bank of Chicago                                    | 12/31/2024 | 235.00    |            |
| 001-0205-51000-00          | US Sterling Capital Corp., Inc.        | Global Bank                                                      | 01/27/2025 | 480.00    |            |
| 001-0205-51000-00          | Credit Collection Partners             | 12/24 Service                                                    | 12/31/2024 | 588.51    |            |
| 001-0205-55800-00          | Office Specialists, Inc.               | Finance Adobe license renewal Feb - Dec 2025                     | 01/27/2025 | 2,361.33  | 0000092896 |
| Subtotal for Divison: 0205 |                                        |                                                                  |            | 3,664.84  |            |
| 001-0207-55800-00          | Office Specialists, Inc.               | IT Adobe license renewal Feb - Dec 2025                          | 01/27/2025 | 1,180.67  | 0000092896 |
| 001-0207-55800-00          | Five Points Infrastructure Services, I | PatchManager renewal with additional 60 containers               | 01/27/2025 | 14,345.46 | 0000092894 |
| 001-0207-55800-00          | ICC Community Development Solut        | 03/25 to 12/25 LaserFiche support renewal - City Portion         | 01/27/2025 | 10,879.47 | 0000092897 |
| 001-0207-55800-00          | Lansweeper Inc                         | Lansweeper annual renewal Feb - Dec 2025                         | 01/27/2025 | 4,612.30  | 0000092895 |
| 001-0207-55800-00          | Qubit Networks                         | Extreme network licensing and support renewal 1-15-2025 to 1-15- | 01/27/2025 | 30,000.00 | 0000092890 |
| 001-0207-61700-00          | Galesburg Electric, Inc.               | Fiber Connection Conduit                                         | 12/31/2024 | 115.52    |            |
| 001-0207-61700-00          | Thompson Electronics Company           | Decoder                                                          | 12/31/2024 | 2,120.00  |            |
| Subtotal for Divison: 0207 |                                        |                                                                  |            | 63,253.42 |            |
| 001-0305-55800-00          | Office Specialists, Inc.               | Planning Adobe license renewal Feb - Dec 2025                    | 01/27/2025 | 1,180.67  | 0000092896 |
| Subtotal for Divison: 0305 |                                        |                                                                  |            | 1,180.67  |            |
| 001-0306-55000-00          | ILLOWA                                 | 2025 Membership-EHeiden, SGugliotta, RSlagel, RElsbury, RSpeide  | 01/27/2025 | 125.00    |            |
| 001-0306-55800-00          | Office Specialists, Inc.               | Housing and Inspections Adobe license renewal Feb - Dec 2025     | 01/27/2025 | 590.33    | 0000092896 |

| Account Number             | Vendor                               | Description                                              | Date       | Amount   | PO No      |
|----------------------------|--------------------------------------|----------------------------------------------------------|------------|----------|------------|
| 001-0306-55800-00          | City Blue Technologies, Llc          | 12/24 Service Contract                                   | 12/31/2024 | 131.25   |            |
| 001-0306-61000-00          | Office Specialists, Inc.             | Paper , Calendars                                        | 01/27/2025 | 21.81    |            |
| 001-0306-61000-00          | Office Specialists, Inc.             | Note Pads, Markers                                       | 01/27/2025 | 42.59    |            |
| 001-0306-61000-00          | City Blue Technologies, Llc          | Toner                                                    | 01/27/2025 | 168.93   |            |
| 001-0306-62500-00          | Ford of Galesburg                    | Clock Spring #408                                        | 01/27/2025 | 101.81   |            |
| Subtotal for Divison: 0306 |                                      |                                                          |            | 1,181.72 |            |
| 001-0410-55800-00          | City Blue Technologies, Llc          | 12/24 Service Contract                                   | 12/31/2024 | 131.25   |            |
| 001-0410-55800-00          | Office Specialists, Inc.             | Engineering and GIS Adobe license renewal Feb - Dec 2025 | 01/27/2025 | 1,771.00 | 0000092896 |
| 001-0410-61000-00          | City Blue Technologies, Llc          | Toner                                                    | 01/27/2025 | 168.93   |            |
| 001-0410-61000-00          | Office Specialists, Inc.             | Calendar                                                 | 01/27/2025 | 14.69    |            |
| 001-0410-61000-00          | Office Specialists, Inc.             | Forks                                                    | 01/27/2025 | 7.20     |            |
| Subtotal for Divison: 0410 |                                      |                                                          |            | 2,093.07 |            |
| 001-0445-52500-00          | Galesburg Sanitary Dist.             | 12/24 Service                                            | 12/31/2024 | 6.12     |            |
| 001-0445-55500-00          | Valley Distribution Corp.            | Core Return                                              | 01/27/2025 | -140.00  |            |
| 001-0445-55500-00          | Valley Distribution Corp.            | Core Charge                                              | 01/27/2025 | 20.00    |            |
| 001-0445-55500-00          | MAS Rigging Inc                      | Hoist Service Call & Hoist Installation                  | 12/31/2024 | 2,895.00 |            |
| 001-0445-55500-00          | Nichols Diesel Service, Inc          | State & Fed Tests #152                                   | 12/31/2024 | 57.20    |            |
| 001-0445-55500-00          | Alta Construction Equipment Illinois | Repaired Wiper Motor #187                                | 01/27/2025 | 1,642.03 |            |
| 001-0445-55700-00          | Royal Cleaning Services              | 01/25 Services                                           | 01/27/2025 | 292.00   |            |
| 001-0445-57500-00          | Vestis                               | 01/25 Service                                            | 01/27/2025 | 85.68    |            |
| 001-0445-57500-00          | Vestis                               | 01/25 Service                                            | 01/27/2025 | 85.68    |            |
| 001-0445-62500-00          | Napa Auto Parts                      | Pin Kit #174                                             | 01/27/2025 | 28.74    |            |
| 001-0445-62500-00          | Pomp's Tire - Galesburg              | Tire #150                                                | 01/27/2025 | 124.40   |            |
| 001-0445-62500-00          | Nichols Diesel Service, Inc          | Gladhand #163                                            | 01/27/2025 | 15.23    |            |
| 001-0445-62500-00          | Advance Auto Parts                   | Battery #187                                             | 01/27/2025 | 120.69   |            |
| 001-0445-62500-00          | Advance Auto Parts                   | Oil Filter #169                                          | 01/27/2025 | 2.96     |            |
| 001-0445-62500-00          | Advance Auto Parts                   | Brake Pads #174                                          | 01/27/2025 | 43.67    |            |
| 001-0445-62500-00          | Advance Auto Parts                   | Oil Filter #188                                          | 01/27/2025 | 2.96     |            |
| 001-0445-62500-00          | Advance Auto Parts                   | Filter #173                                              | 01/27/2025 | 2.96     |            |
| 001-0445-63000-00          | Advance Auto Parts                   | Brake Fluid                                              | 01/27/2025 | 10.69    |            |
| 001-0445-63000-00          | Advance Auto Parts                   | Snap Off Blades                                          | 01/27/2025 | 1.94     |            |
| 001-0445-63000-00          | Airgas Mid America Inc               | Carbon Dioxide, Balance Argon Industrial Grade Mix       | 01/27/2025 | 114.71   |            |
| Subtotal for Divison: 0445 |                                      |                                                          |            | 5,412.66 |            |
| 001-0450-52500-00          | Galesburg Sanitary Dist.             | 12/24 Service                                            | 12/31/2024 | 110.24   |            |
| 001-0450-55500-00          | Nichols Diesel Service, Inc          | State & Fed Tests #138                                   | 12/31/2024 | 57.20    |            |

| Account Number              | Vendor                             | Description                                                      | Date       | Amount   | PO No      |
|-----------------------------|------------------------------------|------------------------------------------------------------------|------------|----------|------------|
| 001-0450-55500-00           | Nichols Diesel Service, Inc        | State & Fed Tests #107                                           | 12/31/2024 | 86.30    |            |
| 001-0450-55700-00           | Howe Overhead Doors, Inc.          | Serviced Door & Operator, Replaced Long Stem Rollers & Cables    | 12/31/2024 | 566.00   |            |
| 001-0450-55700-00           | Howe Overhead Doors, Inc.          | Serviced Door & Operator, Replaced Long Stem Rollers & Cables    | 12/31/2024 | 560.30   |            |
| 001-0450-59300-00           | UniFirst First Aid Corp            | Refill of First Aid Supplies                                     | 12/31/2024 | 169.23   |            |
| 001-0450-62500-00           | Advance Auto Parts                 | Cover #102                                                       | 01/27/2025 | 14.33    |            |
| 001-0450-62500-00           | Advance Auto Parts                 | Power Outlet #102                                                | 01/27/2025 | 23.68    |            |
| 001-0450-62500-00           | Advance Auto Parts                 | Power Outlet #102                                                | 01/27/2025 | 23.68    |            |
| 001-0450-62500-00           | Blunier Implement, Inc             | Mounting Kit #102                                                | 01/27/2025 | 1,183.89 |            |
| 001-0450-62500-00           | Nichols Diesel Service, Inc        | Return Sensor #115                                               | 01/27/2025 | -170.21  |            |
| 001-0450-62500-00           | Midstate Manufacturing, Inc.       | Hose #110                                                        | 01/27/2025 | 202.13   |            |
| 001-0450-62500-00           | Nichols Diesel Service, Inc        | Clamp #111                                                       | 12/31/2024 | 123.98   |            |
| 001-0450-62500-00           | Midstate Manufacturing, Inc.       | Hose #102                                                        | 01/27/2025 | 62.07    |            |
| 001-0450-62500-00           | The Parts House, Inc.              | Cable #114                                                       | 01/27/2025 | 79.26    |            |
| 001-0450-62500-00           | Nichols Diesel Service, Inc        | Connector #114                                                   | 01/27/2025 | 18.26    |            |
| 001-0450-65500-00           | Maska Heating and Cooling, LLC     | Air Filters                                                      | 01/27/2025 | 135.00   |            |
| Subtotal for Division: 0450 |                                    |                                                                  |            | 3,245.34 |            |
| 001-0505-51000-00           | Campion, Barrow & Assoc.           | 12/24 Testing Services                                           | 12/31/2024 | 930.00   |            |
| Subtotal for Division: 0505 |                                    |                                                                  |            | 930.00   |            |
| 001-0510-51000-00           | Bridgeway Training Services        | 12/24 Secure Document Destruction - 133lb                        | 12/31/2024 | 39.90    |            |
| 001-0510-51000-00           | Verizon Wireless - VSAT NORTH      | SMS Preservation                                                 | 01/27/2025 | 75.00    |            |
| 001-0510-52300-00           | West Central FS, Inc               | 74.70 Gl LP Gas                                                  | 12/31/2024 | 138.20   |            |
| 001-0510-52500-00           | Galesburg Sanitary Dist.           | 12/24 Service                                                    | 12/31/2024 | 6.12     |            |
| 001-0510-54500-00           | James Kubis                        | Meals - First Line Supervision - EMoline IL - JKubis             | 01/27/2025 | 21.00    |            |
| 001-0510-54500-00           | Kyle A Winbigler                   | Meals - Staff & Command Training - E Peoria IL - KWinbigler      | 01/27/2025 | 35.00    |            |
| 001-0510-54500-00           | Kyle A Winbigler                   | Meals - Staff & Command Training - E Peoria IL - KWinbigler      | 01/27/2025 | 35.00    |            |
| 001-0510-54500-00           | Caitlin Pullen                     | Meal - Human Trafficking Class - Peoria IL - CPullen             | 01/27/2025 | 7.00     |            |
| 001-0510-54500-00           | Lane Mings                         | Meals - Staff & Command Training - E Peoria IL - LMings          | 01/27/2025 | 35.00    |            |
| 001-0510-54500-00           | Anthony Oligney-Estill             | Meal - Car Seat Certification - Springfield IL - TOligney-Estill | 01/27/2025 | 7.00     |            |
| 001-0510-54500-00           | Lane Mings                         | Meals - Staff & Command Training - E Peoria IL - LMings          | 01/27/2025 | 35.00    |            |
| 001-0510-55000-00           | Galesburg Area Chamber of Commerce | 2025 - Membership - RIdle                                        | 01/27/2025 | 145.00   |            |
| 001-0510-55500-00           | Cantrell's Body Shop & Garage      | Tow/Hook Fee #34                                                 | 01/27/2025 | 288.75   |            |
| 001-0510-55700-00           | American Pest Control Inc          | 01/25 Pest Service                                               | 01/27/2025 | 55.00    |            |
| 001-0510-55700-00           | American Pest Control Inc          | 01/25 Pest Service                                               | 01/27/2025 | 65.00    |            |
| 001-0510-55700-00           | Getz Fire Equipment Co., Inc.      | On Site Service, Fire Extinguisher                               | 01/27/2025 | 375.15   |            |
| 001-0510-55800-00           | ICC Community Development Solut    | 03/25 to 12/25 LaserFiche support renewal - Police Portion       | 01/27/2025 | 2,175.90 | 0000092897 |

| Account Number             | Vendor                           | Description                                                   | Date       | Amount    | PO No      |
|----------------------------|----------------------------------|---------------------------------------------------------------|------------|-----------|------------|
| 001-0510-55800-00          | Office Specialists, Inc.         | Police Adobe license renewal Feb - Dec 2025                   | 01/27/2025 | 295.17    | 0000092896 |
| 001-0510-55800-00          | Tyler Technologies, Inc          | 03/25 - 12/25 - Hosting Fee                                   | 01/27/2025 | 109.33    |            |
| 001-0510-61000-00          | Office Specialists, Inc.         | Notebooks                                                     | 01/27/2025 | 18.90     |            |
| 001-0510-62500-00          | Ford of Galesburg                | Switch #006                                                   | 01/27/2025 | 50.00     |            |
| 001-0510-62500-00          | Advance Auto Parts               | Tie Rod #409                                                  | 01/27/2025 | 26.02     |            |
| 001-0510-62500-00          | Advance Auto Parts               | Tie Rods #409                                                 | 01/27/2025 | 28.35     |            |
| 001-0510-62500-00          | Advance Auto Parts               | Valve Cover Gasket #409                                       | 01/27/2025 | 72.92     |            |
| 001-0510-62500-00          | Advance Auto Parts               | Brake Pads #409                                               | 01/27/2025 | 44.99     |            |
| 001-0510-62500-00          | Advance Auto Parts               | Oil Plug, Brake Hose #034                                     | 01/27/2025 | 43.25     |            |
| 001-0510-62500-00          | Ford of Galesburg                | Switch # 024                                                  | 01/27/2025 | 50.00     |            |
| 001-0510-62500-00          | Ford of Galesburg                | Shaft #409                                                    | 01/27/2025 | 431.25    |            |
| 001-0510-65500-00          | Galesburg Electric, Inc.         | Rab Panel LED                                                 | 12/31/2024 | 161.25    |            |
| 001-0510-67500-00          | Ray O'Herron Co., Inc.           | Uniforms - Carl, Hall                                         | 01/27/2025 | 838.13    | 0000092897 |
| 001-0510-67500-00          | Midwest Uniform Supply, Inc      | Hats - GPD                                                    | 01/27/2025 | 632.50    |            |
| Subtotal for Divison: 0510 |                                  |                                                               |            | 6,341.08  |            |
| 001-0550-55800-00          | ICC Community Development Solut  | 03/25 to 12/25 LaserFiche support renewal - Dispatch Portion  | 01/27/2025 | 1,186.85  |            |
| 001-0550-61000-00          | Office Specialists, Inc.         | Copy Paper, Envelopes                                         | 01/27/2025 | 289.95    |            |
| 001-0550-61000-00          | Office Specialists, Inc.         | Correction Tape, Tape, Envelopes, Pocket Files                | 01/27/2025 | 225.71    |            |
| 001-0550-67500-00          | Midwest Uniform Supply, Inc      | Shirts - JGaard                                               | 12/31/2024 | 121.92    |            |
| 001-0550-67500-00          | Midwest Uniform Supply, Inc      | Shirts - BCarr                                                | 01/27/2025 | 101.34    |            |
| 001-0550-85500-00          | Knox County Sheriff's Department | 01/25 Share of Ambulance Service                              | 01/27/2025 | 674.82    |            |
| 001-0550-85500-00          | Knox County Sheriff's Department | 02/25 Share of Ambulance Service                              | 01/27/2025 | 674.82    |            |
| Subtotal for Divison: 0550 |                                  |                                                               |            | 3,275.41  |            |
| 001-0605-51000-00          | David McIntyre                   | Put Numbers & Graphics on Vehicles #57, #59, #60              | 01/27/2025 | 1,725.00  | 0000092774 |
| 001-0605-51000-00          | Stephen L Woody                  | 01/25 Service                                                 | 01/27/2025 | 175.00    |            |
| 001-0605-52500-00          | Galesburg Sanitary Dist.         | 12/24 Service                                                 | 12/31/2024 | 110.24    |            |
| 001-0605-55000-00          | IAFC - Intl Assn of Fire Chiefs  | 07/25 - 12/25 Membership                                      | 01/27/2025 | 107.50    |            |
| 001-0605-55700-00          | American Pest Control Inc        | 01/25 Pest Service                                            | 01/27/2025 | 55.00     |            |
| 001-0605-55700-00          | AMP Companies Inc                | Install New Water Heater, Repaired Leaking Vent               | 12/31/2024 | 1,551.25  |            |
| 001-0605-55700-00          | Mechanical Service Inc.          | Water Piping Replacement in Public Safety Building (GFD Side) | 12/31/2024 | 97,957.00 |            |
| 001-0605-55800-00          | ICC Community Development Solut  | 03/25 to 12/25 LaserFiche support renewal - Fire Portion      | 01/27/2025 | 593.42    |            |
| 001-0605-57500-00          | Fire-Dex GW LLC                  | Repairs to Gear - Holmberg                                    | 01/27/2025 | 534.41    |            |
| 001-0605-61000-00          | Office Specialists, Inc.         | Folder                                                        | 01/27/2025 | 11.29     |            |
| 001-0605-61700-00          | Office Specialists, Inc.         | Computer Monitor                                              | 01/27/2025 | 177.45    |            |
| 001-0605-65000-00          | Office Specialists, Inc.         | Glass Cleaner                                                 | 01/27/2025 | 3.35      |            |

| Account Number             | Vendor                             | Description                                                      | Date       | Amount            | PO No      |
|----------------------------|------------------------------------|------------------------------------------------------------------|------------|-------------------|------------|
| 001-0605-65000-00          | Office Specialists, Inc.           | Laundry Detergent                                                | 01/27/2025 | 163.76            |            |
| 001-0605-65000-00          | Office Specialists, Inc.           | Toilet Paper, Trash Bags, Paper Towels                           | 01/27/2025 | 141.61            |            |
| 001-0605-65000-00          | Office Specialists, Inc.           | Coffee Filter, Dust Mop, Sponges, Disinfectant, Paper Towels     | 01/27/2025 | 241.07            |            |
| 001-0605-65000-00          | Office Specialists, Inc.           | Trash Bags                                                       | 01/27/2025 | 78.39             |            |
| 001-0605-66000-00          | FlagsUSA                           | State Flags                                                      | 01/27/2025 | 88.00             |            |
| 001-0605-66000-00          | Galesburg Electric, Inc.           | Light Bulbs, Recycle Light Bulbs, LED Fixtures                   | 01/27/2025 | 1,018.61          |            |
| 001-0605-67500-00          | Ray O'Herron Co., Inc.             | Uniform Shirt - KHarms                                           | 01/27/2025 | 49.97             |            |
| 001-0605-67500-00          | Ray O'Herron Co., Inc.             | Name Bar - Harms                                                 | 01/27/2025 | 22.01             |            |
| 001-0605-67500-00          | Ray O'Herron Co., Inc.             | Uniform Badges                                                   | 01/27/2025 | 39.01             |            |
| 001-0605-67500-00          | Ray O'Herron Co., Inc.             | Uniform Supplies for Promotions                                  | 01/27/2025 | 45.49             |            |
| 001-0605-67500-00          | Ray O'Herron Co., Inc.             | Braid, Crosses - for Promotions                                  | 01/27/2025 | 234.14            |            |
| 001-0605-67500-00          | Ray O'Herron Co., Inc.             | Collar Brass - Harms                                             | 01/27/2025 | 60.86             |            |
| 001-0605-67500-00          | Ray O'Herron Co., Inc.             | Uniform Buttons, Hat Band - MCain                                | 01/27/2025 | 99.02             |            |
| 001-0605-68600-00          | Office Specialists, Inc.           | Nitrile Gloves                                                   | 01/27/2025 | 52.20             |            |
| 001-0605-68600-00          | Office Specialists, Inc.           | Nitrile Gloves                                                   | 01/27/2025 | 52.20             |            |
| Subtotal for Divison: 0605 |                                    |                                                                  |            | <u>105,387.25</u> |            |
| Subtotal for Fund 001      |                                    |                                                                  |            | <u>290,793.10</u> |            |
| 011-0000-78070-00          | Treasurer State of IL, IDOT        | SRTS Project at King and Lombard Schools                         | 12/31/2024 | 76,087.20         | 0000092839 |
| Subtotal for Divison: 0000 |                                    |                                                                  |            | <u>76,087.20</u>  |            |
| Subtotal for Fund 011      |                                    |                                                                  |            | <u>76,087.20</u>  |            |
| 013-0000-51000-00          | Nelson\Nygaard Consulting Associat | Comprehensive Transit Study for Public Transportation            | 12/31/2024 | 11,015.58         | 0000092653 |
| 013-0000-51000-00          | Farnsworth Group, Inc.             | Design, Public Engagement and Bidding Services for Cooke Park Pr | 01/27/2025 | 32,500.00         | 0000092778 |
| 013-0000-76000-00          | Hutchison Engineering, Inc         | ITEP Lake Storey Path Phase II Engineering                       | 12/31/2024 | 7,002.60          | 0000092542 |
| Subtotal for Divison: 0000 |                                    |                                                                  |            | <u>50,518.18</u>  |            |
| Subtotal for Fund 013      |                                    |                                                                  |            | <u>50,518.18</u>  |            |
| 014-0000-51000-00          | Klingner & Associates P.C.         | 2023 Safe Routes to School Preliminary Engineering               | 12/31/2024 | 802.50            | 0000092780 |
| 014-0000-64500-00          | Galesburg Electric, Inc.           | Adapter, Bush, Utility Knife Blades, Circuit, Conduit, Locknut   | 12/31/2024 | 145.83            |            |
| 014-0000-64500-00          | Galesburg Electric, Inc.           | Lights, Recycle Lights, Lamp Holder                              | 12/31/2024 | 27.48             |            |
| 014-0000-64500-00          | Galesburg Electric, Inc.           | Loop Gun , Loop Sealant                                          | 12/31/2024 | 1,728.72          |            |
| 014-0000-64500-00          | Galesburg Electric, Inc.           | Photo Cells                                                      | 01/27/2025 | 19.72             |            |
| 014-0000-66000-00          | Tickle Asphalt Co., Ltd.           | 2025 Supply of High Performance Patch Mix                        | 01/27/2025 | 1,052.50          | 0000092922 |

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|----------------------------|---------------------------------------|---------------------------------------------------------|------------|-----------|------------|
| Subtotal for Divison: 0000 |                                       |                                                         |            | 3,776.75  |            |
| Subtotal for Fund 014      |                                       |                                                         |            | 3,776.75  |            |
| 018-0000-62500-00          | Key Equipment & Supply Co             | Windshield #128                                         | 12/31/2024 | 2,595.69  |            |
| Subtotal for Divison: 0000 |                                       |                                                         |            | 2,595.69  |            |
| Subtotal for Fund 018      |                                       |                                                         |            | 2,595.69  |            |
| 019-0000-10701-00          | Office Specialists, Inc.              | Lakeside and Parks Adobe license renewal Jan 2026       | 01/27/2025 | 107.33    | 0000092896 |
| 019-0000-10701-00          | Office Specialists, Inc.              | Golf Adobe license renewal Jan 2026                     | 01/27/2025 | 26.83     | 0000092896 |
| 019-0000-20102-00          | Brightspeed                           | 01/25 Service Acct# 304035525                           | 01/27/2025 | 480.30    |            |
| 019-0000-21506-00          | Scott Benson                          | Gift Card Refund                                        | 01/27/2025 | 1,400.00  |            |
| 019-0000-33305-00          | Scott Benson                          | Golf Fees                                               | 01/27/2025 | -140.00   |            |
| Subtotal for Divison: 0000 |                                       |                                                         |            | 1,874.46  |            |
| 019-1905-51000-00          | Amilia Technologies USA Inc.          | 11/24 Service Fee for Transactions                      | 12/31/2024 | 209.47    |            |
| 019-1905-51000-00          | US Sterling Capital Corp., Inc.       | First Community Bank                                    | 01/27/2025 | 240.00    |            |
| 019-1905-51500-00          | Galesburg Tourism Fund                | 2025 Experience Galesburg Visitors Guide Full Page Ad   | 01/27/2025 | 800.00    |            |
| 019-1905-51500-00          | Sebis Direct Inc                      | 12/24 Recreation Water Bill Insert                      | 12/31/2024 | 575.76    |            |
| 019-1905-55800-00          | Amilia Technologies USA Inc.          | 11/24 Service                                           | 12/31/2024 | 499.00    |            |
| 019-1905-55800-00          | Office Specialists, Inc.              | Lakeside and Parks Adobe license renewal Feb - Dec 2025 | 01/27/2025 | 1,180.67  | 0000092896 |
| 019-1905-59528-00          | Galesburg Community Foundation        | 12/24 - 2% Hotel/Motel Taxes                            | 12/31/2024 | 24,066.83 |            |
| 019-1905-62500-00          | Interstate Battery Systems of Central | Batteries                                               | 01/27/2025 | 498.00    |            |
| Subtotal for Divison: 1905 |                                       |                                                         |            | 28,069.73 |            |
| 019-1910-52500-00          | Galesburg Sanitary Dist.              | 12/24 Service                                           | 12/31/2024 | 73.50     |            |
| 019-1910-55700-00          | Kone, Inc                             | Repair of Elevator                                      | 12/31/2024 | 440.51    |            |
| 019-1910-55700-00          | Helm Mechanical / Helm Service        | Repair of Boiler Going into Lockout                     | 12/31/2024 | 904.00    |            |
| 019-1910-55700-00          | Kone, Inc                             | Credit for Over Charge of Repair of Elevator            | 12/31/2024 | -311.56   |            |
| 019-1910-55700-00          | Helm Mechanical / Helm Service        | Repair of Boiler Going into Lockout                     | 12/31/2024 | 2,865.34  |            |
| 019-1910-65000-00          | Office Specialists, Inc.              | Toilet Paper                                            | 01/27/2025 | 39.45     |            |
| 019-1910-65000-00          | Office Specialists, Inc.              | Paper Towels                                            | 01/27/2025 | 35.74     |            |
| 019-1910-66000-00          | Galesburg Electric, Inc.              | Lights                                                  | 01/27/2025 | 119.00    |            |
| 019-1910-66000-00          | Galesburg Electric, Inc.              | Light Bulbs, Recycle Light Bulbs                        | 01/27/2025 | 87.36     |            |
| 019-1910-66000-00          | Galesburg Electric, Inc.              | Drivers                                                 | 12/31/2024 | 200.00    |            |
| Subtotal for Divison: 1910 |                                       |                                                         |            | 4,453.34  |            |

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| 019-1911-52500-00          | Galesburg Sanitary Dist.    | 12/24 Service                                                   | 12/31/2024 | 189.86   |            |
| 019-1911-55700-00          | AMP Companies Inc           | Checked Water Heater Elements & Thermostats                     | 01/27/2025 | 106.00   |            |
| 019-1911-57500-00          | Vestis                      | 01/25 Service                                                   | 01/27/2025 | 26.70    |            |
| 019-1911-62510-00          | Herr Petroleum Corp         | 190.80 Gal Diesel #1                                            | 01/27/2025 | 502.20   |            |
| 019-1911-65000-00          | Office Specialists, Inc.    | Toilet Rim Hangers                                              | 01/27/2025 | 30.68    |            |
| 019-1911-65000-00          | Office Specialists, Inc.    | Toilet Paper, Paper Towels                                      | 01/27/2025 | 75.19    |            |
| 019-1911-65000-00          | Office Specialists, Inc.    | Paper Towels                                                    | 01/27/2025 | 82.40    |            |
| Subtotal for Divison: 1911 |                             |                                                                 |            | 1,013.03 |            |
| 019-1915-52500-00          | Galesburg Sanitary Dist.    | 12/24 Service                                                   | 12/31/2024 | 214.39   |            |
| 019-1915-55500-00          | Nichols Diesel Service, Inc | State & Fed Tests #503                                          | 12/31/2024 | 57.20    |            |
| 019-1915-55500-00          | Nichols Diesel Service, Inc | State & Fed Tests #502                                          | 12/31/2024 | 57.20    |            |
| 019-1915-55500-00          | Nichols Diesel Service, Inc | Removed & Replaced Sensor                                       | 12/31/2024 | 750.59   |            |
| 019-1915-55700-00          | Royal Cleaning Services     | 01/25 Services                                                  | 01/27/2025 | 610.00   |            |
| 019-1915-55700-00          | American Pest Control Inc   | 01/25 Pest Service                                              | 01/27/2025 | 70.00    |            |
| 019-1915-57500-00          | Vestis                      | 01/25 Service                                                   | 01/27/2025 | 74.86    |            |
| 019-1915-62500-00          | Blunier Implement, Inc      | Cutting Edge Bolt Kit                                           | 12/31/2024 | 192.51   |            |
| 019-1915-62500-00          | Blunier Implement, Inc      | Freight for Snowplow Parts #506                                 | 12/31/2024 | 12.47    |            |
| 019-1915-62510-00          | Herr Petroleum Corp         | 140 Gal Diesel #2, 60 Gal Diesel #1, 156.4 Gal Unleaded Ethanol | 01/27/2025 | 1,057.60 | 0000092880 |
| 019-1915-66000-00          | Galesburg Electric, Inc.    | DC Power Supply                                                 | 12/31/2024 | 73.38    |            |
| Subtotal for Divison: 1915 |                             |                                                                 |            | 3,170.20 |            |
| 019-1920-52500-00          | Galesburg Sanitary Dist.    | 12/24 Service                                                   | 12/31/2024 | 24.50    |            |
| 019-1920-55700-00          | American Pest Control Inc   | 01/25 Pest Service                                              | 01/27/2025 | 55.00    |            |
| 019-1920-55800-00          | Office Specialists, Inc.    | Golf Adobe license renewal Feb - Dec 2025                       | 01/27/2025 | 295.17   | 0000092896 |
| 019-1920-57500-00          | Vestis                      | 01/25 Service                                                   | 01/27/2025 | 58.23    |            |
| 019-1920-63500-00          | HERITAGE LANDSCAPE SUPPLY   | Densicor Agency                                                 | 01/27/2025 | 3,698.00 |            |
| 019-1920-63500-00          | Advanced Turf Solutions     | Minors/Aminos, Colonise Bio, Play-On                            | 01/27/2025 | 4,734.38 |            |
| 019-1920-65500-00          | Dultmeier Sales LLC Dixon   | Nozzle Assy                                                     | 01/27/2025 | 147.60   |            |
| Subtotal for Divison: 1920 |                             |                                                                 |            | 9,012.88 |            |
| 019-1935-52500-00          | Galesburg Sanitary Dist.    | 12/24 Service                                                   | 12/31/2024 | 18.37    |            |
| 019-1935-55700-00          | American Pest Control Inc   | 01/25 Pest Service                                              | 01/27/2025 | 80.00    |            |
| 019-1935-55700-00          | J F Ahern                   | 2024 Fire Alarm Inspection                                      | 12/31/2024 | 470.00   |            |
| 019-1935-57500-00          | Vestis                      | 01/25 Service                                                   | 01/27/2025 | 454.48   |            |
| Subtotal for Divison: 1935 |                             |                                                                 |            | 1,022.85 |            |
| 019-1940-61000-00          | Office Specialists, Inc.    | Highlighters, Canned Air                                        | 01/27/2025 | 18.40    |            |

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| Subtotal for Divison: 1940 |                             |                                  |            | 18.40     |       |
| 019-1945-52500-00          | Galesburg Sanitary Dist.    | 12/24 Service                    | 12/31/2024 | 30.62     |       |
| 019-1945-55700-00          | J.P. Benbow, Inc.           | Replaced Inducer Motor           | 01/27/2025 | 536.31    |       |
| 019-1945-55700-00          | American Pest Control Inc   | 01/25 Pest Service               | 01/27/2025 | 95.00     |       |
| 019-1945-64000-00          | Office Specialists, Inc.    | Misc Tape                        | 01/27/2025 | 42.10     |       |
| 019-1945-65000-00          | Office Specialists, Inc.    | Trash Bags                       | 01/27/2025 | 95.76     |       |
| Subtotal for Divison: 1945 |                             |                                  |            | 799.79    |       |
| 019-1950-52500-00          | Galesburg Sanitary Dist.    | 12/24 Service                    | 12/31/2024 | 12.25     |       |
| 019-1950-55700-00          | American Pest Control Inc   | 01/25 Pest Service               | 01/27/2025 | 55.00     |       |
| Subtotal for Divison: 1950 |                             |                                  |            | 67.25     |       |
| 019-1955-52500-00          | Galesburg Sanitary Dist.    | 12/24 Service                    | 12/31/2024 | 189.86    |       |
| 019-1955-55700-00          | American Pest Control Inc   | 01/25 Pest Service               | 01/27/2025 | 40.00     |       |
| 019-1955-65000-00          | Office Specialists, Inc.    | Paper Towels, Vinyl Gloves       | 01/27/2025 | 182.24    |       |
| 019-1955-65000-00          | Office Specialists, Inc.    | Disinfectant Spray, Vinyl Gloves | 01/27/2025 | 65.38     |       |
| 019-1955-65000-00          | Office Specialists, Inc.    | Disinfectant Spray               | 01/27/2025 | 65.50     |       |
| Subtotal for Divison: 1955 |                             |                                  |            | 542.98    |       |
| 019-1960-52500-00          | Galesburg Sanitary Dist.    | 12/24 Service                    | 12/31/2024 | 104.12    |       |
| 019-1960-55700-00          | American Pest Control Inc   | 01/25 Pest Service               | 01/27/2025 | 60.00     |       |
| 019-1960-55700-00          | AMP Companies Inc           | Repaired Leak on Recirc Line     | 01/27/2025 | 312.60    |       |
| Subtotal for Divison: 1960 |                             |                                  |            | 476.72    |       |
| 019-1965-55700-00          | American Pest Control Inc   | 01/25 Pest Service               | 01/27/2025 | 50.00     |       |
| 019-1965-55700-00          | American Pest Control Inc   | 01/25 Pest Service               | 01/27/2025 | 50.00     |       |
| 019-1965-57500-00          | Vestis                      | 01/25 Service                    | 01/27/2025 | 39.44     |       |
| Subtotal for Divison: 1965 |                             |                                  |            | 139.44    |       |
| 019-1975-55500-00          | Nichols Diesel Service, Inc | State & Fed Tests #103           | 12/31/2024 | 57.20     |       |
| Subtotal for Divison: 1975 |                             |                                  |            | 57.20     |       |
| Subtotal for Fund 019      |                             |                                  |            | 50,718.27 |       |
| 020-0000-20102-00          | Brightspeed                 | 01/25 Service Acct# 304035525    | 01/27/2025 | 65.28     |       |
| 020-0000-52300-00          | West Central FS, Inc        | 300 Gl LP Gas                    | 12/31/2024 | 555.00    |       |
| 020-0000-55500-00          | Nichols Diesel Service, Inc | State & Fed Tests #351           | 12/31/2024 | 57.20     |       |

| Account Number             | Vendor                            | Description                                                      | Date       | Amount     | PO No      |
|----------------------------|-----------------------------------|------------------------------------------------------------------|------------|------------|------------|
| Subtotal for Divison: 0000 |                                   |                                                                  |            | 677.48     |            |
| Subtotal for Fund 020      |                                   |                                                                  |            | 677.48     |            |
| 023-0000-20103-00          | USA Excavation & Recycling LLC    | Retainage 3 - Demolition of 2069 Windish Dr/215 N Academy        | 12/31/2024 | -10,000.00 |            |
| 023-0000-55420-00          | Lockwood Excavating & Constructic | Demolitions of Six Properties                                    | 12/31/2024 | 45,816.00  | 0000092796 |
| 023-0000-55420-00          | USA Excavation & Recycling LLC    | CO #1 for Demolition of 2069 Windish Dr - Additional asbestos re | 12/31/2024 | 17,729.38  | 0000092838 |
| 023-0000-55420-00          | USA Excavation & Recycling LLC    | Demolition of 2069 Windish Dr as per bid specifications          | 12/31/2024 | 82,270.62  | 0000092838 |
| 023-0000-83100-00          | J.P. Benbow, Inc.                 | Furnished & Installed Furnace & Water Heater - 92 N Henderson St | 12/31/2024 | 4,400.00   |            |
| 023-0000-83100-00          | Quality Roofing Pro Inc           | Installation of Wheel Chair Ramp - 1276 Campbell Ave             | 12/31/2024 | 4,500.00   |            |
| Subtotal for Divison: 0000 |                                   |                                                                  |            | 144,716.00 |            |
| Subtotal for Fund 023      |                                   |                                                                  |            | 144,716.00 |            |
| 024-0000-88300-00          | Michael Breslin                   | 02/25 Parking Lot Lease                                          | 01/27/2025 | 311.60     |            |
| 024-0000-88300-00          | Patrick Breslin                   | 02/25 Parking Lot Lease                                          | 01/27/2025 | 311.60     |            |
| Subtotal for Divison: 0000 |                                   |                                                                  |            | 623.20     |            |
| Subtotal for Fund 024      |                                   |                                                                  |            | 623.20     |            |
| 030-0000-20102-00          | Brightspeed                       | 01/25 Service Acct# 304035525                                    | 01/27/2025 | 191.02     |            |
| Subtotal for Divison: 0000 |                                   |                                                                  |            | 191.02     |            |
| 030-0320-52500-00          | Galesburg Sanitary Dist.          | 12/24 Service                                                    | 12/31/2024 | 16.54      |            |
| 030-0320-61000-00          | Office Specialists, Inc.          | Envelopes, Pens, Folders                                         | 01/27/2025 | 55.17      |            |
| 030-0320-61000-00          | Office Specialists, Inc.          | Paper                                                            | 01/27/2025 | 17.31      |            |
| 030-0320-62500-00          | Napa Auto Parts                   | Rotors                                                           | 01/27/2025 | 324.94     |            |
| 030-0320-62500-00          | Napa Auto Parts                   | Bracketed Caliper, Core Deposit                                  | 01/27/2025 | 151.70     |            |
| 030-0320-62500-00          | Napa Auto Parts                   | Shocks, Fleet Pads                                               | 01/27/2025 | 441.94     |            |
| 030-0320-62510-00          | Herr Petroleum Corp               | 240.40 Gal Unleaded Ethanol                                      | 01/27/2025 | 616.28     | 0000092879 |
| 030-0320-62510-00          | Herr Petroleum Corp               | 245.9 Gal Unleaded Ethanol                                       | 01/27/2025 | 667.51     | 0000092879 |
| 030-0320-62510-00          | Herr Petroleum Corp               | 96.40 Gal Unleaded Ethanol                                       | 01/27/2025 | 250.03     | 0000092879 |
| 030-0320-62510-00          | Herr Petroleum Corp               | 229.6 Gal Unleaded Ethanol                                       | 01/27/2025 | 588.83     | 0000092879 |
| 030-0320-62510-00          | Herr Petroleum Corp               | 296.5 Gal Unleaded Ethanol                                       | 01/27/2025 | 760.10     | 0000092879 |
| 030-0320-62510-00          | Herr Petroleum Corp               | 270.0 Gal Unleaded Ethanol                                       | 01/27/2025 | 692.43     | 0000092879 |
| Subtotal for Divison: 0320 |                                   |                                                                  |            | 4,582.78   |            |
| 030-0370-52500-00          | Galesburg Sanitary Dist.          | 12/24 Service                                                    | 12/31/2024 | 38.58      |            |

| Account Number             | Vendor                            | Description                                                   | Date       | Amount    | PO No      |
|----------------------------|-----------------------------------|---------------------------------------------------------------|------------|-----------|------------|
| 030-0370-55500-00          | RILCO Fluid Care                  | Picked up Full Tote of Oily Water, Drum Deposit               | 12/31/2024 | 325.00    |            |
| 030-0370-55500-00          | Howe Overhead Doors, Inc.         | Repair of Garage Door, Replaced of Clip & Seal                | 01/27/2025 | 275.95    |            |
| 030-0370-55700-00          | American Pest Control Inc         | 01/25 Pest Service                                            | 01/27/2025 | 65.00     |            |
| 030-0370-57500-00          | Cintas, Inc                       | 01/25 Service                                                 | 01/27/2025 | 317.19    |            |
| 030-0370-57500-00          | Cintas, Inc                       | 01/25 Service                                                 | 01/27/2025 | 244.55    |            |
| 030-0370-59300-00          | UniFirst First Aid Corp           | Refill of First Aid Supplies                                  | 01/27/2025 | 159.44    |            |
| 030-0370-62500-00          | Napa Auto Parts                   | Thermostat                                                    | 01/27/2025 | 23.59     |            |
| 030-0370-62500-00          | Mutual Wheel Co., Inc.            | Drive Hub                                                     | 01/27/2025 | 598.35    |            |
| 030-0370-62500-00          | Napa Auto Parts                   | Brake Pad, Gasket Material, Bracketed Caliper                 | 01/27/2025 | 348.59    |            |
| 030-0370-62500-00          | Napa Auto Parts                   | Brake Hose                                                    | 01/27/2025 | 52.45     |            |
| 030-0370-62500-00          | Pomp's Tire - Galesburg           | Tires                                                         | 12/31/2024 | 2,031.90  |            |
| 030-0370-62500-00          | Jasper Engine & Transmission Exch | Torq Shift                                                    | 12/31/2024 | 3,860.00  |            |
| 030-0370-62500-00          | Gillig                            | Seatbelt Kit, Pump Assy, Wiper Nozzle                         | 01/27/2025 | 238.39    |            |
| 030-0370-62500-00          | Gillig                            | Shock Absorbers                                               | 01/27/2025 | 343.08    |            |
| 030-0370-62510-00          | Herr Petroleum Corp               | 539 Gal Diesel #2, 134.7 Gal Diesel #1 - Winter Additive      | 01/27/2025 | 2,008.25  | 0000092879 |
| 030-0370-62510-00          | Herr Petroleum Corp               | 307.6 Gal Diesel #2, 76.90 Gal Diesel #1 - Winter Additive    | 01/27/2025 | 1,147.30  | 0000092879 |
| 030-0370-62510-00          | Herr Petroleum Corp               | 201.10 Gal Diesel #2, 50.30 Gal Diesel #1 - Winter Additive   | 01/27/2025 | 740.41    | 0000092879 |
| 030-0370-63000-00          | Napa Auto Parts                   | Battery Accessories                                           | 01/27/2025 | 23.48     |            |
| 030-0370-63000-00          | Napa Auto Parts                   | Coil Cleaner                                                  | 01/27/2025 | 88.95     |            |
| 030-0370-63000-00          | Napa Auto Parts                   | Paint Marker                                                  | 01/27/2025 | 29.16     |            |
| 030-0370-63000-00          | Napa Auto Parts                   | Low Prof Clear Marker                                         | 01/27/2025 | 76.94     |            |
| 030-0370-63000-00          | Napa Auto Parts                   | Ratchet Strap                                                 | 01/27/2025 | 97.60     |            |
| 030-0370-65000-00          | Office Specialists, Inc.          | Hand Soap                                                     | 01/27/2025 | 30.17     |            |
| 030-0370-65000-00          | Office Specialists, Inc.          | Paper Towels                                                  | 01/27/2025 | 125.99    |            |
| 030-0370-65000-00          | Office Specialists, Inc.          | Paper Towels                                                  | 01/27/2025 | 33.99     |            |
| Subtotal for Divison: 0370 |                                   |                                                               |            | 13,324.30 |            |
| Subtotal for Fund 030      |                                   |                                                               |            | 18,098.10 |            |
| 054-0000-20103-00          | Hein Construction Co, Inc         | Hawthorne Pool Renovations Phase 2,- Retainage 6              | 12/31/2024 | -4,038.21 |            |
| 054-0000-76000-00          | Hein Construction Co, Inc         | Hawthorne Pool Renovations Phase 2, as per bid specifications | 12/31/2024 | 40,382.06 | 0000092750 |
| Subtotal for Divison: 0000 |                                   |                                                               |            | 36,343.85 |            |
| Subtotal for Fund 054      |                                   |                                                               |            | 36,343.85 |            |
| 059-0000-76000-00          | Hutchison Engineering, Inc        | Supplement Engineering Lake Storey Path ROW                   | 12/31/2024 | 224.64    | 0000092542 |
| Subtotal for Divison: 0000 |                                   |                                                               |            | 224.64    |            |

| Account Number        | Vendor                        | Description                                              | Date       | Amount        | PO No      |
|-----------------------|-------------------------------|----------------------------------------------------------|------------|---------------|------------|
| Subtotal for Fund 059 |                               |                                                          |            | <u>224.64</u> |            |
| 061-0000-15401-00     | Klingner & Associates P.C.    | Design costs for new 5 million gallon water storage tank | 01/27/2025 | 13,198.50     | 0000092764 |
| 061-0000-20101-00     | ENRIQUE GOMEZ-RIVERA          | Refund Check 043663-002, 997 E NORTH ST                  | 01/22/2025 | 120.11        |            |
| 061-0000-20101-00     | JAWANZA HOLMES                | Reissue - Vendor Check #99952 Dtd. 08/19/24 067764-000   | 12/31/2024 | 179.29        |            |
| 061-0000-20101-00     | BRADLY LIVINGSTON             | Refund Check 048037-000, 449 MARMAC DR                   | 01/16/2025 | 57.95         |            |
| 061-0000-20101-00     | LOCKWOOD CONSTRUCTION L       | Refund of Hydrant Meter Deposit                          | 01/27/2025 | 413.32        |            |
| 061-0000-20101-00     | SHANNON MCGINN                | Refund Check 066720-000, 484 LAWRENCE AVE                | 01/16/2025 | 67.76         |            |
| 061-0000-20101-00     | FRANK ARMSTRONG               | Refund Check 044522-015, 1422 MORTON AVE                 | 01/22/2025 | 127.71        |            |
| 061-0000-20101-00     | STUART BROWN                  | Refund Check 068492-000, 2157 SANDEEP DR                 | 01/22/2025 | 120.11        |            |
| 061-0000-20101-00     | RICHARD HOLDSWORTH            | Refund Check 009899-001, 2026 CHRISTINE DR               | 01/16/2025 | 168.04        |            |
| 061-0000-20101-00     | FOLLMER SUHOMSKI INVESTM      | Refund Check 062167-010, 745 E GROVE ST                  | 01/22/2025 | 121.87        |            |
| 061-0000-20101-00     | JOSE CHAVEZ                   | Refund Check 042799-002, 310 COUNTRY ELMS EST            | 01/16/2025 | 135.29        |            |
| 061-0000-20101-00     | EDDIE BOLDEN                  | Refund Check 068852-002, 288 CECELIA DR                  | 01/22/2025 | 106.40        |            |
| 061-0000-20101-00     | FHP INVESTMENTS LLC           | Refund Check 045228-039, 1868 GRAND AVE                  | 01/22/2025 | 119.98        |            |
| 061-0000-20101-00     | BRITTANY LYNCH                | Refund Check 067159-000, 1231 E BROOKS ST                | 01/22/2025 | 94.51         |            |
| 061-0000-20101-00     | ELEVIRA GUSTAVUS              | Refund Check 067264-000, 725 E BROOKS ST                 | 01/16/2025 | 106.04        |            |
| 061-0000-20101-00     | DONNA HILDEBRAND              | Refund Check 057390-000, 1753 FLORENCE AVE               | 01/22/2025 | 45.48         |            |
| 061-0000-20101-00     | WESTERN SMOKEHOUSE PART       | Refund Check 064512-001, 1801 MONMOUTH BLVD METER 1      | 01/23/2025 | 55.82         |            |
| 061-0000-20101-00     | KEVIN SALSMAN                 | Refund Check 007672-000, 765 WILLARD ST                  | 01/16/2025 | 76.25         |            |
| 061-0000-20101-00     | SHERRY OLLER                  | Refund Check 064366-000, 561 COLUMBUS AVE                | 01/22/2025 | 94.98         |            |
| 061-0000-20101-00     | MORNINGSIDE ALLIANCE LLC      | Refund Check 059064-019, 1420 WILLARD ST                 | 01/23/2025 | 129.60        |            |
| 061-0000-20101-00     | MARK WILLIAMS                 | Refund Check 060292-001, 2444 COSTA DR                   | 01/22/2025 | 92.71         |            |
| 061-0000-20101-00     | PAULA OROZCO                  | Refund Check 019789-000, 756 S ACADEMY ST                | 01/16/2025 | 1.00          |            |
| 061-0000-20101-00     | JOHN MISURACA                 | Refund Check 060526-007, 709 BATEMAN ST                  | 01/22/2025 | 104.60        |            |
| 061-0000-20101-00     | DIANA STEVENS                 | Refund Check 052782-006, 708 OLIVE ST                    | 01/16/2025 | 135.17        |            |
| 061-0000-20101-00     | DONNA YELM ESTATE             | Reissue - Vendor Check #99981 Dtd. 08/19/24 006698-000,  | 12/31/2024 | 18.73         |            |
| 061-0000-20101-00     | DEWAYNE SHINN                 | Refund Check 008956-000, 1196 E FREMONT ST               | 01/16/2025 | 15.30         |            |
| 061-0000-20102-00     | Brightspeed                   | 01/25 Service Acct# 304035525                            | 01/27/2025 | 20.19         |            |
| 061-0000-51500-00     | Gatehouse Media               | Notice to Bidders Acct#857927                            | 01/27/2025 | 100.88        |            |
| 061-0000-51500-00     | Sebis Direct Inc              | 12/24 UB Printing Costs                                  | 12/31/2024 | 986.46        |            |
| 061-0000-52000-00     | OnSite Partners ProjectCo LLC | 12/24 Service                                            | 12/31/2024 | 3,297.79      |            |
| 061-0000-52300-00     | Nicor Gas                     | 12/24 Service Acct# 14-51-15-5411 6                      | 12/31/2024 | 3,260.74      |            |
| 061-0000-52500-00     | Galesburg Sanitary Dist.      | 12/24 Service                                            | 12/31/2024 | 67.37         |            |
| 061-0000-55700-00     | Waste Management, Inc.        | 01/25 Service Cust# 64537-23004                          | 01/27/2025 | 22.72         |            |
| 061-0000-55700-00     | Waste Management, Inc.        | 01/25 Service Cust# 9-06892-63006                        | 01/27/2025 | 127.14        |            |
| 061-0000-65000-00     | Office Specialists, Inc.      | Toilet Cleaner, Floor Finish                             | 01/27/2025 | 122.27        |            |

| Account Number             | Vendor                           | Description                                        | Date       | Amount                          | PO No |
|----------------------------|----------------------------------|----------------------------------------------------|------------|---------------------------------|-------|
| 061-0000-65000-00          | Office Specialists, Inc.         | Trash Bags, Paper Towels                           | 01/27/2025 | 214.04                          |       |
| 061-0000-65000-00          | Office Specialists, Inc.         | Hand Sanitizer                                     | 01/27/2025 | 163.76                          |       |
| 061-0000-66000-00          | Core & Main                      | Ball Curb Valves                                   | 01/27/2025 | 3,426.05                        |       |
| 061-0000-66000-00          | Core & Main                      | Gaskets                                            | 01/27/2025 | 404.50                          |       |
| 061-0000-66000-00          | Galesburg Electric, Inc.         | Amp Contactor Volt Coil                            | 12/31/2024 | 28.78                           |       |
| 061-0000-66000-00          | Roanoke Concrete Products Co     | CLSM, PP-2 Type 2                                  | 01/27/2025 | 1,450.75                        |       |
| 061-0000-68500-00          | IDEXX Distribution Inc.          | Misc Chemicals                                     | 01/27/2025 | 1,866.65                        |       |
| 061-0000-68500-00          | USA Bluebook, Inc.               | Misc Chemicals                                     | 01/27/2025 | 325.48                          |       |
| 061-0000-83100-00          | AMP Companies Inc                | Connected Water Service - 580 E Losey St           | 01/27/2025 | 396.08                          |       |
| 061-0000-83100-00          | AMP Companies Inc                | Connected Water Service - 518 E Fifth St           | 01/27/2025 | 321.27                          |       |
| Subtotal for Divison: 0000 |                                  |                                                    |            | <u>32,509.44</u>                |       |
| Subtotal for Fund 061      |                                  |                                                    |            | <u><u>32,509.44</u></u>         |       |
| 067-0000-51500-00          | Sebis Direct Inc                 | 12/24 UB Printing Costs                            | 12/31/2024 | 493.15                          |       |
| 067-0000-59501-00          | Knox County Landfill             | 12/24 Service Act#121                              | 12/31/2024 | 29,514.66                       |       |
| Subtotal for Divison: 0000 |                                  |                                                    |            | <u>30,007.81</u>                |       |
| Subtotal for Fund 067      |                                  |                                                    |            | <u><u>30,007.81</u></u>         |       |
| 078-0000-56535-00          | Advanced Rehab & Sports Medicine | Workers Comp DOS 12/30/24 - Pat Act# AA17483618    | 12/31/2024 | 240.65                          |       |
| 078-0000-56535-00          | Advanced Rehab & Sports Medicine | Workers Comp - DOS 12/24/24 Pat Act# AA17483618    | 12/31/2024 | 220.27                          |       |
| 078-0000-56535-00          | Advanced Rehab & Sports Medicine | Workers Comp - DOS 12/23/24 - Pat Act# AA17483618  | 12/31/2024 | 296.66                          |       |
| 078-0000-56535-00          | OSF Medical Group, Inc.          | Workers Comp - DOS 08/12/24 - Pat Acct# P588762320 | 12/31/2024 | 155.66                          |       |
| Subtotal for Divison: 0000 |                                  |                                                    |            | <u>913.24</u>                   |       |
| Subtotal for Fund 078      |                                  |                                                    |            | <u><u>913.24</u></u>            |       |
| Report Total:              |                                  |                                                    |            | <u><u><u>738,602.95</u></u></u> |       |

### Advance Checks and ACH Payments as of 1/28/2025

| Check Date | Check # | Vendor Name        | Description                                                      | Account #      | Amount    |
|------------|---------|--------------------|------------------------------------------------------------------|----------------|-----------|
| 1/16/2025  | 0       | 360 Party Zone LLC | Minority/Woman Owned Business Startup incentive for 360 Party Zo | 054-0000-20102 | 2,523.69  |
| 1/16/2025  | 0       | Amanda Larson      | Minority/Woman owned Business Startup incentive.                 | 054-0000-83100 | 200.00    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 01147-55694                                  | 061-0000-20102 | 1,086.98  |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 5967281933                                   | 020-0000-52000 | 55.29     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 5490599693                                   | 001-0445-52000 | 69.65     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 5986048009                                   | 001-0450-52000 | 105.05    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 01147-55694                                  | 019-0000-20102 | 6,350.98  |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 3613000016                                   | 001-0450-52000 | 73.64     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 1013037777                                   | 001-0450-52000 | 30.20     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 4307248490                                   | 020-0000-52000 | 257.96    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 01147-55694                                  | 001-0000-20102 | 4,109.32  |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 01147-55694                                  | 019-0000-20102 | 399.98    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 01147-55694                                  | 024-0000-20102 | 74.80     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 6623352490                                   | 001-0450-52000 | 46.96     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 5589228815                                   | 001-0450-52000 | 65.34     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 1977409292                                   | 020-0000-52000 | 1,709.06  |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 6235036022                                   | 030-0320-52000 | 296.37    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 01147-55694                                  | 001-0000-20102 | 14,625.64 |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 3920746577                                   | 001-0450-52000 | 67.21     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 6235036022                                   | 030-0370-52000 | 691.52    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 6587801458                                   | 001-0450-52000 | 153.60    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 4414444021                                   | 001-0450-52000 | 402.16    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 2825366738                                   | 001-0445-52000 | 331.23    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 6422752493                                   | 020-0000-52000 | 58.90     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 6471029004                                   | 001-0630-52000 | 36.09     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 2599061611                                   | 061-0000-52000 | 135.65    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 3844905610                                   | 001-0450-52000 | 36.10     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 2286597618                                   | 061-0000-52000 | 905.46    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 9924322254                                   | 001-0450-52000 | 446.62    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 01147-55694                                  | 030-0000-20102 | 2,061.42  |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 1631820330                                   | 001-0450-52000 | 59.24     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 5480026893                                   | 001-0450-52000 | 67.57     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 6745921457                                   | 061-0000-52000 | 441.50    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 5244167035                                   | 024-0000-52000 | 34.47     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 5785552496                                   | 020-0000-52000 | 34.47     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 3426088009                                   | 019-1915-52000 | 522.25    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 0518287372                                   | 001-0450-52000 | 50.69     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 0435099144                                   | 001-0450-52000 | 34.47     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 4095499852                                   | 019-1915-52000 | 99.13     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 8488394414                                   | 019-1910-52000 | 3,016.06  |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 2712048002                                   | 001-0450-52000 | 73.47     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 2754010008                                   | 001-0450-52000 | 36.09     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 8042901932                                   | 001-0450-52000 | 180.01    |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 042764490                                    | 019-1911-52000 | 7,498.33  |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 3293493020                                   | 024-0000-52000 | 36.09     |
| 1/16/2025  | 100565  | Ameren Illinois    | 12/24 Service Acct# 6717884656                                   | 019-1915-52000 | 34.47     |

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| 1/16/2025 | 100565 Ameren Illinois                    | 12/24 Service Acct# 7756699015                                   | 019-1915-52000 | 494.42       |
| 1/16/2025 | 0 Andrea Marty                            | Minority/Woman owned Business Startup - The Griffin              | 054-0000-83100 | 1,347.42     |
| 1/16/2025 | 0 Constellation Newenergy Inc             | 12/24 Service & 10/24 Service Not Billed Acct# 204250116-88144   | 020-0000-20102 | 108.35       |
| 1/16/2025 | 0 Constellation Newenergy Inc             | 12/24 Service & 10/24 Service Not Billed Acct# 204250116-88144   | 061-0000-20102 | 374.47       |
| 1/16/2025 | 0 Constellation Newenergy Inc             | 12/24 Service & 10/24 Service Not Billed Acct# 204250116-88144   | 001-0000-20102 | 2,999.31     |
| 1/16/2025 | 0 Constellation Newenergy Inc             | 12/24 Service & 10/24 Service Not Billed Acct# 204250116-88144   | 019-0000-20102 | 1,422.56     |
| 1/16/2025 | 100566 Direct Energy Business             | 11/24 Service Acct# 1872615                                      | 001-0630-52000 | 14.11        |
| 1/16/2025 | 100566 Direct Energy Business             | 10/24 Service Acct# 1872675                                      | 019-1915-52000 | 89.89        |
| 1/16/2025 | 100566 Direct Energy Business             | 11/24 Service Acct# 1872717                                      | 019-1915-52000 | 42.84        |
| 1/16/2025 | 0 Galesburg Sanitary Dist.                | 01/25 Sanitary District Fees - Less 3% Collection Fee            | 091-0000-20102 | (17,855.67)  |
| 1/16/2025 | 0 Galesburg Sanitary Dist.                | 12/24 Postage for Liens                                          | 091-0000-20102 | (26.05)      |
| 1/16/2025 | 0 Galesburg Sanitary Dist.                | 01/25 Sanitary District Fees                                     | 091-0000-22003 | 595,189.14   |
| 1/16/2025 | 0 Galesburg Sanitary Dist.                | 12/24 Credit Card Processing Fees                                | 091-0000-20102 | (3,009.05)   |
| 1/16/2025 | 0 Galesburg Sanitary Dist.                | 12/24 Lien & Collection Fees                                     | 091-0000-20102 | (288.17)     |
| 1/16/2025 | 0 J W Summy Contracting Corp.             | IHDA Housing Repair and Accessibility (HRAP Grant) for 1495 S Ke | 013-0000-83100 | 43,700.00    |
| 1/16/2025 | 0 James Hartshorn                         | 01/15 - Officiated VBall - 5 Games                               | 019-1940-51400 | 200.00       |
| 1/16/2025 | 100567 Knox County Records Office         | File 12 Weed/Trash/Demo Liens                                    | 001-0160-51300 | 138.00       |
| 1/16/2025 | 100568 MC Squared                         | 11/24 Service Acct# 12112024                                     | 024-0000-20102 | 144.05       |
| 1/16/2025 | 100568 MC Squared                         | 11/24 Service Acct# 12112024                                     | 001-0000-20102 | 1,281.41     |
| 1/16/2025 | 100568 MC Squared                         | 11/24 Service Acct# 12112024                                     | 061-0000-20102 | 513.29       |
| 1/16/2025 | 100568 MC Squared                         | 11/24 Service Acct# 12112024                                     | 018-0000-20102 | 7.52         |
| 1/16/2025 | 100568 MC Squared                         | 11/24 Service Acct# 12112024                                     | 019-0000-20102 | 2,606.90     |
| 1/16/2025 | 100568 MC Squared                         | 11/24 Service Acct# 12112024                                     | 020-0000-20102 | 13.96        |
| 1/16/2025 | 8008 Miller Trucking & Excavating         | DCEO Grand - GSD Sanitary Sewer Replacement                      | 013-0000-83100 | 447,417.82   |
| 1/16/2025 | 8008 Miller Trucking & Excavating         | Retainage -DCEO Grand - GSD Sanitary Sewer Replacement App 1-3   | 013-0000-20103 | (101,449.01) |
| 1/16/2025 | 0 Oneida Network Services, Inc            | 01/25 Internet Acct# 1101994- Kerzi                              | 001-0207-54000 | 50.00        |
| 1/16/2025 | 100569 Pekin Insurance Co.                | 02/25 Monthly Life Insurance Premiums - Fire                     | 001-0605-47500 | 128.70       |
| 1/16/2025 | 100569 Pekin Insurance Co.                | 02/25 Monthly Life Insurance Premiums - Police                   | 001-0510-47500 | 132.00       |
| 1/16/2025 | 0 Quadient Leasing USA, Inc               | Postage for Machine                                              | 061-0000-10702 | 500.00       |
| 1/16/2025 | 0 Quadient Leasing USA, Inc               | Postage for Machine                                              | 061-0000-10702 | 500.00       |
| 1/16/2025 | 0 Revize, LLC                             | 2025 - Hosting & Maintenance                                     | 001-0160-55800 | 3,900.00     |
| 1/16/2025 | 0 Waste Management, Inc.                  | 12/24 Service Cust# 5-33430-33004                                | 067-0000-59502 | 205,501.48   |
| 1/16/2025 | 0 Western Illinois Regional Council - CAA | CO#1 IHDA Housing Repair and Accessibility (HRAP) Grant - Projec | 013-0000-83100 | 5,073.20     |
| 1/23/2025 | 0 Elementary Earthworks LLC               | Minority/Woman owned business startup incentive approved by coun | 054-0000-83100 | 1,091.34     |
| 1/23/2025 | 100622 Knox County Records Office         | Release 16 Property Maint Liens                                  | 001-0160-51300 | 150.00       |
| 1/23/2025 | 100623 Midwest Group Benefits             | Monthly Flexible Benefit Admin Fee                               | 001-0120-56506 | 52.00        |
| 1/23/2025 | 100623 Midwest Group Benefits             | Setup Fee                                                        | 001-0120-56506 | 250.00       |
| 1/24/2025 | 0 Illinois Department of Revenue          | 12/24 Sales Tax                                                  | 019-1920-84000 | 153.00       |
| 1/24/2025 | 0 Illinois Department of Revenue          | 12/24 Sales Tax                                                  | 019-1950-84000 | 1.00         |
| 1/24/2025 | 0 IMRF                                    | 12/24 IMRF Contributions                                         | 001-0000-20311 | 114,164.93   |
| 1/24/2025 | 0 Quadient Leasing USA, Inc               | Postage for Machine                                              | 061-0000-10702 | 500.00       |
| 1/24/2025 | 0 T TECH                                  | 12/24 UB ACH Fees                                                | 061-0000-51000 | 797.84       |
| 1/24/2025 | 0 T TECH                                  | 12/24 UB ACH Fees                                                | 067-0000-51000 | 398.92       |
| 1/28/2025 | 0 Bank of Montreal                        | IIMC - 2025 IMC Dues - EGugliotta                                | 001-0115-55000 | 135.00       |
| 1/28/2025 | 0 Bank of Montreal                        | Amazon - Paper Towel Keys                                        | 001-0510-65500 | 12.95        |
| 1/28/2025 | 0 Bank of Montreal                        | Lowes - Tax                                                      | 001-0000-10407 | 16.72        |
| 1/28/2025 | 0 Bank of Montreal                        | Amazon - Floor Lamp                                              | 001-0120-61000 | 70.34        |
| 1/28/2025 | 0 Bank of Montreal                        | IPRA - 2025 IPRA Dues - ABuchen                                  | 019-1905-55000 | 245.00       |
| 1/28/2025 | 0 Bank of Montreal                        | InnKeeper's - Staff Breakfast - July Food Drive Winners          | 001-0120-58500 | 56.61        |

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| 1/28/2025 | 0 Bank of Montreal | Lowes - Shelving                                                 | 015-0000-65500 | 373.90    |
| 1/28/2025 | 0 Bank of Montreal | Farm King - Anchors, Hooks, Screws                               | 001-0450-65500 | 25.96     |
| 1/28/2025 | 0 Bank of Montreal | Tamerx - Return Air Compressor Parts #1301                       | 030-0370-62500 | (295.00)  |
| 1/28/2025 | 0 Bank of Montreal | Menards -Sales Tax - RFielder                                    | 061-0000-10407 | 0.98      |
| 1/28/2025 | 0 Bank of Montreal | Cherry Street - Meal - CIMCO Meeting - KBennewitz                | 001-0115-54500 | 19.63     |
| 1/28/2025 | 0 Bank of Montreal | Schulte Supply - Marking Flags                                   | 061-0000-66000 | 538.00    |
| 1/28/2025 | 0 Bank of Montreal | Midstate - Filter Cleaning #509                                  | 019-1915-55500 | 24.00     |
| 1/28/2025 | 0 Bank of Montreal | Farm King - Gloves                                               | 061-0000-67500 | 26.37     |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Quick Connects                                           | 030-0370-66500 | 38.66     |
| 1/28/2025 | 0 Bank of Montreal | Schulte Supply - Marking Paint                                   | 061-0000-66000 | 973.80    |
| 1/28/2025 | 0 Bank of Montreal | YourMembership-NSBE - Job Posting - City Engineer                | 001-0120-51500 | 399.00    |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Supplies for Billiards                                  | 019-1945-64000 | 138.25    |
| 1/28/2025 | 0 Bank of Montreal | Office Specialists - 09/24 - 11/24 Printing Overage Charges      | 030-0320-51500 | 229.63    |
| 1/28/2025 | 0 Bank of Montreal | Office Specialists - 12/24 Service                               | 019-0000-20102 | 178.95    |
| 1/28/2025 | 0 Bank of Montreal | USPS - 2025 PO Box Annual Renewal                                | 019-1905-56000 | 218.00    |
| 1/28/2025 | 0 Bank of Montreal | IPWMAN - 2025 Association Membership                             | 001-0410-55000 | 250.00    |
| 1/28/2025 | 0 Bank of Montreal | Martin - Mower                                                   | 019-1920-66500 | 450.00    |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Shop Vac                                                 | 001-0445-66500 | 119.98    |
| 1/28/2025 | 0 Bank of Montreal | Cherry Street - Meals - Command Staff Training                   | 001-0510-54500 | 1,122.69  |
| 1/28/2025 | 0 Bank of Montreal | Square Stock, Pails, Tote, Spot Lights, Mouse Bait, Antifreeze   | 019-1920-66500 | 124.95    |
| 1/28/2025 | 0 Bank of Montreal | Galesburg Electric - Saw Blade                                   | 061-0000-66500 | 248.75    |
| 1/28/2025 | 0 Bank of Montreal | Menards - Sonotube                                               | 014-0000-64500 | 21.76     |
| 1/28/2025 | 0 Bank of Montreal | Hy-Vee - Meals for Holiday Luncheon                              | 001-0510-58500 | 259.60    |
| 1/28/2025 | 0 Bank of Montreal | USPS - Stamps                                                    | 030-0370-53000 | 58.40     |
| 1/28/2025 | 0 Bank of Montreal | Lowes - JB Weld, Putty, Grip Cement                              | 019-1915-65500 | 20.54     |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Bolt Star Kit                                           | 014-0000-64500 | 274.00    |
| 1/28/2025 | 0 Bank of Montreal | Traffic Safety Warehouse - Traffic Control Devices               | 061-0000-64500 | 1,035.40  |
| 1/28/2025 | 0 Bank of Montreal | Harbor Freight - Air Compressor, Hose Reel                       | 019-1965-66500 | 824.95    |
| 1/28/2025 | 0 Bank of Montreal | I3 Broadband - Installation of New Fiber Service                 | 061-0000-10407 | (2.50)    |
| 1/28/2025 | 0 Bank of Montreal | Holt Supply - PVC Pipe, Couplers                                 | 061-0000-66000 | 47.28     |
| 1/28/2025 | 0 Bank of Montreal | Menards - Air Hose                                               | 030-0370-66500 | 119.98    |
| 1/28/2025 | 0 Bank of Montreal | Menards - Stackable Bins                                         | 061-0000-66000 | 44.94     |
| 1/28/2025 | 0 Bank of Montreal | Menards - Driveway Markers                                       | 030-0320-67500 | 46.32     |
| 1/28/2025 | 0 Bank of Montreal | Facebook - Facebook Advertisement for Candyland Ball             | 019-1905-51500 | 35.08     |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Sugar                                                   | 001-0510-61000 | 18.99     |
| 1/28/2025 | 0 Bank of Montreal | Pilot - DEF for Bus Pickup in Carol Stream                       | 030-0370-62500 | 24.83     |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Refund Sales Tax - RFielder                              | 061-0000-10407 | (5.98)    |
| 1/28/2025 | 0 Bank of Montreal | Menards - Soap                                                   | 001-0605-65000 | 30.47     |
| 1/28/2025 | 0 Bank of Montreal | Galesburg Electric - Contactors                                  | 061-0000-66000 | 28.78     |
| 1/28/2025 | 0 Bank of Montreal | Restaurant Furniture - Tables & Chairs for Golf Shop             | 019-1920-61800 | 12,680.41 |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Mulch                                                    | 054-0000-63500 | 27.86     |
| 1/28/2025 | 0 Bank of Montreal | Holt Supply - Faucet Cartridge                                   | 030-0320-66000 | 60.48     |
| 1/28/2025 | 0 Bank of Montreal | IL State Fire Marshall - City Hall - IL OSFM Certificate of Oper | 019-1910-55700 | 76.69     |
| 1/28/2025 | 0 Bank of Montreal | Birkeys - Filter #123                                            | 001-0450-62500 | 27.94     |
| 1/28/2025 | 0 Bank of Montreal | Walmart - Command Hooks                                          | 019-1955-64000 | 47.82     |
| 1/28/2025 | 0 Bank of Montreal | USA BlueBook - Shutoff Tools                                     | 061-0000-66500 | 335.86    |
| 1/28/2025 | 0 Bank of Montreal | Sling - Online Scheduling Program                                | 019-1905-55800 | 120.90    |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Coffee Maker                                            | 001-0120-61000 | 69.95     |
| 1/28/2025 | 0 Bank of Montreal | Menards - Light Bulbs                                            | 061-0000-66000 | 55.48     |

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| 1/28/2025 | 0 Bank of Montreal | Holt Supply - H-Vac Filters                                      | 061-0000-55500 | 245.04   |
| 1/28/2025 | 0 Bank of Montreal | Martin - Battery                                                 | 019-1920-65500 | 173.71   |
| 1/28/2025 | 0 Bank of Montreal | Freight Quote.com - Limited Access Surcharge - for Air Blower    | 061-0000-53500 | 125.00   |
| 1/28/2025 | 0 Bank of Montreal | S&S Industrial Supply - Carb & Brake Clean                       | 001-0445-63000 | 70.77    |
| 1/28/2025 | 0 Bank of Montreal | Hy-Vee - Misc Food Items - For Employees Salting, Plowing        | 001-0450-68000 | 24.97    |
| 1/28/2025 | 0 Bank of Montreal | SCW - Replacement Wireless Keyboard & Mouse Combo -Wendy         | 001-0207-61700 | 65.94    |
| 1/28/2025 | 0 Bank of Montreal | Advance Auto Parts - Headlights                                  | 001-0450-65500 | 14.36    |
| 1/28/2025 | 0 Bank of Montreal | Walmart - Misc Food Items - For Employees Salting, Plowing       | 001-0450-68000 | 250.10   |
| 1/28/2025 | 0 Bank of Montreal | Hy-Vee - Coffee Supplies                                         | 019-1920-64125 | 11.98    |
| 1/28/2025 | 0 Bank of Montreal | IPRA - 2025 Annual Membership DMiles                             | 019-1905-55000 | 245.00   |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Misc Supplies for ERC                                   | 001-0120-58500 | 12.38    |
| 1/28/2025 | 0 Bank of Montreal | Five Below- Misc Supplies for ERC                                | 001-0120-58500 | 86.75    |
| 1/28/2025 | 0 Bank of Montreal | The Knot Wedding - 01/25 -02/25 Wedding Leads Website            | 019-1905-51500 | 697.51   |
| 1/28/2025 | 0 Bank of Montreal | PELRA - 2025 NPELRA Membership - JPease                          | 001-0120-55000 | 230.00   |
| 1/28/2025 | 0 Bank of Montreal | FirstNet - 11/24 Service                                         | 030-0000-20102 | 688.56   |
| 1/28/2025 | 0 Bank of Montreal | Harbor Freight - Impact Socket Sets, Socket Adapters             | 061-0000-66500 | 47.97    |
| 1/28/2025 | 0 Bank of Montreal | Lowe's - Mulch                                                   | 054-0000-63500 | 79.60    |
| 1/28/2025 | 0 Bank of Montreal | Lowe's - Toilet Plunger, Cases of Water                          | 001-0605-65000 | 45.02    |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Program Materials                                       | 001-0110-61000 | 14.83    |
| 1/28/2025 | 0 Bank of Montreal | Tri-Air - 2025 SCBA Breathing Air Fill Station Sampling          | 001-0605-55000 | 2,764.00 |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Folding Table                                           | 019-1935-64000 | 109.99   |
| 1/28/2025 | 0 Bank of Montreal | Menards - Zip Ties, Drill Bits, Cable Ties                       | 030-0320-65500 | 33.54    |
| 1/28/2025 | 0 Bank of Montreal | Lowe's - Space Heater                                            | 001-0205-61500 | 119.00   |
| 1/28/2025 | 0 Bank of Montreal | Go Van Gogh's - Shirt Embroidery for Staff Shirts                | 001-0115-51000 | 80.00    |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Pens                                                    | 001-0510-61000 | 264.46   |
| 1/28/2025 | 0 Bank of Montreal | Rescue Products Intl - Repairs to Ice Rescue Board               | 001-0605-65500 | 130.81   |
| 1/28/2025 | 0 Bank of Montreal | Holt Supply - Toilet Handle, Misc Plumbing Supplies              | 061-0000-66000 | 41.86    |
| 1/28/2025 | 0 Bank of Montreal | Holt Supply - PVC Pipe, Pipe Tools                               | 061-0000-66000 | 42.98    |
| 1/28/2025 | 0 Bank of Montreal | Farm King - Tool Box                                             | 061-0000-66500 | 89.99    |
| 1/28/2025 | 0 Bank of Montreal | Lowe's - Toilet Flush Handle                                     | 019-1945-65500 | 9.33     |
| 1/28/2025 | 0 Bank of Montreal | National Trust for Historic Preservation - 2025 Membership Commi | 001-0160-59526 | 120.00   |
| 1/28/2025 | 0 Bank of Montreal | IIMC - 2025 IMC Dues - KBennewitz                                | 001-0115-55000 | 235.00   |
| 1/28/2025 | 0 Bank of Montreal | Lowe's - Sockets                                                 | 061-0000-66500 | 5.98     |
| 1/28/2025 | 0 Bank of Montreal | Lowe's - Smoker Pellets, Electrical Plugs                        | 001-0605-65000 | 27.94    |
| 1/28/2025 | 0 Bank of Montreal | Lowe's - Batteries                                               | 001-0450-66500 | 33.96    |
| 1/28/2025 | 0 Bank of Montreal | Lock & Key Shop - Keys                                           | 019-1920-66000 | 10.62    |
| 1/28/2025 | 0 Bank of Montreal | American Legal - Paper Code Edits & Supplements                  | 001-0115-51500 | 1,867.30 |
| 1/28/2025 | 0 Bank of Montreal | Napa - Oil Filters, Air Filters                                  | 019-1920-65500 | 76.31    |
| 1/28/2025 | 0 Bank of Montreal | FirstNet - 11/24 Service                                         | 016-0000-20102 | 42.20    |
| 1/28/2025 | 0 Bank of Montreal | Lowe's - Tax                                                     | 001-0000-10407 | (16.72)  |
| 1/28/2025 | 0 Bank of Montreal | Freight Quote.com - Shipping for Air Blower                      | 061-0000-53500 | 209.37   |
| 1/28/2025 | 0 Bank of Montreal | Goodwill - Misc Decor Supplies for Candyland Ball                | 019-1940-64000 | 6.97     |
| 1/28/2025 | 0 Bank of Montreal | i3 Broadband - 01/25 Service                                     | 061-0000-54000 | 124.98   |
| 1/28/2025 | 0 Bank of Montreal | Perkins - Food for Thanksgiving                                  | 001-0605-58500 | 33.31    |
| 1/28/2025 | 0 Bank of Montreal | Lowe's - Refund Sales Tax - MLewis                               | 001-0000-10407 | (2.21)   |
| 1/28/2025 | 0 Bank of Montreal | SCW - Docking Stations for Patrol Vehicles                       | 001-0510-61700 | 671.10   |
| 1/28/2025 | 0 Bank of Montreal | Carriage House - Cookies for Candyland Ball                      | 019-1940-64000 | 278.30   |
| 1/28/2025 | 0 Bank of Montreal | Farm & Fleet - Wall Basket, Shelf, Wall Plate                    | 061-0000-66000 | 69.95    |
| 1/28/2025 | 0 Bank of Montreal | Menards - Stackable Bins                                         | 061-0000-66000 | 52.43    |

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| 1/28/2025 | 0 Bank of Montreal | UPS Store - Shipment of Lab Analyzer for Service                 | 061-0000-53000 | 169.32   |
| 1/28/2025 | 0 Bank of Montreal | Amtrak - Transportation IPRA Conference Chicago-ABuchen & DMiles | 019-1905-54500 | 104.00   |
| 1/28/2025 | 0 Bank of Montreal | Galesburg Electric - Thermostat Wire                             | 061-0000-66000 | 194.40   |
| 1/28/2025 | 0 Bank of Montreal | Amazon - AED Stickers                                            | 019-1905-66000 | 9.99     |
| 1/28/2025 | 0 Bank of Montreal | Solv - W2s and Envelopes                                         | 001-0205-51500 | 293.83   |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Wall Mounted Lights                                     | 001-0605-65000 | 31.99    |
| 1/28/2025 | 0 Bank of Montreal | Tamex - Return Air Compressor Parts #1301                        | 030-0370-62500 | (43.90)  |
| 1/28/2025 | 0 Bank of Montreal | Walmart - Misc Supplies for ERC                                  | 001-0120-58500 | 93.80    |
| 1/28/2025 | 0 Bank of Montreal | USPS - 2025 PO Box Annual Renewal                                | 001-0160-56000 | 218.00   |
| 1/28/2025 | 0 Bank of Montreal | I3 Broadband - Installation of New Fiber Service                 | 061-0000-54000 | 214.93   |
| 1/28/2025 | 0 Bank of Montreal | Farm King - Snow Shovel, Fuel Stabilizer                         | 020-0000-66500 | 44.98    |
| 1/28/2025 | 0 Bank of Montreal | Menards - PVC Pipe                                               | 001-0605-66500 | 40.70    |
| 1/28/2025 | 0 Bank of Montreal | U of I Crop Science-2025 Registration -Spray Train&Test 7 Staff  | 019-1905-54500 | 315.00   |
| 1/28/2025 | 0 Bank of Montreal | Farm King - Cutoff Wheels                                        | 001-0445-63000 | 41.86    |
| 1/28/2025 | 0 Bank of Montreal | Menards - Lock Nuts, Jam Nuts, Caster Wheels                     | 019-1975-65500 | 36.08    |
| 1/28/2025 | 0 Bank of Montreal | Pilot - Overage on Prepay Fuel for Bus Pickup in Carol Stream    | 030-0370-62510 | 0.12     |
| 1/28/2025 | 0 Bank of Montreal | Farm King - Reflective Rain Pants                                | 061-0000-67500 | 39.99    |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Misc Supplies for Walk Signs around Knox College         | 014-0000-64500 | 119.18   |
| 1/28/2025 | 0 Bank of Montreal | IPRA - 2025 IPRA Conference Registration -ABuchen                | 019-1905-54500 | 330.00   |
| 1/28/2025 | 0 Bank of Montreal | Menards - Refund Sales Tax - RFielder                            | 061-0000-10407 | (6.40)   |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Pliers, Drill Bit                                        | 061-0000-66500 | 55.92    |
| 1/28/2025 | 0 Bank of Montreal | Dollar Tree - Refreshment Supplies for Dance Event, Craft Night  | 019-1940-64000 | 36.00    |
| 1/28/2025 | 0 Bank of Montreal | Tamex - Return Air Compressor Parts #1301                        | 030-0370-62500 | (35.00)  |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Tissues                                                 | 001-0120-61000 | 50.22    |
| 1/28/2025 | 0 Bank of Montreal | Comcast - 12/24 Service                                          | 001-0510-54000 | 19.90    |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Sticky Notes, Floor Lamp, Books, Computer Screen Wipes  | 001-0120-61000 | 54.80    |
| 1/28/2025 | 0 Bank of Montreal | Menards - Space Heaters                                          | 001-0110-61000 | 199.98   |
| 1/28/2025 | 0 Bank of Montreal | Martin - Battery Charger, Blower, Grease Couplers                | 019-1920-66500 | 594.22   |
| 1/28/2025 | 0 Bank of Montreal | Amtrak - Bus Ticket for Homeless Person                          | 001-0510-83100 | 57.00    |
| 1/28/2025 | 0 Bank of Montreal | Menards - Coupling                                               | 019-1945-65500 | 3.51     |
| 1/28/2025 | 0 Bank of Montreal | Sentry Security Fastener - Keys                                  | 001-0510-66500 | 276.00   |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Plug                                                     | 030-0320-66000 | 21.96    |
| 1/28/2025 | 0 Bank of Montreal | Dec/25 CC Charges - Library                                      | 001-0000-10407 | 2,395.44 |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Toilet Float Trap                                        | 019-1945-65500 | 6.98     |
| 1/28/2025 | 0 Bank of Montreal | Menards - Stackable Bins                                         | 061-0000-66000 | 37.45    |
| 1/28/2025 | 0 Bank of Montreal | Otter.AI Mountain - Subscription & Note Service                  | 001-0115-55800 | 30.00    |
| 1/28/2025 | 0 Bank of Montreal | Walmart - Misc Kitchen Supplies - 24-33                          | 021-0000-68000 | 120.74   |
| 1/28/2025 | 0 Bank of Montreal | ASCAP - 2025 Music License                                       | 019-1905-55000 | 445.00   |
| 1/28/2025 | 0 Bank of Montreal | Office Specialists - 12/24 Service                               | 078-0000-20102 | 54.83    |
| 1/28/2025 | 0 Bank of Montreal | Menards -Refund Sales Tax - RFielder                             | 061-0000-10407 | (0.98)   |
| 1/28/2025 | 0 Bank of Montreal | Dunkin' - Coffee and Donuts - For Fire Scene                     | 001-0605-68000 | 81.96    |
| 1/28/2025 | 0 Bank of Montreal | Menards - Boiler Water Conditioner                               | 019-1955-65500 | 26.91    |
| 1/28/2025 | 0 Bank of Montreal | Menards - PVC Primer, PVC Cement, Nipples, Bushings, Couplings   | 061-0000-66000 | 68.42    |
| 1/28/2025 | 0 Bank of Montreal | Win-911 - 2025 SmartSight Renewal Call Out Software              | 061-0000-55800 | 4,500.00 |
| 1/28/2025 | 0 Bank of Montreal | Harbor Freight - Air Hose Tools                                  | 030-0370-66500 | 42.95    |
| 1/28/2025 | 0 Bank of Montreal | Gailey Eye Clinic - Safety Glasses -JHoefer                      | 061-0000-67500 | 481.26   |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Sales Tax - RFielder                                     | 061-0000-10407 | 0.54     |
| 1/28/2025 | 0 Bank of Montreal | Peplink Pepwave LTD - 2025 Renewal - Fixed Transit               | 030-0370-55800 | 490.00   |
| 1/28/2025 | 0 Bank of Montreal | Office Specialists - 12/24 Service                               | 030-0000-20102 | 100.52   |

|           |                    |                                                                  |                |            |
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| 1/28/2025 | 0 Bank of Montreal | Drury Inn - Lodging - Car Seat Install - Springfield IL - TOLing | 001-0510-54500 | 376.20     |
| 1/28/2025 | 0 Bank of Montreal | Menards - Push Button Pole Caps                                  | 014-0000-64500 | 5.96       |
| 1/28/2025 | 0 Bank of Montreal | UPS - Postage to Ship Gun for Evidence                           | 001-0510-53000 | 21.25      |
| 1/28/2025 | 0 Bank of Montreal | ICMA - Job Posting - City Engineer                               | 001-0120-51500 | 100.00     |
| 1/28/2025 | 0 Bank of Montreal | Office Specialists - 12/24 Service                               | 019-0000-20102 | 50.00      |
| 1/28/2025 | 0 Bank of Montreal | Menards - Interior Doors                                         | 001-0605-66000 | 36.98      |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Wall Clock                                              | 001-0510-61000 | 23.94      |
| 1/28/2025 | 0 Bank of Montreal | FirstNet - 11/24 Service                                         | 001-0000-20102 | 1,090.98   |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Flashlight                                              | 001-0605-67500 | 84.66      |
| 1/28/2025 | 0 Bank of Montreal | IDPH - EMT Renewal - Clayton                                     | 001-0605-55000 | 21.00      |
| 1/28/2025 | 0 Bank of Montreal | Sling - Sling Monthly Service                                    | 001-0550-55800 | 73.50      |
| 1/28/2025 | 0 Bank of Montreal | Constellix - 11/24 DNS Service                                   | 001-0207-55800 | 5.91       |
| 1/28/2025 | 0 Bank of Montreal | Birkeys - Long Bolt                                              | 019-1920-65500 | 147.85     |
| 1/28/2025 | 0 Bank of Montreal | Menards - Sink fixture                                           | 001-0605-66000 | 104.99     |
| 1/28/2025 | 0 Bank of Montreal | American Red Cross - CPR Course                                  | 019-1940-51400 | 266.00     |
| 1/28/2025 | 0 Bank of Montreal | Allegra - Punch Tickets - Fixed Route                            | 030-0370-51500 | 75.00      |
| 1/28/2025 | 0 Bank of Montreal | Hucks - Fuel - Mtg W/ Developer                                  | 001-0305-54500 | 38.30      |
| 1/28/2025 | 0 Bank of Montreal | Comcast - 12/24 Service                                          | 001-0630-54000 | 20.00      |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Drill Bits                                               | 061-0000-66500 | 10.46      |
| 1/28/2025 | 0 Bank of Montreal | Walmart - Christmas Decorations for Christmas Lunch/Diner        | 001-0510-61000 | 103.04     |
| 1/28/2025 | 0 Bank of Montreal | Walmart- Lemonade, Candy, Music Bells, Tableware for Candyland   | 019-1940-64000 | 124.48     |
| 1/28/2025 | 0 Bank of Montreal | Amazon - De-Icer Salt for Crossing Guards                        | 001-0525-67500 | 109.76     |
| 1/28/2025 | 0 Bank of Montreal | Walmart - Misc Snacks, Water for Michigan Ave Bus                | 019-1940-64000 | 57.80      |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Plates, Cups, Facial Tissues, Cutlery                   | 001-0510-61000 | 309.36     |
| 1/28/2025 | 0 Bank of Montreal | FirstNet - 11/24 Service                                         | 061-0000-20102 | 380.37     |
| 1/28/2025 | 0 Bank of Montreal | Tractor Supply - Tire Inflator, Tire Gauges, Post Driver, Grease | 019-1920-66500 | 196.70     |
| 1/28/2025 | 0 Bank of Montreal | Staples - Desk Chair                                             | 019-1905-61800 | 199.99     |
| 1/28/2025 | 0 Bank of Montreal | Airgas - Oxygen, Acetylene Bottles for Torch Set                 | 001-0605-68600 | 120.39     |
| 1/28/2025 | 0 Bank of Montreal | American Legal - Online Code Editing                             | 001-0115-51500 | 138.45     |
| 1/28/2025 | 0 Bank of Montreal | Solv - 1099 Envelopes                                            | 001-0205-51500 | 17.76      |
| 1/28/2025 | 0 Bank of Montreal | SCW - UPS for Golf Simulator                                     | 019-1905-61700 | 72.59      |
| 1/28/2025 | 0 Bank of Montreal | Office Specialists - 12/24 Service                               | 001-0000-20102 | 2,436.14   |
| 1/28/2025 | 0 Bank of Montreal | Tamex - Return Air Compressor Parts #1301                        | 030-0370-62500 | (2,655.00) |
| 1/28/2025 | 0 Bank of Montreal | Holt Supply - Nipples                                            | 061-0000-66000 | 71.23      |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Waste Toner Containers                                  | 019-1920-61000 | 57.98      |
| 1/28/2025 | 0 Bank of Montreal | Zoro.com - Magnet Locator for Cemetery                           | 019-1965-66500 | 599.00     |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Shower Curtain Rods                                     | 001-0605-65000 | 32.97      |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Coffee, Sweetener                                       | 001-0510-61000 | 89.74      |
| 1/28/2025 | 0 Bank of Montreal | Glenns Radiator - Alignment #512                                 | 019-1915-55500 | 50.00      |
| 1/28/2025 | 0 Bank of Montreal | S&S Industrial Supply - Brake & All Purpose Cleaner              | 001-0445-63000 | 111.09     |
| 1/28/2025 | 0 Bank of Montreal | Dec/25 CC Charges ETSB                                           | 001-0000-10407 | (118.21)   |
| 1/28/2025 | 0 Bank of Montreal | Farm & Fleet - Overshoes                                         | 061-0000-67500 | 69.99      |
| 1/28/2025 | 0 Bank of Montreal | American Water Works - Water Meter Manual                        | 061-0000-67000 | 120.28     |
| 1/28/2025 | 0 Bank of Montreal | Harbor Freight - Bolt, Circuit Tester                            | 001-0450-65500 | 24.97      |
| 1/28/2025 | 0 Bank of Montreal | Best of Signs - Nameplate for Council Members                    | 001-0105-61000 | 13.47      |
| 1/28/2025 | 0 Bank of Montreal | Noregon Systems - 2025 Allison Transmission Subscription         | 030-0370-55800 | 590.00     |
| 1/28/2025 | 0 Bank of Montreal | APWA- Job Posting - City Engineer                                | 001-0120-51500 | 375.00     |
| 1/28/2025 | 0 Bank of Montreal | The Knot Wedding - 11/24 - 12/24 Wedding Leads Website           | 019-1905-51500 | 697.50     |
| 1/28/2025 | 0 Bank of Montreal | Pilot - Meal - To get Bus in Carol Stream - Jacob/Tallen         | 030-0370-54500 | 22.14      |

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| 1/28/2025 | 0 Bank of Montreal | Elevator Safety Associates - 2024 Annual Inspection PSB Elevator | 019-1911-55700 | 230.00   |
| 1/28/2025 | 0 Bank of Montreal | Vehicle Safety Supply - Return Bulb #512                         | 019-1915-62500 | (86.55)  |
| 1/28/2025 | 0 Bank of Montreal | Farm King - Hand Warmers                                         | 061-0000-66000 | 21.89    |
| 1/28/2025 | 0 Bank of Montreal | Omega Industrial Supply - Scent Beads, Vandal Mark Remover       | 019-1905-61800 | 599.17   |
| 1/28/2025 | 0 Bank of Montreal | Menards - Cylinder, Coat Hook                                    | 061-0000-66000 | 18.49    |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Power Supplies                                          | 061-0000-61700 | 90.77    |
| 1/28/2025 | 0 Bank of Montreal | Galesburg Electric - Grease Gun                                  | 061-0000-65500 | 235.04   |
| 1/28/2025 | 0 Bank of Montreal | TLO - 11/24 Service                                              | 001-0510-55800 | 75.00    |
| 1/28/2025 | 0 Bank of Montreal | Menards - Buckets, Plaster Wall Anchors, Welded Rings            | 061-0000-66000 | 10.90    |
| 1/28/2025 | 0 Bank of Montreal | Strictly Tech - Velcro Straps                                    | 001-0207-61700 | 132.50   |
| 1/28/2025 | 0 Bank of Montreal | Menards - Table Boards                                           | 019-1915-66000 | 543.99   |
| 1/28/2025 | 0 Bank of Montreal | Walmart - Misc Kitchen Supplies - 24-33                          | 021-0000-68000 | 85.00    |
| 1/28/2025 | 0 Bank of Montreal | Farm King - Misc Tools                                           | 061-0000-66500 | 334.12   |
| 1/28/2025 | 0 Bank of Montreal | Walmart - Misc Snacks & Craft Supplies for Winter Solstice Celeb | 019-1940-64000 | 37.18    |
| 1/28/2025 | 0 Bank of Montreal | Ray O'Herron - Uniform Shirt, Sweater - Cromien                  | 001-0510-67500 | 223.97   |
| 1/28/2025 | 0 Bank of Montreal | Menards - Batteries, Nipples                                     | 061-0000-66000 | 161.86   |
| 1/28/2025 | 0 Bank of Montreal | IDPH - EMT Renewal - Lenz                                        | 001-0605-55000 | 21.00    |
| 1/28/2025 | 0 Bank of Montreal | Goodwill - Misc Craft Supplies for Candyland Ball                | 019-1940-64000 | 9.49     |
| 1/28/2025 | 0 Bank of Montreal | USPS - Stamps                                                    | 030-0320-53000 | 58.40    |
| 1/28/2025 | 0 Bank of Montreal | Galesburg Electric - Battery Recycling                           | 061-0000-55700 | 64.88    |
| 1/28/2025 | 0 Bank of Montreal | Hy-Vee - Donuts for Inservice Training                           | 019-1955-64000 | 14.95    |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Space heaters, Monitor Stand, Organizer, Bins           | 001-0115-61000 | 167.61   |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Misc Supplies for ERC                                   | 001-0120-58500 | 246.49   |
| 1/28/2025 | 0 Bank of Montreal | YourMembership-SWE - Job Posting - City Engineer                 | 001-0120-51500 | 249.00   |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Post Driver, Handheld Tools                              | 014-0000-66500 | 151.79   |
| 1/28/2025 | 0 Bank of Montreal | Hy-Vee - Catering for Candyland Ball                             | 019-1940-64000 | 1,490.00 |
| 1/28/2025 | 0 Bank of Montreal | Menards - Organization Tools                                     | 061-0000-66000 | 227.71   |
| 1/28/2025 | 0 Bank of Montreal | Liebers Box Car - Meals for Holiday Luncheon                     | 001-0510-58500 | 746.25   |
| 1/28/2025 | 0 Bank of Montreal | IPRA - Registration for 2025 Conference - DMiles                 | 019-1905-54500 | 330.00   |
| 1/28/2025 | 0 Bank of Montreal | Bound Tree - Misc EMS Supplies                                   | 001-0605-68600 | 1,496.37 |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Quick Connects                                           | 030-0370-66500 | 16.98    |
| 1/28/2025 | 0 Bank of Montreal | Harbor Freight - Chuck Lock, Snap Ring Pliers Set, Floor Creeper | 019-1920-66500 | 164.97   |
| 1/28/2025 | 0 Bank of Montreal | Walmart - Misc Kitchen Supplies - 24-33                          | 021-0000-68000 | 38.71    |
| 1/28/2025 | 0 Bank of Montreal | Farm & Fleet - Hard Hats                                         | 019-1920-67500 | 119.98   |
| 1/28/2025 | 0 Bank of Montreal | Cherry Street - Meal for CIMCO Meeting - EGugliotta              | 001-0115-54500 | 24.63    |
| 1/28/2025 | 0 Bank of Montreal | Phillips 66 - Fuel for Truck 153                                 | 061-0000-62510 | 90.04    |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Ledger                                                  | 061-0000-61000 | 45.00    |
| 1/28/2025 | 0 Bank of Montreal | NIU Outreach - ILCMA Winter Conference 2025-Bloomington EHanson  | 001-0110-54500 | 255.00   |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Hand Warmers                                             | 061-0000-66000 | 23.94    |
| 1/28/2025 | 0 Bank of Montreal | Walmart - Tape, Clock                                            | 001-0605-65000 | 12.85    |
| 1/28/2025 | 0 Bank of Montreal | IML- Job Posting - City Engineer                                 | 001-0120-51500 | 35.00    |
| 1/28/2025 | 0 Bank of Montreal | Green Camp Pump Inc. - Pressure Washer                           | 019-1915-66500 | 920.00   |
| 1/28/2025 | 0 Bank of Montreal | ILCMA - 2025 ILCMA Membership CStGeorge                          | 001-0110-55000 | 189.25   |
| 1/28/2025 | 0 Bank of Montreal | Comcast - 12/24 Service #24-06                                   | 021-0000-54000 | 9.95     |
| 1/28/2025 | 0 Bank of Montreal | Menards - Boiler Water Conditioner                               | 019-1960-65500 | 26.91    |
| 1/28/2025 | 0 Bank of Montreal | Fastenal - Misc Tools, Flashlights                               | 061-0000-66500 | 174.00   |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Cart                                                     | 019-1915-66500 | 71.97    |
| 1/28/2025 | 0 Bank of Montreal | Menards - Dial Thermometer                                       | 019-1960-65500 | 6.99     |
| 1/28/2025 | 0 Bank of Montreal | Quickscores - Monthly Service                                    | 019-1940-55800 | 63.00    |

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| 1/28/2025 | 0 Bank of Montreal | FirstNet - 11/24 Service                                         | 019-0000-20102     | 172.61                 |
| 1/28/2025 | 0 Bank of Montreal | InquireHire - Background Check - MW Parks                        | 001-0120-51000     | 69.22                  |
| 1/28/2025 | 0 Bank of Montreal | Holt Supply - Bushings                                           | 061-0000-66000     | 32.23                  |
| 1/28/2025 | 0 Bank of Montreal | Menards - Cabinet                                                | 061-0000-66000     | 399.99                 |
| 1/28/2025 | 0 Bank of Montreal | Pilot - Fuel for Bus Pickup in Carol Stream                      | 030-0370-62510     | 100.00                 |
| 1/28/2025 | 0 Bank of Montreal | Menards - Pliers                                                 | 030-0370-66500     | 17.95                  |
| 1/28/2025 | 0 Bank of Montreal | Office Specialists - 09/24 - 11/24 Printing Overage Charges      | 030-0370-51500     | 229.64                 |
| 1/28/2025 | 0 Bank of Montreal | Advance Auto Parts - Adhesive                                    | 061-0000-66000     | 13.44                  |
| 1/28/2025 | 0 Bank of Montreal | Menards - Batteries                                              | 001-0605-65500     | 111.93                 |
| 1/28/2025 | 0 Bank of Montreal | Menards - Paper Towels, Laundry Supplies, Dish Soap, Snow Shovel | 001-0605-65000     | 179.18                 |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Mulch                                                    | 054-0000-63500     | 99.50                  |
| 1/28/2025 | 0 Bank of Montreal | Phillips 66 - Fuel for Truck 153                                 | 061-0000-62510     | 78.06                  |
| 1/28/2025 | 0 Bank of Montreal | Gannett - 01/25 Register Mail Subscription                       | 001-0110-55000     | 14.99                  |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Sales Tax - MLewis                                       | 001-0000-10407     | 2.21                   |
| 1/28/2025 | 0 Bank of Montreal | ESRI - 01/25 - 05 -25 - Pre-Incident Planning Service            | 001-0605-55800     | 143.14                 |
| 1/28/2025 | 0 Bank of Montreal | Google - You Tube TV - Monthly Subscription                      | 019-1920-55800     | 72.99                  |
| 1/28/2025 | 0 Bank of Montreal | InquireHire - Background Check - Garage Superintendent           | 001-0120-51000     | 69.22                  |
| 1/28/2025 | 0 Bank of Montreal | FirstNet - 11/24 Service                                         | 001-0000-20102     | 674.40                 |
| 1/28/2025 | 0 Bank of Montreal | Farm King - Ball Valve #131                                      | 018-0000-62500     | 15.27                  |
| 1/28/2025 | 0 Bank of Montreal | Menards - Wall Light                                             | 001-0605-65000     | 26.99                  |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Misc Kitchen Supplies                                   | 001-0605-65000     | 37.60                  |
| 1/28/2025 | 0 Bank of Montreal | Menards - Door Sweep, Misc Hardware                              | 019-1910-66000     | 18.51                  |
| 1/28/2025 | 0 Bank of Montreal | Office Specialists - 12/24 Service                               | 061-0000-20102     | 337.18                 |
| 1/28/2025 | 0 Bank of Montreal | Hy-Vee - Food for Retirement Open House - RDarst                 | 019-1905-58500     | 102.93                 |
| 1/28/2025 | 0 Bank of Montreal | Office Specialists - 12/24 Service                               | 067-0000-20102     | 31.39                  |
| 1/28/2025 | 0 Bank of Montreal | Menards - Straps                                                 | 061-0000-66000     | 12.99                  |
| 1/28/2025 | 0 Bank of Montreal | Farm King - Screws                                               | 061-0000-66000     | 0.40                   |
| 1/28/2025 | 0 Bank of Montreal | Farm King - MMiller                                              | 001-0000-10407     | 47.97                  |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Quick Rite, Paint                                        | 061-0000-66500     | 29.45                  |
| 1/28/2025 | 0 Bank of Montreal | ESRI - 12/24 Pre-Incident Planning Service                       | 001-0605-55800     | 13.01                  |
| 1/28/2025 | 0 Bank of Montreal | Walmart - Sleds for Sled Library                                 | 019-1940-64000     | 44.64                  |
| 1/28/2025 | 0 Bank of Montreal | Lowes - Lights for Depot Christmas Tree                          | 019-1915-66500     | 139.84                 |
| 1/28/2025 | 0 Bank of Montreal | AC McCartney - Mower Hitch                                       | 019-1915-65500     | 244.16                 |
| 1/28/2025 | 0 Bank of Montreal | Tractor Supply Co - Diesel Additive                              | 061-0000-62500     | 62.95                  |
| 1/28/2025 | 0 Bank of Montreal | MTC Communication Inc - 12/24 Internet                           | 061-0000-54000     | 89.95                  |
| 1/28/2025 | 0 Bank of Montreal | Peplink Pepwave LTD - 2025 Renewal - Para Transit                | 030-0320-55800     | 441.00                 |
| 1/28/2025 | 0 Bank of Montreal | Amazon - Candles                                                 | 019-1935-64000     | 23.99                  |
|           |                    |                                                                  | <b>Grand Total</b> | <b>\$ 1,425,152.41</b> |



## City Council Meeting

### Agenda Item Overview

January 21, 2025

**AGENDA ITEM:** Ordinance to provide for an amendment to an existing Site Lease Agreement for an area of approximately 5,625 square feet of municipal property in Kiwanis Park for use as a telecommunications tower site.

**SUMMARY RECOMMENDATION:** The City Manager and Director of Community Development recommend approval.

**BACKGROUND:** The City currently leases a piece of property in Kiwanis Park to GTP Acquisition Partners II, LLC which contains their telecommunications tower. The Site Lease agreement began 8/1/99 with an initial term of five years and three automatic five year extensions (July 31, 2019). In 2011, City Council approved a 20-year extension to July 31, 2039.

The tower owner has stated it is difficult to attract additional co-locating antennas with such a short time period left and has requested the lease term be extended an additional 20 years to July 31, 2059. If the ordinance is approved and a signed amendment provided by February 15, 2025, the city will receive a one-time payment of \$15,000.00.

The City currently collects a monthly rent payment for the tower and we also receive additional rents for each co-located antenna from other telecommunication companies that install their equipment on the tower. The tower rent increases 4% annually and each of the co-locates increases 3% annually on the anniversary date on which each respective agreement was signed. As of today, the monthly amount we receive for the tower and co-locates is approximately \$7,200.00. Of this amount, \$2,100.00 is from the tower rent alone. If the extension is approved, the next tower rent payment following the execution date will be 2,311.64 per month with the 4% increase occurring every August 1<sup>st</sup>.

**BUDGET IMPACT:** If the site lease agreement is extended, the City has the potential to continue to receive lease fees through 2039. The lease extension also increases the potential to receive additional monthly fees for any additional co-locates that may be added in future years.

**SUPPORTING DOCUMENTS:**

1. Ordinance
2. Aerial
3. Second Amendment to Site Lease Agreement

ORDINANCE NO. \_\_\_\_\_

**WHEREAS**, the corporate authorities of the City of Galesburg entered into a Site Lease Agreement with Illinois PCS on July 19, 1999, providing for the lease of approximately 5,625 square feet of municipal property in Kiwanis Park for use as a telecommunications tower site subject to the terms and conditions contained in said Lease; and

**WHEREAS**, the corporate authorities of the City of Galesburg entered into a First Amendment to the Site Lease Agreement with GTP Acquisition Partners II, LLC, as successor to Illinois PCS, on October 3, 2011 to extend the original term of said Lease for four additional five-year terms; and

**WHEREAS**, GTP Acquisition Partners II, LLC has requested a second amendment to the Lease by granting the Lessee the right to extend the Lease by four additional five year terms;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALESBURG, ILLINOIS, A MUNICIPAL CORPORATION, AS FOLLOWS:**

**SECTION ONE:** That the Second Amendment to Site Lease Agreement dated July 19, 1999, a true copy of which is attached hereto and incorporated by reference be approved.

**SECTION TWO:** That the Mayor and City Clerk are hereby authorized and directed to execute and attest, respectively, said Second Amendment to Site Lease Agreement on behalf of the City of Galesburg.

**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 \_\_\_\_\_, 2025, by a roll call vote as follows:

Roll Call #:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Peter Schwartzman, Mayor

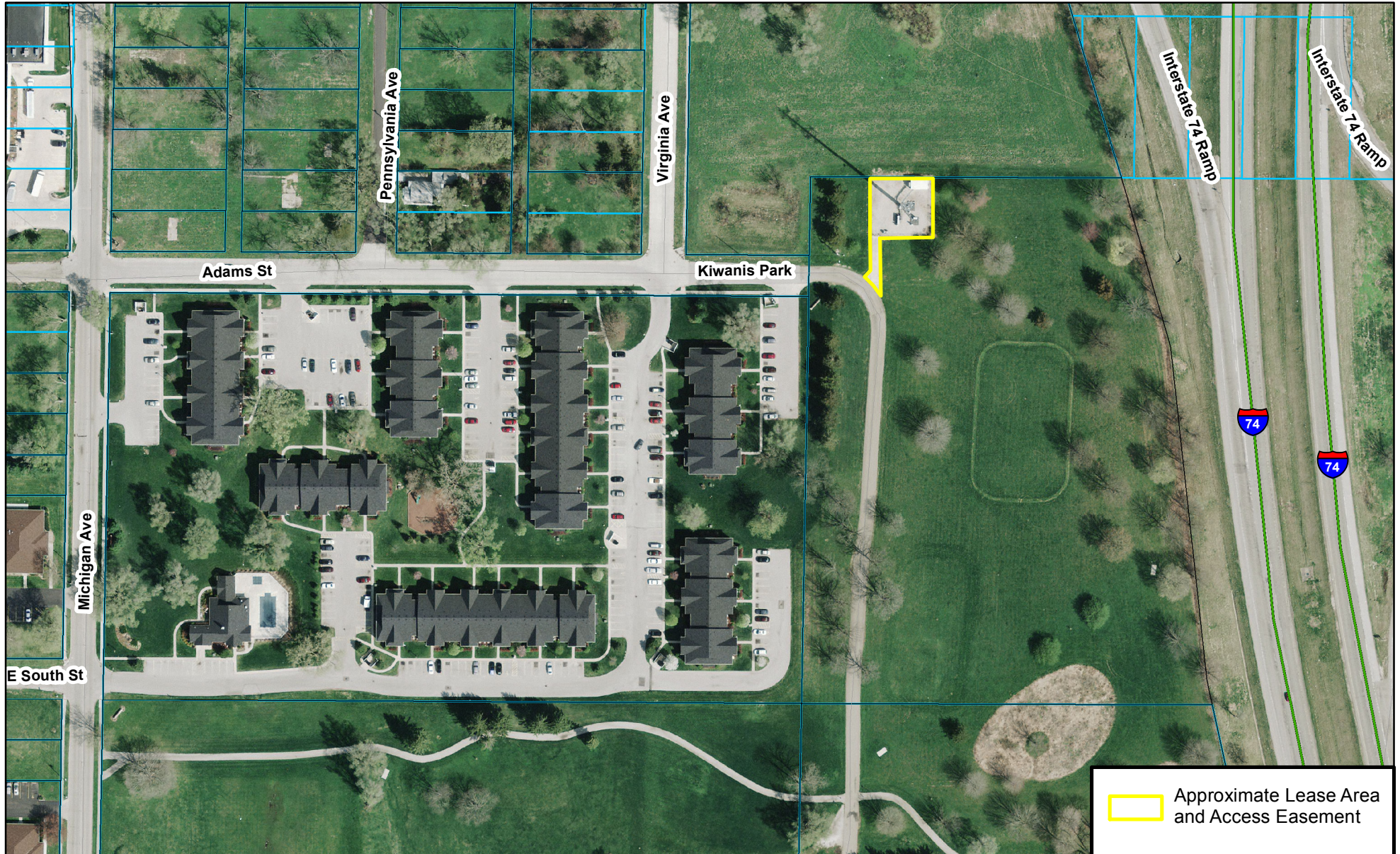
\_\_\_\_\_  
Kelli R. Bennewitz, City Clerk

## Existing Telecommunication Site Lease Area

[Back to Agenda](#)



150 75 0 150 Feet



## THE SECOND AMENDMENT TO SITE LEASE AGREEMENT

This Second Amendment to Site Lease Agreement (this “**Amendment**”) is made effective as of the latter signature date hereof (the “**Effective Date**”) by and between **City of Galesburg, Illinois (“Landlord”)** and **GTP Acquisition Partners II, LLC**, a Delaware limited liability company (“**Tenant**”) (Landlord and Tenant being collectively referred to herein as the “**Parties**”).

### RECITALS

**WHEREAS**, Landlord owns the real property described on **Exhibit A** attached hereto and by this reference made a part hereof (the “**Parent Parcel**”); and

**WHEREAS**, Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain Site Lease Agreement dated July 19, 1999 (the “**Original Lease**”), as amended by that certain First Amendment to Site Lease Agreement dated October 3, 2011 (the “**First Amendment**”; Original Lease and First Amendment, collectively, the “**Lease**”), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the “**Leased Premises**”), which Leased Premises are also described on **Exhibit A**; and

**WHEREAS**, Landlord and Tenant desire to amend the terms of the Lease to extend the term thereof and to otherwise modify the Lease as expressly provided herein.

**NOW THEREFORE**, in consideration of the foregoing recitals and the mutual covenants set forth herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **One-Time Payment.** Tenant shall pay to Landlord a one-time payment in the amount of **fifteen thousand and 00/100 Dollars (\$15,000.00)**, payable within thirty (30) days of the Effective Date and subject to the following conditions precedent: (a) Tenant’s receipt of this Amendment executed by Landlord, on or before **February 15, 2025**; (b) Tenant’s confirmation that Landlord’s statements as further set forth in this Amendment are true, accurate, and complete, including verification of Landlord’s ownership; (c) Tenant’s receipt of any documents and other items reasonably requested by Tenant in order to effectuate the transaction and payment contemplated herein; and (d) receipt by Tenant of an original Memorandum (as defined herein) executed by Landlord.
2. **Lease Term Extended.** Notwithstanding anything to the contrary contained in the Lease or this Amendment, the Parties agree the Lease originally commenced on **August 1, 1999**, and, without giving effect to the terms of this Amendment but assuming the exercise by Tenant of all remaining renewal options contained in the Lease (each an “**Existing Renewal Term**” and, collectively, the “**Existing Renewal Terms**”), the Lease is otherwise scheduled to expire on **July 31, 2039**. In addition to any Existing Renewal Term(s), the Lease is hereby amended to provide Tenant with the option to extend the Lease for each of four (4) additional five (5) year renewal terms (each a “**New Renewal Term**” and, collectively, the “**New Renewal Terms**”). Notwithstanding anything to the contrary contained in the Lease, (a) all Existing Renewal Terms and New Renewal Terms shall automatically renew unless Tenant notifies Landlord that Tenant elects not to renew the Lease, as amended herein, at least sixty (60) days prior to the commencement of the next Renewal Term (as defined below) and (b) Landlord shall be able to terminate the Lease, as amended herein, only in the event of a material default by Tenant, which default is not cured within sixty (60) days of Tenant’s receipt of written notice thereof, provided, however, in the event that Tenant has diligently commenced to cure a material default within sixty (60) days of Tenant’s actual

receipt of notice thereof and reasonably requires additional time beyond the sixty (60) day cure period described herein to effect such cure, Tenant shall have such additional time as is necessary (beyond the sixty [60] day cure period) to effect the cure. References in this Amendment to “**Renewal Term**” shall refer, collectively, to the Existing Renewal Term(s) and the New Renewal Term(s). The Landlord hereby agrees to execute and return to Tenant an original Memorandum of Lease in the form and of the substance attached hereto as **Exhibit B** and by this reference made a part hereof (the “**Memorandum**”) executed by Landlord, together with any applicable forms needed to record the Memorandum, which forms shall be supplied by Tenant to Landlord.

3. **Rent and Escalation.** Commencing with the first rental payment due following the Effective Date, the rent payable from Tenant to Landlord under the Lease shall be **two thousand three hundred and eleven dollars and 64/100 Dollars (\$2,311.64)** per (the “**Rent**”). Commencing on August 1, 2025, and on each successive annual anniversary thereof, Rent due under the Lease, as amended herein, shall increase by an amount equal to **four percent (4%)** of the then current Rent. In the event of any overpayment of Rent or Collocation Fee (as defined below) prior to or after the Effective Date, Tenant shall have the right to deduct from any future Rent payments an amount equal to the overpayment amount. Notwithstanding anything to the contrary contained in the Lease, all Rent and any other payments expressly required to be paid by Tenant to Landlord under the Lease and this Amendment shall be paid to **City of Galesburg Illinois**. The escalations in this Section shall be the only escalations to the Rent and any/all rental escalations otherwise contained in the Lease are hereby null and void and are of no further force and effect.
4. **Rent Guarantee.** Notwithstanding anything to the contrary in the Lease, as amended, in the event the Lease terminates prior to **eight (8) years** after the Effective Date hereof (the “**Rent Guarantee Date**”), Tenant shall pay to Landlord in one lump-sum the total remaining Rent payments that would have otherwise been due to the Landlord through the Rent Guarantee Date (the “**Rent Guarantee Amount**”) within thirty (30) days after termination of the Lease, provided however, the Rent Guarantee Amount shall not be paid to Landlord in the event that: (i) the Lease is terminated by Tenant due to an uncured breach of the Lease by Landlord; or (ii) the Lease is terminated by either party or any applicable third party having a legal or statutory right to terminate the Lease due to a condemnation or taking of the Leased Premises and/or Parent Parcel by the applicable local, state or federal jurisdiction or agency.
5. **Ratification of Revenue Share.** The revenue share obligation described in Section 3(b) of the Original Lease (the “**Collocation Fee**”) shall remain in full force and effect through the Renewal Terms.
6. **Landlord and Tenant Acknowledgments.** Except as modified herein, the Lease and all provisions contained therein remain in full force and effect and are hereby ratified and affirmed. In the event there is a conflict between the Lease and this Amendment, this Amendment shall control. The Parties hereby agree that no defaults exist under the Lease. Landlord hereby acknowledges and agrees that Tenant shall not need consent or approval from, or to provide notice to, Landlord for any future activities at or uses of the Leased Premises, including, without limitation, subleasing and licensing to additional customers, installing, modifying, repairing, or replacing improvements within the Leased Premises, and/or assigning all or any portion of Tenant’s interest in this Lease, as modified by this Amendment. Notwithstanding the above, prior notice to Landlord is required for Tenant to sublease the Leased Premises, additionally, Tenant shall provide Landlord notice of the termination of any sublease. Upon request by Tenant and at Tenant’s sole cost and expense but without additional consideration owed to Landlord, Landlord hereby agrees to promptly execute and return to Tenant building permits, zoning applications and other forms and documents, including a memorandum of lease, as required for the use of the Leased Premises by Tenant and/or Tenant’s customers, licensees, and sublessees. Landlord hereby appoints Tenant as Landlord’s attorney-in-fact coupled with an interest to prepare, execute and deliver land use and zoning and building permit applications that concern the Leased Premises, on behalf of Landlord with federal,

state and local governmental authorities, provided that such applications shall be limited strictly to the use of the Leased Premises as a wireless telecommunications facility and that such attorney-in-fact shall not allow Tenant to re-zone or otherwise reclassify the Leased Premises or the Parent Parcel. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment.

7. **Non-Compete.** During the original term, any Existing Renewal Terms, and/or any New Renewal Terms of this Lease, Landlord shall not sell, transfer, grant, convey, lease, and/or license by deed, easement, lease, license or other legal instrument, an interest in and to, or the right to use or occupy any portion of the Parent Parcel or Landlord's contiguous, adjacent, or adjoining property to any person or entity directly or indirectly engaged in the business of owning, acquiring, operating, managing, investing in or leasing wireless telecommunications infrastructure (any such person or entity, a "***Third Party Competitor***") without the prior written consent of Tenant, which may be withheld, conditioned, and/or delayed in Tenant's sole, reasonable discretion.
  
8. **Limited Right of First Refusal.** Notwithstanding anything to the contrary contained herein, this paragraph shall not apply to any fee simple sale of the Parent Parcel from Landlord to any prospective purchaser that is not a Third Party Competitor. If Landlord receives an offer or desires to offer to: (i) sell or convey any interest (including, but not limited to, leaseholds or easements) in any real property of which the Leased Premises is a part to a Third Party Competitor or (ii) assign all or any portion of Landlord's interest in the Lease, as modified by this Amendment, to a Third Party Competitor (any such offer, the "***Offer***"), Tenant shall have the right of first refusal to purchase the real property or other interest being offered by Landlord in connection with the Offer on the same terms and conditions. If Tenant elects, in its sole and absolute discretion, to exercise its right of first refusal as provided herein, Tenant must provide Landlord with notice of its election not later than forty-five (45) days after Tenant receives written notice from Landlord of the Offer. If Tenant elects not to exercise Tenant's right of first refusal with respect to an Offer as provided herein, Landlord may complete the transaction contemplated in the Offer with the Third Party Competitor on the stated terms and price but with the express condition that such sale is made subject to the terms of the Lease, as modified by this Amendment. Landlord hereby acknowledges and agrees that any sale or conveyance by Landlord in violation of this Section is and shall be deemed to be null and void and of no force and effect. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment.
  
9. **Landlord Statements.** Landlord hereby represents and warrants to Tenant that: (i) to the extent applicable, Landlord is duly organized, validly existing, and in good standing in the jurisdiction in which Landlord was organized, formed, or incorporated, as applicable, and is otherwise in good standing and authorized to transact business in each other jurisdiction in which such qualifications are required; (ii) Landlord has the full power and authority to enter into and perform its obligations under this Amendment, and, to the extent applicable, the person(s) executing this Amendment on behalf of Landlord, have the authority to enter into and deliver this Amendment on behalf of Landlord; (iii) no consent, authorization, order, or approval of, or filing or registration with, any governmental authority or other person or entity is required for the execution and delivery by Landlord of this Amendment; (iv) Landlord is the sole owner of the Leased Premises and all other portions of the Parent Parcel; (v) to the best of Landlord's knowledge, there are no agreements, liens, encumbrances, claims, claims of lien, proceedings, or other matters (whether filed or recorded in the applicable public records or not) related to, encumbering, asserted against, threatened against, and/or pending with respect to the Leased Premises or any other portion of the Parent Parcel which do or could (now or any time in the future) adversely impact, limit, and/or impair Tenant's rights under the Lease, as amended and modified by this Amendment; (vi) so long as Tenant performs its obligations under the Lease, Tenant shall peaceably and quietly have, hold and enjoy the Leased Premises, and Landlord shall not act or permit any third person to act in any manner which would interfere with or disrupt Tenant's business or frustrate Tenant or Tenant's customers' use of the Leased

Premises and (vii) the square footage of the Leased Premises is the greater of Tenant's existing improvements on the Parent Parcel or the land area conveyed to Tenant under the Lease. The representations and warranties of Landlord made in this Section shall survive the execution and delivery of this Amendment. Landlord hereby does and agrees to indemnify Tenant for any damages, losses, costs, fees, expenses, or charges of any kind sustained or incurred by Tenant as a result of the breach of the representations and warranties made herein or if any of the representations and warranties made herein prove to be untrue. The aforementioned indemnification shall survive the execution and delivery of this Amendment.

10. **Confidentiality.** Notwithstanding anything to the contrary contained in the Lease or in this Amendment, Landlord agrees and acknowledges that all the terms of this Amendment and the Lease and any information furnished to Landlord by Tenant in connection therewith shall be and remain confidential. Except with Landlord's family, attorney, accountant, broker, lender, a prospective fee simple purchaser of the Parent Parcel, or if otherwise required by law, Landlord shall not disclose any such terms or information without the prior written consent of Tenant. The terms and provisions of this Section shall survive the execution and delivery of this Amendment.
11. **Notices.** The Parties acknowledge and agree that Section 23 of the Original Lease and Section 3 of the First Amendment are hereby deleted in their entirety and are of no further force and effect. From and after the Effective Date the notice address and requirements of the Lease, as modified by this Amendment, shall be controlled by this Section of this Amendment. All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein: to Landlord at: Attn Finance Department PO Box 1387, Galesburg, IL 61402-1387; to Tenant at: Attn.: Land Management 10 Presidential Way, Woburn, MA 01801, with copy to: Attn.: Legal Dept., 116 Huntington Avenue, Boston, MA 02116. Any of the Parties, by thirty (30) days prior written notice to the others in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.
12. **Counterparts.** This Amendment may be executed in several counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though all Parties are not signatories to the original or the same counterpart. Furthermore, the Parties may execute and deliver this Amendment by electronic means such as .pdf or similar format. Each of the Parties agrees that the delivery of the Amendment by electronic means will have the same force and effect as delivery of original signatures and that each of the Parties may use such electronic signatures as evidence of the execution and delivery of the Amendment by all Parties to the same extent as an original signature.
13. **Governing Law.** From and after the Effective Date and notwithstanding anything to the contrary contained in the Lease and in this Amendment, the Lease and this Amendment shall be governed by and construed in all respects in accordance with the laws of the State or Commonwealth in which the Leased Premises is situated, without regard to the conflicts of laws provisions of such State or Commonwealth.
14. **Waiver.** From and after the Effective Date and notwithstanding anything to the contrary contained herein or in the Lease, in no event shall Landlord or Tenant be liable to the other for, and Landlord and Tenant hereby waive, to the fullest extent permitted under applicable law, the right to recover incidental, consequential (including, without limitation, lost profits, loss of use or loss of business opportunity), punitive, exemplary and similar damages.

15. **Tenant's Securitization Rights; Estoppel.** Landlord hereby consents to the granting by Tenant of one or more leasehold mortgages, collateral assignments, liens, and/or other security interests (collectively, a "***Security Interest***") in Tenant's interest in the Lease, as amended, and all of Tenant's property and fixtures attached to and lying within the Leased Premises and further consents to the exercise by Tenant's mortgagee ("***Tenant's Mortgagee***") of its rights to exercise its remedies, including without limitation foreclosure, with respect to any such Security Interest. Landlord shall recognize the holder of any such Security Interest of which Landlord is given prior written notice (any such holder, a "***Holder***") as "Tenant" hereunder in the event a Holder succeeds to the interest of Tenant hereunder by the exercise of such remedies. Landlord further agrees to execute a written estoppel certificate within thirty (30) days of written request of the same by Tenant or Holder.
16. **Taxes.** The Parties acknowledge and agree that Section 10 of the Original Lease is hereby deleted in its entirety and is of no further force and effect. From and after the Effective Date the obligations of the Parties with respect to taxes shall be controlled by this Section of this Amendment. During the term of the Lease, as modified by this Amendment, Tenant shall pay when due all real property, personal property, and other taxes, fees, and assessments that are directly attributable to Tenant's improvements on the Leased Premises (the "***Applicable Taxes***") directly to the local taxing authority to the extent that the Applicable Taxes are billed directly to Tenant. Tenant hereby agrees to reimburse Landlord for any Applicable Taxes billed directly to Landlord (which shall not include any taxes or other assessments attributable to periods prior to the Effective Date). Landlord must furnish written documentation (the substance and form of which shall be reasonably satisfactory to Tenant) of any Applicable Taxes along with proof of payment of the same by Landlord. Landlord shall submit requests for reimbursement in writing to: *American Tower Corporation, Attn: Landlord Relations, 10 Presidential Way, Woburn, MA 01801* unless otherwise directed by Tenant from time to time. Subject to the requirements set forth in this Section, Tenant shall make such reimbursement payment within forty-five (45) days of receipt of a written reimbursement request from Landlord. Anything to the contrary notwithstanding, Landlord is only eligible for reimbursement if Landlord requests reimbursement within one (1) year after the date such taxes became due. Additionally, Landlord shall not be entitled to reimbursement for any costs associated with an increase in the value of Landlord's real property calculated based on any monetary consideration paid from Tenant to Landlord. If Landlord fails to pay when due any real property, personal property, and other taxes, fees, and assessments affecting the Parent Parcel, Tenant shall have the right, but not the obligation, to pay such taxes on Landlord's behalf and: (i) deduct the full amount of any such taxes paid by Tenant on Landlord's behalf from any future payments required to be made by Tenant to Landlord hereunder; (ii) demand reimbursement from Landlord, which reimbursement payment Landlord shall make within thirty (30) days of such demand by Tenant; and/or (iii) collect from Landlord any such tax payments made by Tenant on Landlord's behalf by any lawful means.
17. **Conflict/Capitalized Terms.** The Parties hereby acknowledge and agree that in the event of a conflict between the terms and provisions of this Amendment and those contained in the Lease, the terms and provisions of this Amendment shall control. Except as otherwise defined or expressly provided in this Amendment, all capitalized terms used in this Amendment shall have the meanings or definitions ascribed to them in the Lease. To the extent of any inconsistency in or conflict between the meaning, definition, or usage of any capitalized terms in this Amendment and the meaning, definition, or usage of any such capitalized terms or similar or analogous terms in the Lease, the meaning, definition, or usage of any such capitalized terms in this Amendment shall control.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

**LANDLORD:**

**City of Galesburg, Illinois**

Signature: \_\_\_\_\_

Print Name: **Peter Schwartzman**

Title: **Mayor**

Date: \_\_\_\_\_

*[SIGNATURES CONTINUE ON FOLLOWING PAGE]*

**TENANT:**

**GTP Acquisition Partners II, LLC,**  
a Delaware limited liability company

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

### **EXHIBIT A**

*With Landlord's prior written consent, which consent shall not be unreasonably withheld, delayed or conditioned upon any additional consideration, this Exhibit A may be replaced at Tenant's option as described below.*

### **PARENT PARCEL**

*Tenant shall have the right to replace this description with a description obtained from Landlord's deed (or deeds) that include the land area encompassed by the Lease and Tenant's improvements thereon.*

The Parent Parcel consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Parent Parcel being described below.

Being situated in the County of Knox, State of IL, and being known as  
Knox County APN: 99-13-201-008.

### **LEASED PREMISES**

*Tenant shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Tenant.*

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements. The Square footage of the Leased Premises shall be the greater of: (i) 5,625 square feet; (ii) Tenant's (and Tenant's customers) existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).

Part of the West half of the Northeast Quarter of Section 13, Township 11 North, Range 1 East of the 4th Principal Meridian, Knox County, Illinois, more particularly bounded and described as follows

Commencing at a point on the West line of the Northeast Quarter of said Section 13 that by recorded plat and Deed is 693 feet South of the Northwest corner of the Northeast Quarter of said Section 13, said point also being at a corner in the South line of Lot 3, Galesburg Development Group;

Thence North 89 degrees 14' 25" East, along the South line of Lot 3, Galesburg Development Group, a distance of 73.84 feet to the point of beginning of the tract of land to be described;

Thence North 89 degrees 14' 25" East, a distance of 75.00 feet, continuing along the South line of Lot 3, Galesburg Development Group;

Thence South 00 degrees 04' 06" West, a distance of 75.00 feet;

Thence South 89 degrees 14' 25" West, a distance of 75.00 feet;

Thence North 00 degrees 04' 06" East, a distance of 75.00 feet, to the point of beginning, Containing 5625 Square feet, more or less

Being situated in the County of Knox, State of IL, and being known as Knox County APN: 99-13-201-007.

### ACCESS AND UTILITIES

The access and utility easements include all easements of record as well that portion of the Parent Parcel currently utilized by Tenant (and Tenant's customers) for ingress, egress and utility purposes from the Leased Premises to and from a public right of way.

Part of the West Half of the 4th Principal Meridian, Knox County, Illinois, more particularly bounded and described as follows;

Commencing at a point on the West line of the Northeast Quarter of said Section 13 that by recorded plat and Deed is 693 feet South of the Northwest corner of the Northeast Quarter of said Section 13, said point also being at a corner in the South line of Lot 13, Galesburg Development Group;

Thence North 85 degrees 14' 25" East, along the South line of Lot 3, Galesburg Development Group, a distance of 73.84 feet to the Northwest corner of the lease parcel described above.

Thence South 00 degrees 04' 06" West, along the West line of the lease parcel described above a distance of 75.00 feet to the point of beginning of the easement to be described.

Thence North 89 degrees 14' 25" East, a distance of 24.00 feet, along the South line of the lease parcel described above.

Thence South 00 degrees 04' 06" West, a distance of 57.34 feet;

Thence South 89 degrees 12' 28" West, a distance of 97.84 feet to a point on the West line of the Northeast Quarter of said Section 13;

Thence North 00 degrees 04' 06" East, a distance of 24.00 feet, along the West line of the Northeast Quarter of said Section 13;

Thence North 89 degrees 12' 28" East, a distance of 73.84 feet;

Thence North 00 degrees 04' 06" East, a distance of 33.36 feet. To the point of beginning.

Tax ID/Parcel Identifier: 99-13-201-007

## **EXHIBIT B**

# **FORM OF MEMORANDUM OF LEASE (WITH OPTION TO EXPAND)**

**Prepared by and Return to:**

American Tower  
10 Presidential Way  
Woburn, MA 01801  
Attn: Land Management/Karla Disla, Esq.  
ATC Site No: 371087  
ATC Site Name: Galesburg East  
Assessor's Parcel No(s): 99-13-201-008

**Prior Recorded Lease Reference:**

Inst.: 900061 BK 2879 PG 382  
State of Illinois  
County of Knox

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**MEMORANDUM OF LEASE (WITH OPTION TO EXPAND)**

This Memorandum of Lease (the "**Memorandum**") is entered into as of the latter signature date hereof, by and between **City of Galesburg, Illinois ("Landlord")** and **GTP Acquisition Partners II, LLC**, a Delaware limited liability company ("**Tenant**").

**NOTICE** is hereby given of the Lease (as defined and described below) for the purpose of recording and giving notice of the existence of said Lease. To the extent that notice of such Lease has previously been recorded, then this Memorandum shall constitute an amendment of any such prior recorded notice(s).

1. **Parent Parcel and Lease.** Landlord is the owner of certain real property being described in **Exhibit A** attached hereto and by this reference made a part hereof (the "**Parent Parcel**"). Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain Site Lease Agreement dated July 19, 1999 (as the same may have been amended from time to time, collectively, the "**Lease**"), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the "**Leased Premises**"), which Leased Premises is also described on **Exhibit A**.
2. **Expiration Date.** Subject to the terms, provisions, and conditions of the Lease, and assuming the exercise by Tenant of all renewal options contained in the Lease, the final expiration date of the Lease would be **July 31, 2059**. Notwithstanding the foregoing, in no event shall Tenant be required to exercise any option to renew the term of the Lease.
3. **Leased Premises Description.** Tenant shall have the right, exercisable by Tenant at any time during the original or renewal terms of the Lease, to cause an as-built survey of the Leased Premises to be prepared and, thereafter, to replace, in whole or in part, the description(s) of the Leased Premises set forth on **Exhibit A** with a legal description or legal descriptions based upon such as-built survey. Upon Tenant's request, Landlord shall execute and deliver any documents reasonably necessary to effectuate such replacement, including, without limitation, amendments to this Memorandum and to the Lease.
4. **Right of First Refusal.** There is a right of first refusal in the Lease.
5. **Effect/Miscellaneous.** This Memorandum is not a complete summary of the terms, provisions and conditions contained in the Lease. In the event of a conflict between this Memorandum and the Lease, the Lease shall control. Landlord hereby grants the right to Tenant to complete and execute on behalf of

Landlord any government or transfer tax forms necessary for the recording of this Memorandum. This right shall terminate upon recording of this Memorandum.

6. **Notices.** All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein: to Landlord at: Attn Finance Department PO Box 1387, Galesburg, IL 61402-1387; to Tenant at: Attn.: Land Management 10 Presidential Way, Woburn, MA 01801, with copy to: Attn.: Legal Dept., 116 Huntington Avenue, Boston, MA 02116. Any of the parties hereto, by thirty (30) days prior written notice to the other in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.
7. **Counterparts.** This Memorandum may be executed in multiple counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.
8. **Governing Law.** This Memorandum shall be governed by and construed in all respects in accordance with the laws of the State or Commonwealth in which the Leased Premises is situated, without regard to the conflicts of laws provisions of such State or Commonwealth.

*[SIGNATURES COMMENCE ON FOLLOWING PAGE]*

**IN WITNESS WHEREOF**, Landlord and Tenant have each executed this Memorandum as of the day and year set forth below.

**LANDLORD**

**2 WITNESSES**

**City of Galesburg, Illinois**

Signature: \_\_\_\_\_

Print Name: Peter Schwartzman

Title: Mayor

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

**WITNESS AND ACKNOWLEDGEMENT**

State/Commonwealth of \_\_\_\_\_

County of \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, before me, the undersigned Notary Public, personally appeared **Peter Schwartzman**, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

Print Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

[SEAL]

*[SIGNATURES CONTINUE ON FOLLOWING PAGE]*

**TENANT**

**GTP Acquisition Partners II, LLC,**  
a Delaware limited liability company

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**WITNESS**

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**WITNESS AND ACKNOWLEDGEMENT**

Commonwealth of Massachusetts

County of Middlesex

On this \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, before me, the undersigned Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

[SEAL]

**EXHIBIT A**

*With Landlord's prior written consent, which consent shall not be unreasonably withheld, delayed or conditioned upon any additional consideration, this Exhibit A may be replaced at Tenant's option as described below.*

**PARENT PARCEL**

*Tenant shall have the right to replace this description with a description obtained from Landlord's deed (or deeds) that include the land area encompassed by the Lease and Tenant's improvements thereon.*

The Parent Parcel consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Parent Parcel being described below.

Being situated in the County of Knox, State of IL, and being known as  
Knox County APN: 99-13-201-008.

**LEASED PREMISES**

*Tenant shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Tenant.*

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements. The Square footage of the Leased Premises shall be the greater of: (i) 5,625 square feet; (ii) Tenant's (and Tenant's customers) existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).

Part of the West half of the Northeast Quarter of Section 13, Township 11 North, Range 1 East of the 4th Principal Meridian, Knox County, Illinois, more particular bounded and described as follows

Commencing at a point on the West line of the Northeast Quarter of said Section 13 that by recorded plat and Deed is 693 feet South of the Northwest corner of the Northeast Quarter of said Section 13, said point also being at a corner in the South line of Lot 3, Galesburg Development Group;

Thence North 89 degrees 14' 25" East, along the South line of Lot 3, Galesburg Development Group, a distance of 73.84 feet to the point of beginning of the tract of land to be described;

Thence North 89 degrees 14' 25" East, a distance of 75.00 feet, continuing along the South line of Lot 3, Galesburg Development Group;

Thence South 00 degrees 04' 06" West, a distance of 75.00 feet;

Thence South 89 degrees 14' 25" West, a distance of 75.00 feet;

Thence North 00 degrees 04' 06" East, a distance of 75.00 feet, to the point of beginning,  
Containing 5625 Square feet, more or less

Being situated in the County of Knox, State of IL, and being known as Knox County APN: 99-13-201-007.

### ACCESS AND UTILITIES

The access and utility easements include all easements of record as well that portion of the Parent Parcel currently utilized by Tenant (and Tenant's customers) for ingress, egress and utility purposes from the Leased Premises to and from a public right of way.

Part of the West Half of the 4th Principal Meridian, Knox County, Illinois, more particularly bounded and described as follows;

Commencing at a point on the West line of the Northeast Quarter of said Section 13 that by recorded plat and Deed is 693 feet South of the Northwest corner of the Northeast Quarter of said Section 13, said point also being at a corner in the South line of Lot 13, Galesburg Development Group;

Thence North 85 degrees 14' 25" East, along the South line of Lot 3, Galesburg Development Group, a distance of 73.84 feet to the Northwest corner of the lease parcel described above.

Thence South 00 degrees 04' 06" West, along the West line of the lease parcel described above a distance of 75.00 feet to the point of beginning of the easement to be described.

Thence North 89 degrees 14' 25" East, a distance of 24.00 feet, along the South line of the lease parcel described above.

Thence South 00 degrees 04' 06" West, a distance of 57.34 feet;

Thence South 89 degrees 12' 28" West, a distance of 97.84 feet to a point on the West line of the Northeast Quarter of said Section 13;

Thence North 00 degrees 04' 06" East, a distance of 24.00 feet, along the West line of the Northeast Quarter of said Section 13;

Thence North 89 degrees 12' 28" East, a distance of 73.84 feet;

Thence North 00 degrees 04' 06" East, a distance of 33.36 feet. To the point of beginning.

Tax ID/Parcel Identifier: 99-13-201-007



## City Council Meeting

### Agenda Item Overview

February 3, 2025

**AGENDA ITEM:** Consider a Redeveloper Agreement with Nancy Brown dba Steve's Smith and Allen Garage for the property located at 41 North Kellogg Street.

**SUMMARY RECOMMENDATION:** The City Manager and Director of Community Development recommend the redevelopers agreement be approved.

**BACKGROUND:** The existing car elevator has been maintained under its existing maintenance agreement since 1981. The elevator failed weight in its most recent State Inspection. The company that maintains the elevator notified Nancy Brown that the State of Illinois will lock the elevator, and the company would no longer be able to provide maintenance unless the system is repaired and modernized. Due to the age of the associated equipment, parts are difficult to find or fabricate and there are not many mechanics available who are familiar with the older equipment to work on it. Additionally, the commercial entry garage door and operator have surpassed their useful life span and need replacement with new equipment.

The total project cost is estimated at \$62,548.80. The Tax Increment Financing funding will be utilized to cover a portion of the expense to modernize the elevator and replace the overhead garage door. The project will retain a long-term downtown business while minimizing their use of public parking lots for interim parking.

Nancy Brown is proposing to finance the project with owner's equity (amortized through their lease over five years) and the use of Tax Increment Financing (TIF) to fill the gap. The property is located within the TIF IV Redevelopment Area and a TIF incentive not to exceed \$18,764.64 has been requested. If approved, it is anticipated that the project will be substantially completed by July 31, 2025.

**BUDGET IMPACT:** The TIF IV Redevelopment Area (Fund 49) has sufficient funds available to cover the request.

**SUPPORTING DOCUMENTS:**

1. Redeveloper Agreement

**CITY OF GALESBURG**  
**Redevelopment Agreement**  
**Galesburg, IL**

Redevelopment of Lots 1, 2, 3, and 4 of Mathew's Subdivision of Original lots 6 and 7 in block 15 of the City of Galesburg, Knox County, Illinois according to plat Dated June 14, 1901 and recorded in volume 4 on page 6 of the plat of records in the Office of the Recorder of Deeds of said Knox County; Also a strip of land 18 feet Wide and 132 feet long being part of original lots 6 and 7 in said block 15 and known and designated as private alley on said plat, together with building and improvements situated therein.

COMMONLY KNOWN AS: 41 North Kellogg Street, Galesburg, IL 61401  
PROPERTY IDENTIFICATION NUMBER: 99-10-487-023

Submitted by:  
Kelli R. Bennewitz  
City Clerk  
City of Galesburg

Return to:  
Kelli R. Bennewitz  
City Clerk  
City of Galesburg  
P.O. Box 1387  
Galesburg, IL 61401

**CONTRACT FOR PRIVATE DEVELOPMENT  
PURSUANT TO THE GALESBURG, ILLINOIS  
TAX INCREMENT CONSERVATION AND BLIGHTED AREA  
REDEVELOPMENT PLAN AND PROJECTS IV  
AND THE GALESBURG TAX INCREMENT REIMBURSEMENT PROGRAM  
FOR NANCY BROWN DBA STEVE’S SMITH AND ALLEN GARAGE**

THIS AGREEMENT, entered into on or as of the \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the City of Galesburg, Illinois, a municipal corporation, hereinafter called the “City”, exercising its governmental powers pursuant to the 1970 Constitution of the State of Illinois, whose address is 55 West Tompkins Street, P.O. Box 1387, Galesburg, Illinois 61401, and Nancy Brown doing business as Steve’s Smith and Allen Garage, hereinafter called the “Redeveloper”, whose address is 41 North Kellogg Street, Galesburg, IL 61401.

**WITNESSETH**

WHEREAS, the City has adopted a program for the reconstruction of a Redevelopment Area known as the Tax Increment Redevelopment Project Area IV in Galesburg, Illinois, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. of the Illinois Revised Statutes, (hereinafter referred to as the “Act”); and

WHEREAS, pursuant to the provisions of the Act, the City has adopted a Redevelopment Plan and Redevelopment Projects (hereinafter referred to as the “Plan”) pertaining to the Redevelopment of the Tax Increment Redevelopment Project Area IV, a copy of which is on file in the office of the City Clerk of the City and available for public inspection; and

WHEREAS, the Redeveloper has proposed to rehabilitate the property located at 41 North Kellogg Street, which is described in Exhibit “A” attached hereto and made a part hereof, (which said property as so described is hereinafter called the “Redevelopment Site”).

WHEREAS, the City, to achieve the objectives of the Plan in accordance with the uses set forth therein, intends to assist the Redeveloper with the renovation and redevelopment at the Redevelopment Site through the payment of certain Redevelopment Assistance; and

WHEREAS the Redeveloper is willing to fund the remaining portion of the project through other sources; and

WHEREAS, the City believes that the redevelopment of the Redevelopment Site pursuant to the Plan is in the vital and best interest of the City and the health, safety, morals and welfare of its residents, and in accordance with the public purposes and provisions of the applicable federal, state, and local laws.

## SECTION 1: DEFINITIONS

### A. Definition of Terms.

Certain terms used in this Agreement shall have the following meanings unless their content or use clearly indicate otherwise.

“*Act*” means the Tax Increment Allocation Redevelopment Act, 65 ILCS, 5/11-74.4-1 et seq. of the Illinois Compiled Statutes as amended and supplemented.

“*Agreement*” means this contract for Private Development pursuant to the Galesburg, Illinois, Tax Increment Conservation Redevelopment Plan and Project IV.

“*Authorized Representative*” means such person at the time and from time to time designated to act on behalf of the Redeveloper by written certificate furnished to the *City*, containing the specimen signature of such person and signed on behalf of the Redeveloper by Robert I.I. Bondi. Such certificate may designate an alternate or alternates.

“*City*” means the City of Galesburg, Illinois.

“*Construction Plans*” means the detailed plans, drawings, specifications and related documents along with a proposed completion schedule for the construction and or the rehabilitation of the Project to be submitted by the Redeveloper to the *City*.

“*Estimated Cost of Project*” means the cost of the Project as estimated as of the date of this *Agreement* and as reflected on Exhibit “B” attached hereto and made a part hereof.

“*Events of Default*” shall mean those occurrences, actions or lack of action which shall be construed to be a breach or failure to perform pursuant to the terms of this *Agreement* as set forth in Section 13 of this *Agreement*.

“*Final Project Cost Analysis*” means the statement of actual cost and expenses of the Project submitted by the Redeveloper to the *City* in certified form after completion of the *Project*.

“*Final Site Plan*” means the final plan submitted by the Redeveloper to the *City* which sets forth the limit of the Redevelopment Site, building locations, ingress and egress, loading areas, parking, landscaping, signage and adjoining streets including one or more elevations or sketches showing the exterior features and designs of the building(s).

“*Plan*” means the Redevelopment Plan and Redevelopment Projects (Redevelopment Plan IV) adopted by the *City* pursuant to the *Act*.

“*Project*” means the redevelopment/renovation of the *Redevelopment Site* as described in Exhibit “D”.

*“Property”* shall refer to the *Redevelopment Site*, within the *Redevelopment Area* being redeveloped by the Redeveloper as described in Exhibit “A” attached hereto.

*“Property Tax Increment”* means the net amount paid over to the *City* by the Knox County Treasurer as the *City’s* share of the increment provided for under Section 8 of the *Act* and attributable to *Property Tax Increment* generated by a *Project* on a *Redevelopment Site*, unless said site is tax-exempt.

*“Redevelopment Area”* shall refer to the Tax Increment Redevelopment Project Area IV as approved by the *City* which is described in Exhibit “C” attached hereto.

*“Redevelopment Assistance”* means the monies provided by the *City* as a reimbursement to the Redeveloper for costs specified in Section 8 herein.

*“Redevelopment Site”* shall refer to the parcel or parcels within the *Redevelopment Area* as described in Exhibit “A” attached hereto.

B. Construction of Words.

The words “hereof”, “herein”, “hereunder”, and other words of similar import refer to this *Agreement* as a whole.

Unless otherwise specified, reference to Articles, Sections and other subdivisions of this *Agreement* are to the designated Articles, Sections and other subdivisions of this *Agreement* as originally executed.

The headings of this *Agreement* are for convenience of references only and shall not define or limit the provision hereof.

C. Non-Limitation of Remedies.

Nothing contained herein shall in any way limit the remedies of the *City* or Redeveloper pursuant to other Sections of this *Agreement* and pursuant to law and equity in the Event of Default.

## SECTION 2: REAL PROPERTY TAXES

A. Payment of Real Property

In order to assure the proper flow of tax revenues anticipated by the *City* pursuant to the *Plan*, the Redeveloper shall promptly pay all real property taxes on the *Redevelopment Site* when due.

### SECTION 3: COVENANTS AND RESTRICTIONS

A. Conformance.

The Redeveloper agrees to develop the *Property* subject to the terms, covenants, building and use restrictions, and conditions in the *Plan*.

B. Non-Discrimination.

The Redeveloper agrees for itself and its successors and assigns, and every successor in interest to the *Property*, or any part thereof, that the Redeveloper and such successors and assigns, shall not discriminate in violation of all applicable Federal, State or Local laws or regulations upon the basis of race, color, religion, sex, age or national origin in the sale, lease or rental, or in the use or occupancy of the *Property* or any improvements erected or to be erected thereon, or any part thereof.

C. Exemption from Property Taxes.

The Redeveloper covenants for itself, its successors and assigns, and for all successors entitled to the *Property* here conveyed by this *Agreement* (or any portion thereof) that it shall not apply for, seek, or authorize any exemption from the imposition or paying of real property taxes on said *Property* or *Project* without first obtaining the prior written approval of the *City*; provided, however, that nothing herein shall prevent the Redeveloper or its successor's or assigns from challenging the amount of any assessment pursuant to law.

D. Duration of Covenants.

It is intended and agreed that the covenants provided in Sections 3A, 3B and 3C of this *Agreement* shall remain in effect without any time limitation, provided, that such agreements and covenants shall be binding on the Redeveloper itself, each successor in interest to the *Property*, and in every part thereof, and each party in possession or occupancy, respectfully, only for such period as such successor or party shall have title to an interest in, or possession or occupancy of the *Property*.

E. Guarantees.

The Redeveloper agrees for itself, its successors and assigns and every successor in interest to the *Property* or any part thereof, that the Redeveloper and such assigns shall guarantee the redevelopment of the *Property* through the construction of the *Project* thereon, and that such construction shall, in any event, be begun and completed in the period of time specified in Section 5F herein.

F. Covenants Running with the Land.

It is intended and agreed that the covenants referred to above shall be covenants running with the land and that they shall in any event be binding to the fullest extent permitted by law and equity, for the benefit and in favor of and enforceable by the *City*, its successors and assigns, and the *City*, the State of Illinois, and the United States of America with regard to Section 3B of this *Agreement*, and against the Redeveloper, its successors and assigns and every successor in interest to the *Property* or any part thereof or any interest therein, and any party in possession or occupancy of the *Property* or any part thereof.

G. Binding for the Benefit of the City.

It is also intended and agreed that the foregoing agreements and covenants running with the land shall in any event and without regard to technical classification or designation legal or otherwise itself be to the fullest extent permitted by law and equity binding for the benefit of the *City* and enforceable by the *City* and the State of Illinois and the United States as provided in Section 3F against the Redeveloper and its successors, assigns to or of the *Property* or any part thereof or any interest therein.

#### **SECTION 4: CITY'S OBLIGATION**

A. Duties.

The *City* without expense to the Redeveloper, except as set forth herein, (or at such earlier time or times as the Redeveloper and the *City* may agree in writing), shall in accordance with the *Plan*, provide or secure or cause to be provided or secured, the following:

B. Redevelopment Assistance.

The *City* shall provide *Redevelopment Assistance* to the Redeveloper in an amount not to exceed \$18,764.64 to reimburse the Redeveloper for property renovations as outlined in Exhibit "E", or 30% of the actual final eligible project costs for expenses as outlined in Exhibit "E", whichever is less. This disbursement shall be provided after all required documentation has been provided and approved by the *City* and annual property taxes have been paid on the *Property*.

The *Redevelopment Assistance* will be provided to the Redeveloper for eligible expenses. Eligible expenses are defined in the *Act* as Redevelopment Project Costs, which means and includes the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a Redevelopment *Plan* and a Redevelopment *Project*. Such costs may include the following: Professional service costs (costs of studies, surveys, development of plans,

and specifications and cost of marketing sites); Property assembly costs (including but not limited to acquisition of land and other property, real or personal, demolition of buildings, site preparation, site improvements that act as engineered barriers and the clearing and grading of land); Improvements to private or public buildings (Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements); Public Works (Costs of the construction of public works or improvements); and construction interest costs (during period of construction but not exceeding thirty-six (36) months, such payments in any one year shall not exceed 30% of annual interest costs incurred by the Redeveloper in that year).

## **SECTION 5: REDEVELOPER OBLIGATION AND RIGHTS**

### **A. Guarantees.**

In consideration of the *Redevelopment Assistance* to be provided by the *City*, the Redeveloper guarantees the construction of the project. Specifically, the Redeveloper guarantees the TIF eligible activities shall be completed and the private funding required to complete the property renovations, as outlined in Exhibit “E” and described in Exhibit “D”, shall be completed at an estimated cost of \$62,548.80.

### **B. Submission of Construction Plans.**

Prior to the commencement of renovation, the Redeveloper shall submit to the *City* for its approval, which approval shall not be unreasonably withheld, the *Construction Plans* which reflect the renovation and related improvements on the *Redevelopment Site*.

### **C. Conformance to Construction Plans.**

All work with respect to the *Project* to be constructed, renovated or provided by the Redeveloper on the *Property* shall be in substantial conformity with the *Construction Plans*.

### **D. Changes in Construction Plans.**

If the Redeveloper desires to make any substantial change which materially changes the exterior appearance, function or structural integrity of the *Project*, whether prior to or subsequent to the funding of the *Redevelopment Assistance*, the Redeveloper shall submit the proposed change to the *City* Community Development Department for approval. If the *Construction Plans*, as modified by the proposed change, meet all applicable legal requirements, and do not create a substantial change in the nature or aesthetics of the *Project*, the *City* Community Development Department shall approve the proposed change and notify the Redeveloper in writing of its approval.

E. Construction Plans Process.

The Redeveloper shall utilize the *City's* existing plan review and permitting process for the review, approval and modifications of *Construction Plans*. Said process shall be separate from this *Agreement*.

F. Time Limitations.

The construction and improvements referred to herein shall be substantially completed by July 31, 2025.

G. Improvements, Commencement and Completion Requirements.

1. Commencements. The Redeveloper agrees for itself, its successors and assigns, that it shall promptly begin and diligently prosecute to completion the redevelopment of the *Property* through the construction of the *Project* thereon pursuant to the approved *Construction Plans* and in accordance with any approved changes.

2. Conformance to Federal, State and Local Requirements. The Redeveloper shall use its best efforts to see that all work with respect to the *Project* shall conform to all applicable Federal, State and local laws, regulations and ordinances including but not limited to construction codes, life safety codes, Illinois Accessibility Code, and development ordinance requirements.

3. Remedies. In addition to all the available remedies provided by this Agreement, the City shall have all available remedies pursuant to law and equity to remedy defects and recover damages in the event of any violation of sections 5(G)(1) and 5(G)(2) immediately preceding.

4. Lien Waivers. Prior to receiving the *Redevelopment Assistance*, the Redeveloper shall provide proof to the City that all contractors and subcontractors involved with the property renovations have been paid in full and no liens have been filed on the *Property*.

H. Financing Authorization and Commitment.

Prior to any disbursement of *Redevelopment Assistance* funds by the City, the Redeveloper shall submit to the City evidence that the Redeveloper has the appropriate authorization to proceed and has sufficient funds available or financing in place to cover the costs associated with the private share of the project.

I. Progress Reports.

Until construction of the *Project* has been completed, the Redeveloper shall make progress reports to the City when milestone dates are achieved, or upon special requests of the City in such detail as may be reasonably requested by the City.

J. Termination of Duties.

All duties, conditions, restrictions and obligations placed hereunder upon the Redeveloper and the *Property* shall terminate when the Redeveloper has completed the renovation project related to eligible *Project* costs as listed in Exhibit “E” or when the Tax Increment Financing District IV expires, whichever occurs sooner.

## **SECTION 6: REPRESENTATIONS OF THE REDEVELOPER**

The Redeveloper represents, warrants and agrees as the basis for the undertakings on its part herein contained that:

A. Organizational and Authorization.

The Redeveloper is:     Nancy Brown dba Steve’s Smith and Allen Garage  
                                          41 North Kellogg Street  
                                          Galesburg, IL 61401

B. Use of Proceeds.

All the proceeds from the *Redevelopment Assistance* funds will be used by the Redeveloper for eligible *Project* expenses as listed in Exhibit “E”.

C. Location of Project.

The *Project* will be located on the *Redevelopment Site*.

D. Estimated Costs.

The Estimated Cost of the *Project* is set forth in Exhibit “B” attached hereto.

E. Changes in Acquisition or Construction of Project.

The *Project* consists and will consist of the properties described in Exhibit “A” attached hereto and no changes shall be made in the renovation of the *Project* which will have the effect of impairing the effective use or character of the *Project* as contemplated by this *Agreement*.

F. Conformance with Requirement and Regulation.

The Redeveloper has examined and is familiar with all the building regulations and development ordinances and land use regulations of the *City*, and the covenants, conditions and restrictions contained herein affecting the *Property* and the *Project*, and covenants that it shall use

its best efforts to see that the *Construction Plans* and construction of the *Project* are in accordance with the *Construction Plans* and will in all respects conform to and comply therewith.

## **SECTION 7: ADDITIONAL COVENANTS OF THE REDEVELOPER**

### **A. Indemnification Covenants.**

Until such time as an occupancy permit is issued for the *Project*, at which time the agreements and covenants of this Section 7A shall no longer be binding and enforceable, the Redeveloper agrees for itself, its successors and assigns, to indemnify and save the *City* and its officers and employees harmless against claims by or on behalf of any person, firm or corporation arising from the conduct or management of, or from any work or thing done on the *Project* while the *Redevelopment Area* remains in existence and against and from all claims arising from (i) any condition of the *Project* (ii) any breach or default on the part of the Redeveloper or its successors and assigns in the performance of any of its obligations under this *Agreement* (iii) any act of negligence of any assignee or lessee of the Redeveloper, or any agents, contractors, servants, employees or licensees (iv) any act of negligence of any assignee or lessee of the Redeveloper, or of any agents, contractors, servants, employees or licensees of any assignee or lessee of the Redeveloper, or (v) any performance by the *City* of any act required under this *Agreement* or requested by the Redeveloper or its successors and assigns other than negligent or willful misconduct of the *City*. The Redeveloper agrees to indemnify and save the *City* harmless from and against all costs and expenses incurred in or in connection with any such claim arising as foresaid or in connection with any action or proceeding brought thereon. In case any such claim is made or action brought based upon any such claim in respect of which indemnity may be sought against the Redeveloper, upon receipt of notice in writing from the *City* setting forth the particulars of such claim or action, the Redeveloper shall assume the defense thereof including the employment of counsel and the payment of all costs and expenses. The *City* shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the fees and expenses of such counsel shall be at the expense of the *City* unless the employment of such counsel has been specifically authorized by the Redeveloper.

### **B. Insurance.**

The Redeveloper agrees to maintain all necessary insurance with respect to the *Project* in accordance with the requirements of this *Agreement*.

C. Maintenance and Repair.

The Redeveloper agrees that it will maintain and repair the *Project* in accordance with the requirements of this *Agreement*.

**SECTION 8: REDEVELOPMENT ASSISTANCE**

A. Redevelopment Assistance to Redeveloper.

The *City* agrees, upon the terms and conditions of this *Agreement*, to provide *Redevelopment Assistance* to the Redeveloper for eligible *Redevelopment Assistance* expenses, as listed in Exhibit ‘E’. Said *Redevelopment Assistance* shall be in accordance with the guidelines set forth in Section 4.B. of this *Agreement*.

B. Permitted Expenditures.

No funds may be disbursed from the *City* to Redeveloper unless they are for the purpose of paying eligible Redevelopment Project Costs which are permitted in the Act in Section 11-74.4-3 (q), as it may be amended from time to time as designated in Exhibit “E”.

C. Disbursement From Redevelopment Assistance Fund.

The *City*, pursuant to the terms and conditions of this *Agreement* shall provide *Redevelopment Assistance* from the *City’s* TIF IV Central/East Main Street Fund, to the extent of fund availability, to the Redeveloper for the eligible costs connected with the *Project* as set forth on Exhibit “E” attached hereto. Said disbursement shall be made at the completion of the project and after all required documentation has been provided to, and approved by, the *City*.

D. Modification of Expenditures.

The items set forth in Exhibit “E” to be funded from the Redevelopment Assistance Fund may be modified by increasing or decreasing the cost of a particular item by adding or deleting items from the list provided, contingent upon those items being eligible costs. However, the total amount to be funded shall not exceed \$18,764.64 (Eighteen Thousand Seven Hundred Sixty Four Dollars and Sixty Four Cents) and further, provided that any such modification shall conform to the requirements of subsection 8B and the requirements of this *Agreement*. The Redeveloper shall make a request for modification in writing to the *City*. If such modification conforms to the requirements of this *Agreement*, the *City* shall approve the proposed change and notify the Redeveloper in writing of its approval.

E. Conditions Precedent to Disbursement.

Prior to beginning the property renovations, unless waived by the *City* in writing, the Redeveloper will furnish to the *City* the following, all to be satisfactory in both form and substance to the *City*, which shall be conditions precedent to the *City's* disbursement of funds from the *Redevelopment Assistance* Fund. Any item, the production of which has not been waived by the *City*, shall be furnished by the Redeveloper to the *City* as soon as reasonably available.

1. Evidence of funds available for completion of the *Project*.
2. Necessary and appropriate construction permits;
3. Satisfactory proof that policies of insurance of all types and coverages required under the term of this *Agreement* have been obtained and are in force;
4. Contracts and subcontracts covering the construction of the *Project*.
5. Labor, material, performance and payment bond or bonds issued by a Company acceptable to the *City* for any contractor, subcontractor or subcontractors, with the *City* named as dual obligee;
6. Upon completion of the *Project*, the *Final Project Cost Analysis* and documentation showing all actual *Redevelopment Assistance* costs of the *Project*;
7. Provide at the completion of the property renovations, proof that all contractors and subcontractors have been paid in full (lien waivers) and no liens have been filed on the *Property* and no outstanding claims for payment or bills for work performed exist on the *Project* or *Property*;

F. Time for Payment of Requisitions.

If the *City* shall so require, thirty (30) days shall intervene between the date of receiving the request of the *Redevelopment Assistance* payment and the date upon which the *City* shall be obligated to effect such payment, provided all conditions in this *Agreement* have been met to allow the release of payment by the *City*.

## **SECTION 9: CONSTRUCTION OF THE IMPROVEMENTS**

A. Commencement and Completion.

Redeveloper shall cause the renovations of the *Project* to be commenced and to be prosecuted with due diligence and in good faith, and without delay. Redeveloper shall cause the *Project* to be constructed in a good and workmanlike manner in accordance with the *Construction Plans* and in all respects in compliance with all applicable laws, rules, permits, requirements and regulations of any governmental agency or authorities having or exercising jurisdiction over the *Property* or the *Project* and will not cause, permit or allow any substantial deviation from the *Construction Plans* without prior written consent of the *City*.

B. Contract Prohibitions.

Unless otherwise previously agreed by the *City* in writing, all contracts let by Redeveloper or Redeveloper's contractor in connection with construction of the *Project* shall contain a prohibition against any material change without the *City's* prior written consent.

**SECTION 10: INSURANCE**

Prior to any disbursement from the *Redevelopment Assistance* Fund, Redeveloper or Redeveloper's contractor shall procure and deliver to the *City* at Redeveloper's or such contractor's cost and expense, and shall maintain in full force and effect until each and every obligation contained herein has been fully paid, or performed, a policy or policies of comprehensive liability insurance and during any period of construction contractor's liability insurance with liability coverage under the comprehensive liability insurance to be not less than \$1,000,000 (One Million Dollars) each occurrence and \$2,000,000 (Two Million Dollars) total. All such policies shall be in such form and issued by such companies as shall have been approved by the *City* to protect the *City* and Redeveloper against any liability incidental to the use of or resulting from any accident occurring in or about the *Project*. Each such policy shall contain an affirmative statement by the issuer thereunder to give written notice to the *City* at least 30 (thirty) days prior to any cancellation or amendment of its policy.

**SECTION 11: RIGHTS OF INSPECTION**

The *City* or its designee shall have the right at any time to enter upon the *Property* for the purposes of inspection and if the *City* in its judgment, determines that any work and materials are not in substantial conformity with the *Construction Plans*, as the same were theretofore approved in writing by the *City*, or with any applicable laws, regulations, permits, requirements or rules of any governmental authority having or exercising jurisdiction thereover or not otherwise in conformity with sound building practices, the *City* shall have the right to stop the work and to order replacement or correction of any such work or materials regardless of whether or not such work or materials have theretofore been incorporated into the *Project*. Inspection by the *City* of the *Property* or the *Project* shall be for the sole purpose of protecting the security for the *Redevelopment Assistance* and shall not be construed as a representation by the *City* that there has been compliance with the *Construction Plans* or that the *Project* will be or are free of faulty materials or workmanship, or a waiver of any rights the *City* or any other party may have against Redeveloper or any other party for non-compliance with the *Construction Plans*.

## SECTION 12: PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER

### A. Representation as to Purpose.

The Redeveloper represents and agrees that its redevelopment of the *Redevelopment Site*, and its other undertakings pursuant to this *Agreement*, are, and will be used, for the redevelopment of the *Property* only.

### B. Prohibition Against Transfer of Property and Assignment of Agreement.

The Redeveloper represents and agrees for itself and its successors and assigns, that:

1. Prohibitions. Except only by way of security for a First Mortgage and only for the purpose of obtaining financing necessary to enable the Redeveloper or any successor in interest to the *Redevelopment Site*, or any part thereof, to perform its obligations with respect to the *Project* under this *Agreement*, the Redeveloper has not made or created, and it will not make or create, or suffer to be made or created, any total or partial sale, assignment, conveyance, or lease, or any trust or power, or transfer in any other mode or form of or with respect to the *Agreement* or the *Property*, or any part thereof or any interest therein, or any contract or agreement to do any of the same, except for utility easements, without prior written approval by the *City*.

## SECTION 13: EVENTS OF DEFAULT AND REMEDIES

### A. Events of Default.

The following shall be *Events of Default* with respect to this *Agreement*:

1. If any material representation made by the Redeveloper in this *Agreement*, or in any certificate, notice, demand or request made by the Redeveloper, in writing and delivered to the *City* pursuant to or in connection with any of said documents shall prove to be untrue or incorrect in any material respect as of the date made; or
2. Default in the performance or breach of any covenant contained in this *Agreement* concerning the covenant of Redeveloper with regard to its existence and ownership of the *Property*; or
3. Default in the performance or breach of any other covenant, warranty or obligation of the Redeveloper in this *Agreement* and continuance of such default or breach for a period of 30 (thirty) days after Redeveloper has actual knowledge thereof; or
4. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of the Redeveloper in an involuntary case under the federal bankruptcy laws,

as now or hereafter constituted, or any other applicable Federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of the Redeveloper for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstated and in effect for a period of 60 (sixty) consecutive days; or

5. The commencement by the Redeveloper of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by any such entity to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or other similar official) of the Redeveloper or of any substantial part of such entity's property, or the making by any such entity of any assignment for the benefit of creditors or the failure of the Redeveloper generally to pay such entity's debts as such debts become due or the taking of action by the Redeveloper in furtherance of any of the foregoing.

B. Remedies on Default.

1. Except as otherwise provided in this *Agreement*, in the event of any default in or breach of this *Agreement*, or any of its terms or conditions, by either party hereto or any successors to such party, such party or successor, upon written notice from the other, shall take immediate action to cure or remedy such default or breach, and, in any event, within 60 (sixty) days after receipt of such notice. In case such action is not taken, or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including but not limited to, proceedings to compel specific performance by the party in default or breach of its obligations.
2. In case the *City* shall have proceeded to enforce its rights under this *Agreement* and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the *City*, then and in every such case the Redeveloper and the *City* shall be restored respectively to their several positions and

rights hereunder, and all rights, remedies and powers of the Redeveloper and the *City* shall continue as though no such proceedings had been taken.

C. Agreement to Pay Attorney's Fees and Expenses.

In the event the Redeveloper should default under any of the provisions of this *Agreement* and the *City* should employ attorneys or incur other expenses for the collection of the payments due under this *Agreement* or the enforcement of performance or observance of any obligation or agreement on the part of the Redeveloper herein contained the Redeveloper agrees that it will on demand therefore pay to the *City* the reasonable fees of such attorneys and such other expenses so incurred by the *City*.

In the event the *City* should default under any of the provisions of this *Agreement* and the Redeveloper should employ attorneys or incur other expenses for the collection of the payments due under this *Agreement* or the enforcement of performance or observance of any obligation or agreement on the part of the Redeveloper herein contained the *City* agrees that it will, on demand therefore, pay to the Redeveloper the reasonable fees of such attorneys and such other expenses so incurred by the Redeveloper.

**SECTION 14: OTHER RIGHTS AND REMEDIES OF CITY AND REDEVELOPER**

A. No Waiver By Delay.

Any delay by the *City* or the Redeveloper in instituting or prosecuting any actions or proceedings or otherwise asserting its rights shall not serve to waive or to deprive it of or limit such rights in any way (it being the intent of this provision that the *City* or Redeveloper should not be constrained so as to avoid the risk of being deprived of or limited in the exercise of the remedy provided in this Section because of concepts of waiver, laches or otherwise) to exercise such remedy at a time when it may still hope to otherwise resolve the problems created by default involved; nor shall any waiver in fact made by the *City* or Redeveloper with respect to any specific default by the Redeveloper or the *City* under this Section be considered or treated as a waiver of the rights of the *City* or the Redeveloper with respect to any other defaults by the Redeveloper, or the *City* under this Section or with respect to any defaults under any Section in this *Agreement* or with respect to the particular default, except to the extent specifically waived in writing by the *City* or the Redeveloper.

B. Rights and Remedies Cumulative.

The rights and remedies of the parties to this *Agreement* (or their successors in interest) whether provided by law or by this *Agreement*, shall be cumulative, and the exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the time or different time, of any such remedies for the same default or breach by the other party. No waiver made by either such party with respect to the performance, nor the manner of time thereof, or any obligation of the other party or any condition as to its own obligation under this *Agreement* shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived in writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver or any other obligations of the other party.

**SECTION 15: DELAY IN PERFORMANCE**

For the purposes of any of the provisions of this *Agreement* except with regard to payment of real property taxes or guarantees as provided herein, neither the *City*, nor the Redeveloper, as the case may be, nor any successor in interest, shall be considered in breach of, or default in, its obligations with respect to the preparation of the *Property* for redevelopment, or the beginning and completion of construction of the *Project*, or progress in respect thereto, in the event of enforced delay in the performance of such obligations due to unforeseeable cause beyond its control and without its fault or negligence, including, but not restricted to acts of God, acts of the public enemy, acts of federal, state or local government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, embargoes, acts of nature, unusually severe weather or delays of subcontractors due to such causes; it being the purpose and intent of this provision that in the event of the occurrence of any such enforced delay, the time or times for performance of the obligations of the *City* with respect to the preparation of the *Property* for Redevelopment or of the Redeveloper with respect to construction of the *Project* as the case may be, shall be extended for the period of the enforced delay. Provided, that the party seeking the benefit of the provisions of this Section, shall have first notified the other party thereof in writing, of the cause or causes thereof, and requested an extension of the period of enforced delay. Such extensions of schedule shall be agreed to in writing by the parties hereto.

## SECTION 16: EQUAL EMPLOYMENT OPPORTUNITY

The Redeveloper, for itself and its successors and assigns, agrees that during the construction of the *Project* provided for in this *Agreement* that the following will apply:

A. Non-Discrimination.

The Redeveloper will not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex, or national origin. The Redeveloper will take affirmative action to insure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The Redeveloper agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the *City* setting forth the provisions of this non-discrimination clause.

B. Advertising.

The Redeveloper will, in all solicitations or advertisements for employees placed by or on behalf of the Redeveloper, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin or state the Redeveloper is an Equal Opportunity Employer and will include a display of the EOE logo in said advertisement.

C. Non-Compliance.

In the event of the Redeveloper's final determination of non-compliance with the non-discrimination clauses of this Section, this *Agreement* may be canceled, terminated, or suspended in whole or in part, upon written notification to the Redeveloper of a sixty (60) day cure period to remedy the non-compliance issue to the satisfaction of the *City*.

D. Mandatory Inclusion of Provisions.

The Redeveloper will include the provisions of Paragraphs "A" through "C" of this Section in every contract or purchase order, and will require the inclusions of these provisions in every subcontract entered into by any of its contractors, unless exempted by rules, regulations, so that such provisions will be binding upon each such contractor, subcontractor, or vendor as the case may be.

## SECTION 17: TITLES OF ARTICLES AND SECTIONS

Any titles of the several parts, Articles and Sections of this *Agreement* are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

## SECTION 18: CONFLICT OF INTEREST

No member, officer, or employee of the *City* or its designees or agents and no member of the governing body of the *City* during his or her tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract or the proceeds thereof, with respect to which this *Agreement* shall apply.

## SECTION 19: NOTICES

All notices required and provided for in this *Agreement* shall be sent to the following parties on behalf of the *City* and the Redeveloper.

To the *City*:                      City Manager  
                                          55 West Tompkins Street  
                                          P.O. Box 1387  
                                          Galesburg, Illinois 61402-1387

with the copies to the City Attorney.

To Redeveloper:              Nancy Brown dba Steve's Smith and Allen Garage  
                                          41 North Kellogg Street  
                                          Galesburg, IL 61401

All notices shall run from the date received, and all notices shall be delivered by certified or registered mail.

## SECTION 20: COUNTERPARTS

If the *Agreement* is executed in two or more counterparts, each shall constitute one and the same instrument and each shall be recognized as an original instrument.

IN WITNESS WHEREOF, the parties hereto have executed this *Agreement* and caused their respective seals to be affixed and attested thereto as of the date first written above in this *Agreement*.

CITY: CITY OF GALESBURG, ILLINOIS  
 a Municipal Corporation

REDEVELOPER: Nancy Brown dba Steve's Smith and  
 Allen Garage

By: \_\_\_\_\_  
 Peter Schwartzman, Mayor

By: \_\_\_\_\_  
 Nancy Brown

Attest: \_\_\_\_\_  
 Kelli R. Bennewitz, City Clerk

Attest: \_\_\_\_\_

**EXHIBIT "A"**

**REDEVELOPMENT SITE**

**LEGAL DESCRIPTION**

Redevelopment of Lots 1, 2, 3, and 4 of Mathew's Subdivision of Original lots 6 and 7 in block 15 of the City of Galesburg, Knox County, Illinois according to plat Dated June 14, 1901 and recorded in volume 4 on page 6 of the plat of records in the Office of the Recorder of Deeds of said Knox County; Also a strip of land 18 feet Wide and 132 feet long being part of original lots 6 and 7 in said block 15 and known and designated as private alley on said plat, together with building and improvements situated therein.

COMMONLY KNOWN AS: 41 North Kellogg Street, Galesburg, IL 61401

PROPERTY IDENTIFICATION NUMBER: 99-10-487-023

**EXHIBIT “B”****ESTIMATED COSTS OF PROJECT  
311 East Main Street**

| CATEGORY                         |    | COST ESTIMATE |
|----------------------------------|----|---------------|
| Property Renovations             | \$ |               |
| Elevator modernization           | \$ | 53,650.00     |
| Overhead garage door replacement | \$ | 8,898.80      |
| TOTAL PROJECT COSTS              | \$ | 62,548.80     |

**EXHIBIT "C"**

**Tax Increment Redevelopment Project Area IV  
(Redevelopment Area)**

**LEGAL DESCRIPTION**

Commencing at the apparent point of intersection of the West right-of-way of South Cedar Street and the South right-of-way line of West South Street; thence Northerly along said West right-of-way line of South Cedar Street to the point of intersection with the North right-of-way line of West Tompkins Street; thence Easterly along the North right-of-way line of West Tompkins Street to the West right-of-way line of South Broad Street; thence Northerly along the West right-of-way line of South Broad Street to the South right-of-way line of West Simmons Street; thence Westerly along the South right-of-way line of West Simmons Street to the point of intersection with the West right-of-way line of South Cedar Street; thence Northerly along said South Cedar Street right-of-way line to the point of intersection with the North line of Lot 12 in Block 23 of the Original Town of Galesburg; thence Westerly along the North line of Lots 7 through 12 in Block 23 of the Original Town of Galesburg to the point of intersection with the East right-of-way line of South West Street; thence Southerly along said right-of-way line to the point of intersection with the South right-of-way line of West Simmons Street; thence Westerly along said right-of-way line to the point of intersection with the West right-of-way line of South Academy Street; thence Northerly along said right-of-way to the point of intersection with the North right-of-way line of West Main Street; thence Northerly along said Academy Street right-of-way to the point of intersection with the South line of Block 21 of the original Town of Galesburg extended; thence Easterly along said extended South Line of Block 21 to the point of intersection with the West right-of-way line of North West Street; thence Northerly along said right-of-way line to the South line of Lot 14 of Block 21 of the Original Town of Galesburg; thence Westerly along the South line of Lot 14 and Lots 3 through 6 of Block 21 of the Original Town of Galesburg extended to the point of intersection with the West right-of-way line of North Academy Street; thence Northerly along said right-of-way line to the point of intersection with the Northerly right-of-way line of the BNSF Railway; thence Southwesterly along said right-of-way line to the point of intersection with the extended West right-of-way line of Cedar Avenue; thence Northerly along said right-way to the point of intersection with the South line of Lot 5 of Fanita F. Welsh's Subdivision extended to the West; thence Easterly along said extended South line to Southeast corner of said Lot; thence Northerly along the East line of said Lot 5 to the point of intersection with the extended north right-of-way line of West Water Street; thence Easterly along the extended North right-of-way line of West Water Street to the Southwest corner of Lot 12 of a Subdivision of Original Lots 5, 6, 7 and 8 of block 7 of Original Plat of Galesburg as recorded in a Revenue Plat of 1904; thence Northerly along the West line of said Lot 12 to the Southeast corner of Lot 13 of a Subdivision of Original Lots 5, 6, 7 and 8 of block 7 of Original Plat of Galesburg as recorded in a Revenue Plat of 1904; thence Easterly along the South line of said Lot 13 3 rods; thence Northerly 3 rods to a point on the North line of said Lot 12 3 rods east of East line of said Lot 13; thence Easterly along the North line of Lots 12 and 11 of a Subdivision of Original Lots 5, 6, 7 and 8 of block 7 of Original Plat of Galesburg to the point of intersection with the West right-of-way line of North West Street; thence Northerly along the extended West right-of-way line of North West Street to the point of intersection with the North right-of-way line of West North Street; thence Easterly along the North right-of-way line of North Street to the point of intersection with the South line of the Sanitary District Channel; thence Northeasterly along said line of the Sanitary Channel to the West right-of-way line of North Seminary Street; thence Northeasterly to the Southwest corner of Block 1 of Peck & Woods Addition to the Town of Galesburg; thence Easterly along the South line of Block 1 of Peck & Woods Addition to the point of intersection with the South line of the Galesburg Sanitary District Channel; thence Easterly along said Channel extended to the point of intersection with the East right-of-way line of North Chambers Street; thence Southerly along said right-of-way to the Southwest corner of Lot 12 of the Subdivision of Lots 1 and 11 through 18 of J. S. Chamber's Subdivision of Lots 1, 3, 4 and 5 of Block 1 of Matthew Chamber's Addition to the City of Galesburg; thence Easterly along the South line of said Lot 12 to the Southeast corner of Lot 12; thence Northerly along the East line of said Lot 12 to the Northeast corner of said Lot 12; thence Easterly along the South line of Lot 2 of Block 1 of Matthew Chamber's Addition to Galesburg to the Southeast corner of said Lot 2; thence Southerly along the West line of Lot 21 of Payne's Addition to Galesburg to the Southwest corner of said Lot 21; thence Easterly along the South line of said Lot 21 extended to the point of intersection with the East right-of-way line of Sumner Street; thence Northerly along said right-of-way line to the Southwest corner of Lot 29 of the Subdivision of 1898 of Original Lots 1 through 4 of Payne's Addition to the City of Galesburg; thence Easterly along the south line of said Lot 29 to the Southeast corner of Lot 29; thence Northerly along East line of Lot 29 to the Southwest corner of Lot 7 of the Subdivision of Lots 7, 8, 9, 10 and 19 of Green & McCoy's Addition; thence Easterly along the South line of said Lot 7 extended to the point of intersection with the West right-of-way line of the BNSF Railway; thence Northeasterly along said right-of-way to the point of intersection with the extended South line of Lot 40 of a Subdivision of Lots 14 & 18 of 10 Acre Lot 4 and Lot 21 of 10 Acre Lot 5 of Arnold's Subdivision of 10 Acre Lot 5 and Lot 7 of 10 Acre Lot 4 of Original Plat of Galesburg; thence Easterly along said extended South line to the point of intersection with the East line of Arnold's Subdivision of 10 Acre Lot 5; thence

Northerly along said East line to the Southwest corner of Lot 22 of Arnold's Subdivision of 10 Acre Lot 5; thence Easterly along said South line to the point of intersection with the West right-of-way line of Lincoln Street; thence Southerly along the West right-of-way line of Lincoln Street to the Southeast corner of Lot 29 of Arnold's Subdivision of 10 Acre Lot 5; thence Easterly along the extended South line of Lot 5 of Arnold's Subdivision of 10 Acre Lot 5 to the Southeast corner of said Lot 5; thence Southerly along the West line of Lot 13 of Burgland and Johnson's Subdivision to the Southwest corner of said lot 13; thence Easterly along the South line of said Lot 13 extended to the point of intersection with the East right-of-way line of Fulton Street; thence Southerly along said right-of-way to the point of intersection with the North right-of-way line of East Main Street; thence Easterly along said right-of-way line to the Southeast corner of Lot 34 of Scripp's Subdivision; thence Northerly along the East line of said Lot 34 of said Subdivision to the Northwest corner of Lot 33 of said Subdivision; thence Easterly along the North line of said Lot 33 of said Subdivision to the Southeast corner of Lot 35 of said Subdivision; thence Northerly along the East line of said Lot 35 of said Subdivision to the Northeast corner of Lot 35 of said Subdivision; thence Easterly along the extended South line of Lot 29 of Scripp's Subdivision to the West right-of-way line of North Whitesboro Street; thence Northerly along said right-of-way line to the point of intersection with the extended North line of the Subdivision of Lots 3, 4 and 5 Block 1 of Campbell's Addition; thence Easterly along said extended North line to the West line of Summit Addition; thence Northerly 1 rod along the West line of Summit Addition to the northwest corner of Lot 1 of Summit Addition; thence Easterly along the North line of said Lot 1 to the Northeast corner of said Lot 1; thence Southerly 1 rod to the Northwest corner of Lot 2 of Summit Addition; thence Easterly along the North line of said Lot 2 to the Northwest corner of Lot 9 of Summit Addition; thence Southerly along the West line of said Lot 9 to the Southwest corner of Lot 9; thence Easterly along the South line of Lot 9 extended to the Northwest corner of Lot 19 of the Resubdivision of Original Lots 1, 2 & 3 of Block 2 of Summit Addition as recorded in a Revenue Plat of 1904; thence Easterly along the North line of said Lot 19 to the Northeast corner of Lot 19; thence Southerly to the Southwest corner of Lot 7 of the Resubdivision of Block 2 of the Summit Addition; thence Easterly along the South line of said Lot 7 extended to the point of intersection with the East right-of-way line of Arnold Street; thence Easterly along the extended South line of Lot 7 of M. J. Kitchell's Subdivision to the West right-of-wayline of North Farnham Street; thence Northerly along said right-of-way to the point of intersection with the extended North line of Lot 7 of Block 1 of Olof Hawkinson's Addition; thence Easterly along the extended North line of Lots 7 and 8 in Blocks 1, 2 and 3 and Lot 4 in Block 4 of Olof Hawkinson's Addition to the point of intersection with the East line of Olof Hawkinson's Addition; thence Easterly along the extended North line of Lot 4 in Block 4 and Lot 27 in Block 3 of the Washington Addition to the Northeast corner of said Lot 27; thence Southerly along the East lines of lots 27 and 28 of Block 3 of the Washington Addition to the Southeast corner of Lot 28; thence Westerly along the South line of said Lot 28 extended to the point of intersection with the West right-of-way line of Chestnut Street; thence Southerly along said right-of-way line to the point of intersection with the North right-of-way line of East Main Street; thence Westerly along said North right-of-way of East Main Street to the point of intersection with the extended East line of lot 4 in Block 5 of the Factory Addition; thence Southerly along the extended East line of Lots 4 and 9 of Block 5 of Factory Addition to the point of intersection with the south right-of-way line of Washington Street; thence Westerly along said South right-of-way line to the point of intersection with the West right-of-way line of Illinois Avenue; thence Northerly along said West right-of-way line to the Southeast corner of Lot 7 in Block 1 of N. T. Allen's Subdivision; thence Westerly along the extended South line of Lots 6 and 7 in Blocks 1 and 2 of N. T. Allen's Subdivision to the point of intersection with the West right-of-way line of South Farnham Street; thence Northerly along said right-of-way line to the Southeast corner of Lot 1 in block 1 of the Resubdivision of Blocks 1, 2, 3 and 4 of the Hayner's Addition; thence Westerly along the extended South line of Lots 1 through 9 in Block 1 and Lots 1 through 6 of Block 2 to the Southwest corner of Lot 6 in Block 2 of said Resubdivision of Hayner's Addition; thence Northerly 55 feet along the West line of Lot 6 in Block 2 of the Resubdivision of Blocks 1, 2, 3 and 4 of Hayner's Addition; thence Westerly to the East line of said Lot 7 to a point 55 feet North of the South line of Lot 7; thence Southerly 5 feet along the West line of said Lot 7 to a point 50 feet North of the South line of said Lot 7; thence Westerly to a point on the East right-of-way line of Locust Street 50 feet North of the Southwest corner of Lot 9 in block 2 of said Resubdivision of Hayner's Addition; thence Southerly along said right-of-way line to the Southwest corner of said Lot 9; thence Westerly along the extended South Lines of Lots 1-5 in Block 1 of Frost's Addition and Lot 23 of the Revenue Plat of 1904 of a Subdivision of Original Lots 1, 2, 3, 5, 6, 7, 8, 9 & 12 of Block 2 of Frost's Addition to the Southwest corner of said Lot 23; thence Northerly along the West line of said Lot 23 to the point of intersection with the South right-of-way line of East Main Street; thence Westerly along said South right-of-way line to the point of intersection with the West line of Lot 27 of said Revenue Plat of 1904; thence Southerly along said West line of Lot 27 to the point of intersection with the south line of said lot; thence Easterly along the South line of said Lot 27 to the Northernmost corner of Lot 14 of Block 2 of Frost's Addition; thence Southwesterly along the Northwest line of said Lot 14 extended to the point of intersection with the South right-of-way line of Grand Avenue; thence Northwesterly along said right-of-way to the Northernmost corner of Lot 4 in Block 3 of Frost's Addition; thence Southwesterly along the Northwest line of said Lot 4 to the Westernmost corner of said Lot 4; thence Southeasterly along the Southwest line of said Lot 4 to the point of intersection with the North line of Lot 13 in block 3 of Frost's Addition; thence Westerly along the North line of Lots 13 and 14 in block 3 of Frost's Addition to the East right-of-way line of Pine Street; thence Southerly along said right-of-way to the point of intersection with the extended centerline of the vacated

alley in the Subdivision of the South Half of Original 5 Acre Lot 6; thence Westerly along the said extended centerline of the vacated alley to the point of intersection with the West line of Lot 1 in the Subdivision of the South Half of Original 5 Acre Lot 6; thence Northerly along the West line of Lots 1 and 10 in said Subdivision to the Northeast corner of Lot 6 in the Resubdivision of Original 5 Acre Lots 5 and 6 of the Original Plat of Galesburg; thence Westerly along the North line of Lots 2 through 6 of said Resubdivision to the northwest corner of Lot 2; thence Northerly along the West line of said Resubdivision to a point 18 feet North of the South line of Lot 4 in block 4 of Sheldon Allen's Subdivision of Original 5 Acre Lots 3 and 4; thence Westerly along a line 18 feet north of the South line of said Lot 4 to the point of intersection with the East right-of-way line of Allens Avenue; thence Southerly along said right-of-way line to the point of intersection with the South right-of-way line of Mulberry Street; thence Westerly along said South right-of-way line to the point of intersection with the East right-of-way line of Cottage Avenue; thence Southerly along said right-of-way line to the point of intersection with the South right-of-way line of East South Street; thence Westerly along the South right-of-way line of East South Street to the point of intersection with the West right-of-way line of South Kellogg Street; thence Northerly along said West right-of-way to a point 116.1 feet South of the South right-of-way line of E Simmons Street; thence Westerly 65 to the point of intersection with the extended East line of C. L. Brown's Subdivision; thence northerly along said extended East line to the Southeast corner of Lot 3 in C. L. Brown's Subdivision; thence Westerly along the South line of C. L. Brown's Subdivision to the Southwest corner of said Subdivision; thence Westerly along the South line of the Custer-Cox Resubdivision to the Southwest corner of said Resubdivision; thence Westerly along the South line of Lots 2 and 3 in the Subdivision of Block 30 of the Original Plat of Galesburg extended to the point of intersection with the West right-of-way line of South Prairie Street; thence Northerly along said right-of-way to the point of intersection with the South right-of-way line of East Simmons Street; thence Westerly along said right-of-way to the Northeast corner of Lot 3 of Block 31 in the Original Plat of Galesburg; thence Southerly along the East line of Lot 3 extended to the Northwest corner of Lot 17 of the Resubdivision of the North 1/3 of Original Lots 9 and 10, the South 12 Feet of Original Lots 1 and 2 and the South 3 Feet of Original Lot 3 in Block 31 of the Original Town; thence 10 feet West perpendicular to the West line of said Lot 17; thence 26.5 feet South to a point on the South line of Lot 20 of said Resubdivision; thence Westerly along the South line of Lot 20 to the Northwest corner of Lot 10 in said Resubdivision; thence Southerly along the West line of Lots 10 and 11 of said Resubdivision to the point of intersection with the North right-of-way line of E Tompkins Street; thence Westerly 15 feet along said North right-of-way line; thence North 95 feet perpendicular to the North right-of-way of East Tompkins Street; thence West 60 feet; thence North 28.75 feet; thence West 123 feet to the East right-of-way line of South Cherry Street; thence Southerly along the East right-of-way line of South Cherry Street to the point of intersection with the South right-of-way line of East South Street; thence Westerly along said South right-of-way to the point of beginning; excluding Tax Increment Financing District 1, more particularly described as a tract of land commencing at the point of intersection of the North right-of-way line of East Main Street and the West right-of-way line of North Kellogg Street which is the point of beginning; thence Easterly along the North right-of-way line of East Main Street to the point of intersection with the East right-of-way line of South Chambers Street; thence Southerly along said Chambers Street right-of-way to the point of intersection with the South right-of-way line of Mulberry Street; thence Westerly along said Mulberry Street right-of-way to the point of intersection with the West right-of-way line of South Seminary Street; thence Northerly along said right-of-way line to the South right-of-way line of East Simmons Street; thence Westerly along said Simmons Street right-of-way to the point of intersection with the West right-of-way line of South Kellogg Street; thence Northerly along said right-of-way line to the point of beginning; also excluding Lots 3 through 10, 27 and 29 through 31 of the Subdivision of Block 17 of the City of Galesburg; being a tract of land containing 287 acres, more or less.

EXHIBIT "D"  
PROJECT DESCRIPTION  
41 North Kellogg Street

The elevator modernization includes addressing the guide shoes and the copper contacts to the generator, repairing the interlocks, refurbishing of the gate switches, and adding a new intake for the oil change system. Additionally, the commercial entry garage door and operator need to be replaced with new equipment, including a replacement of the automatic opener system. The garage door and opener have been maintained and repaired for over 50 years but surpassed their useful life span.

The estimated start date will be March 1, 2025, with an anticipated completion date of July 31, 2025.

The Tax Increment Financing funding will be utilized to cover a portion of the expense to modernize the elevator and replace the garage door. A benefit to the public is the ability to retain a longtime downtown business while minimizing their use of public parking lots for interim parking.

The funding sources for the entire project are shown in the table below.

|                          | TIF Assistance<br>(City) | Owner Equity<br>(minimum 10%) | Totals by Activity |
|--------------------------|--------------------------|-------------------------------|--------------------|
| Interior Renovations     | \$18,764.64              | \$43,784.16                   | \$62,548.80        |
| Totals by Funding Source | \$18,764.64              | \$43,784.16                   | \$62,548.80        |

# **EXHIBIT “E”**

## REDEVELOPER ASSISTANCE COSTS

## TAX INCREMENT FINANCING

## DEVELOPER ELIGIBLE PROJECT COSTS

41 North Kellogg Street

|             |                                                           |        |       |
|-------------|-----------------------------------------------------------|--------|-------|
| Developer : | Nancy Brown d/b/a Steve’s Smith and Allen Garage.         | Date : | _____ |
| Project:    | Elevator Modernization & Overhead Garage Door Replacement |        |       |
| Address:    | 41 North Kellogg Street<br>Galesburg, IL 61401            |        |       |

| CATEGORY                         |           | COST ESTIMATE    |  |
|----------------------------------|-----------|------------------|--|
| Property Renovations             | \$        |                  |  |
| Elevator modernization           | \$        | 53,650.00        |  |
| Overhead garage door replacement | \$        | 8,898.80         |  |
| <b>TOTAL PROJECT COSTS</b>       | <b>\$</b> | <b>62,548.80</b> |  |

Nancy Brown d/b/a Steve's Smith and Allen Garage  
Request for Reimbursement for Costs Incurred  
41 North Kellogg Street

Date of Request: \_\_\_\_\_ Request #: \_\_\_\_\_

Detailed list of redevelopment activities which have been completed since last request for reimbursement.

| Description of Activity | Paid To | Costs Incurred |
|-------------------------|---------|----------------|
|                         |         |                |
|                         |         |                |
|                         |         |                |
|                         |         |                |
|                         |         |                |
|                         |         |                |
|                         |         |                |
| TOTAL COSTS INCURRED:   |         | \$             |

Attached are invoices which support the costs identified for the above-listed activities.

I certify that the costs identified above have been incurred for this project.

\_\_\_\_\_  
(typed name)

---

City authorization for payment: \_\_\_\_\_

Date Authorized: \_\_\_\_\_



## City Council Meeting

### Agenda Item Overview

February 3, 2025

**AGENDA ITEM:** Approve lease agreement for a 2025 Elgin Pelican Street Sweeper

**SUMMARY RECOMMENDATION:** The City Manager, Director of Public Works, Fleet Superintendent, and Purchasing Agent recommend that the City Council waive normal purchasing policies and approve the quote from Key Equipment & Supply Co. for a four (4) year lease agreement through Leasing Servicing Center Inc dba NCL Governmental Capital (NCL) for a 2025 Elgin Pelican Street Sweeper for an estimated total of \$251,918.92, and not to exceed \$374,918.92.

**BACKGROUND:** The City currently owns a 2009 and a 2017 Elgin Pelican street sweeper. The newer model is utilized as part of the daily operations from March to November and the older model is used as the backup. However, during the fall season the older model also becomes part of the daily operations to aid in the collection of leaf debris. The intent is to sell the 2009 model and move the 2017 model to the backup street sweeper.

The Elgin brand models are true street sweepers and are preferred by the City due to the ease of mobility and safety features during operation. The collection and removal of debris occurs from the front of the unit providing a safe visual for the operator of the equipment. Other brands of street sweepers are more expensive truck units modified to operate as a street sweeper. The debris is emptied from behind the truck unit impairing the visibility of the operator, which increases the risk of spilled debris and potential damage to the unit when backing in to unload the debris.

Key Equipment & Supply Co. is the territorial supplier of Elgin equipment in our area. Key Equipment & Supply Co provided a quote for the equipment using contract pricing from Sourcwell in the amount of \$307,535.00. Rather than purchase the unit outright from Key Equipment & Supply Co, the City will enter into a four-year lease agreement with NCL at a rate of 7.1% with annual payments of \$62,979.73 totaling \$251,918.92. If the City were to keep the street sweeper at the end of the lease period, an additional \$123,000.00 would be due per the terms of the lease. However, due to the short lifespan of street sweepers, it is the city's intent to return the street sweeper at the end of the lease period and enter into a new lease agreement.

While leasing the street sweeper, the City will also enter into a maintenance agreement with Key Equipment & Supply Co., which is factored into the cost of the street sweeper. The maintenance agreement covers routine maintenance and electronic updates. The City will be responsible for broom replacement, sweeper wear items, damage from collision, chain adjustments and daily cleaning and inspection based on manufacturer instructions. By leasing the street sweeper, the City would avoid paying for years of routine maintenance as well as costly repairs after the warranty period is over.

Given the good mechanical history and safety factors as noted above that City staff have encountered with the Elgin equipment, City staff would recommend that the City Council waive normal purchasing policies and enter into a lease agreement for the 2025 Elgin Pelican street sweeper.

**BUDGET IMPACT:** There are funds budgeted in the Vehicle Replacement Fund for this lease.

**SUPPORTING DOCUMENTS:**

1. Quote from Key Equipment & Supply Co.



## **Presents a Proposal Summary**

of the



## **Pelican NP**

One New Pelican NP Three Wheel Mechanical Street Sweeper with Single Side Broom and Belt Conveyor

for



55 West Tompkins Street.  
Galesburg, IL 61401  
Aaron Gavin  
Interim Dir. Of Public Works



Brad Franklin  
Tel: 217-816-7055

Aaron,

We are pleased to submit a Sourcewell contract proposal for a New 2025 Elgin Pelican single side broom with the following features:

### **PRODUCT DESCRIPTION**

· Single steer & gutter broom, right side hydraulically driven, Tier 4F JD 4045TF low emission diesel engine, hydrostatic drive and steering, chassis and wheels powder coated standard white.

### **STANDARD FEATURES**

- Air cleaner, two-stage, dry type with restriction indicator
- Air Conditioner
- Alternator, 120 amp
- Anti Siphon water fill
- Automatic engine shutdown (oil pressure/engine temperature)
- Automatic pickup in reverse
- B20 biodiesel compatible
- Back up alarm, electric
- Battery, maintenance free
- Brakes, power
- Broom, main, hydraulically suspended
- Broom, main, in cab pressure control
- Broom, main, prefab, disposable
- Broom, side broom, hydraulically suspended
- Broom, side broom, in cab pressure control
- Broom Measurement Ruler
- Bumper pads, front jack
- Coolant recovery system
- Doors, see through glass, prop-able
- Electronic Throttle
- Engine, hour meter
- Gauges & Warning lights: engine oil temperature, engine oil pressure, fuel level, speedometer & odometer w/trip set
- Fenders, over front wheels
- Flushing system for hopper/conveyor
- Fuel tank, 35 gallons
- Fuel Water separator with indicator light
- Heater, pressurizer with filtered air, defroster
- Hose, hydrant fill, 16' 8" with coupling
- Light, spotlight, adjustable, one per side broom
- Lights, 2 combination, tail/stop lights
- Lights, headlights, multiple beam
- Lights, low water light
- Low Hydraulic Warning
- Main broom controls in cab
- Manuals, operator, and parts
- Mirror, inside rear view
- Mirrors, outside, front mounted 6-inch fisheyes
- Mirrors, outside, front post mounted, west coast type, one each side
- Parking brake with interlock
- Rear Camera & in cab monitor
- Return to sweep feature
- Seat Belts (both sides for dual)
- Seats, extra wide Cordura suspension seats with arm rests
- Signals, self-canceling directional with hazard switch
- Sprung guide wheel, heavy duty



- Steering wheel, tilt and telescoping
- Sun visors
- Tachometer, diesel engine
- Tires, tubeless radials
- Tow loops, four
- Water tank, fill gauge
- Water tank, molded polyethylene: 220-gallon total nominal capacity
- Wheels, dual guide
- Wheels painted grey
- Window, opening front opera
- Windshield washer
- Windshield wipers with intermittent setting
- Windshield, tinted
- Steel Bristles with Polyethylene Sidebroom Segments
- Rubber Dirt Shoes
- Unheated Unmotorized Mirrors
- Sweeper Painted Standard White
- Red Logo
- 1 Year Parts and Labor Warranty
- Sweeper - Operator Manual
- Sweeper Parts Manual
- John Deere Operator Manual
- John Deere Parts Manual

#### **ADDITIONAL INCLUDED FEATURES**

- Sidebroom Tilt Option Right Hand Including Indicator
- Right Hand Bostrom Hi-back Air ride seat cloth
- Lower Conveyor Cleanout
- Midwest Autolube Single Sidebroom
- Engine Pre-Cleaner
- LED Lights on Battery Cover
- Lighting Package 7: Two LED Strobes w/Guard + Four Roof Mounted Sweep Flashers
- AM/FM/CD With (2) Map Lights
- Right Hand Limb Guard
- LED flood light package
- Spare guide wheel with tire
- Engine coolant filter
- 2.5lb Fire extinguisher
- Aux battery disconnect
- RH Door with slide open window
- Hydraulic level and temp shutdown
- 48-month Key Equipment Maintenance package.
- See attached for additional details.



**New 2025 Elgin Pelican:** \$314,283.00  
**Sourcewell Contract # 093021-ELG Discount:** \$ (6,748.00)  
**2025 Sourcewell contract Price:** \$307,535.00

Proposal date: 1/14/25  
Sourcewell price is valid until 2/28/25.

This proposal becomes a contract for delivery and payment of the merchandise listed above when signed by the customer or one of its officers.

Customer Name \_\_\_\_\_ PO# \_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_  
Galesburg, IL Sourcewell member number # 2234

  
Brad Franklin  
Territory Manager  
Key Equipment & Supply Co.

**Option 1:**  
Guaranteed Buyback amount after 48 months in service. **\$ 123,000.00**  
Buyback is guaranteed by Key Equipment & Supply Co. and is not tied to a new sweeper purchase.  
Yes \_\_\_\_\_ No \_\_\_\_\_



## Maintenance Agreement

The intent of this agreement is to describe special terms and conditions for The City of Galesburg to lease or purchase (1) New 2025 Elgin Pelican (equipment description) with vendor maintenance. The proposal has been written to ensure that equipment operated by you will provide the lowest total cost during its useful life. The proposal is supplemental to the agreed upon Technical Specifications. This contractual agreement includes all preventative maintenance and repairs to both the body and chassis with noted exceptions.

### DEFINITIONS:

- The term City shall mean the City of Galesburg, IL
  - The term "Dealer" shall mean Key Equipment & Supply Company, who represents the manufacturer of the equipment being proposed.
  - The term "Fleet Management" shall mean Supt of Fleet Services or his/her designated representative, wherein the equipment will be operated and maintained.
  - The term "Key Equipment & Supply Company Principal" shall mean the principal person or his/her designated representative of Key Equipment & Supply Company, whom this contract shall apply.
  - The term "normal workday" shall mean a day which falls on or between Monday and Friday of the calendar week, 52 weeks a year, excluding city holidays.
  - The term "normal working hours" shall mean a 35-40hr work week. The time period of a normal workday when your shop and/or maintenance facility is normally open for operation.
  - The term "in-service date" shall mean the date City places the unit in operation. This will be documented by the Key Equipment Territory Manager.
1. The maintenance contract period shall be a 4-year term.
  2. The training will require a minimum of one (1) day for operating and one (1) day for daily maintenance.
  3. Dealer is responsible for the parts and labor for the following:
    - a) All Factory Elgin recommended preventative maintenance requirements for the Elgin Pelican Street sweeper. (i.e., hydraulic fluid and filter, hub oil, auxiliary engine oil and fluids)
    - b) All electronic updates and adjustments to maintain sweep efficiency to the sweeper and related components. Operator damage is not included.

4. City is responsible for parts and labor cost for the following:
  - a) All main broom, dirt shoe and side broom replacement
  - b) Sweeper wear items (i.e., bearings, chains, belts, bushings, hose, tires etc.)
  - c) Damage from collision, operator error, etc.
  - d) Chain adjustment for conveyor drive
  - e) Daily maintenance, cleaning & inspection of the equipment in accordance with instructions from Dealer and/or Elgin Sweepers.

Dealer will provide City official with a repair estimate for any repairs not covered by the maintenance agreement or extended warranty. Any repairs that require a separate invoice will require City approval.

5. Dealer shall be fully responsible for transporting to and from your facility, at no cost to you for any repairs or maintenance required, if said repairs or maintenance cannot be completed at your site.
6. This proposal is based on maximum average annual usage of the equipment of 800 engine hours per year. An hourly charge of \$50/hr will be invoiced for hours exceeding 800 annual engine hours per year.
7. This guarantee shall be in effect for a period of (4 years). Time will be measured in calendar years from the in-service date and engine hours will be recorded on the hour meter provided with the unit.
8. City is responsible for payment of Title and License Plate Fees as well as any applicable taxes. The sweeper will be covered by the City's insurance while the City is in possession of the sweeper.

**Maintenance agreement cost is included in the New 2025 Elgin Sourcewell proposal dated 1/14/25.**

Signature: \_\_\_\_\_ Date \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Key Equipment & Supply Co.  
13507 NW Industrial Drive  
Bridgeton, MO 63044

Signature: \_\_\_\_\_ Date \_\_\_\_\_

Name: \_\_\_\_\_

Title: Territory Manager

### St. Louis

Key Equipment & Quality Rents  
13507 Northwest Industrial Drive  
Bridgeton, MO 63044  
800-325-4323

### Kansas City

Key Equipment & Quality Rents  
6716 Berger Avenue  
Kansas City, KS 66111  
800-262-0149

### Springfield

Key Equipment & Quality Rents  
1315 Ottis Street  
Springfield, IL 62703  
217-313-7408



## REPURCHASE AGREEMENT

This Repurchase Agreement (the "Agreement") is entered into as of this 27<sup>th</sup> day of January 2025, between **Key Equipment & Supply Company** a Missouri corporation, with its principal place of business at 13507 Northwest Industrial Drive Bridgeton, MO 63044 ("Dealer"), and The **City of Galesburg**, with its principal place of business at (55 W. Thompkins ST, Galesburg, IL 61401") ("City"). Customer retains first right to attain equipment at final payment amount.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Dealer and Customer hereby agree as follows:

### AGREEMENT

1. **Repurchase.** Upon expiration of the **4-year** maintenance agreement in accordance with the Key Maintenance Agreement Documents, the city reserves the right to acquire equipment. Should city decide to maintain repurchase agreement with Dealer, Dealer shall repurchase the Elgin Pelican ("Vehicle") subject to satisfaction of the conditions therefore and as otherwise provided herein. Customer shall give written notice of intention to execute or not execute this Repurchase Agreement, six months in advance of end of term.

2. **Delivery.** Dealer shall obtain possession of and deliver Vehicle for repurchase to Dealer's location set forth above or such other location as Dealer may designate. The date of delivery of the Vehicles to such location shall be the "Delivery Date."

3. **Transportation Charges.** The Dealer shall be responsible for arranging transportation of each Vehicle for delivery to the address set forth above or other location designated by Dealer as provided herein.

4. **Price.** The price of the repurchased Vehicle ("Repurchase Price") shall be One Hundred Twenty-Three Thousand Dollars (\$123,000.00) as set forth in Exhibit B attached hereto.

5. **Payment.** Full payment by the Dealer of the amount of the Repurchase Price determined pursuant to Section 4 hereof shall be made within five (5) business days following the Delivery Date of the Vehicles to Dealer.

6. **Title.** Title for each Vehicle will be sent to Dealer or its authorized representative within 10 business days of receipt by the City of the Repurchase Price as defined above, in good funds. Title to each Vehicle shall be free and clear of any liens or encumbrances.

7. **Sole Parties.** This Agreement is made exclusively for the benefit and solely for the protection of Dealer and the City.

8. **Binding Effect and Amendment.** The City shall have no right to assign any of the City's rights hereunder without the prior written consent of Dealer in its reasonable discretion. This Agreement shall be binding upon the parties hereto and their successors and permitted assigns. This Agreement may be amended, altered, or changed only by an instrument in writing signed and approved by Dealer and the City.

9. **Applicable Law.** This Agreement shall be governed by and construed in accordance with the substantive laws of the State of Illinois without regard to conflicts of law principles.

10. **Notices.** Any notice, consent, request, or other communication required or permitted to be given hereunder shall be in writing and shall be delivered by (a) personal delivery, (b) nationally recognized overnight delivery service, (c) registered or certified mail, return receipt requested, postage prepaid, (d) telecopier or facsimile machine, or (e) e-mail to the parties as follows (as elected by the parties delivering such notice).

If to Dealer:                      Key Equipment & Supply Company  
                                                 Attention: Mike Vislay  
                                                 13507 Northwest Industrial Drive  
                                                 Bridgeton, MO 63044  
                                                 Fax Number: 314.298.8376  
                                                 mvislay@keyequipment.com

All notices and other communications shall be deemed to have been duly given on (a) the date of delivery if personally delivered, (b) the day after delivery to the service if by nationally recognized overnight delivery service, (c) three days following posting if delivered by mail, or (d) on the date a copy is delivered by telecopier or facsimile machine, or (e) the day after the time received by the recipient if delivered by e-mail, whichever shall first occur. Any party may change its address or other contact information for purposes hereof by notice to the other party given in accordance with the provisions hereof.

12. **Entire Agreement.** This Agreement, the Assignment, and the exhibits attached hereto and thereto, respectively, constitute the entire Agreement of Dealer and the City concerning the transactions contemplated by this Agreement and supersede and cancel any and all previous negotiations, arrangements, agreements, understandings or letters of interest or intent.

13. **Severability.** Every provision of this Agreement is intended to be severable. If any term or provision hereof is declared by a court of competent jurisdiction to be illegal, invalid, or unenforceable for any reason whatsoever, such illegality, invalidity or unenforceability shall not affect the balance of the terms and provisions hereof, which terms and provisions shall remain binding and enforceable.

In service date: \_\_\_\_\_

**WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

**CUSTOMER**

**Customer Name**

City of Galesburg  
55 West Tompkins Street.  
Galesburg, IL 61401  
Myron Miller  
Supt of Fleet Services

**DEALER**

**Key Equipment & Supply Co.**

a Missouri corporation  
13507 Northwest Industrial Drive  
Bridgeton, MO 63044  
Brad Franklin  
Territory Manager

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT B**

| Year | Chassis | Make  | Body    | Body<br>Serial<br>Number | Repurchase<br>Amount |
|------|---------|-------|---------|--------------------------|----------------------|
| 2025 | n/a     | Elgin | Pelican |                          | \$123,000.00         |

TBD

**St. Louis**

Key Equipment & Quality Rents  
13507 Northwest Industrial Drive  
Bridgeton, MO 63044  
800-325-4323

**Kansas City**

Key Equipment & Quality Rents  
6716 Berger Avenue  
Kansas City, KS 66111  
800-262-0149

**Springfield**

Key Equipment & Quality Rents  
1315 Ottis Street  
Springfield, IL 62703  
217-313-7408



January 27, 2025

City of Galesburg  
55 West Tompkins Street  
Galesburg, Illinois 61401

**Re: Tax Exempt Municipal Lease Proposal**

Dear Sir or Madam:

Lease Servicing Center, Inc. dba NCL Government Capital ("NCL") is pleased to propose to City of Galesburg the following Tax Exempt Municipal Lease transaction as outlined below. Under this transaction, City of Galesburg would enter into a Tax Exempt Municipal Lease agreement with NCL for the purpose of acquiring Pelican NP Three Wheel Mechanical Street Sweeper. This transaction is subject to formal review and approval by both the Lessor and Lessee.

|                                   |                                                         |                   |
|-----------------------------------|---------------------------------------------------------|-------------------|
| <b>LESSEE:</b>                    | City of Galesburg                                       |                   |
| <b>LESSOR:</b>                    | Lease Servicing Center, Inc. dba NCL Government Capital |                   |
| <b>EQUIPMENT:</b>                 | Pelican NP Three Wheel Mechanical Street Sweeper        |                   |
| <b>EQUIPMENT COST:</b>            | \$307,535.00                                            |                   |
| <b>DOWN PAYMENT / TRADE-IN:</b>   | <u>\$0.00</u>                                           |                   |
| <b>AMOUNT FINANCED:</b>           | \$307,535.00                                            |                   |
| <b>FUNDING DATE:</b>              | June 15, 2025                                           |                   |
| <b>DEFERRAL DAYS:</b>             | 30                                                      |                   |
| <b>FIRST PAYMENT DUE:</b>         | July 15, 2025                                           |                   |
| <b>TERM:</b>                      | <b>4 Years</b>                                          | <b>MAX USAGE:</b> |
| <b>ANNUAL LEASE PAYMENTS:</b>     | \$59,768.96                                             |                   |
| <b>ALTERNATIVE LEASE OPTIONS:</b> |                                                         |                   |

**BALLOON PAYMENT:** \$123,000.00

**PRICING:** The payments outlined above are locked, provided this proposal is accepted by the Lessee and the transaction closes/funds prior to February 27, 2025.  
After these days, the final payments shall be adjusted commensurately with market rates in effect at the time of funding and shall be fixed for the entire lease term.

**DOCUMENTATION FEE:** \$500 paid to Lessor at closing

**DOCUMENTATION:** Lessor shall provide all of the documentation necessary to close this transaction. This documentation shall be governed by the laws of the State of Lessee.

**TITLE / INSURANCE:** Lessee shall retain title to the equipment during the lease term. Lessor shall be granted a perfected security interest in the equipment and the Lessee shall keep the equipment free from any/all liens or encumbrances during the term. Lessee shall provide adequate loss and liability insurance coverage, naming Lessor as additional insured and loss-payee.

**TAX STATUS:** This transaction must be designated as Tax-Exempt under Section 103 of the IRS code of 1986 as amended.

**SOURCEWELL CONTRACT:** NCL has been competitively bid and awarded a contract through Sourcewell (Formerly NJPA).  
**#011620-NCL** **NCL's Sourcewell Contract # is 011620-NCL.**

We appreciate this opportunity to offer an NCL Financing Solution. Please do not hesitate to contact me if you have any questions at (320) 763-7600. Acceptance of this proposal is required prior to credit underwriting by NCL. Upon acceptance of this proposal, please scan and e-mail to my attention. Thank you again.

Sincerely,

Tim Goetsch - (320) 763-7600  
timg@nclgovcap.com

#### ACCEPTANCE

As a duly authorized agent of City of Galesburg, I hereby accept the proposal as outlined above and intend to close this financing with NCL, subject to final approval.

ACCEPTED: \_\_\_\_\_ DATE: \_\_\_\_\_  
NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
PHONE: \_\_\_\_\_

WE ARE PROVIDING THE INFORMATION CONTAINED HEREIN FOR INFORMATIONAL PURPOSES ONLY IN CONNECTION WITH POTENTIAL ARMS-LENGTH COMMERCIAL BANKING TRANSACTIONS. IN PROVIDING THIS INFORMATION, WE ARE ACTING FOR OUR OWN INTEREST AND HAVE FINANCIAL AND OTHER INTERESTS THAT DIFFER FROM YOURS. WE ARE NOT ACTING AS A MUNICIPAL ADVISOR OR FINANCIAL ADVISOR TO YOU, AND HAVE NO FIDUCIARY DUTY TO YOUR OR ANY OTHER PERSON PURSUANT TO SECTION 15B OF THE SECURITIES EXCHANGE ACT OF 1934. THE INFORMATION CONTAINED IN THIS DOCUMENT IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS "ADVICE" WITHIN THE MEANING OF SECTION 15B OF THE SECURITIES EXCHANGE ACT OF 1934 AND THE MUNICIPAL ADVISOR RULES OF THE SEC. WE ARE NOT RECOMMENDING THAT YOU TAKE AN ACTION WITH RESPECT TO THE INFORMATION CONTAINED HEREIN. BEFORE ACTING ON THIS INFORMATION, YOU SHOULD DISCUSS IT WITH YOUR OWN FINANCIAL AND/OR MUNICIPAL, LEGAL, ACCOUNTING, TAX AND OTHER ADVISORS AS YOU DEEM APPROPRIATE. IF YOU WOULD LIKE A MUNICIPAL ADVISOR THAT HAS LEGAL FIDUCIARY DUTIES TO YOU, THEN YOU ARE FREE TO ENGAGE A MUNICIPAL ADVISOR TO SERVE IN THAT CAPACITY.

## TOWN OF THE CITY OF GALESBURG

Date: February 3, 2025Agenda Number: 25-9003

|                               |                       |
|-------------------------------|-----------------------|
| TOWN FUND                     | <u>\$1,743.17</u>     |
| GENERAL ASSISTANCE FUND       | <u>\$6,226.00</u>     |
| IMRF FUND                     | <u></u>               |
| SOCIAL SECURITY/MEDICARE FUND | <u></u>               |
| LIABILITY FUND                | <u></u>               |
| AUDIT FUND                    | <u></u>               |
| <br>TOTAL                     | <br><u>\$7,969.17</u> |

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01/27/25

Accrual Basis

**TOWN of the City of Galesburg - TOWN**  
**Advance Pay Vendor Summary by Month**  
**January 14 - 27, 2025**

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|                                       | TOTAL           |
|---------------------------------------|-----------------|
| Envision                              | 975.00          |
| Expense Noble                         | 50.00           |
| IL Property Assessment Inst           | 395.00          |
| Knox County Township Officials Assoc. | 50.00           |
| NCPERS                                | 112.00          |
| OSI                                   | 66.17           |
| Petty Crew, LLC                       | 95.00           |
| TOTAL                                 | <u>1,743.17</u> |

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01/27/25

Cash Basis

**TOWN OF THE CITY OF GALESBURG - GA**  
**General Assistance Advance Payment Report**  
 January 14 2025 - January 27 2025

| Date                                         | Num   | Name                           | Memo | Paid Amount |
|----------------------------------------------|-------|--------------------------------|------|-------------|
| <b>Expense</b>                               |       |                                |      |             |
| <b>601 · Gen Assistance - Food</b>           |       |                                |      |             |
| 01/17/2025                                   | 25537 | Hy-Vee Main St # 1216          |      | 858.74      |
| Total 601 · Gen Assistance - Food            |       |                                |      | 858.74      |
| <b>602 · Gen Assistance - Rent</b>           |       |                                |      |             |
| 01/15/2025                                   | 25533 | LL KCHA                        |      | 600.00      |
| 01/17/2025                                   | 25536 | LL Foley, Thomas & Markw...    |      | 124.00      |
| 01/22/2025                                   | 25539 | LL KCHA Laundry                |      | 20.00       |
| 01/22/2025                                   | 25540 | LL KCHA                        |      | 48.00       |
| 01/22/2025                                   | 25543 | LL KCHA                        |      | 270.28      |
| 01/23/2025                                   | 25544 | LL Steven Huppenbauer          |      | 439.00      |
| 01/23/2025                                   | 25545 | LL Finzel, Paul                |      | 439.00      |
| 01/24/2025                                   | 25546 | LL KCHA                        |      | 439.00      |
| Total 602 · Gen Assistance - Rent            |       |                                |      | 2,379.28    |
| <b>612 · Gen Assistance - Misc/Lndry/Tra</b> |       |                                |      |             |
| 01/14/2025                                   | 25532 | Oakbrook Corp/Mary Allen ...   |      | 15.00       |
| 01/17/2025                                   | 25538 | Oakbrook Corp/Mary Allen ...   |      | 20.00       |
| Total 612 · Gen Assistance - Misc/Lndry/Tra  |       |                                |      | 35.00       |
| <b>613 · Emergency Assistance - Rent</b>     |       |                                |      |             |
| 01/17/2025                                   | 25535 | LL Bridlecreek / Rural Rentals |      | 1,000.00    |
| Total 613 · Emergency Assistance - Rent      |       |                                |      | 1,000.00    |
| <b>614 · Emergency Assistance - Utility</b>  |       |                                |      |             |
| 01/24/2025                                   | 25549 | City WATER Galesburg           |      | 605.51      |
| Total 614 · Emergency Assistance - Utility   |       |                                |      | 605.51      |
| Total Expense                                |       |                                |      | 4,878.53    |
| Net Income                                   |       |                                |      | -4,878.53   |

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01/27/25

**TOWN OF THE CITY OF GALESBURG - GA**  
**General Assistance Payment Due Report**  
 January 14 2025- January 27 2025

| Type                   | Name                  | Num    | Date       | Memo                   | Amount          |
|------------------------|-----------------------|--------|------------|------------------------|-----------------|
| <b>Jan 14 - 27, 25</b> |                       |        |            |                        |                 |
| Bill                   | Hy-Vee Main St # 1216 | G18254 | 01/27/2025 | G18254 Food Assist     | 100.00          |
| Bill                   | Hy-Vee Main St # 1216 | G18266 | 01/27/2025 | G18266 Food Assist     | 153.24          |
| Bill                   | Hy-Vee Main St # 1216 | G18284 | 01/27/2025 | G18284 Food Assist     | 195.03          |
| Bill                   | Hy-Vee Main St # 1216 | G18164 | 01/27/2025 | G18164 Food Assist     | 99.86           |
| Bill                   | Hy-Vee Main St # 1216 | G18293 | 01/27/2025 | G18293 Food Assist     | 197.78          |
| Bill                   | Hy-Vee Main St # 1216 | G18277 | 01/27/2025 | G18277 Food Assist     | 149.74          |
| Bill                   | Hy-Vee Main St # 1216 | G18310 | 01/27/2025 | G18310 Food Assist     | 196.92          |
| Bill                   | Hy-Vee Main St # 1216 | G18260 | 01/27/2025 | G18260 Food Assist     | 111.94          |
| Bill                   | Purple Hangar         | G18166 | 01/27/2025 | G18166 Clothing Assi.. | 50.00           |
| Bill                   | Purple Hangar         | G18282 | 01/27/2025 | G18282 Clothing Assist | 50.00           |
| Bill                   | Purple Hangar         | G18268 | 01/27/2025 | G18268 Clothing Assist | 42.96           |
| <b>Jan 14 - 27, 25</b> |                       |        |            |                        | <b>1,347.47</b> |