

CITY OF
GALESBURG
ILLINOIS

September 18, 2023

City Council Agenda



55 W. TOMPKINS STREET
GALESBURG, IL 61401
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CITY OF
GALESBURG
ILLINOIS



City Council Meeting Agenda
City of Galesburg, Illinois
City Council Chambers
September 18, 2023

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

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| 6:00 p.m. | Roll Call | Pledge of Allegiance |
| | | Invocation |
| | Presentation | Galesburg Tourism & Visitors Bureau |
| | Presentation | Downtown Community Partnership of Galesburg |
| | Presentation | Kiwanis Park Disc Golf League |
| | Approve | Minutes from the September 5, 2023 and September 11, 2023 |

[Public Comment](#)

[Consent Agenda #2023-18](#)

| | | |
|---------|--------------------------|--|
| 23-2053 | Resolution | Designating authorizing financial signers for the City |
| 23-5010 | Receive | Annexation Petition for 695 Knox Hwy 10 |
| 23-8017 | Bills and Advance Checks | Approval and warrants drawn in payment of same |

[Passage of Ordinances and Resolutions](#)

| | | |
|---------|-----------|--|
| 23-1016 | Ordinance | Annual sale of retired property and equipment (Final Reading) |
| 23-1017 | Ordinance | Revise parking time limits on school days on Fremont Street and Hawkinson Avenue (Final Reading) |
| 23-1019 | Ordinance | FY 2024 Revenue Adjustments (First Reading) |
| 23-1020 | Ordinance | Adopting and approving Redevelopment Plan and Project for the proposed TIF 6 Grand Ave (First Reading) |
| 23-1021 | Ordinance | Designating the TIF 6 Grand Ave Redevelopment Project Area (First Reading) |

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|---------|------------|--|
| 23-1022 | Ordinance | Adopting Tax Increment Financing for TIF 6 Grand Ave (First Reading) |
| 23-1023 | Ordinance | Annexing parcel located at 695 Knox Hwy 10 (First Reading) |
| 23-1024 | Ordinance | Sale of City-owned property at 905 Maple Ave (First Reading) |
| 23-1025 | Ordinance | Change parking restriction times near Lombard School (First Reading) |
| 23-1026 | Ordinance | City Council remote attendance policy (First Reading) |
| 23-2054 | Resolution | Preannexation agreement for 604 US Hwy 150 E |

Bids, Petitions and Communications

City Manager's Report

Miscellaneous Business (Agreements, Approvals, Etc.)

| | | |
|---------|---------|---|
| 23-4096 | Approve | Facade Grant Agreement with Ducky's Formal Wear, 31 N Kellogg St |
| 23-4097 | Approve | Minority/Women owned Business Startup Assistance for Bella Vida Hair Studio, LLC, 1131 N Henderson Street |
| 23-4098 | Approve | Minority/Women owned Business Startup Assistance for Double Play, LLC, 1315 E Losey Street |
| 23-4099 | Approve | Minority/Women owned Business Startup Assistance for Vibrant Life Coaching, LLC, 311 E Main St, Suite 418 |
| 23-4100 | Approve | Addendum to Cash Rent Lease Agreement at City's Business Park |

Town Business

| | |
|---------|-------|
| 23-9019 | Bills |
|---------|-------|

Closing Comments

Executive Session

| | |
|-------------------|--|
| Executive Session | <p>Convene into closed door Executive Session for the purpose of discussing:</p> <p>A. Approval of the September 11, 2023 executive session minutes, 5 ILCS 120/2 (c)(21)</p> <p>B. Collective Negotiating, 5 ILCS 120/2(c)(2)</p> |
|-------------------|--|

Adjournment



CITY COUNCIL MEETING
City Manager's Report
September 18, 2023

CONSENT AGENDA #2023-18

Item 23-2053 Designating authorizing financial signers for the City

Staff recommends approval of the bank signature authorization resolution. With the new appointment of John Schlaf as Interim City Manager, new signatures are required designating those authorized to sign checks and transfer funds from the City's various financial institutions where accounts are held. Authorization is requested to include the Mayor, Interim City Manager, City Clerk, Director of Finance & Information Systems and Assistant Finance Director as the designees to carry out the necessary banking functions.

Item 23-5010 Annexation Petition for 695 Knox Hwy 10

The petition to annex the property located at 695 Knox Highway 10 is provided to be received by the City Council and placed on file with the City Clerk's office.

Item 23-8017 Bills

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

ORDINANCES AND RESOLUTIONS

Item 23-1016 Annual Sale of Retired Property and Equipment (Final Reading)

Staff recommends the sale of retired, confiscated, and abandoned property through an online public auction. Each year, the city sells obsolete equipment and abandoned property, including abandoned bicycles and released police evidence. An inventory of all items to be included is provided in the attached ordinance. The city will utilize Purple Wave Auctions to list and sell the items, as has been done in the past two years.

Item 23-1017 Revise Parking Time Limits on School Days on Fremont Street and Hawkinson Avenue (Final Reading)

Staff recommends approval of an ordinance revising the parking time limits on school days on Fremont Street and Hawkinson Avenue. There is a City Ordinance in place that restricts parking on both sides of Fremont Street in front of the Junior Senior High School and the west side of Hawkinson Avenue from Frank Street to Fremont Street on school days from 8:00 a.m. to 4:00 p.m. This is in place to deter parking on the street to drop-off and pick-up students from school. Due to a recent change in the school's building times, students are being dropped off prior to

8:00 a.m. The school district requested the restricted parking time be revised to 7:00 a.m. to 4:00 p.m. to address issues with street parking for drop-off between the hours of 7:00 a.m. and 8:00 a.m.

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

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

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

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

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

Staff recommend the passage of three ordinances required for the establishment of the Grand Avenue TIF (TIF 6) Redevelopment Project Area. All of the statutory notice and procedure requirements have been met, and it is appropriate to consider the adoption of the attached ordinances. Approving the ordinances will result in the City General Fund forgoing its portion of any tax increment that occurs in the area for the life of the TIF District. The increment will instead accrue to a special TIF Fund that will be limited in its use and application to the projects and programs set forth in the Redevelopment Plan and as limited by the Act. However, because the TIF funds will be used for the purposes of revitalization in the area and the removal of blighting conditions that are currently present, it should result in a benefit to the area and be a positive long-term economic and fiscal benefit to the City and all affected taxing districts.

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

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

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

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

of the property would be opened on November 6, 2023, with a recommendation brought forward for council consideration at a subsequent meeting.

Item 23-1025 Change parking restriction times near Lombard School (First Reading)

Staff recommends approval of an ordinance revising the parking time limits on school days on Knox Street and Locust Street near Lombard Middle School. There is an existing city ordinance that restricts street parking, as illustrated on the attached map, between the hours of 8:00 a.m. – 4:00 p.m. The parking restriction is to deter parking on the street to drop-off and pick-up students from school, as it blocks the view of both motorists and pedestrians that are crossing the street and creates a safety issue. Due to classes starting at 7:30 a.m., students are being dropped off prior to 8:00 a.m., and the school district has requested the parking restriction time be revised to 7:00 a.m. to 4:00 p.m. Staff have requested City Council members consider waiving normal procedure and acting upon this item on the first reading, so that it can be considered and implemented alongside item 23-1017, which is similar in nature.

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

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

Item 23-2054 Preannexation Agreement for 604 US Highway 150 E

Staff recommends approval of a resolution authorizing the pre-annexation agreement for the property at 604 US Hwy 150 E. A request was received from the property owner of 604 US Hwy 150 E, to connect to the City's water main which runs along the west side of Knox Road 600 East. The Pre-Annexation agreement specifies that the City will agree to sell the resident water at the outside user rates. The agreement also specifies that within ten years from the date of the agreement, the owner will file a petition to annex into the City of Galesburg. The property owner is responsible for making the tap and running the water service line from the City's water main to their property.

BIDS, PETITIONS AND COMMUNICATIONS

CITY MANAGER'S REPORT

MISCELLANEOUS BUSINESS (Agreements, Approvals, Etc.)

Item 23-4096 Facade Grant Agreement with Ducky's Formal Wear, 31 N Kellogg St

Staff recommends approval of facade assistance for Ducky's Formal Wear in an amount not to exceed \$10,050, or 50% of the actual final project costs, whichever is less. Ducky's Formal Wear had the opportunity to move the men's section to 31 N Kellogg Street, which allowed them to expand their business and increase staffing levels with three part time positions. They are proposing to install new windows, doors, replace graphics on the front doors and windows, and add surveillance cameras. If approved, the owner anticipates beginning work as soon possible with an estimated completion by December 31, 2023. The estimated total façade project cost is \$20,100 and they are eligible to request up to 50% or a maximum of \$40,000 of the project costs through the facade grant program, whichever is less. The remaining funds to complete the project will be paid by the owner. There are sufficient funds in TIF 4 (Fund 049).

Item 23-4097 Business Startup Assistance for Bella Vida Hair Studio

Staff recommends approval of a \$10,000 Minority and/or Woman owned Business Startup Assistance Grant for Bella Vida Hair Studio, LLC. Bella Vida Hair Studio, LLC is located at 1131 N Henderson Street and will provide quality hair salon and grooming services as well as continuing education and mentorship opportunities. Per the Minority/Women owned Startup Assistance Program guidelines, a self-employed person is eligible to receive \$5,000 plus \$2,500 per full-time employee created, up to a maximum of \$10,000. In addition to the owner, they anticipate a minimum of two full-time positions by the end of year two. This request is eligible for \$10,000.

Item 23-4098 Business Startup Assistance for Double Play, LLC

Staff recommends approval of a \$10,000 Minority and/or Woman owned Business Startup Assistance Program for Double Play, LLC, which is a walk-up sandwich/snack shop located at 1315 E Losey Street. Per the Minority/Women owned Startup Assistance Program guidelines, a self-employed person is eligible to receive \$5,000 plus \$2,500 per full-time employee created, up to a maximum of \$10,000. In addition to the owner, they anticipate a minimum of two full-time and two part-time positions by the end of year two. This request is eligible for \$10,000.

Item 23-4099 Business Startup Assistance for Vibrant Life Coaching, LLC

Staff recommends approval of a \$10,000 Minority and/or Woman owned Business Startup Assistance Program for Vibrant Life Coaching, LLC. The business is located at 311 E Main Street, Suite 418 and will provide the primary function of making phone calls to those elderly and living alone to have conversations with them, as well as check on their well-being. Per the Minority/Women owned Startup Assistance Program guidelines, a self-employed person is eligible to receive \$5,000 plus \$2,500 per full-time employee created, up to a maximum of \$10,000. In addition to the owner, they anticipate a minimum of two full-time positions by the end of year two. This request is eligible for \$10,000.

Item 23-4100 Addendum to Cash Rent Lease Agreement at City's Business Park

Staff recommends approval of addendum #2 to the cash rent lease agreement at city's business park, which would extend the lease agreement one more year, with the same terms. The city previously applied for a Consolidated Rail Infrastructure and Safety Improvements (CRISI) program grant for a potential project at the City's Business Park, and it would be appropriate to

extend the lease agreement while awaiting the results of the grant application. The current cash rent per acre is \$321, for a potential total annual rent of \$54,730.50.

TOWN BUSINESS

Item 23-9019 Town Bills

Respectfully submitted,
John Schlaf
Interim City Manager

Galesburg City Council Regular Meeting
City Council Chambers
55 West Tompkins Street, Galesburg, Illinois
September 5, 2023
6:00 p.m.

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

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

Mayor Schwartzman declared a quorum present.

The Pledge of Allegiance was recited.

Bonnie Ericson gave the invocation.

Proclamation: United Way Months
Diaper Need Awareness Week

Council Member Miller moved, seconded by Council Member Dennis, to approve the minutes of the City Council's regular meeting from August 21, 2023.

Roll Call #2:

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

Nays: None

Absent: None

Chairman declared the motion carried.

PUBLIC COMMENT

Linda Miller, Ward Six, addressed the Council and thanked the Mayor for his appointment of John Schlaf as Interim City Manager. She also wanted the Council to know that Mark Rothert, the Interim Public Works Director who the Council terminated on their first night as new elected officials, is now the City Manager in East Moline. She reminded them that they increased the salary for that position and have yet to hire a Public Works Director or City Manager. Furthermore, she hopes they are happy with the direction they have sent the City, which is an expensive and hostile work environment. She wondered how they were going to fix it.

Holly McDorman, Ward Six, addressed the Council and stated that she does not understand why the new Council has an issue with Public Comment when there has never been a problem with it before. She reminded them that as elected officials, the public's work is their work, and they need to be heard and not ignored.

She stated that three months ago this Council changed Public Comment in terms of how it will be brought forward and when, and now they are demanding more silence in an underhanded way to lessen accessibility and mute conversation. It is their job to listen to the public.

Elvira Hunigan addressed the Council regarding the freedom of speech, which is a fundamental part of democracy. She stated that some Council Members want to move Public Comment to the end of the meeting after recently changing the time limit from five minutes to three minutes. She understands that some City business takes a long time but that listening to the public is a duty of the Council, and they should leave it at the same place on the agenda.

Sallee Wade addressed the Council and noted that it takes courage and integrity to come forward and speak in front of the Council. She reminded them that we are all in this together and that she is encouraged and hopeful but that Council needs to listen to people. She hopes that members break with their cohorts when it's needed and that they practice diversity of input, creativity, sustainability and forgiveness.

Mike Spinks addressed the Council and stated that he knows they have tough jobs. He has always heard that Galesburg has nothing for kids to do here despite efforts from Anthony Law, Joey Range, Discover Depot, and now his business. He believes that there needs to be more City involvement in these initiatives and would like to propose a partnership with the City. He gave copies of his proposal to City Clerk Bennewitz for distribution to the Council. He added that the City needs to back those who received grants and the smaller entrepreneurs in the community.

John Peterson addressed the Council proposing that the City add a championship level disc golf course at Lake Storey. It is a sport that is growing and one that has been taking place at Kiwanis Park with a non-City league for many years. He feels that having a course at Lake Storey would immediately improve revenues for the City and that if a tournament were held locally, similarly to what is done in Peoria, the course would pay for itself. He would approximate a course like this would cost \$25,000. He quoted the Master Park & Recreation Plan regarding bringing in tourism and population growth, which could be accomplished with this plan. He is also not in favor of moving Public Comment.

Jeanette Chernin addressed Council and stated that she doesn't understand the rationalization of moving Public Comment since it was moved three months ago, unless it is simply because they do not want to hear from the public. It is their job to listen to them and with only three minutes to speak, they deserve to be heard. She reminded them that each of them are immediately replaceable and that someone else wants their seat. They need to make up their minds about the Public Comment and stick with the consequences.

Reverend Hailey addressed the Council and asked why it is that during election time, they all want the public to listen and vote for them, but now they don't want to listen to the public. He doesn't understand why they don't want to listen and hopes the City stops going down this road.

Bruce Weik addressed the Council and stated that he is not in total agreement with having Public Comment at the beginning of the meeting since things can get off track but feels that moving it to the end is stupid. He recommends that they offer Public Comment to each agenda item in order to hear what the public has to say on each of those topics, which shouldn't take up any more time. If it's moved to the end, Council will still have to stay and listen to them.

Ted Hoffman addressed the Council and asked if there are any other leases that the City has where the tenant pays one dollar and the City pays for all the utilities. He doesn't think that is a procedure that the City wants to start following.

Champ Coleman stated that he agrees that the one dollar lease is stupid and would rather begin asking for \$10,000, similar to other nonprofits or external agencies. They help a larger number of people than any of the other agencies. He also noted that they donate back to the community, unlike others.

Diane Crock addressed the Council and stated that she is not in favor of the lease either, which has been held over their head for a long time. She noted that whenever there is a homeless person at the Library, Public Safety Building, or other location, she and Champ Coleman are the first ones they call for help. They have busy lives and have plenty of other things to do and reiterated that not having a lease isn't personal to her but would hurt others.

Council Member Davis left the meeting at 6:40 p.m.

Ms. Crock read the definition of a hostile work environment and explained that she had tried to talk to Council Members regarding the lease but no one gave her a chance to give her opinion. She again reiterated that denying the lease won't harm her.

Darla Krejci addressed the Council and asked that Public Comment stay at the beginning of the meeting. She stated that she and others have been called the Mayor's minions and noted that there is a core of diverse commenters who represent a section of the community that is marginalized.

Council Member Davis returned to the meeting at 6:42 p.m.

Ms. Krejci stated that possibly the Mayor is their minion and that really all Council Members should be that way -- working for everyone in the community and not just those who voted for them. She further stated that the four new Council Members had a total of 1,524 votes, with 1,205 votes cast for their opponents; a slim willing margin.

Council Member Hix left the meeting at 6:43 p.m.

She noted that out of the approximately 17,000 registered voters, an estimated 15,700 didn't vote for them. She reminded the Council that they represent all the people and asked that they leave Public Comment at the beginning of the agenda.

Council Member Hix returned to the meeting at 6:45 p.m.

Jackie Smith-Esters hopes to hear from Council Members on why they want to move Public Comment. She also stated that the soft cap of \$2.3 million that has been given for a community center with the remaining bond money going towards roads will only have an effect on certain neighborhoods. A community center will be seen by the entire community. She asked that the City Council think about the Community Center Task Force and the job that has been given to them and realize that \$2.3 million is not enough for a center.

CONSENT AGENDA #2023-17

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

23-4090

Approve a housing rehabilitation grant application agreement with Western Illinois Regional Council in an amount not to exceed \$1,200.

23-5009

Receive the June 20, 2023, Investment Schedule.

23-8016

Approve bills in the amount of \$1,116,477.10 and advance checks in the amount of \$1,188,988.21.

Council Member Miller moved, seconded by Council Member Acerra, to approve Consent Agenda 2023-17.

Roll Call #3:

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

Nays: None

Absent: None

Chairman declared the motion carried by omnibus vote.

PASSAGE OF ORDINANCES AND RESOLUTIONS

23-1016

Ordinance on first reading authorizing the annual sale of retired, confiscated or abandoned property.

23-1017

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

Council Member White asked that before the vote at the next meeting, Council Members visit GHS in the morning to experience the traffic situation first hand.

Council Member Acerra asked for context from staff on the recommended ordinance change. Police Chief Idle stated that the current parking restrictions have been in place for 30+ years and this is simply a change to match the new school hours. Safety is the main focus for the Police Department, and they continue to have a Community Service Officer at the school in the a.m. and p.m.

23-1018

Ordinance on first reading amending Section 30.15(B) of Chapter 30 of the Galesburg Municipal Code amend the order of business and place Public Comment after Miscellaneous Business on City Council agendas.

Council Member Miller stated that he asked for this ordinance to be placed on the agenda. He noted that at a previous meeting, the president of Graham Hospital and other executives attended to discuss an item relating to their new hospital, jobs, and economic development in our community, but had to sit through a four-hour meeting before their item was approved. There are other businesses who have visited Galesburg and left because of what is happening at meetings. For these reasons he is asking that Public Comment be moved to the end of the meeting, after City business has been discussed.

23-2050

Council Member Dennis moved, seconded by Council Member Acerra, to approve Resolution 23-47 authorizing the appointment of John H. Schlaf as Interim City Manager for the City of Galesburg.

Roll Call #4:

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

Nays: None

Absent: None

Abstain: Council Member White, 1.

Chairman declared the motion carried.

23-2051

Council Member Davis moved, seconded by Council Member Miller, to approve Resolution 23-48 authorizing the purchase of 215 North Academy Street in the amount of \$813.00 from the Knox County Trustee.

Community Development Director Steve Gugliotta reported that this 9,000 square foot building has been vacant and without water since 2012. He also noted that the third floor was shut down due to building issues and that a demolition process was started three years ago. At that time, the owner did minor repairs and was able to avoid demolition. Property taxes have not been paid on the house for three years as well.

Director Gugliotta also explained that the Knox County Trustee purchases and sells properties on behalf of all the taxing bodies.

Roll Call #5:

Ayes: Council Members Hix, White, Acerra, Davis, and Cheesman, 6.
Nays: Council Members Dennis and Miller, 2.
Absent: None
Chairman declared the motion carried.

23-2052

Council Member Miller moved, seconded by Council Member Acerra, to approve a Supplemental Motor Fuel Tax Resolution in the amount of \$49,945.05 for the McClure Street Reconstruction project.

Roll Call #6:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.
Nays: None
Absent: None
Chairman declared the motion carried.

BIDS, PETITIONS, AND COMMUNICATIONS

CITY MANAGER'S REPORT

Interim City Manager Wayne Carl reported that Mike Doi has been hired as the City's new Public Works Director and will begin his duties on September 18, 2023.

MISCELLANEOUS BUSINESS (AGREEMENTS, APPROVALS, ETC.)

23-4091

Council Member Dennis moved, seconded by Council Member Davis, to approve the donation of retired extrication equipment to the East Galesburg Fire Department.

Roll Call #7:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.
Nays: None
Absent: None
Chairman declared the motion carried.

23-4092

Council Member Hix moved, seconded by Council Member White, to approve a 12-month carbon free rate agreement with Constellation as the electricity supplier for City electric accounts at a rate of \$0.07126/kWh.

The Mayor thanked Wayne Carl and Tifani Miller for their work on this agreement and noted that it is something that not all municipalities have taken advantage of.

Roll Call #8:

Ayes: Council Members Hix, Dennis, Miller, White, Acerra, Davis, and Cheesman, 7.
Nays: None
Absent: None

Chairman declared the motion carried.

23-4093

Council Member Davis moved, seconded by Council Member Acerra, to approve an indemnity agreement with the owner of 138 East Main Street for work associated with the demolition of the buildings located at 140-144 East Main Street.

Roll Call #9:

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

Nays: None

Absent: None

Chairman declared the motion carried.

23-4094

Council Member Dennis moved, seconded by Council Member Acerra, to approve an indemnity agreement with the owner of 156 East Main Street for work associated with the demolition of the buildings located at 140-144 East Main Street.

Roll Call #10:

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

Nays: None

Absent: None

Chairman declared the motion carried.

23-4095

Council Member Acerra moved, seconded by Council Member Davis, to approve a one-year lease agreement with the Galesburg Downtown Depot for approximately 1,500 square feet within 120 East Main Street. The Mayor noted that the City still reserves the right to sell the building with one month's notice.

Roll Call #11:

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

Nays: None

Absent: None

Chairman declared the motion carried.

23-6007

Council Member Miller moved, seconded by Council Member Davis, to approve the appointment of DeMarkius Medley to the Community Center Task Force.

Council Member Cheesman noted that he was disappointed at the Task Force meeting and hopes that they are given the ability to do the work they have been tasked with doing. He added that during Public Comment at these meetings, citizens have been critical of members' motives and providing character assassination, which he feels is over the line. Constructive criticism is not being offered.

Council Member White stated that unfortunately, the Council has already given the Task Force limits, such as the \$2.3 million limit for the project. They should be able to do their work by

determining the need in the community and come back with a plan for the Council to review. This hamstring has already caused controversy and anger. He knows there are already people on the Task Force who do not want a community center.

Council Member Cheesman stated that the up front information was given to the Task Force that they did not have an unlimited budget for a community center. He reiterated that none of this allows members of the community to tear apart someone's character or ethics. He understands that everyone has a difference of opinion but that he hopes everyone will work together and build upon what they have in common but within the parameters given.

Council Member Dennis stated that he has heard all the Council Members say they want a community center but that they need to be mindful of the cost. Regardless, any proposals will come back to the Council for a vote.

Council Member Hix stated that he has talked to many in his Ward, as well as the public, and has found many that want to spend funds on both a community center and road repair. He is in favor of splitting the bond funds for both but is not in agreement with those who want a \$7 to \$10 million community center. He feels that the City needs to take care of the pensions for the Firefighters and Police Officers, as well as spend funds on parks. The feedback he has received is that all these issues need to be addressed by the Council but not at an unlimited amount.

Council Member Acerra stated that there is a very vocal group of citizens who want a community center, with a lot of priorities for it as well, and there are also members of the public who do not want a center at all. She is in favor of something modest and is glad the Task Force is attempting a needs analysis to look at the greatest needs that could be affected by the least amount of money. She stressed that prioritization is needed, form follows function and that programs need to be defined before a building is addressed.

Council Member White stated that data has been collected about a community center over the years but no one wants to look at it. He firmly believes that there is no reason to reproduce what is already there, especially a location, which was studied for a year with five sites proposed. He noted that none of those sites could be renovated for \$2.5 million. He understands that members keep saying they want a center; however, they don't want to spend the money needed even after looking at all the studies.

Council Member White added that he agrees roads need to be done, but it is not at the top of everyone's priority list. People need a community center, but he has found that several on the Task Force have failed to provide their definition of a community center. He reminded them that people are watching and that they will eventually have to answer to the public.

Council Member Dennis asked Council Member White if he knew how many in his Ward were in favor of a community center, specifically based on the community survey that was done.

Council Member White left the meeting at 7:49 p.m.

Council Member Hix stated that he asked unbiased questions about a community center and roads on social media and the response was split. He noted that he does not have a hidden agenda but does want to support and represent his Ward.

Council Member White returned to the meeting at 7:52 p.m.

Roll Call #12:

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

Nays: None

Absent: None

Chairman declared the motion carried.

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

TOWN BUSINESS

23-9018

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

| Fund Title | Amount |
|-------------------------------|--------------------|
| Town Fund | \$8,597.59 |
| General Assistance Fund | \$9,908.43 |
| IMRF Fund | |
| Social Security/Medicare Fund | |
| Liability Fund | |
| Audit Fund | |
| Total | \$18,506.02 |

Roll Call #13:

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

Nays: None

Absent: None

Chairman declared the motion carried.

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

CLOSING COMMENTS

Council Member Hix thanked Wayne Carl for his service over the last several months. He also thanked Aaron Gavin, Airport Manager, for the tour at the Airport to highlight several projects.

Council Member Hix left the meeting at 7:56 p.m.

Council Member Dennis also thanked Mr. Gavin for the tour and added that he was able to take a plane ride. He also apologized to Council Member White and stated that he considers him a friend.

Council Member Miller thanked Wayne Carl for working with him and answering many questions over the last couple of months. He also thanked Aaron Gavin for the Airport tour. He also noted that he has now met with each Department Director and appreciates the information and tour they have provided, which helps him vote on City business.

Council Member Hix returned to the meeting at 7:57 p.m.

Council Member White stated that he will miss Mr. Carl who he believes is a man of great character. He noted that he also toured the Airport and was really influenced and learned a lot. He has always said that Galesburg has three airports, one in the Quad Cities and one in Peoria, but the greatest one is right here in Galesburg, and he would like to see it move forward. He also wanted to say that he believes the new Council had preconceived notions and an agenda of items they wanted to change the day they walked in. He doesn't think he will ever be able to deal with the fact they had preconceived notions.

Council Member Acerra stated that she has enjoyed working with Mr. Carl. She also wanted to address Council Member White's comment about preconceived notions. She noted that she had a meeting with the Mayor and shared with him four pages of ideas for improving the City, as well as concerns and thoughts on enhancement. She stated that she did have some thoughts that she really wanted to put forth and discuss with all members of the Council.

Council Member Acerra added that the tour of Jet Air was fantastic and that she would like to plug them as another career opportunity in Galesburg. Airline mechanics make a lot of money, and it's a fantastic job, especially if people are interested in working with their hands and have some technical skills. She also appreciated John Peterson coming and talking about Disc Golf, which is a growing sport, as well as pickleball. She also thanked Leanne Porter and stated that the work the Diaper Bank does is terrific. She lives near where a fire happened in their neighborhood on North Street and there was a young woman who lost everything and that organization was there to help. She added that there are some really wonderful people in this community and urged them to keep doing the work that they're doing, which is appreciated by all.

Council Member Davis also thanked Wayne Carl for being a great asset to the City and hopes he enjoys his retirement. She also thanked Steve Gugliotta and Aaron Gavin for stepping up through this transition. She also thanked John Schlaf and is looking forward to working with him.

Council Member Steve Cheesman also thanked Wayne Carl. He also stated that the tour at the Airport was fantastic and agreed with Council Member Acerra that working there would be a great vocational job. He also apologized to Council Member White and hopes in the future

everyone can be mannerly, work together and compromise with each other. This project is a high priority to him, and he hopes everyone can find ways to move forward.

Mayor Schwartzman thanked Wayne Carl for stepping up when needed for the City. He also stated that he is looking forward to working with John Schlaf, who has a great passion and service for Galesburg. He thanked Jim Kelly for being at the meeting and serving as the Interim City Attorney as well.

The Mayor also stated that we should be listening to the young people in our community (under the age of 30), who are passionate about Galesburg. They are the future of our community but will move if they are not listened to. Their needs should resonate with everyone.

He also reported that he had the privilege of riding in Fire Truck #57 in the Labor Day Parade, with an amazing seat on the ladder, which gave him the opportunity to see everyone who attended the parade. We have a vibrant community, who showed much respect for the firefighters and other laborers, which is so well deserved. He also noted that our parade has been in existence since 1892.

The Mayor stated that there have been a lot of figures thrown out for a community center. The previous Council bonded \$5.3 million, and also set aside \$1 million from ARPA funds for the community center. Staff has recently been told that there may be another million dollars in federal money coming to the City of a center as well, and hope we should know within the next couple of months if that comes to fruition. There are also additional potential dollars coming from state sources. He wanted to note that one thing that has not been included in these counts is the philanthropy of this community.

Mayor Schwartzman thanked Aaron Gavin for the tour of the Airport as well and encouraged the public to attend the annual Stearman Fly-In. He also reminded everyone that the Stearman Museum is still in the works.

Council Member White added that Larry Findahl, who lives at Moon Towers, let him know that he talked to other residents, and they are split on wanting the warming shelter back again.

Council Member Acerra moved, seconded by Council Member White, to adjourn into executive session at 8:12 p.m. for the purposes of discussing approval of the executive session meeting for August 21, 2023, 5 ILCS 120/2(c)(21); Litigation 5 ILCS 120/2(c)(11) and Personnel, 5 ILCS/2(c)(1).

Roll Call #14:

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

Nays: None

Absent: None

Chairman declared the motion carried.

During the Executive Session, Council Member Hix moved, seconded by Council Member Acerra, to adjourn the Executive Session at 9:39 p.m.

Roll Call #15:

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

Nays: None

Absent: None

Chairman declared the motion carried.

There being no further business, Council Member Davis moved, seconded by Council Member Dennis, to adjourn the regular meeting at 9:39 p.m.

Roll Call #16:

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

Nays: None

Absent: None

Chairman declared the motion carried.

Peter D. Mayor Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk

Galesburg City Council Special Meeting
City Council Chambers
55 West Tompkins Street, Galesburg, Illinois
September 11, 2023
6:00 p.m.

Called to order by Deputy Mayor Wayne Dennis at 6:00 p.m.

Roll Call #1: Present: Council Members Bradley Hix, Wayne Dennis, Evan Miller, Dwight White, Heather Acerra, Sarah Davis, and Steve Cheesman, 7. Absent: Mayor Schwartzman, 1. Also Present: Interim City Manager John Schlaf and City Clerk Kelli Bennewitz.

Deputy Mayor Dennis declared a quorum present.

The Pledge of Allegiance was recited.

Bernie Cowan addressed the Council regarding the new railing and podium and asked if there was a possibility of moving the podium so it was off center from the railing to provide relief from people running into it. City Clerk Bennewitz announced that staff has looked into solutions; however, the area under the podium is concrete and moving the power would be very difficult.

Darla Krejci addressed the Council and noted that since there was no invocation, a moment of silence be observed instead, especially since it is the anniversary of 9/11.

Interim City Manager Schlaf did report that the Fire Department hosted a moment of silence and remembrance for first responders this morning.

Council Member Cheesman moved, seconded by Council Member Miller, to adjourn into Executive Session at 6:08 p.m. for the purposes of discussing the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel for the public body (5 ILCS 120/2(c)(1), and approval of the executive session minutes from the September 5, 2023, meetings, (5 ILCS 120/2 (c)(21).

Roll Call #2:

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

Nays: None

Absent: Mayor Schwartzman, 1.

Chairman declared the motion carried.

During the Executive Session, Council Member Miller moved, seconded by Council Member Davis, to return to the Special City Council Meeting at 8:34 p.m.

Roll Call #3:

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

Nays: None

Absent: Mayor Schwartzman, 1.

Chairman declared the motion carried.

There being no further business, Council Member White moved, seconded by Council Member Davis, to adjourn the Special City Council Meeting at 8:35 p.m.

Roll Call #4:

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

Nays: None

Absent: Mayor Schwartzman, 1.

Chairman declared the motion carried.

Peter D. Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk

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

AGENDA ITEM: Bank Signature Authorization Resolution

SUMMARY RECOMMENDATION: The Interim City Manager, Director of Finance and Information Systems and the City Clerk recommend the City Council approve the bank signature authorization resolution.

BACKGROUND: With the new appointment of John Schlaf as Interim City Manager, new signatures are required designating those authorized to sign checks and transfer funds from the City's various financial institutions where accounts are held. Approval is requested from the City Council to authorize the Mayor, City Clerk, and City Treasurer as the signatures on the checking account and for the facsimile signatures. The checks issued by the City of Galesburg for payroll and vendor payments will be by facsimile signatures. Authorization is requested from the City Council to include the Mayor, Interim City Manager, City Clerk, Director of Finance & Information Systems and Assistant Finance Director as the designees to carry out the necessary banking functions.

BUDGET IMPACT: None.

SUPPORTING DOCUMENTATION:

1. Resolution

RESOLUTION NO. _____

WHEREAS, The City of Galesburg requires all checks to be executed by three signatures, and

WHEREAS, The City of Galesburg currently uses a facsimile stamp with three signatures that is honored by our designated financial institution, and

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

Section 1. The City Council authorizes the City's designated financial institutions to honor any City check showing the actual signature or facsimile stamp with the following names:

- a. Peter Schwartzman, Mayor
- b. Kelli R. Bennewitz, City Clerk
- c. Gloria P. Osborn, City Treasurer

Section 2. The City Council further authorizes the City's designated financial institutions to honor the signature and transfer of funds to other financial institution(s) for other activities such as investment with two of the following names and to honor the signature and transfer of funds to the City's designated financial institution with one of the following names:

- a. Peter Schwartzman, Mayor
- b. Kelli R. Bennewitz, City Clerk
- c. Gloria P. Osborn, Director of Finance & Information Systems
- d. Bobbi J. Chockley, Assistant Finance Director
- e. John Schlaf, Interim City Manager

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

Roll Call# _____

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

Peter Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk

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

AGENDA ITEM: Petition to annex the properties located at 695 Knox Hwy 10.

SUMMARY RECOMMENDATION: The City Manager and Director of Community Development recommend the annexation petition be received.

BACKGROUND: On August 3, 2005, Tompkins State Bank entered into a preannexation (water) agreement with the City of Galesburg for property located at 695 Knox Hwy 10 (see attached location map). The agreement states the City would provide potable water to the property on the condition the property would be annexed once it became contiguous to the City of Galesburg.

The property is contiguous and the owner has submitted the annexation petition, which is the first step in the process to annex parcels into the City limits.

The parcels proposed for annexation is currently zoned B2, Highway Business in the County and the use of the property is for a bank. Per City ordinance, land annexed to the City is automatically placed in the zoning district most closely corresponding to that of the County zoning, which will be B2, General Business District. If the City Council wants to pursue annexation, the annexation petition needs to be received by City Council.

BUDGET IMPACT: There is no impact on the budget if the annexation petition is received.

SUPPORTING DOCUMENTS:

1. Aerial location map
2. Annexation petition

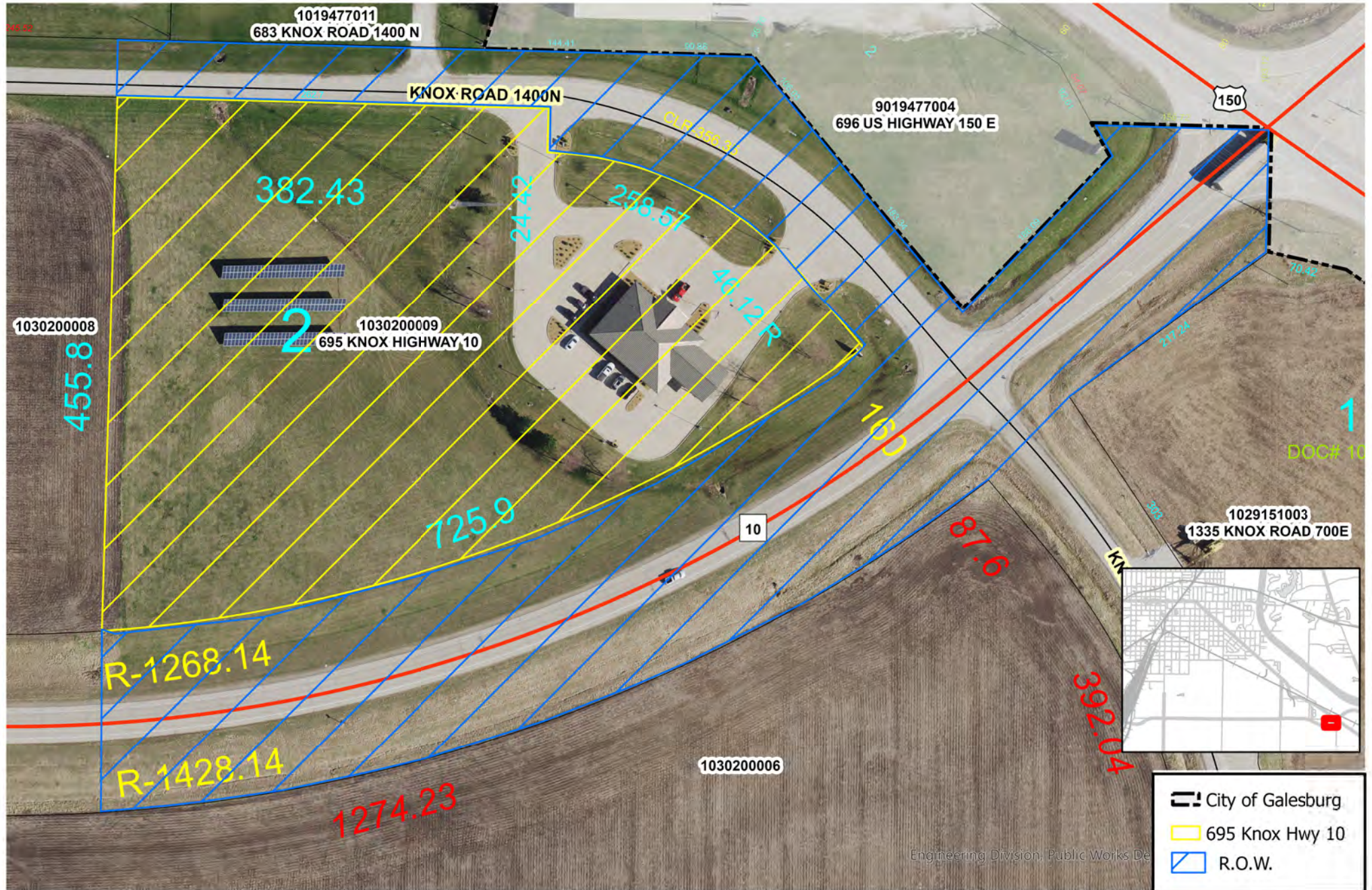
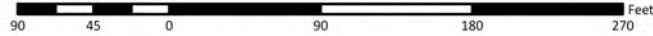


Community Development Department

Community Development Department

695 Knox Hwy 10

Annexation



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

August 29, 2023



COMMUNITY DEVELOPMENT DEPARTMENT

ANNEXATION PETITION (NO ELECTORS) (Requires Public Hearing)

INTRODUCTION

This informal material provides a basic outline of the City's requirements. Interested parties should refer to the City's municipal code for specific provisions regarding Zoning, Subdivision Regulations, Parking, Landscape, Sign, Stormwater Drainage, Site Plan Review and other regulations. A copy of the municipal code is available at the City Clerk's office in Galesburg City Hall or on our website at www.ci.galesburg.il.us. This information is not to be considered as a substitute for any Federal, State, County or City law or ordinance. It is merely a guiding tool for the review process.

Definitions:

Annexation: The act or process of adding land to an existing community with a resulting change in the boundaries of that community and extension of its' municipal services, regulations, voting privileges, and taxing authority to the new land area.

Applicant: The legal owner or owners of record of all land sought to be annexed.

If you have any questions on the procedures or requirements of the City, the following may be contacted to provide further assistance:

COMMUNITY DEVELOPMENT 309/345-3619
Planning, Zoning and Building Inspections

FIRE DEPARTMENT 309/345-3757
Fire Prevention

PUBLIC WORKS/CITY ENGINEER 309/345-3623

ANNEXATION APPLICATION (NO ELECTORS)
PLEASE PRINT

DEVELOPMENT NAME (if applicable):

Tompkins State Bank

PETITIONER INFORMATION:

Charles L. Cummings 1380 N. Henderson St, Galesburg IL 61401
Primary contact name Mailing address City, State, Zip
309-342-8161 ccummings@tompskinsstatebank.com
Phone Email

OTHER APPLICANTS AND INTERESTED PARTIES:

| Relationship | Name | Company | Mailing Address | Phone # |
|--------------|------|---------|-----------------|---------|
| Owner(s) | | | | |

| | |
|--------------|--|
| Developer(s) | |
|--------------|--|

**Attach additional sheets as necessary*

GENERAL INFORMATION:

Number of lots involved: 1

Does the property contain a floodplain? No

How many people reside on the area to be annexed:

Adults (18 years and over) _____ Children (5-17 years) _____ Children (0-4 years) _____ Total 0

Is the property contiguous to the City of Galesburg limits?: Yes

Future Land Use(s), if applicable: N/A

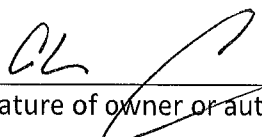
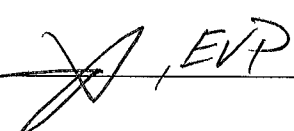
SITE INFORMATION for each property to be annexed (attach legal descriptions for each):

| Acres | Site Address or location | Property Identification Number (PIN) | Current zoning | Proposed zoning | Existing Land Use If residential: # of dwelling units If business: type of business | Proposed Land Use | Owner occupied or rented |
|-------|--------------------------|--------------------------------------|----------------|-----------------|---|-------------------|--------------------------|
| 5.22 | 695 Knox Highway 10 | 10-30-200-009 | Comm'l | Comm'l | Commercial - Bank | Commercial - Bank | O.O. |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

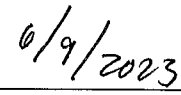
*Attach additional sheets as necessary

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signer invites City representatives to make all reasonable inspections, investigations and pictures of the subject property during the processing period of the petition. I agree to pay all fees consistent with the City payment policies and comply with City codes. I understand these fees will include publication and processing expenses and are non-refundable.

I understand that all correspondence from the City staff will be directed to the Primary Contact. It will be the Primary Contact's responsibility to inform all other interested parties of any correspondence and the status of the petition.

Signature of owner or authorized agent



Date

ANNEXATION PETITION

TO: Mayor and City Council
City of Galesburg, Illinois

OWNER STATEMENTS

Petitioner(s) Tompkins State Bank
_____ state(s) under oath as follow(s):


1. Petitioner(s) is/are the sole owner(s) of record of the following described land (Tract):

See Exhibit A, which is attached hereto and incorporated by reference.
2. The Tract is not situated within the limits of any municipality, but is contiguous to the City of Galesburg.
3. No electors reside on the Tract.
4. The foregoing statements of fact are true to the best of the Petitioner(s) knowledge and information.

Petitioner(s) respectfully request(s):

That the above described Tract be annexed to the City of Galesburg by ordinance of the Mayor and City Council of the City of Galesburg, pursuant to Section 7-1-8 of the Illinois Municipal Code of the State of Illinois, as amended.

OWNER(S):

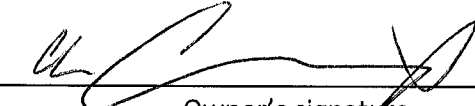

Tompkins State Bank.

STATE OF ILLINOIS)

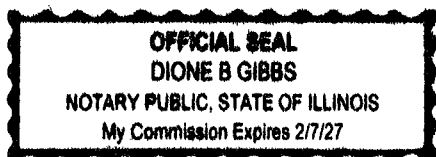
) SS.

COUNTY OF KNOX)

_____, being first duly sworn, deposes on oath and says that he/she has read the foregoing petition subscribed by him/her, knows the contents thereof, and that the statements therein are true.


Owner's signature

SUBSCRIBED AND SWORN TO before me this 9th day of June, 2023.



Alone B. Hicks
Notary Public

[illegible]

_____, being first duly sworn, deposes on oath and says that he/she has read the foregoing petition subscribed by him/her, knows the contents thereof, and that the statements therein are true.

Owner's signature

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20__.

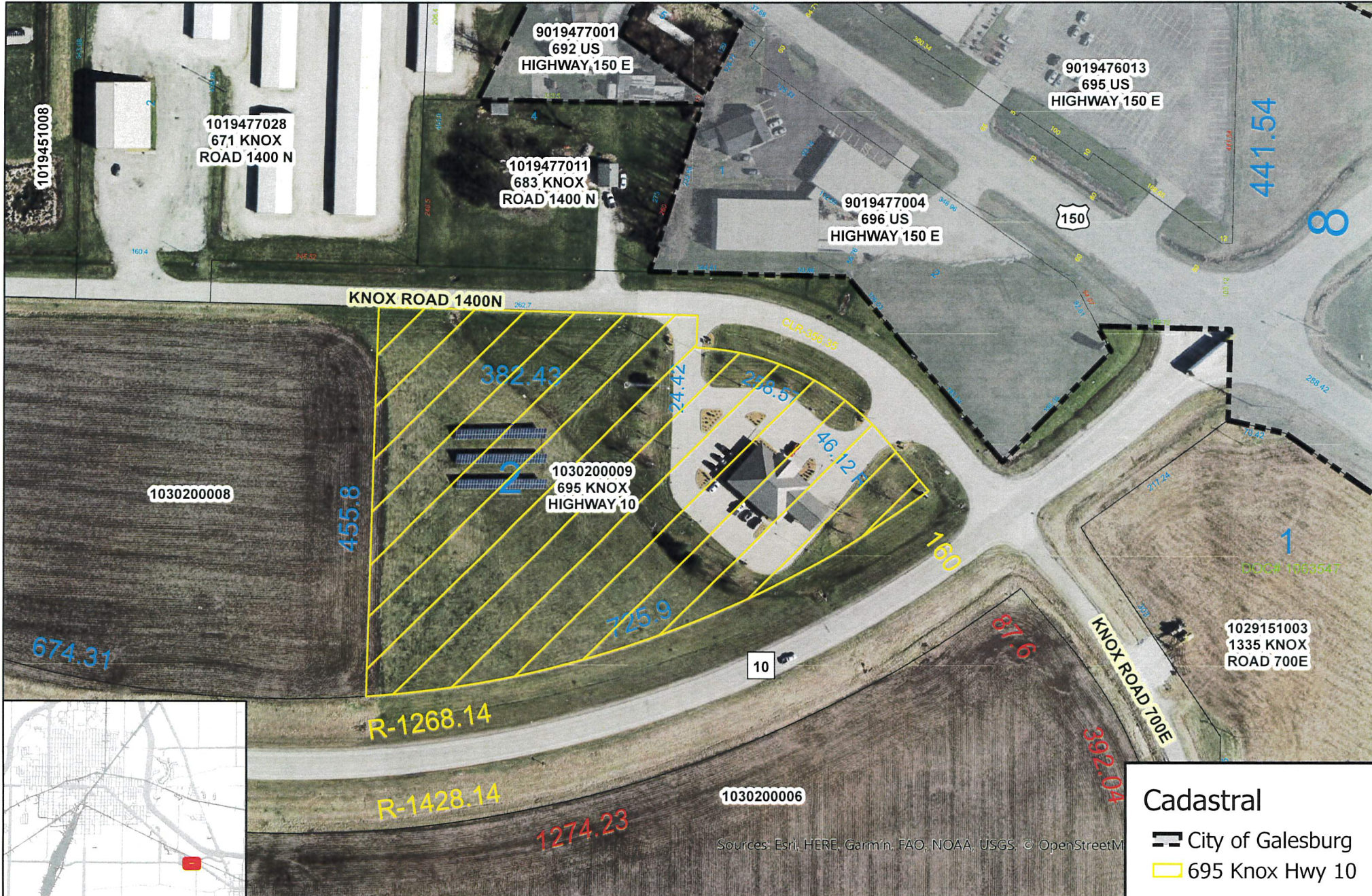
Notary Public



Community Development Department
Operating Under Council-Manager Government Since 1957

695 Knox Hwy 10 Annexation

110 55 0 110 220 330 Feet



September 13, 2022

0933149

NANCY McCUNE
KNOX COUNTY RECORDER

2005 AUG 17 PM 2:45

GALESBURG

BOOK 3282 PAGE 246

PREANNEXATION AGREEMENT

THIS AGREEMENT Made this day of 8/3/2005,
2005, by and between the City of Galesburg, Illinois, a municipal corporation, hereinafter
called "City", and, Tompkins State Bank hereinafter called "Owner", Witnesseth:

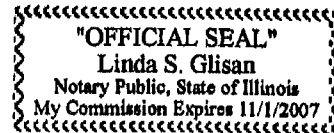
1. Owner agrees to annex all of his property as described as Lot 2 of M.L.
Subdivision Extension 2, Knox County, IL to
City whenever the same shall become contiguous to the corporate limits of said
City.
2. City shall permit Owner to connect to the City water main now running along Knox County
1400 North (Old City Hwy 10) and to purchase water from the City as long as the
conditions and covenants contained herein are complied with.
3. The Plumbing Code Ordinance of the City, as the same now is
or may hereinafter be from time to time amended, shall apply
to the water system located in the premises owned by the
Owner, and the City Plumbing Inspector shall be permitted to
inspect the plumbing located on the Owner's property and
charge standard fees for said inspections.
4. Owner shall install the connecting water line from their
property to the City water main. The connecting water line
shall remain the property of the Owner and shall be
maintained by them.
5. Owner agrees not to resell water purchased from the City, or
to permit water purchased from City to be used otherwise than
on the premises owned by Owner and described in attached
Exhibit "A".

6. Owner agrees to pay for the purchase of said water the rate established from time to time by the City Council of the City of Galesburg, Illinois, for all water users located outside the city limits of said City of Galesburg until Owner's property is annexed by and to the City. Owner further agrees to pay for such water in the manner and time prescribed by the then-existing ordinance of the City of Galesburg, and to comply with all ordinances of said City of Galesburg pertaining to the use of City water.

IN WITNESS WHEREOF, the said Owner, R. Keith Douglas, President has executed this instrument on behalf of themselves, their heirs, personal representatives and assigns, all as of the day and year first hereinbefore written.

James. Smith
Mayor

Linda S. Glisan
Notary Public



ATTEST:

Anita L. Carston
City Clerk



BOOK 3282 PAGE 248

Exhibit A

Lot 2 of MHL Subdivision, Extension 2, being a Subdivision of part of the Northeast Quarter of Section 30, Township 11 North, Range 2 East of the Fourth Principal Meridian, Knox County, Illinois, per Plat recorded in Volume 32 of Plats, page 79.

Filed By: Anita Carlton/City Clerk
Address: 55 W. Tompkins St.
Galesburg, IL 61401

Return: City Clerk
55 W. Tompkins St.
Galesburg, IL 61401
Date: _____



Accounts Payable

Transactions by Account

User: shelms
 Printed: 09/12/2023 - 2:25PM
 Batch: 00018.09.2023

| Account Number | Vendor | Description | Date | Amount | PO No |
|----------------------------|--------------------------------|---|------------|-----------|------------|
| 001-0000-10407-00 | Amanda Jennings | Cell Phone Allowance - AJennings | 08/30/2023 | 15.00 | |
| 001-0000-10407-00 | Stratus Networks, Inc | 09/23 Service Acct#7483 | 09/12/2023 | 474.77 | |
| 001-0000-10407-00 | SHI International Corporation | Township - Crowdstrike - Sept 2023 to Aug 2024 | 09/12/2023 | 580.70 | 0000092533 |
| 001-0000-10701-00 | SHI International Corporation | Dispatch - Crowdstrike - Jan to Aug 2024 | 09/12/2023 | 387.13 | 0000092533 |
| 001-0000-10701-00 | Target Solutions Learning, LLC | 24 - Annual Fee - Vector Scheduling | 09/12/2023 | 2,928.01 | |
| 001-0000-10701-00 | SHI International Corporation | City Portion - Crowdstrike - Jan to Aug 2024 | 09/12/2023 | 8,046.19 | 0000092533 |
| 001-0000-10801-00 | Advance Auto Parts | Oil Filters | 08/30/2023 | 49.62 | |
| 001-0000-10802-00 | Herr Petroleum Corp | 5901 Gal - E10 | 09/12/2023 | 18,369.48 | 0000092355 |
| 001-0000-20102-00 | Stratus Networks, Inc | 09/23 Service Acct#7382 | 09/12/2023 | 1,322.81 | |
| 001-0000-31120-00 | Brittany Ennis | Return Permanent Pet Registration Fee- Duplicate Registration | 09/12/2023 | 15.00 | |
| Subtotal for Divison: 0000 | | | | 32,188.71 | |
| 001-0105-54000-00 | Dwight White | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0105-54000-00 | Bradley Hix | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0105-54000-00 | W Wayne Dennis | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0105-54000-00 | Steve Cheesman | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| Subtotal for Divison: 0105 | | | | 120.00 | |
| 001-0110-54000-00 | Cathy St George | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0110-61000-00 | Office Specialists, Inc. | Copy Paper | 09/12/2023 | 46.99 | |
| 001-0110-61000-00 | Office Specialists, Inc. | Copy Paper | 09/12/2023 | 46.99 | |
| Subtotal for Divison: 0110 | | | | 123.98 | |
| 001-0115-51000-00 | SpringbrookSoftware LLC | 08/23 CivicPay PayPad | 09/12/2023 | 42.00 | |
| 001-0115-51000-00 | Knox County Records Office | 08/23 Laredo Billing | 09/12/2023 | 26.80 | |
| 001-0115-54000-00 | Kelli Bennewitz | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| Subtotal for Divison: 0115 | | | | 98.80 | |
| 001-0120-51500-00 | GovHR USA, LLC | Ad - Director of Public Works | 09/12/2023 | 4,250.00 | |

| Account Number | Vendor | Description | Date | Amount | PO No |
|----------------------------|-------------------------------|---|------------|-----------|------------|
| 001-0120-54000-00 | Janet Lytle | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0120-54000-00 | Jessica Pease | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0120-54500-00 | Janet Lytle | Reimbursement Mileage - SHRM Conference - Bloomington IL - JLyt | 09/12/2023 | 120.52 | |
| Subtotal for Divison: 0120 | | | | 4,430.52 | |
| 001-0145-51000-00 | Barash & Everett, LLC | 08/23 - Private Detective Server Fee | 09/12/2023 | 99.40 | |
| Subtotal for Divison: 0145 | | | | 99.40 | |
| 001-0160-59516-00 | Jeffrey R Cervantez | 08/23 AV Services | 09/12/2023 | 240.00 | |
| 001-0160-59516-00 | Matthew Reed | 08/23 AV Services | 09/12/2023 | 156.00 | |
| 001-0160-59521-00 | Knox County Humane Society | 10/23 - Animal Control Contract | 09/12/2023 | 19,510.00 | 0000092360 |
| 001-0160-59523-00 | Galesburg Downtown Council | 22 Property Tax Levy - Maintenance | 09/12/2023 | 3,071.65 | |
| 001-0160-59523-00 | Galesburg Downtown Council | 22 Property Tax Levy - Add'l Maintenance | 09/12/2023 | 4,607.48 | |
| Subtotal for Divison: 0160 | | | | 27,585.13 | |
| 001-0205-51000-00 | Great Eastern Mgmt., Inc. | State Savings Bank | 09/12/2023 | 240.66 | |
| 001-0205-51000-00 | Great Eastern Mgmt., Inc. | Newbank | 09/12/2023 | 180.16 | |
| 001-0205-51000-00 | SpringbrookSoftware LLC | 08/23 CivicPay PayPad | 09/12/2023 | 93.88 | |
| 001-0205-54000-00 | Sharon Heiden | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0205-54000-00 | Denise Hensley | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0205-54000-00 | Bobbi Chockley | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0205-54000-00 | Tanya Billeter | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0205-54000-00 | Tifani Miller | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0205-54000-00 | Gloria Osborn | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0205-55500-00 | Walz Label & Mailing Systems | Repair/Cleaned Vertical Stacker, Tower | 09/12/2023 | 272.19 | |
| 001-0205-61000-00 | Office Specialists, Inc. | Copy Paper | 09/12/2023 | 234.95 | |
| Subtotal for Divison: 0205 | | | | 1,201.84 | |
| 001-0207-54000-00 | Oneida Network Services, Inc | 09/23 Internet Account #1101994 | 09/12/2023 | 50.75 | |
| 001-0207-54000-00 | Kerzi Peterson | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0207-54000-00 | Orlando Lucero | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0207-55800-00 | SHI International Corporation | City Portion - Crowdstrike - Sept to Dec 2023 | 09/12/2023 | 4,023.11 | 0000092533 |
| 001-0207-61700-00 | RMH Systems | IT Cage Shelving | 09/12/2023 | 2,357.21 | |
| Subtotal for Divison: 0207 | | | | 6,491.07 | |
| 001-0305-54000-00 | Stephen Gugliotta | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| Subtotal for Divison: 0305 | | | | 30.00 | |

| Account Number | Vendor | Description | Date | Amount | PO No |
|----------------------------|----------------------------------|---|------------|----------|-------|
| 001-0306-51000-00 | Knox County Records Office | 08/23 Laredo Billing | 09/12/2023 | 26.80 | |
| 001-0306-51000-00 | SpringbrookSoftware LLC | 08/23 CivicPay PayPad | 09/12/2023 | 7.75 | |
| 001-0306-54000-00 | Eric Heiden | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0306-54000-00 | Robert Elsbury | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0306-54000-00 | Tammera Matejewski | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0306-54000-00 | Richard Slagel | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0306-55400-00 | Werner Restoraton Services, Inc. | Emergency Board-Up - 1150 W Carl Sandburg | 09/12/2023 | 420.13 | |
| 001-0306-61000-00 | City Blue Technologies, Llc | Toner | 09/12/2023 | 646.56 | |
| 001-0306-62500-00 | Ford of Galesburg | Regulator #403 | 09/12/2023 | 105.13 | |
| Subtotal for Divison: 0306 | | | | 1,326.37 | |
| 001-0410-51000-00 | SpringbrookSoftware LLC | 08/23 CivicPay PayPad | 09/12/2023 | 7.75 | |
| 001-0410-51000-00 | Knox County Records Office | 08/23 Laredo Billing | 09/12/2023 | 26.80 | |
| 001-0410-54000-00 | Jamie West | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0410-54000-00 | Brayden Bledsoe | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0410-54000-00 | Aaron Gavin | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0410-54000-00 | Matthew Kirgan | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0410-61000-00 | City Blue Technologies, Llc | Toner | 09/12/2023 | 646.57 | |
| Subtotal for Divison: 0410 | | | | 801.12 | |
| 001-0445-54000-00 | Myron Miller | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0445-55700-00 | Royal Cleaning Services | 09/23 Janitorial Services | 09/12/2023 | 292.00 | |
| 001-0445-57500-00 | Aramark Uniform Serv. Inc. | 08/23 Service | 09/12/2023 | 82.08 | |
| 001-0445-62500-00 | Advance Auto Parts | Body Filler #601 | 09/12/2023 | 38.32 | |
| 001-0445-62500-00 | Advance Auto Parts | Primer #601 | 09/12/2023 | 244.44 | |
| 001-0445-63000-00 | Batterton Auto Supply | Steel Weights | 09/12/2023 | 29.68 | |
| 001-0445-63000-00 | Advance Auto Parts | Spray Paint | 09/12/2023 | 88.29 | |
| 001-0445-63000-00 | Advance Auto Parts | Laquer Thinner | 09/12/2023 | 26.67 | |
| 001-0445-63000-00 | Advance Auto Parts | Sanding Respirator | 09/12/2023 | 6.36 | |
| 001-0445-66500-00 | Grainger, Inc. | Grease Pump | 09/12/2023 | 2,102.29 | |
| 001-0445-67500-00 | Aramark Uniform Serv. Inc. | 08/23 Service | 09/12/2023 | 240.73 | |
| Subtotal for Divison: 0445 | | | | 3,180.86 | |
| 001-0450-54000-00 | Marc McMahon | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0450-54000-00 | Justin McNaught | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0450-54000-00 | JR Knaack | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0450-55700-00 | Four Seasons Pest Control | 08/23 Service | 09/12/2023 | 40.00 | |
| 001-0450-62500-00 | Nichols Diesel Service, Inc. | King Pin Kit #113 | 09/12/2023 | 329.99 | |

| Account Number | Vendor | Description | Date | Amount | PO No |
|-----------------------------|----------------------------------|--|------------|----------|-------|
| 001-0450-62500-00 | Galesburg Electric, Inc. | Cabinet for Truck #302 | 09/12/2023 | 218.75 | |
| 001-0450-65000-00 | Office Specialists, Inc. | Paper Towel | 09/12/2023 | 146.01 | |
| 001-0450-65000-00 | Office Specialists, Inc. | Dish Soap | 09/12/2023 | 38.62 | |
| 001-0450-65500-00 | Gierke-Robinson Co | Nail Stakes, Air Hoses | 09/12/2023 | 458.54 | |
| 001-0450-66500-00 | Galesburg Electric, Inc. | Screwdrivers, Recycle Batteries, Drill Sets | 09/12/2023 | 156.15 | |
| 001-0450-66500-00 | Galesburg Electric, Inc. | Drill Bit Kit | 09/12/2023 | 19.30 | |
| 001-0450-66500-00 | Galesburg Electric, Inc. | Dust Collector for Hammer Drill | 09/12/2023 | 204.28 | |
| 001-0450-67500-00 | Reflective Apparel Factory, Inc. | Safety Sweatshirts | 09/12/2023 | 561.63 | |
| Subtotal for Division: 0450 | | | | 2,263.27 | |
| 001-0510-51000-00 | Bridgeway Training Services | Secure Document Destruction 131LB | 09/12/2023 | 32.75 | |
| 001-0510-54000-00 | Lane Mings | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0510-54000-00 | Russell Idle | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0510-54000-00 | Christopher Hootman | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0510-54000-00 | Kevin Legate | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0510-54000-00 | Steffanie Cromien | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0510-54000-00 | Patrick Kisler | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0510-54000-00 | Bryan Anderson | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0510-54000-00 | Kyle A Winbigler | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0510-54000-00 | Ryne Sage | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0510-54000-00 | Jason Shaw | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0510-54000-00 | Mark McLaughlin | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0510-54000-00 | Anthony Oligney-Estill | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0510-54500-00 | Michael Ingles | Meals - Investifation Seminary - Omaha NE - MIngles | 09/12/2023 | 143.00 | |
| 001-0510-54500-00 | Royce Kunkle | 08/23 Mileage Reimbursement | 09/12/2023 | 209.60 | |
| 001-0510-54500-00 | University of Illinois | Lodging - Patrol Rifle 23-15 G1 - Champaign IL - MEscobedo | 09/12/2023 | 300.00 | |
| 001-0510-54500-00 | Travis Smith | Meals - Rifle Instructor Class - Champaign IL - TSmith | 09/12/2023 | 160.00 | |
| 001-0510-54500-00 | University of Illinois | Lodging Master Rifle Instructor - Champaign IL - J Shaw | 09/12/2023 | 125.00 | |
| 001-0510-54500-00 | University of Illinois | Lodging - Patrol Rifle 23-15 G2 - Champaign IL - JWalsten | 09/12/2023 | 300.00 | |
| 001-0510-54500-00 | University of Illinois | Lodging - Basic Law Enforcement 23-02 - Champaign IL - CPerez | 09/12/2023 | 7,434.00 | |
| 001-0510-54500-00 | University of Illinois | Lodging - Taser 23-12 - Champaign IL - JWalsten | 09/12/2023 | 210.00 | |
| 001-0510-54500-00 | University of Illinois | Lodging - Taser 23-12 - Champaign IL - CPerez | 09/12/2023 | 210.00 | |
| 001-0510-54500-00 | University of Illinois | Lodging - Patrol Rifle 23-15 G2 - Champaign IL - CPerez | 09/12/2023 | 300.00 | |
| 001-0510-54500-00 | University of Illinois | Lodging - Basic Law Enforcement 23-02 - Champaign IL - MEscobe | 09/12/2023 | 7,434.00 | |
| 001-0510-54500-00 | University of Illinois | Lodging - Basic Law Enforcement 23-02 - Champaign IL -JWalsten | 09/12/2023 | 7,434.00 | |
| 001-0510-54500-00 | University of Illinois | Lodging - Taser 23-12 - Champaign IL - MEscobedo | 09/12/2023 | 210.00 | |
| 001-0510-54500-00 | Timothy Spitzer | Meals,Fuel,Lodging - Investigation Seminar -Omaha NE-TSpitzer | 09/12/2023 | 800.33 | |

| Account Number | Vendor | Description | Date | Amount | PO No |
|----------------------------|-----------------------------------|---|------------|-----------|------------|
| 001-0510-55000-00 | Motorola Solutions, Inc | 08/23 Service | 09/12/2023 | 92.00 | 0000092359 |
| 001-0510-55700-00 | Getz Fire Equipment Co., Inc. | Annual Service - Portable Fire Extinguisher | 09/12/2023 | 63.00 | |
| 001-0510-57500-00 | JSLK Management Iowa LLC | 08/23 Police Uniform Cleaning - Anderson | 09/12/2023 | 10.25 | |
| 001-0510-61000-00 | Office Specialists, Inc. | Envelopes, Labels | 09/12/2023 | 35.25 | |
| 001-0510-62500-00 | Ford of Galesburg | Bolts #23 | 09/12/2023 | 5.62 | |
| 001-0510-65500-00 | Supreme Radio Communications, Inc | Earpieces | 09/12/2023 | 446.29 | |
| 001-0510-67500-00 | Artistic Engraving | Deputy Chief Star | 09/12/2023 | 117.40 | |
| 001-0510-67500-00 | Ray O'Herron Co., Inc. | Pants - Rogers | 09/12/2023 | 90.49 | |
| 001-0510-67500-00 | Ray O'Herron Co., Inc. | Return Shirts | 09/12/2023 | -233.96 | |
| 001-0510-67500-00 | Ray O'Herron Co., Inc. | Pants - MSemington | 09/12/2023 | 168.90 | |
| 001-0510-67500-00 | Ray O'Herron Co., Inc. | Armor Carrier | 09/12/2023 | 560.00 | |
| 001-0510-67500-00 | Ray O'Herron Co., Inc. | Return Shirts - JPawlak | 09/12/2023 | -260.96 | |
| 001-0510-67500-00 | Ray O'Herron Co., Inc. | Shirts, Patches - MMclaughlin, RCudd | 09/12/2023 | 818.85 | |
| 001-0510-69000-00 | Developmental Services Center | Range Targets | 09/12/2023 | 156.16 | |
| Subtotal for Divison: 0510 | | | | 27,731.97 | |
| 001-0550-54000-00 | Amanda Jennings | Cell Phone Allowance | 08/30/2023 | 15.00 | 0000092533 |
| 001-0550-54000-00 | Cameron Lemaster | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0550-55800-00 | SHI International Corporation | Dispatch - Crowdstrike - Sept to Dec 2023 | 09/12/2023 | 193.57 | |
| 001-0550-61000-00 | Stamp Man Specialties | Springbrook Stamp | 09/12/2023 | 29.40 | 0000092533 |
| 001-0550-85902-00 | SHI International Corporation | Knox County Sheriff - Crowdstrike - Sept 2023 to Aug 2024 | 09/12/2023 | 3,584.58 | |
| Subtotal for Divison: 0550 | | | | 3,852.55 | |
| 001-0605-54000-00 | Donald Brackett | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0605-54000-00 | Randy Hovind | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0605-54000-00 | David Farrell | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0605-54000-00 | John Seitz | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0605-54000-00 | Jennifer Moser | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0605-54000-00 | Derek Perry | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 001-0605-55700-00 | Four Seasons Pest Control | 08/23 Service | 09/12/2023 | 20.00 | |
| 001-0605-55800-00 | Target Solutions Learning, LLC | 23 - Annual Fee - Vector Scheduling | 09/12/2023 | 976.01 | |
| 001-0605-61000-00 | Office Specialists, Inc. | Note Pad, Copy Paper | 09/12/2023 | 62.14 | |
| 001-0605-62500-00 | Alexis Fire Equipment Co., Inc. | Quartz Bulb | 09/12/2023 | 155.58 | |
| 001-0605-62500-00 | Alexis Fire Equipment Co., Inc. | Radiator | 09/12/2023 | 4,723.50 | |
| 001-0605-65000-00 | Galesburg Electric, Inc. | Switches, Wall Plates | 09/12/2023 | 56.03 | |
| 001-0605-65000-00 | Galesburg Electric, Inc. | Light Bulbs | 09/12/2023 | 93.00 | |
| 001-0605-65000-00 | Office Specialists, Inc. | Oil Absorbant | 09/12/2023 | 66.00 | |

| Account Number | Vendor | Description | Date | Amount | PO No |
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| 001-0605-65000-00 | Office Specialists, Inc. | Toilet Cleaner | 09/12/2023 | 46.13 | |
| 001-0605-65000-00 | Office Specialists, Inc. | Urinal Screen, Disinfectant Cleaner, Paper Towels | 09/12/2023 | 81.20 | |
| 001-0605-65000-00 | Office Specialists, Inc. | Paper Towels, Trash Bags | 09/12/2023 | 43.70 | |
| 001-0605-67500-00 | Ray O'Herron Co., Inc. | CPT Collar - Moffitt | 09/12/2023 | 56.12 | |
| 001-0605-67500-00 | Ray O'Herron Co., Inc. | Fire Scramble Seal - CHarkey | 09/12/2023 | 35.79 | |
| 001-0605-67500-00 | Ray O'Herron Co., Inc. | Cpt Badge - Moffitt | 09/12/2023 | 131.36 | |
| 001-0605-67500-00 | Ray O'Herron Co., Inc. | Name Bar - CHarkey | 09/12/2023 | 20.12 | |
| 001-0605-68600-00 | Office Specialists, Inc. | Nitrile Gloves | 09/12/2023 | 72.02 | |
| 001-0605-68600-00 | Office Specialists, Inc. | Nitrile Gloves | 09/12/2023 | 72.02 | |
| Subtotal for Divison: 0605 | | | | 6,890.72 | |
| Subtotal for Fund 001 | | | | 118,416.31 | |
| 011-0000-66000-00 | Tazewell County Asphalt Co, Inc | Asphalt supply for 2023 | 09/12/2023 | 2,771.30 | 0000092326 |
| 011-0000-66000-00 | Tazewell County Asphalt Co, Inc | Asphalt supply for 2023 | 09/12/2023 | 1,845.38 | 0000092326 |
| 011-0000-66000-00 | Galesburg Builders Supply, Inc | Portland Cement Concrete supply for 2023 | 09/12/2023 | 129.50 | 0000092331 |
| 011-0000-66000-00 | Galesburg Builders Supply, Inc | Add'l Portland Cement Concrete supply for 2023 | 09/12/2023 | 582.75 | 0000092331 |
| 011-0000-66000-00 | Galesburg Builders Supply, Inc | Add'l Portland Cement Concrete supply for 2023 | 09/12/2023 | 906.50 | 0000092331 |
| 011-0000-66000-00 | Galesburg Builders Supply, Inc | Add'l Portland Cement Concrete supply for 2023 | 09/12/2023 | 388.50 | 0000092331 |
| 011-0000-66000-00 | Galesburg Builders Supply, Inc | Add'l Portland Cement Concrete supply for 2023 | 09/12/2023 | 129.50 | 0000092331 |
| 011-0000-66000-00 | Galesburg Builders Supply, Inc | Add'l Portland Cement Concrete supply for 2023 | 09/12/2023 | 388.50 | 0000092331 |
| 011-0000-66000-00 | Galesburg Builders Supply, Inc | Add'l Portland Cement Concrete supply for 2023 | 09/12/2023 | 582.75 | 0000092331 |
| 011-0000-78010-00 | Gunther Construction Co., a div. of I | McClure Street Reconstruction | 09/12/2023 | 37,732.02 | 0000092482 |
| Subtotal for Divison: 0000 | | | | 45,456.70 | |
| Subtotal for Fund 011 | | | | 45,456.70 | |
| 013-0000-20103-00 | Jahnke and Sons Cont, Inc | Release Retainage - Fire Training Tower | 09/12/2023 | 30,128.20 | 0000092266 |
| 013-0000-20103-00 | Jahnke and Sons Cont, Inc | Retainage - Fire Training Tower | 09/12/2023 | -18,468.50 | 0000092266 |
| 013-0000-75000-00 | Jahnke and Sons Cont, Inc | Fire Training Tower | 09/12/2023 | 184,685.00 | 0000092266 |
| 013-0000-76000-00 | Gunther Construction Co., a div. of I | Lake Storey Path Widen and Resurface | 09/12/2023 | 71,592.33 | 0000092538 |
| 013-0000-76000-00 | Hutchison Engineering, Inc | ITEP Lake Storey Path Phase II Engineering | 09/12/2023 | 7,296.29 | 0000092542 |
| 013-0000-76000-00 | Hutchison Engineering, Inc | Preliminary Engineering for the Simmons St Streetscape & Parking | 09/12/2023 | 5,307.55 | 0000092510 |
| 013-0000-76000-00 | Hutchison Engineering, Inc | ITEP Lake Storey Path Phase II Engineering | 09/12/2023 | 2,092.37 | 0000092542 |
| Subtotal for Divison: 0000 | | | | 282,633.24 | |

| Account Number | Vendor | Description | Date | Amount | PO No |
|----------------------------|---------------------------------------|---|------------|-------------------|------------|
| Subtotal for Fund 013 | | | | <u>282,633.24</u> | |
| 014-0000-64500-00 | Mobotrex | Pushbutton, Pole Universal Mount | 09/12/2023 | 840.00 | |
| 014-0000-64500-00 | Galesburg Electric, Inc. | Batteries, Marking Flags | 09/12/2023 | 57.50 | |
| 014-0000-64500-00 | Schulte Supply, Inc. | Marking Flags | 09/12/2023 | 538.00 | |
| 014-0000-66000-00 | Gunther Construction Co., a div. of I | CA6 | 09/12/2023 | 3,316.70 | |
| 014-0000-66000-00 | Gunther Construction Co., a div. of I | CA6 | 09/12/2023 | 3,367.74 | |
| 014-0000-66000-00 | Galesburg Builders Supply, Inc | Reinf Bars | 09/12/2023 | 70.00 | |
| 014-0000-66000-00 | Galesburg Electric, Inc. | Locking Plug, Connector | 09/12/2023 | 145.43 | |
| 014-0000-66000-00 | Galesburg Builders Supply, Inc | CLSM flowable fill Mix 4 material | 09/12/2023 | 440.00 | 0000092515 |
| 014-0000-66000-00 | Galesburg Builders Supply, Inc | Reinf Bars | 09/12/2023 | 70.00 | |
| 014-0000-66000-00 | Sherwin Williams Co. | Paint for Light Poles | 09/12/2023 | 180.93 | |
| 014-0000-66000-00 | Galesburg Builders Supply, Inc | Raising Ring | 09/12/2023 | 1,076.55 | |
| 014-0000-66000-00 | Galesburg Builders Supply, Inc | PV-SI | 09/12/2023 | 582.75 | |
| 014-0000-66000-00 | Roanoke Concrete Products Co | Controlled low strength material (CLSM) supply for 2023 | 09/12/2023 | 333.75 | 0000092337 |
| 014-0000-66000-00 | Roanoke Concrete Products Co | Controlled low strength material (CLSM) supply for 2023 | 09/12/2023 | 200.25 | 0000092337 |
| Subtotal for Divison: 0000 | | | | <u>11,219.60</u> | |
| Subtotal for Fund 014 | | | | <u>11,219.60</u> | |
| 015-0000-66500-00 | Unmanned Vehicle Technologies | DJI Matrice 30T Drone | 09/12/2023 | 12,928.99 | 0000092518 |
| Subtotal for Divison: 0000 | | | | <u>12,928.99</u> | |
| Subtotal for Fund 015 | | | | <u>12,928.99</u> | |
| 016-0000-54000-00 | Paul Vannaken | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 016-0000-54000-00 | Timothy Spitzer | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 016-0000-54000-00 | Travis Smith | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| Subtotal for Divison: 0000 | | | | <u>90.00</u> | |
| Subtotal for Fund 016 | | | | <u>90.00</u> | |
| 018-0000-55500-00 | Altorfer Inc. | Filters, Cap & Probe, Oil, Analysis & Checks | 09/12/2023 | 1,785.00 | |
| 018-0000-66000-00 | Core & Main | PVC Pipes | 09/12/2023 | 1,804.95 | |
| Subtotal for Divison: 0000 | | | | <u>3,589.95</u> | |
| Subtotal for Fund 018 | | | | <u>3,589.95</u> | |

| Account Number | Vendor | Description | Date | Amount | PO No |
|-------------------|-------------------------------|--|------------|-----------|------------|
| 019-0000-20102-00 | Stratus Networks, Inc | 09/23 Service Acct#7382 | 09/12/2023 | 305.43 | |
| | | Subtotal for Divison: 0000 | | 305.43 | |
| 019-1905-54000-00 | Angela Buchen | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 019-1905-54000-00 | Elizabeth Varner | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 019-1905-59511-00 | Galesburg Tourism Fund | 08/23 Tourism Agreement | 09/12/2023 | 15,833.33 | |
| 019-1905-84500-00 | Knox County Collector | Property Tax - Western Addn Lot 3 Blk 1 | 09/12/2023 | 109.35 | |
| 019-1905-84500-00 | Knox County Collector | Property Tax - Western Addn Lot 2 Blk 1 | 09/12/2023 | 109.35 | |
| 019-1905-84500-00 | Knox County Collector | Property Tax - RP 1957 RESD LT3 Blk 4 Lt 1 & PT LT 2 BL K 5 Hai | 09/12/2023 | 150.33 | |
| 019-1905-84500-00 | Knox County Collector | Property Tax - RP 1957 Resd LT 3 Blk4 LT 1 & PT LT2 BLK 5 Hard | 09/12/2023 | 111.28 | |
| | | Subtotal for Divison: 1905 | | 16,373.64 | |
| 019-1910-55700-00 | Getz Fire Equipment Co., Inc. | Annual Service - Portable Fire Extinguisher | 09/12/2023 | 116.10 | |
| | | Subtotal for Divison: 1910 | | 116.10 | |
| 019-1911-55700-00 | Getz Fire Equipment Co., Inc. | Annual Service - Portable Fire Extinguisher | 09/12/2023 | 145.50 | |
| 019-1911-55700-00 | Getz Fire Equipment Co., Inc. | Annual Service - Portable Fire Extinguisher | 09/12/2023 | 321.00 | |
| 019-1911-55700-00 | Aramark Uniform Serv. Inc. | 08/23 Service | 09/12/2023 | 26.70 | |
| | | Subtotal for Divison: 1911 | | 493.20 | |
| 019-1915-54000-00 | Jason Asbury | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 019-1915-54000-00 | Michael Markley | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 019-1915-54000-00 | Don Miles | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 019-1915-55700-00 | Galesburg Electric, Inc. | Light Bulbs, Recycle Light bulbs, Drill Set, Diffuser Wrap, Lens | 09/12/2023 | 1,636.00 | |
| 019-1915-55700-00 | Galesburg Electric, Inc. | LED Strip | 09/12/2023 | 427.00 | |
| 019-1915-55700-00 | Royal Cleaning Services | 09/23 Janitorial Services | 09/12/2023 | 559.00 | |
| 019-1915-56000-00 | Terry Allen, Inc | Peck Park - Toilet Rental - 1 Regular Unit 4/1/23-10/31/23. | 09/12/2023 | 80.00 | 0000092358 |
| 019-1915-56000-00 | Terry Allen, Inc | Bersie Williams Area - Toilet Rental - 1 Regular Unit 4/1/23-10/ | 09/12/2023 | 80.00 | 0000092358 |
| 019-1915-56000-00 | Terry Allen, Inc | Bersie Williams Area - Toilet Rental - One Day Rental. Dates TBD | 09/12/2023 | 65.00 | 0000092358 |
| 019-1915-56000-00 | Terry Allen, Inc | East Boat Ramp - Toilet Rental - 1 Regular Unit 1/1/23-12/31/23. | 09/12/2023 | 80.00 | 0000092358 |
| 019-1915-57500-00 | Aramark Uniform Serv. Inc. | 08/23 Service | 09/12/2023 | 67.66 | |
| 019-1915-57500-00 | Aramark Uniform Serv. Inc. | 09/23 Service | 09/12/2023 | 67.66 | |
| 019-1915-62500-00 | Advance Auto Parts | Blower Resestor #501 | 09/12/2023 | 240.27 | |
| 019-1915-62500-00 | Advance Auto Parts | Return of Blower Motor #501 | 09/12/2023 | -203.38 | |
| 019-1915-62500-00 | Advance Auto Parts | Fuel Filter #549 | 09/12/2023 | 4.54 | |
| 019-1915-62500-00 | Martin, Inc | Bolt #517 | 09/12/2023 | 1.26 | |
| 019-1915-62500-00 | Napa Auto Parts | Blower Motor #501 | 09/12/2023 | 87.09 | |
| 019-1915-62500-00 | Martin, Inc | Hose #522 | 09/12/2023 | 380.05 | |

| Account Number | Vendor | Description | Date | Amount | PO No |
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| 019-1915-62500-00 | Napa Auto Parts | Fuse #516 | 09/12/2023 | 21.98 | |
| 019-1915-62500-00 | Martin, Inc | Gearbox #522 | 09/12/2023 | 300.67 | |
| 019-1915-62500-00 | Martin, Inc | Spindle Kit #522 | 09/12/2023 | 1,833.30 | |
| 019-1915-62500-00 | Martin, Inc | Wheel #522 | 09/12/2023 | 239.61 | |
| 019-1915-62500-00 | Pomp's Tire - Galesburg | Tires #522 | 09/12/2023 | 239.00 | |
| 019-1915-62510-00 | Herr Petroleum Corp | 798.5 - Gal Diesel #2, 278.4 - Gal Unleaded Ethanol | 09/12/2023 | 3,993.76 | 0000092349 |
| 019-1915-65000-00 | Office Specialists, Inc. | Toilet Paper | 09/12/2023 | 245.88 | |
| 019-1915-66000-00 | Galesburg Electric, Inc. | Sealant, Light Bulb | 09/12/2023 | 34.75 | |
| 019-1915-68500-00 | Tri-State Water | Misc Chemicals | 09/12/2023 | 180.48 | |
| 019-1915-68500-00 | Tri-State Water | Misc Chemicals | 09/12/2023 | 270.72 | |
| Subtotal for Divison: 1915 | | | | 11,022.30 | |
| 019-1920-54000-00 | Bryan Luedtke | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 019-1920-55700-00 | J.P. Benbow, Inc. | Took Ice Machine Apart and Cleaned | 09/12/2023 | 163.00 | |
| 019-1920-57500-00 | Aramark Uniform Serv. Inc. | 08/23 Service | 09/12/2023 | 39.75 | |
| 019-1920-57500-00 | Aramark Uniform Serv. Inc. | 09/23 Service | 09/12/2023 | 39.75 | |
| 019-1920-61000-00 | All Star Pro Golf | Pencils | 09/12/2023 | 266.96 | |
| 019-1920-62510-00 | Herr Petroleum Corp | 274 Gal - Diesel #2, 367.5 Gal Unleaded Ethanol | 09/12/2023 | 2,261.54 | 0000092350 |
| 019-1920-63500-00 | Advanced Turf Solutions | Foliar- Pak | 09/12/2023 | 415.52 | |
| 019-1920-64000-00 | HORNUNG'S GOLF PRODUCTS, I | Tour Wrap, Super Stick | 09/12/2023 | 124.40 | |
| 019-1920-64125-00 | Smithfield Direct, LLC | Misc Concession | 09/12/2023 | 128.70 | |
| 019-1920-64125-00 | Smithfield Direct, LLC | Misc Concession | 09/12/2023 | 42.90 | |
| 019-1920-64125-00 | Atlantic Coca-Cola | Misc Concessions | 09/12/2023 | 465.58 | |
| 019-1920-64125-00 | Atlantic Coca-Cola | Misc Concessions | 09/12/2023 | 764.02 | |
| 019-1920-64125-00 | Butch's Pizza Inc. | Pizzas | 09/12/2023 | 33.00 | |
| 019-1920-64300-00 | MTI Distributing, Inc | Credit Freight Charge Invoice 1376477-04 | 08/15/2023 | -19.33 | |
| 019-1920-65500-00 | MTI Distributing, Inc | Return of Bedknife-EdgeMax | 08/15/2023 | -92.60 | |
| 019-1920-66000-00 | Faulks Bros. Construcion, Inc. | Sand | 09/12/2023 | 833.42 | |
| 019-1920-66000-00 | Galesburg Builders Supply, Inc | Cold Mix | 09/12/2023 | 217.26 | |
| Subtotal for Divison: 1920 | | | | 5,713.87 | |
| 019-1925-56000-00 | Terry Allen, Inc | Campground - Toilet Rental - 4 Regular Units 4/13/23-10/16/23. I | 09/12/2023 | 320.00 | 0000092358 |
| 019-1925-64000-00 | The Home City Ice Company | Bagged Ice | 09/12/2023 | 185.00 | |
| 019-1925-66000-00 | Galesburg Electric, Inc. | Switches, Switch Plates, Plugs, Breakers | 09/12/2023 | 48.14 | |
| 019-1925-66000-00 | Galesburg Electric, Inc. | Receptacles , Light Bulbs | 09/12/2023 | 73.25 | |
| 019-1925-66000-00 | Galesburg Electric, Inc. | Light Bulb, Locking Wiring Device | 09/12/2023 | 175.02 | |
| Subtotal for Divison: 1925 | | | | 801.41 | |

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| 019-1935-57500-00 | Aramark Uniform Serv. Inc. | 09/23 Service | 09/12/2023 | 454.48 | |
| | | Subtotal for Divison: 1935 | | 454.48 | |
| 019-1940-51500-00 | Breedlove's Sporting Goods, Inc. | Plastic Plate - Lakeside Makos Swim Team | 09/12/2023 | 35.00 | |
| 019-1940-64125-00 | Gold Medal - Central Illinois, LLC | Misc Concessions | 09/12/2023 | 85.15 | |
| | | Subtotal for Divison: 1940 | | 120.15 | |
| 019-1945-64000-00 | Office Specialists, Inc. | Copy Paper, Note Pads | 09/12/2023 | 57.23 | |
| | | Subtotal for Divison: 1945 | | 57.23 | |
| 019-1950-64125-00 | Gold Medal - Central Illinois, LLC | Misc Concessions | 09/12/2023 | 192.08 | |
| 019-1950-68500-00 | Hawkins, Inc | Azone 15 | 09/12/2023 | 242.99 | |
| | | Subtotal for Divison: 1950 | | 435.07 | |
| 019-1955-55700-00 | J.P. Benbow, Inc. | Furnished/Installed Butterfly Valve | 09/12/2023 | 889.00 | |
| 019-1955-55700-00 | J.P. Benbow, Inc. | Furnished and Installed Recirculating Pump | 09/12/2023 | 1,153.61 | |
| 019-1955-68500-00 | Tri-State Water | Misc Chemicals | 09/12/2023 | 76.50 | |
| | | Subtotal for Divison: 1955 | | 2,119.11 | |
| 019-1965-54000-00 | Roger Darst | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 019-1965-57500-00 | Aramark Uniform Serv. Inc. | 09/23 Service | 09/12/2023 | 36.74 | |
| 019-1965-57500-00 | Aramark Uniform Serv. Inc. | 08/23 Service | 09/12/2023 | 36.74 | |
| 019-1965-62500-00 | Scott Equipment, LLC | Idler Assy #587 | 09/12/2023 | 321.37 | |
| 019-1965-62500-00 | Pomp's Tire - Galesburg | Tires #519 | 09/12/2023 | 88.50 | |
| 019-1965-62500-00 | Pomp's Tire - Galesburg | Tires #588 | 09/12/2023 | 87.50 | |
| 019-1965-62500-00 | Scott Equipment, LLC | Spindle #587 | 09/12/2023 | 160.00 | |
| 019-1965-62500-00 | Pomp's Tire - Galesburg | Tires Tubes #588 | 09/12/2023 | 9.94 | |
| 019-1965-62500-00 | Scott Equipment, LLC | Tire #582 | 09/12/2023 | 136.50 | |
| 019-1965-65500-00 | Scott Equipment, LLC | Belt | 09/12/2023 | 65.00 | |
| 019-1965-65500-00 | Scott Equipment, LLC | Belt, Bolt | 09/12/2023 | 66.84 | |
| 019-1965-65500-00 | Scott Equipment, LLC | Base, for Weed Eater | 09/12/2023 | 23.50 | |
| 019-1965-65500-00 | Scott Equipment, LLC | Anti-Scalping Wheel | 09/12/2023 | 41.64 | |
| 019-1965-65500-00 | Scott Equipment, LLC | Anti-Scalping WheelCaster Wheel Bearing, Wheel Spanner | 09/12/2023 | 34.47 | |
| 019-1965-65500-00 | Scott Equipment, LLC | Primer Ball for Weed Eater | 09/12/2023 | 19.25 | |
| | | Subtotal for Divison: 1965 | | 1,157.99 | |
| 019-1975-54000-00 | Cris Fones | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 019-1975-62500-00 | Mutual Wheel Co., Inc. | Wire Harness #106 | 09/12/2023 | 13.50 | |

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| Subtotal for Divison: 1975 | | | | 43.50 | |
| 019-1980-55700-00 | Helm Mechanical / Helm Service | Steam Trap Replacement - 905 Maple Avenue | 09/12/2023 | 4,927.00 | 0000092402 |
| Subtotal for Divison: 1980 | | | | 4,927.00 | |
| Subtotal for Fund 019 | | | | 44,140.48 | |
| 020-0000-55700-00 | Galesburg Welding, Inc | Light Covers | 09/12/2023 | 568.24 | |
| 020-0000-66000-00 | Galesburg Electric, Inc. | Anchors, Wire Connectors, Drill Bits, Unilet Cover | 09/12/2023 | 147.03 | |
| 020-0000-84500-00 | Knox County Collector | Property Tax - Leasehold Valuation of Exempt Land | 09/12/2023 | 25,584.95 | |
| 020-0000-84500-00 | Knox County Collector | Property Tax - Leasehold Valuation Exempt Land | 09/12/2023 | 531.05 | |
| Subtotal for Divison: 0000 | | | | 26,831.27 | |
| Subtotal for Fund 020 | | | | 26,831.27 | |
| 023-0000-55420-00 | Jimax Corp. | Demolition of Hotel & Restaurant located at 29 Public Sq | 09/12/2023 | 83,779.08 | 0000092382 |
| 023-0000-55420-00 | Tim Brown | Addl Asbestos Removal at 359 S Henderson St | 09/12/2023 | 1,116.00 | 0000092309 |
| 023-0000-55420-00 | Tim Brown | Demolition of 643 Day Street | 09/12/2023 | 684.00 | 0000092309 |
| 023-0000-55420-00 | Tim Brown | Demolition of 481 E Third St | 09/12/2023 | 9,172.90 | 0000092309 |
| 023-0000-55420-00 | Tim Brown | Demolition of 1965 E Main & VL to East | 09/12/2023 | 10,975.42 | 0000092309 |
| 023-0000-55420-00 | Tim Brown | Demolition of 643 Day Street | 09/12/2023 | 3,107.10 | 0000092309 |
| 023-0000-55420-00 | Tim Brown | Demolition of 359 S Henderson | 09/12/2023 | 8,483.46 | 0000092309 |
| 023-0000-55420-00 | Tim Brown | Demolition of 643 Day Street | 09/12/2023 | 95.90 | 0000092309 |
| 023-0000-55420-00 | Tim Brown | Demolition of 1965 E Main & VL to East | 09/12/2023 | 328.64 | 0000092309 |
| 023-0000-84500-00 | Knox County Collector | Property Tax - Finch S Addn S 6 Ft Lot 13 & All Lot 14 Blk 1 | 09/12/2023 | 947.87 | |
| 023-0000-84500-00 | Knox County Collector | Property Tax - Barlow 5 Addn Lot 75 - 1465 Willard St | 09/12/2023 | 919.55 | |
| Subtotal for Divison: 0000 | | | | 119,609.92 | |
| Subtotal for Fund 023 | | | | 119,609.92 | |
| 024-0000-51000-00 | Great Eastern Mgmt., Inc. | Boone Bank & Trust Co | 09/12/2023 | 240.66 | |
| 024-0000-51000-00 | PGAV Planners LLC | Professional Services for Creating TIF 6 | 09/12/2023 | 1,575.00 | 0000092386 |
| 024-0000-84500-00 | Knox County Collector | Property Tax - Harding S Addn S D Lot 1 BLK 1S 1/2 Lot 12 | 09/12/2023 | 316.27 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - E 250 Ft Lots 17 18 19 20 21&22 BLK 121 820 E 5th | 09/12/2023 | 1,120.64 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - W 1/2 NE Sec 19 Lyg S I-74 & PT Lot 5 Commission | 09/12/2023 | 2,194.56 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - Re S D 1898 BLK 117 Lot 40 359 S Henderson St | 09/12/2023 | 234.29 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax-S D Lots 8 9 10 11 & 12 BLK 116 Lot 4 335 E 2nd St | 09/12/2023 | 447.09 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - Nw Sec 19 Lyg Sw I-74&Lyg NE RR 1510 Knox Rd t | 09/12/2023 | 7,956.63 | |

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| 024-0000-84500-00 | Knox County Collector | Property Tax - Se Sec 19 Lyg N Rr & Lyg S I-74 (Ex Pt F Or Rd) | 09/12/2023 | 11,694.85 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - Lot 1 Sw Sec 19 (Ex Pts for rd) T11 R2 City of Ga | 09/12/2023 | 1,079.93 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - Leonard S Addn S D 1919 Lot 7 of 5 D Lot S 5 6&7 | 09/12/2023 | 43.94 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - RE SD 1898 BLK 117 Lot 7 & 13 518 W South St | 09/12/2023 | 607.18 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - S W Allen S S D Five Acre Lots 3 4 9 & 10 Lot 14 | 09/12/2023 | 1,056.20 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - Indevco Sub Ext'n 2 Lt 1 (Ex Beg NE Cor SE221.54' | 09/12/2023 | 218.67 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - Washington ADD Lots 1 & 2 BLK 4 | 09/12/2023 | 2,214.91 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - Sw Sec 20 Lyg S I -74 NW FA 400 N RR AKA - Tract | 09/12/2023 | 1,981.86 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - 10 Acre Lot 4 S D Lot 7 Lot 8 - 772 Ella St | 09/12/2023 | 206.95 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - PT Lot 6 Commisioners Sub Lyg SW I-74 E 1/2 NE S | 09/12/2023 | 218.18 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - Olof Hawkinson 5 ADDN E 51 ft Lots 1&2 BLK 196' | 09/12/2023 | 558.37 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - Re S D 1898 Blk 117 N 6 Rds Lot 1 440 W South St | 09/12/2023 | 220.63 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax - 13.38 Acs Lyg S & W of I-74 S1/2 SW Sec 18 T11 R2 | 09/12/2023 | 927.49 | |
| 024-0000-84500-00 | Knox County Collector | Property Tax -Northern Addn W of BroadSt E2 Rds of W4 Rds Lot 1' | 09/12/2023 | 57.60 | |
| Subtotal for Divison: 0000 | | | | 35,171.90 | |
| Subtotal for Fund 024 | | | | 35,171.90 | |
| 030-0000-10701-00 | SHI International Corporation | Transit Fixed Route - Crowdstrike - Jan to Aug 2024 | 09/12/2023 | 140.99 | 0000092533 |
| 030-0000-10701-00 | SHI International Corporation | Handivan Portion - Crowdstrike - Jan to Aug 2024 | 09/12/2023 | 105.15 | 0000092533 |
| 030-0000-10701-00 | Letter Publications, Inc. | 01/24 - 11/24 - Transit Access Report | 08/30/2023 | 290.83 | |
| 030-0000-20102-00 | Stratus Networks, Inc | 09/23 Service Acct#7382 | 09/12/2023 | 129.91 | |
| Subtotal for Divison: 0000 | | | | 666.88 | |
| 030-0320-51500-00 | WGIL/WAAG/WLSR, Inc. | 08/23 Radio Ads | 08/30/2023 | 200.00 | |
| 030-0320-55000-00 | Letter Publications, Inc. | 11/23 - 12/23 - Transit Access Report | 08/30/2023 | 58.17 | |
| 030-0320-55500-00 | Nichols Diesel Service, Inc. | State & Fed Tests #464,#463 | 08/30/2023 | 115.25 | |
| 030-0320-55800-00 | SHI International Corporation | Handivan Portion - Crowdstrike - Sept to Dec 2023 | 09/12/2023 | 52.57 | 0000092533 |
| 030-0320-61000-00 | Office Specialists, Inc. | Paint Markers | 08/30/2023 | 37.31 | |
| 030-0320-61000-00 | Office Specialists, Inc. | Pens, Markers | 08/30/2023 | 38.66 | |
| 030-0320-62510-00 | Herr Petroleum Corp | 262.2 Gal Unleaded Ethanol | 08/30/2023 | 838.50 | 0000092348 |
| 030-0320-62510-00 | Herr Petroleum Corp | 228.3 Gal Unleaded Ethanol | 08/30/2023 | 672.67 | 0000092348 |
| 030-0320-62510-00 | Herr Petroleum Corp | 333.3 Gal Unleaded Ethanol | 08/30/2023 | 1,065.87 | 0000092348 |
| 030-0320-62510-00 | Herr Petroleum Corp | 265.5 Gal Unleaded Ethanol | 08/30/2023 | 897.38 | 0000092348 |
| 030-0320-62510-00 | Herr Petroleum Corp | 220.8 Gal Unleaded Ethanol | 08/30/2023 | 615.70 | 0000092348 |
| 030-0320-62510-00 | Herr Petroleum Corp | 173.1 Gal Unleaded Ethanol | 08/30/2023 | 585.06 | 0000092348 |
| Subtotal for Divison: 0320 | | | | 5,177.14 | |

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| 030-0370-51500-00 | WGIL/WAAG/WLSR, Inc. | 08/23 Radio Ads | 08/30/2023 | 200.00 | |
| 030-0370-54000-00 | Kraig Boynton | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 030-0370-55500-00 | Nichols Diesel Service, Inc. | State & Fed Tests #405,#1107 | 08/30/2023 | 115.25 | |
| 030-0370-55500-00 | Brozene Hydraulic Service | Refillable Tank,Labor of transfer of excess refrigerant | 08/30/2023 | 450.00 | |
| 030-0370-55700-00 | IL Oil Marketing Equipment, Inc. | Labor, Mileage, Misc Supplies | 08/30/2023 | 824.50 | |
| 030-0370-55700-00 | Galesburg Termite & Pest Control In | 09/23 - Semi Monthly Service | 09/12/2023 | 45.00 | |
| 030-0370-55700-00 | Howe Overhead Doors, Inc. | Serviced & Replaced 3 Button Station - Bus Wash Bay | 08/30/2023 | 285.00 | |
| 030-0370-55800-00 | SHI International Corporation | Transit Fixed Route - Crowdstrike - Sept to Dec 2023 | 09/12/2023 | 70.50 | 0000092533 |
| 030-0370-57500-00 | Cintas, Inc | 08/23 Service | 08/30/2023 | 213.98 | |
| 030-0370-57500-00 | Cintas, Inc | 09/23 Services | 09/12/2023 | 170.16 | |
| 030-0370-61000-00 | Office Specialists, Inc. | Ink Cartridge | 08/30/2023 | 36.52 | |
| 030-0370-62500-00 | Napa Auto Parts | GM Terminals | 08/30/2023 | 227.62 | |
| 030-0370-62500-00 | Midwest Transit Equipment, Inc. | Front Rollstop Harnesses | 08/30/2023 | 220.94 | |
| 030-0370-62500-00 | Thompson Truck & Trailer, Inc | Filters | 08/30/2023 | 934.70 | |
| 030-0370-62500-00 | Thompson Truck & Trailer, Inc | Fuel Filter | 08/30/2023 | 165.84 | |
| 030-0370-62500-00 | Gillig | Brake Drums | 08/30/2023 | 551.53 | |
| 030-0370-62500-00 | Gillig | Battery & Power Cable | 08/30/2023 | 291.15 | |
| 030-0370-62500-00 | Gillig | Shoe & Lining Kit | 08/30/2023 | 140.85 | |
| 030-0370-62510-00 | Herr Petroleum Corp | 320 Gal Diesel #2 | 08/30/2023 | 1,173.20 | 0000092348 |
| 030-0370-66000-00 | Lock & Key Shop LLC | Double Sided Plastic Keys | 08/30/2023 | 56.00 | |
| 030-0370-66000-00 | IL Oil Marketing Equipment, Inc. | Hoses, Swivel, Micorns, Leak Gauge Kit | 08/30/2023 | 290.26 | |
| Subtotal for Divison: 0370 | | | | 6,493.00 | |
| Subtotal for Fund 030 | | | | 12,337.02 | |
| 052-0000-78010-00 | Gunther Construction Co., a div. of U | Irwin Street Roadway Portion (Bond) | 09/12/2023 | 113,717.90 | 0000092523 |
| Subtotal for Divison: 0000 | | | | 113,717.90 | |
| Subtotal for Fund 052 | | | | 113,717.90 | |
| 053-0000-75000-00 | AMP Companies Inc | Pavilion HVAC System Replacement | 09/12/2023 | 47,465.00 | 0000092275 |
| Subtotal for Divison: 0000 | | | | 47,465.00 | |
| Subtotal for Fund 053 | | | | 47,465.00 | |
| 057-0000-51000-00 | Great Eastern Mgmt., Inc. | TriState Capital Bank | 09/12/2023 | 100.28 | |
| 057-0000-61700-00 | Qubit Networks | Optical Cable | 09/12/2023 | 225.00 | |

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| Subtotal for Divison: 0000 | | | | 325.28 | |
| Subtotal for Fund 057 | | | | 325.28 | |
| 058-0000-51000-00 | Great Eastern Mgmt., Inc. | Golden State Bank | 09/12/2023 | 241.32 | |
| 058-0000-51000-00 | Great Eastern Mgmt., Inc. | TriState Capital Bank | 09/12/2023 | 100.27 | |
| 058-0000-71000-00 | MTI Distributing, Inc | Toro Greens Master 3400 #556 | 09/12/2023 | 66,895.00 | 0000092243 |
| Subtotal for Divison: 0000 | | | | 67,236.59 | |
| Subtotal for Fund 058 | | | | 67,236.59 | |
| 061-0000-10701-00 | SHI International Corporation | Water - Crowdstrike - Jan to Aug 2024 | 09/12/2023 | 492.28 | 0000092533 |
| 061-0000-20101-00 | JASON LANDERS | Refund Check 050557-004, 245 E FREMONT ST | 09/07/2023 | 146.57 | |
| 061-0000-20101-00 | KENNEDY JACKSON | Refund Check 065572-000, 1089 HAWKINSON AVE 2 | 09/07/2023 | 103.45 | |
| 061-0000-20101-00 | LUCAS INGRAM | Refund Check 054610-001, 1838 BAIRD AVE | 09/11/2023 | 33.28 | |
| 061-0000-20101-00 | MERRY ESP | Refund Check 049921-000, 217 SUMNER ST 1 | 08/30/2023 | 37.80 | |
| 061-0000-20101-00 | GRADEN ELLEDGE | Refund Check 016019-007, 1081 LANE AVE | 08/31/2023 | 101.77 | |
| 061-0000-20101-00 | ROBIN DERRY ESTATE | Refund Check 059469-000, 330 BELLE VIEW CT | 08/31/2023 | 68.67 | |
| 061-0000-20101-00 | RICHARD CROUSE | Refund Check 064956-000, 499 IRWIN ST | 09/11/2023 | 69.33 | |
| 061-0000-20101-00 | AUTUMN CULVER | Refund Check 056464-002, 1751 WILLARD ST | 09/07/2023 | 66.89 | |
| 061-0000-20101-00 | SHARRON CUTLIFF | Refund Check 052680-001, 1551 EDGEBROOK DR | 08/31/2023 | 39.54 | |
| 061-0000-20101-00 | MARCIA KAGE | Refund Check 008837-002, 877 E GROVE ST | 09/07/2023 | 66.96 | |
| 061-0000-20101-00 | WALTER JIMENEZ | Refund Check 059390-007, 1192 N BROAD ST | 09/11/2023 | 106.36 | |
| 061-0000-20101-00 | JEFFREY HOLT | Refund Check 011485-000, 72 VICTORIA AVE | 09/07/2023 | 36.43 | |
| 061-0000-20101-00 | DYLAN INNESS | Refund Check 056914-000, 1458 N CEDAR ST | 08/31/2023 | 92.36 | |
| 061-0000-20101-00 | ROBERT JONES | Refund Check 065449-000, 343 E FOURTH ST | 08/31/2023 | 72.76 | |
| 061-0000-20101-00 | MATTHEW GIVAN | Refund Check 058617-000, 1054 FRANK ST | 09/07/2023 | 34.06 | |
| 061-0000-20101-00 | BRITTANY ALBERT | Refund Check 055582-001, 1576 MCKNIGHT ST | 08/31/2023 | 946.96 | |
| 061-0000-20101-00 | ANTOINETTE BARTON | Refund Check 063414-000, 1583 MCKNIGHT ST | 08/31/2023 | 42.54 | |
| 061-0000-20101-00 | GLORIA BAILEY | Refund Check 054314-000, 1673 N SEMINARY ST | 08/30/2023 | 82.04 | |
| 061-0000-20101-00 | BRENDA BALICE | Refund Check 064759-000, 1422 MORTON AVE | 09/11/2023 | 32.11 | |
| 061-0000-20101-00 | GAYLORD COLE | Refund Check 014666-000, 3232 LINCOLN PARK DR | 08/31/2023 | 43.66 | |
| 061-0000-20101-00 | DAVID COLLIS | Refund Check 061471-001, 1557 S SEMINARY ST | 08/31/2023 | 78.80 | |
| 061-0000-20101-00 | ZACHARY CHAINUCK | Refund Check 060947-000, 1055 BROWN AVE | 08/30/2023 | 58.37 | |
| 061-0000-20101-00 | JASMINE CHILDRESS | Refund Check 053302-002, 958 W SOUTH ST | 08/31/2023 | 12.40 | |
| 061-0000-20101-00 | CALDERONE LAND TRUST NO 1 | Refund Check 013700-002, 750 N HENDERSON ST | 09/07/2023 | 83.62 | |
| 061-0000-20101-00 | ARIEL CASTELLANO | Refund Check 059112-000, 1130 GRAND AVE | 09/07/2023 | 65.28 | |

| Account Number | Vendor | Description | Date | Amount | PO No |
|-------------------|------------------------------------|--|------------|-----------|------------|
| 061-0000-20101-00 | AMBER CECIL | Refund Check 058644-000, 1934 BAIRD AVE | 08/31/2023 | 111.70 | |
| 061-0000-20101-00 | KAREN BJORKMAN | Refund Check 045392-001, 717 BROWN AVE | 08/31/2023 | 54.46 | |
| 061-0000-20101-00 | WENDY MALOY | Refund Check 019539-001, 1654 INDIANA DR | 09/11/2023 | 27.83 | |
| 061-0000-20101-00 | RAE LYNN KUMER | Refund Check 061992-000, 991 N BROAD ST | 08/31/2023 | 4.16 | |
| 061-0000-20101-00 | JUSTIFIED 731 LLC | Refund Check 058391-003, 372 E NORTH ST | 08/31/2023 | 100.38 | |
| 061-0000-20101-00 | ROBERT GENISIO | Refund Check 021648-008, 228 DAY ST | 08/31/2023 | 81.63 | |
| 061-0000-20101-00 | OFELIA JOHNSON | Refund Check 063062-000, 972 OLIVE ST | 08/31/2023 | 41.71 | |
| 061-0000-20101-00 | GINA MERIDITH | Refund Check 058187-001, 696 WISCONSIN AVE | 08/31/2023 | 76.90 | |
| 061-0000-20101-00 | MACKINZE KUSHMER | Refund Check 066848-000, 451 OAK ST | 09/07/2023 | 47.10 | |
| 061-0000-20101-00 | JKK 359 HOLDINGS LLC | Refund Check 065099-000, 2160 GRAND AVE | 09/11/2023 | 133.99 | |
| 061-0000-20101-00 | SARA WILLIS | Refund Check 059514-000, 1667 N CHERRY ST | 09/11/2023 | 87.10 | |
| 061-0000-20101-00 | ALEXANDRIA GRAWLEY | Refund Check 066131-000, 1563 MCKNIGHT ST | 08/31/2023 | 106.90 | |
| 061-0000-20101-00 | ANGELA JOHNSON | Refund Check 064325-000, 1066 E DAYTON ST | 09/07/2023 | 116.44 | |
| 061-0000-20101-00 | SHOE CARNIVAL | Refund Check 056082-000, 2474 VETERANS DR | 08/31/2023 | 98.00 | |
| 061-0000-20101-00 | GERALD ZIMMERMAN | Refund Check 062860-000, 178 W SANBORN ST | 08/31/2023 | 76.90 | |
| 061-0000-20101-00 | SHANNON WALKER | Refund Check 050883-000, 1368 SPRUCE AVE | 08/31/2023 | 16.13 | |
| 061-0000-20101-00 | MARY WHETSTINE | Refund Check 055675-000, 1303 MONROE ST | 08/30/2023 | 72.73 | |
| 061-0000-20101-00 | VANGUARD PROPERTIES LLC | Refund Check 062497-003, 1241 GARDEN LN | 09/07/2023 | 32.77 | |
| 061-0000-20101-00 | JEANNE MURRAY | Refund Check 006499-002, 272 LINNEUS AVE | 09/11/2023 | 150.85 | |
| 061-0000-20101-00 | MICHAEL OVEREND | Refund Check 065576-000, 59 SHELDON ST | 08/31/2023 | 69.33 | |
| 061-0000-20101-00 | ELLEN THOMAS | Refund Check 063168-000, 928 ARNOLD ST | 08/31/2023 | 48.10 | |
| 061-0000-20101-00 | RODNEY MCNEELY | Refund Check 061247-000, 245 E FREMONT ST | 08/31/2023 | 35.00 | |
| 061-0000-20101-00 | JEANNE MURRAY | Refund Check 006499-002, 272 LINNEUS AVE | 09/11/2023 | 102.08 | |
| 061-0000-20101-00 | ANDREW SPRAGUE | Refund Check 049279-001, 2698 PARKWAY CT | 09/11/2023 | 1.70 | |
| 061-0000-20101-00 | LARRY SMITH | Refund Check 023037-001, 1180 PINE TREE LN | 08/31/2023 | 69.73 | |
| 061-0000-20101-00 | ANDREW SPRAGUE | Refund Check 049279-001, 2698 PARKWAY CT | 09/11/2023 | 104.50 | |
| 061-0000-20101-00 | ANDREW SPRAGUE | Refund Check 049279-001, 2698 PARKWAY CT | 09/11/2023 | 0.34 | |
| 061-0000-20102-00 | Stratus Networks, Inc | 09/23 Service Acct#7382 | 09/12/2023 | 125.73 | |
| 061-0000-51000-00 | ARMARC/MunicipalH20 | MONTHLY MAINTENANCE FEE | 09/12/2023 | 350.00 | 0000092423 |
| 061-0000-51000-00 | Knox County Records Office | 08/23 Laredo Billing | 09/12/2023 | 26.80 | |
| 061-0000-51000-00 | Pace Analytical Services LLC | Water Testing | 09/12/2023 | 29.00 | |
| 061-0000-51000-00 | SpringbrookSoftware LLC | 08/23 CivicPay PayPad | 09/12/2023 | 187.74 | |
| 061-0000-51000-00 | Midco Diving & Marine Services, In | INSPECTIONS OF TREATMENT PLANT CONTACT TANKS ANI | 09/12/2023 | 8,136.00 | 0000092227 |
| 061-0000-51000-00 | Pace Analytical Services LLC | Water Testing | 09/12/2023 | 17.50 | |
| 061-0000-52000-00 | American Electric Power | 08/23 Service | 08/30/2023 | 11,601.26 | |
| 061-0000-54000-00 | Michael Mackey | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 061-0000-54000-00 | Jerami Brown | Cell Phone Allowance | 08/30/2023 | 30.00 | |

| Account Number | Vendor | Description | Date | Amount | PO No |
|----------------------------|----------------------------------|---|------------|------------|------------|
| 061-0000-54000-00 | Timothy Fey | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 061-0000-54000-00 | Shelby Schwieter | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 061-0000-54000-00 | Mark Schwieter | Cell Phone Allowance | 08/30/2023 | 30.00 | |
| 061-0000-55700-00 | Royal Cleaning Services | 09/23 Janitorial Services | 09/12/2023 | 510.00 | |
| 061-0000-55800-00 | SHI International Corporation | Water - Crowdstrike - Sept to Dec 2023 | 09/12/2023 | 246.14 | 0000092533 |
| 061-0000-65000-00 | Office Specialists, Inc. | Paper Towels | 09/12/2023 | 111.57 | |
| 061-0000-65000-00 | Office Specialists, Inc. | Paper Towels | 09/12/2023 | 52.46 | |
| 061-0000-65000-00 | Office Specialists, Inc. | Trash Bags | 09/12/2023 | 36.33 | |
| 061-0000-66000-00 | Lock & Key Shop LLC | Master Padlocks | 09/12/2023 | 268.68 | |
| 061-0000-66000-00 | Sherwin Williams Co. | Paint | 09/12/2023 | 322.52 | |
| 061-0000-67500-00 | Reflective Apparel Factory, Inc. | Safety Pants, Parka, Jackets, Sweatshirts | 09/12/2023 | 504.27 | |
| 061-0000-67500-00 | Reflective Apparel Factory, Inc. | Safety Sweatshirts, Jackets, Pants | 09/12/2023 | 177.10 | |
| 061-0000-67500-00 | Reflective Apparel Factory, Inc. | Safety Shirts, Pants, Jackets | 09/12/2023 | 223.81 | |
| 061-0000-68500-00 | Hawkins, Inc | 2023 Liquid Chlorine for Water Division as per bid. This is a b | 09/12/2023 | 6,282.00 | 0000092306 |
| Subtotal for Divison: 0000 | | | | 34,241.66 | |
| Subtotal for Fund 061 | | | | 34,241.66 | |
| 067-0000-20101-00 | ANDREW SPRAGUE | Refund Check 049279-001, 2698 PARKWAY CT | 09/11/2023 | 2.43 | |
| 067-0000-20101-00 | AMBER CECIL | Refund Check 058644-000, 1934 BAIRD AVE | 08/31/2023 | 2.43 | |
| 067-0000-51000-00 | SpringbrookSoftware LLC | 08/23 CivicPay PayPad | 09/12/2023 | 93.88 | |
| 067-0000-51000-00 | Knox County Records Office | 08/23 Laredo Billing | 09/12/2023 | 26.80 | |
| 067-0000-56000-00 | Terry Allen, Inc | Pickard Road - Toilet Rental - 1 Regular Unit 3/17/23-11/19/23. | 09/12/2023 | 80.00 | 0000092358 |
| Subtotal for Divison: 0000 | | | | 205.54 | |
| Subtotal for Fund 067 | | | | 205.54 | |
| 078-0000-56535-00 | Carle Foundation Hospital | DOS 07/27/23 Patient# 2147013 | 09/12/2023 | 154.91 | |
| 078-0000-56535-00 | Carle Foundation Hospital | DOS 07/27/23 Patient# A006277154 | 09/12/2023 | 164.92 | |
| 078-0000-67500-00 | Dinges Fire Company | RT-2395015040 - Osscar Man Overboard Manikin, 88 lbs | 09/12/2023 | 1,406.00 | 0000092508 |
| Subtotal for Divison: 0000 | | | | 1,725.83 | |
| Subtotal for Fund 078 | | | | 1,725.83 | |
| 091-0000-20101-00 | AMBER CECIL | Refund Check 058644-000, 1934 BAIRD AVE | 08/31/2023 | 1.00 | |
| 091-0000-20102-00 | Galesburg Sanitary Dist. | 09/23 - Less 3% Collection Fee | 09/12/2023 | -15,017.14 | |
| 091-0000-20102-00 | Galesburg Sanitary Dist. | 08/23 - Credit Card Porcessing Fees | 09/12/2023 | -2,950.37 | |

| Account Number | Vendor | Description | Date | Amount | PO No |
|-------------------|--------------------------|------------------------------|------------|--------------|-------|
| 091-0000-22003-00 | Galesburg Sanitary Dist. | 09/23 Sanitary District Fees | 09/12/2023 | 500,571.19 | |
| | | Subtotal for Divison: 0000 | | 482,604.68 | |
| | | Subtotal for Fund 091 | | 482,604.68 | |
| | | Report Total: | | 1,459,947.86 | |

Advance Checks and ACH Payments as of 9/12/2023

| Check Date | Check # | Vendor Name | Description | Account # | Amount |
|------------|---------|----------------------------------|--|----------------|-----------|
| 8/29/2023 | 0 | Euclid Beverage | Liquor for Golf Course | 019-1920-64125 | 104.30 |
| 8/29/2023 | 0 | Quadient Leasing USA, Inc | Postage for machine | 061-0000-10702 | 1,000.00 |
| 8/31/2023 | 0 | Chuck Humes | 08/29 - Umped Softball 2 games | 019-1940-51400 | 70.00 |
| 8/31/2023 | 20092 | Knox County Health Department | Admin Cost - B.Mercado | 013-0000-83100 | 30.00 |
| 8/31/2023 | 20092 | Knox County Health Department | Admin Cost - J Thom | 013-0000-83100 | 30.00 |
| 8/31/2023 | 20092 | Knox County Health Department | Admin Cost - JDaly | 013-0000-83100 | 30.00 |
| 8/31/2023 | 20092 | Knox County Health Department | Admin Cost - L.Mercado | 013-0000-83100 | 30.00 |
| 8/31/2023 | 20092 | Knox County Health Department | Admin Cost - L.Mercado | 013-0000-83100 | 30.00 |
| 8/31/2023 | 20092 | Knox County Health Department | Admin Cost - G.Mercado | 013-0000-83100 | 30.00 |
| 8/31/2023 | 98515 | Knox County Recorders Office | File 46 Weed/Trash/Demo Liens | 001-0160-51300 | 426.00 |
| 9/1/2023 | 0 | City of Galesburg | 10 year advance monthly interest payment | 900-0000-87500 | 711.63 |
| 9/1/2023 | 0 | City of Galesburg | 10 year advance monthly principal payment | 900-0000-23101 | 4,349.11 |
| 9/6/2023 | 0 | Ameren Illinois | 07/23 Electricity 01147-55694 | 019-0000-20102 | 23,909.25 |
| 9/6/2023 | 0 | Ameren Illinois | 07/23 Electricity 01147-55694 | 061-0000-20102 | 27,366.42 |
| 9/6/2023 | 0 | Ameren Illinois | 07/23 Electricity 01147-55694 | 018-0000-20102 | 130.82 |
| 9/6/2023 | 0 | Ameren Illinois | 07/23 Heat 01147-55694 | 024-0000-20102 | 56.37 |
| 9/6/2023 | 0 | Ameren Illinois | 07/23 Electricity 01147-55694 | 001-0000-20102 | 8,004.39 |
| 9/6/2023 | 0 | Ameren Illinois | 07/23 Electricity 01147-55694 | 024-0000-20102 | 29.93 |
| 9/6/2023 | 0 | Ameren Illinois | 07/23 Electricity 01147-55694 | 020-0000-20102 | 869.63 |
| 9/6/2023 | 0 | Bluefin Payment Systems | 08/23 UB Webpayment credit card processing fee | 067-0000-51000 | 1,801.71 |
| 9/6/2023 | 0 | Bluefin Payment Systems | 08/23 UB Webpayment credit card processing fee | 061-0000-51000 | 3,603.41 |
| 9/6/2023 | 0 | Bluefin Payment Systems | 08/23 Paypad processing fees | 001-0410-51000 | 23.61 |
| 9/6/2023 | 0 | Bluefin Payment Systems | 08/23 Paypad processing fees | 061-0000-51000 | 1,193.05 |
| 9/6/2023 | 0 | Bluefin Payment Systems | 08/23 Paypad processing fees | 001-0115-51000 | 193.57 |
| 9/6/2023 | 0 | Bluefin Payment Systems | 08/23 Paypad processing fees | 067-0000-51000 | 596.55 |
| 9/6/2023 | 0 | Bluefin Payment Systems | 08/23 Paypad processing fees | 001-0306-51000 | 23.61 |
| 9/6/2023 | 0 | Breakthru Beverage Illinois, LLC | Liquor for Golf concessions | 019-1920-64125 | 196.20 |
| 9/6/2023 | 0 | Cardconnect | 08/23 Card Connect Credit Card Charges | 019-1930-51000 | 80.81 |
| 9/6/2023 | 0 | Cardconnect | 08/23 Card Connect Credit Card Charges | 019-1945-51000 | 47.34 |
| 9/6/2023 | 0 | Cardconnect | 08/23 Card Connect Credit Card Charges | 019-1935-51000 | 96.53 |
| 9/6/2023 | 0 | Cardconnect | 08/23 Card Connect Credit Card Charges | 019-1905-51000 | 313.00 |
| 9/6/2023 | 0 | Cardconnect | 08/23 Card Connect Credit Card Charges | 019-1925-51000 | 667.63 |
| 9/6/2023 | 0 | Cardconnect | 08/23 Card Connect Credit Card Charges | 019-1950-51000 | 211.57 |
| 9/6/2023 | 0 | Cardconnect | 08/23 Card Connect Credit Card Charges | 051-0000-51000 | 29.11 |
| 9/6/2023 | 0 | Euclid Beverage | Liquor for Golf Concessions | 019-1920-64125 | 255.20 |
| 9/6/2023 | 0 | Farmers & Mechanics Bank | 08/23 F&M Bank Trust fees | 001-0205-51000 | 59.34 |

| | | | | | |
|--------------------|-------|--------------------------------|--|----------------|----------------------|
| 9/6/2023 | 0 | Farmers & Mechanics Bank | 08/23 F&M Bank Trust fees | 052-0000-51000 | 99.52 |
| 9/6/2023 | 0 | Farmers & Mechanics Bank | 08/23 F&M Bank Trust fees | 058-0000-51000 | 29.88 |
| 9/6/2023 | 0 | Farmers & Mechanics Bank | 08/23 F&M Bank Trust fees | 061-0000-51000 | 29.88 |
| 9/6/2023 | 0 | Farmers & Mechanics Bank | 08/23 F&M Bank Trust fees | 019-1905-51000 | 5.93 |
| 9/6/2023 | 0 | G & M Distributors | Courteous Jerk Varsity Pack | 019-1920-64125 | 133.60 |
| 9/6/2023 | 0 | G & M Distributors | Liquor for Golf concessions | 019-1920-64125 | 297.30 |
| 9/6/2023 | 0 | Quadiant Leasing USA, Inc | Postage for machine | 061-0000-10702 | 500.00 |
| 9/6/2023 | 0 | Wells Fargo Merchant Services | 08/23 Credit card fees | 019-1920-51000 | 2,984.33 |
| 9/7/2023 | 0 | Chever Harkey | Mileage-Meals - IFSI Academy WK 1 - Champaign IL-CHarkey | 001-0000-10706 | 344.95 |
| 9/7/2023 | 0 | Chuck Humes | 08/29 - Umped Softball - 1 Game | 019-1940-51400 | 35.00 |
| 9/7/2023 | 0 | Chuck Humes | 09/05 - Umped Softball - 2 Games | 019-1940-51400 | 70.00 |
| 9/7/2023 | 0 | Dan Burgland | 09/05 - Umped Softball - 2 Games | 019-1940-51400 | 70.00 |
| 9/7/2023 | 0 | Flexible Benefit Service LLC | 08/23 Service | 001-0120-56506 | 75.00 |
| 9/7/2023 | 0 | Illinois Department of Revenue | 08/23 Sales Tax | 019-1925-84000 | 57.00 |
| 9/7/2023 | 0 | Illinois Department of Revenue | 08/23 Sales Tax | 019-1920-84000 | 1,884.00 |
| 9/7/2023 | 0 | Illinois Department of Revenue | 08/23 Sales Tax | 019-1940-84000 | 23.00 |
| 9/7/2023 | 0 | Illinois Department of Revenue | 08/23 Sales Tax | 019-1930-84000 | 19.00 |
| 9/7/2023 | 0 | Illinois Department of Revenue | 08/23 Sales Tax | 019-1950-84000 | 325.00 |
| 9/7/2023 | 98547 | Knox County Records Office | File 38 Weed/Trash/Demo Liens | 001-0160-51300 | 300.00 |
| 9/7/2023 | 98547 | Knox County Records Office | 5 Water/Sewer/Refuse Liens Filed | 061-0000-51000 | 63.00 |
| 9/7/2023 | 98547 | Knox County Records Office | Release 3 Property Maint Liens | 001-0160-51300 | 63.00 |
| 9/7/2023 | 0 | MOD Esthetics, LLC | Minority/Woman Owned Business Startup incentive | 054-0000-83100 | 2,232.01 |
| 9/8/2023 | 0 | G & M Distributors | Liquor for Golf Concessions | 019-1920-64125 | 464.20 |
| 9/8/2023 | 0 | IMRF | 08/23 Contributions | 001-0000-20311 | 102,817.61 |
| 9/8/2023 | 0 | James Pendergast | non-safety toe boots | 001-0605-67500 | 115.49 |
| 9/8/2023 | 0 | Kyle Harms | non-safety toe boots | 001-0605-67500 | 60.35 |
| 9/11/2023 | 0 | Euclid Beverage | Liquor for Golf Course | 019-1920-64125 | 355.05 |
| Grand Total | | | | | \$ 190,054.19 |

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

AGENDA ITEM: Sale of retired, confiscated or abandoned property.

SUMMARY RECOMMENDATION: The Interim City Manager and Purchasing Agent recommend the City Council approve passage of the Special Ordinance and authorize the Purchasing Agent to sell the listed items through an online public auction service.

BACKGROUND: Each year the city sells obsolete equipment and abandoned property as necessary. This sale requires City Council approval. The city includes any obsolete equipment along with abandoned bicycles or police evidence kept during court proceedings until the Judge releases the items. The method to sell the items will be an online auction. An inventory of all items to be included in the auction is listed on a Special Ordinance which requires two Council readings with final approval prior to the sale.

City staff seamlessly used Purple Wave Suctions for the disposal of City vehicles and various other items in 2021 and 2022. This company handled all aspects of listing the items as well as collection of funds and title transfer. In this format, the city did not pay a fee for the listing. The interested buyer is responsible for a 10% buyer's fee, which is the commission Purple Wave receives.

While the items would be available for anyone to purchase, City staff believe that revenue from the sale would be maximized under this format as the company targets potential buyers that are interested specifically in the types of items being offered for sale.

BUDGET IMPACT: The revenue received from the sale of this property is deposited into the applicable funds to offset future purchases.

SUPPORTING DOCUMENTS:

1. Ordinance

SPECIAL ORDINANCE NO. _____

WHEREAS, three-fourths of all the Corporate Authorities of the City of Galesburg, Illinois, are of the opinion that the Personal Property hereinafter described is no longer necessary or useful to, or for the best interest of the City of Galesburg.

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

SECTION 1. That the City Manager is authorized to instruct the Purchasing Agent to complete an online auction and/or solicit bids for the sale of the following described City owned property to the highest bidder:

Lot #1 (City Owned Property ready for auction)

| Qty | Detailed Description | Department | Added by |
|-----|---------------------------------------|-----------------------|----------|
| 1 | Four drawer vertical filing cabinet | Community Development | E Heiden |
| 1 | Four drawer vertical filing cabinet | Fire | J Seitz |
| 1 | Desk | Fire | J Seitz |
| 1 | Paddy Wagon Padding Press | Fire | J Seitz |
| 1 | Laminating sheet roll | Fire | J Seitz |
| 1 | Paper cutter | Fire | J Seitz |
| 1 | Paper jogging machine | Fire | J Seitz |
| 8 | Cash drawers | IT | O Lucero |
| 7 | Cash registers w/receipt tape | IT | O Lucero |
| 1 | Small printer stand with pullout tray | IT | O Lucero |
| 3 | Desk undermount keyboard trays | IT | O Lucero |
| 1 | Pressure sealer | IT | O Lucero |
| 1 | Money counter | IT | O Lucero |
| 1 | Bookshelf | IT | O Lucero |
| 1 | Desk hutch | IT | O Lucero |
| 3 | 16' Jon boats | Recreation | D Miles |
| 1 | 1978 Sicard Self Propelled Snowblower | Airport | M Miller |

Lot #2 (Lost, stolen or abandoned property)

| Qty | Detailed Description | Department | Added by |
|-----|--|------------|-----------|
| 40 | Bikes | Police | C Hootman |
| 1 | Skill battery & charger | Police | C Hootman |
| 1 | Troy Built cord leaf blower | Police | C Hootman |
| 1 | Chicago electric tile saw | Police | C Hootman |
| 1 | DeWalt 12in miter saw | Police | C Hootman |
| 2 | Reciprocating saws Black & Decker, Hyper Tough | Police | C Hootman |
| 1 | Homelite chainsaw | Police | C Hootman |

| | | | |
|---------|--------------------------------|--------|-----------|
| 1 | 18 volt DeWalt saw | Police | C Hootman |
| 1 | Guitar | Police | C Hootman |
| Various | Misc sports cards | Police | C Hootman |
| Various | Misc jewelry | Police | C Hootman |
| Various | Coins - some with a case | Police | C Hootman |
| Various | Assorted sport rookie cards | Police | C Hootman |
| Various | Assortment of US stamps | Police | C Hootman |
| 1 | Black JBL speaker with earbuds | Police | C Hootman |

That this Ordinance shall be in full force and effect from, and after its passage, approval and publication in pamphlet form as provided by law.

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

Roll Call #: _____

Ayes: _____

Nays: _____

Absent: _____

Peter Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk

**CITY OF GALESBURG
COUNCIL LETTER
SEPTEMBER 5, 2023**

AGENDA ITEM: Ordinance to revise the parking time limits on school days on Fremont Street and Hawkinson Avenue.

SUMMARY RECOMMENDATION: The Interim City Manager and Interim Director of Public Works recommend approval of this Ordinance to revise the parking time limits on school days on Fremont Street and Hawkinson Avenue.

BACKGROUND: Galesburg CUSD #205 recently contacted the City regarding an issue with street parking during drop-off at the Junior Senior High School on Fremont Street. There is a City Ordinance in place that restricts parking on both sides of Fremont St. in front of the school and the west side of Hawkinson Avenue from Frank Street to Fremont Street. This parking restriction is only in place on school days from 8:00 a.m. to 4:00 p.m. and is in place to deter parking on the street to drop-off and pick-up students from school. The school's recent renovation project included a traffic plan and dedicated location for dropping off and picking up students on school grounds and not on the street.

Due to a recent change in the school's building times, students are being dropped off prior to 8:00 a.m. The school district has requested this time be revised to 7:00 a.m. to 4:00 p.m. to address issues with street parking for drop-off between the hours of 7:00 a.m. and 8:00 a.m. City staff recommend approval of the revised ordinance.

BUDGET IMPACT: Cost of signs.

SUPPORTING DOCUMENTS:

1. Ordinance
2. Parking Restriction Map

ORDINANCE NO. _____

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

SECTION ONE: Appendix X of Chapter 77 of the City of Galesburg Code of Ordinances shall be, and is hereby amended by adding the following language:

From 7:00 a.m. to 4:00 p.m. on the following streets:

- Fremont Street, both sides, 800 feet west of Hawkinson Avenue to 400 feet east of Hawkinson Avenue
- Hawkinson Avenue, west side, Fremont Street to Frank Street

SECTION TWO: Appendix X of Chapter 77 of the City of Galesburg Code of Ordinances shall be, and is hereby amended by deleting the following language below the section that specifies from 8:00 a.m. to 4:30 p.m. on school days:

- Fremont Street, both sides, 800 feet west of Hawkinson Avenue to 400 feet east of Hawkinson Avenue
- Hawkinson Avenue, west side, Fremont Street to Frank Street

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 following its passage, approval and publication as required by law.

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

Roll Call #:

Ayes:

Nays:

Absent: _____

Peter Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk

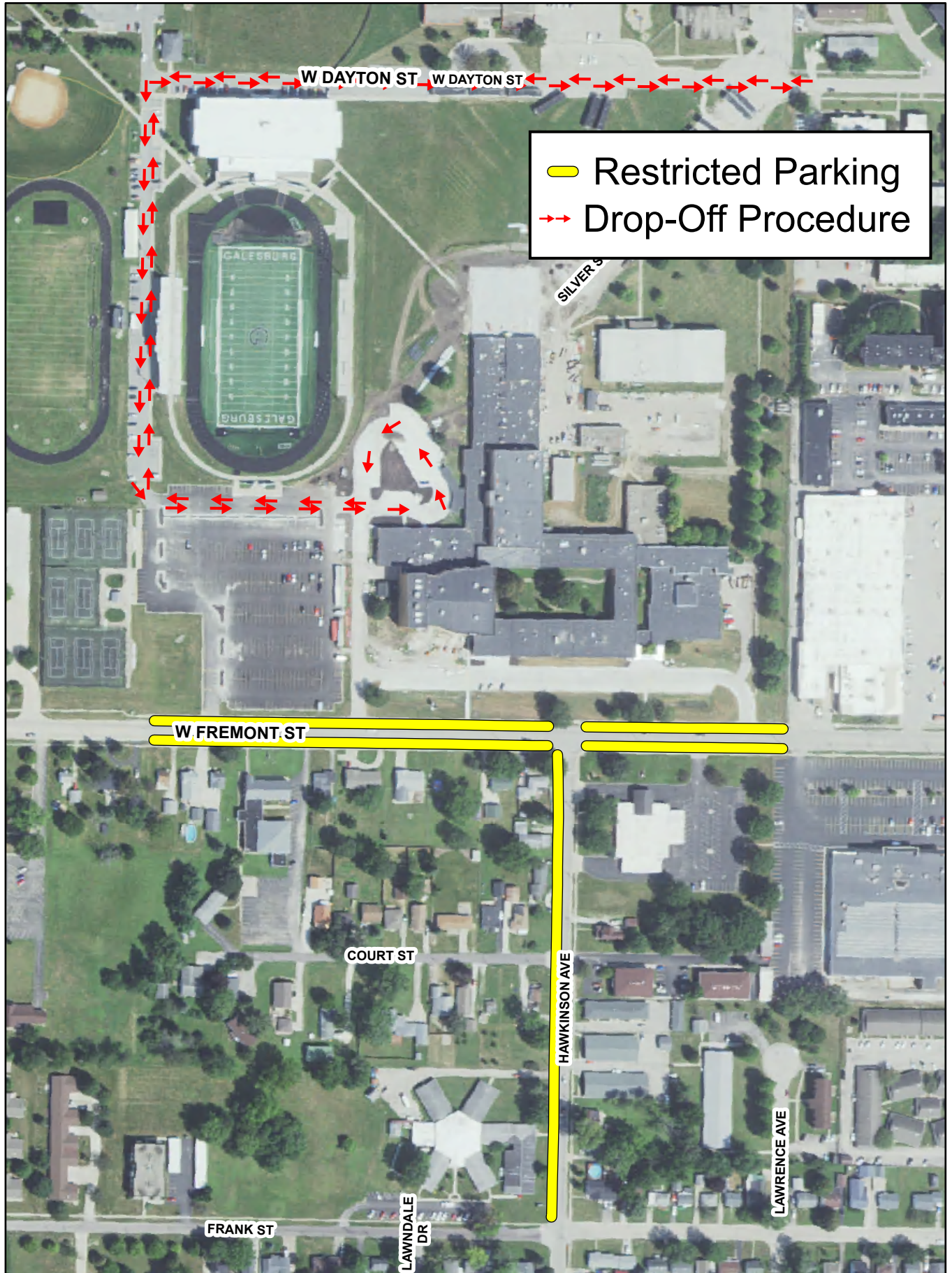


Public Works Department

Restricted Parking at Galesburg Junior / Senior High School



400 200 0 400 Feet



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

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

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

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

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

SUPPORTING DOCUMENTS:

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

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

Revenue recommended to change in 2024
New fees effective in 2024

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

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2024 MASTER REVENUE FEE SCHEDULE
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|--------|--------|--|----------------------|------------|----------------|---------------------------|---|---|----------------------------------|--|
| 19 | 33372 | Lakeside pool season pass add'l caregiver individuals 3 months | Lakeside Pool | Park & Rec | | 2023 | 42.00 | 75.00 | 33.00 | |
| 19 | 33372 | Lakeside pool coupon booklet - 10 pack - 10 punch pass | Lakeside Pool | Park & Rec | | 2023 | 72.00 | 72.00 | - | |
| 19 | 33373 | Lakeside Water Park facility pool rental fee after hours per hour | Lakeside Pool | Park & Rec | | 2022 | 250.00 | \$400 per hour | \$150 | |
| 19 | 33373 | Lakeside Water Park Facility - No Concessions -- Rental Fee After Hours - | Lakeside Pool | Park & Rec | | | - | \$350 per hour | \$350 | New; no concessions |
| 19 | 33373 | Lakeside pool basic party fee - groups of up to 15 | Lakeside Pool | Park & Rec | | 2023 | \$200 + \$15 each add'l patron | \$225 + \$17 each additional patron | \$25/\$2 | |
| 19 | 33373 | Lakeside pool premium party fee - groups of up to 15 | Lakeside Pool | Park & Rec | | 2023 | \$220 + \$17/add'l patron | \$250 + \$20 each additional patron | \$30/\$3 | |
| 19 | 33373 | Lakeside Group Rate (min. 20-49 patrons) | Lakeside Pool | Park & Rec | | 2023 | \$5.10 weekdays/ patron \$6.80 weekend / patron | \$6.80 Monday - Thursday | Delete \$5.10; change days | Delete current weekday rate and weekend verbiage; 15% discount |
| 19 | 33373 | Lakeside Group Rate (min. 50 + patrons) | Lakeside Pool | Park & Rec | | 2023 | \$4.80 weekdays /patron \$6.40 weekends / patron | \$6.40 per patron Monday - Thursday | Delete \$4.80; change days | Delete current weekday rate and weekend verbiage; 20% discount |
| 19 | 33377 | Lakeside recreation facility multi-purpose courts rental per hour | Lakeside Rec | Park & Rec | | 2023 | 30.00 | 35.00 | 5.00 | |
| 19 | 33377 | Lakeside Recreation Facility ; Pitching Machine Fee | Lakeside Rec | Park & Rec | | | - | 15.00 | 15.00 | New; pitching machine set up fee |
| 19 | 33377 | Lakeside Tennis 10-Punch Pass | Lakeside Rec | Park & Rec | | 2023 | \$80 | \$81 | \$1 | 10% discounted rate |
| 19 | 33385 | Pavilion: Non-alcohol Daily Rate Monday-Thursday | Lake Storey Pavilion | Park & Rec | | 2023 | \$275 (Up to 5 hour rental + \$100 non-refundable deposit to hold space) | \$295 (Up to 5 hour rental + \$100 non-refundable deposit to hold space) | \$20 | |
| 19 | 33385 | Pavilion: Non-profit meeting rate Tuesday - Thursday | Lake Storey Pavilion | Park & Rec | | | | | | 2 hours, standard setup; up to 50 people |
| 19 | 33385 | Pavilion: Non-alcohol Daily Rate Friday, Saturday, Sunday | Lake Storey Pa | Park & Rec | | 2023 | \$500 (Up to 5 hour rental + \$250 non-refundable deposit to hold space.) | \$550 (Up to 5 hour rental + \$250 non-refundable deposit to hold space.) | \$50 | 10% increase |

CITY OF GALESBURG
2024 MASTER REVENUE FEE SCHEDULE
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New fees effective in 2024

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

CITY OF GALESBURG
2024 MASTER REVENUE FEE SCHEDULE
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New fees effective in 2024

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

CITY OF GALESBURG
2024 MASTER REVENUE FEE SCHEDULE
EFFECTIVE DATE JANUARY 1, 2024
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|--------|--------|---|-------------|------------|----------------|------------------------------|--------------------|---------------------------|-----------|--|
| 19 | 33305 | Green fees after 1 PM 18 holes | Golf Course | Park & Rec | | 2023 | 17.00 | 18.00 | 1.00 | |
| 19 | 33311 | Cart fee after 1 PM 18 holes | Golf Course | Park & Rec | | 2023 | 13.00 | 14.00 | 1.00 | |
| 19 | 33305 | Green fees after 4 PM 18 holes | Golf Course | Park & Rec | | 2020 | 13.00 | 14.00 | 1.00 | |
| 19 | 33311 | Cart fee after 4 PM 18 holes | Golf Course | Park & Rec | | 2023 | 13.00 | 14.00 | 1.00 | |
| 19 | 33305 | Green fees 9 holes | Golf Course | Park & Rec | | 2020 | 12.00 | 13.00 | 1.00 | |
| 19 | 33311 | Cart fee 9 holes | Golf Course | Park & Rec | | 2023 | 8.00 | 9.00 | 1.00 | |
| 19 | 33305 | Punch cards (golf only) 10 Rounds (9 holes) | Golf Course | Park & Rec | | 2020 | 115.00 | 115.00 | - | \$108.00 in 2023 for current fee was charged |
| 19 | 33305 | Punch cards (golf only) 10 Rounds (18 holes) | Golf Course | Park & Rec | | 2023 | 200.00 | 210.00 | 10.00 | \$198.00 in 2023 for current fee was charged |
| 19 | 33305 | Punch cards (golf only) 20 Rounds (18 holes) | Golf Course | Park & Rec | | 2023 | 400.00 | 395.00 | (5.00) | \$374.00 in 2023 charged |
| 19 | 33306 | Green fees Season Pass REGULAR Season Ticket | Golf Course | Park & Rec | 95.60 (A) | 2023 | 550.00 | 575.00 | 25.00 | |
| 19 | 33306 | Green fees Season Pass SENIOR, OVER 65 YEARS OLD | Golf Course | Park & Rec | 95.60 (A) | 2023 | 510.00 | 535.00 | 25.00 | |
| 19 | 33306 | Green fees Season Pass MINOR, UNDER 19 YEARS OLD | Golf Course | Park & Rec | 95.60 (A) | 2023 | 165.00 | 175.00 | 10.00 | |
| 19 | 33306 | Green fees Season Pass MINOR, UNDER 19 YEARS OLD Season Ticket with Cart Rental | Golf Course | Park & Rec | 95.60 (A) | 2023 | 320.00 | 340.00 | 20.00 | |
| 19 | 33306 | Green fees Season Pass JUNIOR, 19-25 YEARS OLD | Golf Course | Park & Rec | 95.60 (A) | 2023 | 260.00 | 270.00 | 10.00 | |
| 19 | 33306 | Green fees Season Pass JUNIOR, 19-25 YEARS OLD with Cart Rental | Golf Course | Park & Rec | 95.60 (A) | 2023 | 495.00 | 515.00 | 20.00 | |
| 19 | 33306 | Green fees Season Pass YOUNG ADULT, 26-30 YEARS OLD | Golf Course | Park & Rec | 95.60 (A) | 2023 | 335.00 | 345.00 | 10.00 | |
| 19 | 33306 | Green fees Season Pass YOUNG ADULT, 26-30 YEARS OLD with cart | Golf Course | Park & Rec | 95.60 (A) | 2023 | 620.00 | 640.00 | 20.00 | |
| 19 | 33306 | Green fees Seasons Pass ASSOCIATE (First additional immediate family | Golf Course | Park & Rec | 95.60 (A) | 2023 | 260.00 | 275.00 | 15.00 | |
| 19 | 33306 | Green fees Season Pass SECOND AND SUBSEQUENT additional family members (per additional member) without cart | Golf Course | Park & Rec | 95.60 (A) | 2020 | 60.00 | 65.00 | 5.00 | |
| 19 | 33311 | Season cart pass | Golf Course | Park & Rec | 95.60 (A) | 2023 | 550.00 | 575.00 | 25.00 | |
| 19 | 33311 | Season cart pass ASSOCIATE | | Park & Rec | | 2023 | 275.00 | 290.00 | 15.00 | |

CITY OF GALESBURG
 2024 MASTER REVENUE FEE SCHEDULE
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|--------|--------|--|-------------|------------|----------------|------------------------------|--------------------|---------------------------|-----------|------------------|
| 19 | 33306 | Green fees Season Pass FIRST TIME SEASON TICKET | Golf Course | Park & Rec | 95.60 (A) | 2023 | 875.00 | 920.00 | 45.00 | |
| 19 | 33307 | Trail and outdoor storage fees for grandfathered privately owned golf carts shall be \$415 \$435 for electric-powered carts per season, and \$365 \$380 for gas- powered carts per season. | Golf Course | Park & Rec | 95.61(A) | 2023 | \$415/\$365 | 435 / 380 | 20 / 15 | |
| 19 | 33307 | Trail and outdoor storage fees for all new privately owned power golf cart shall be \$600 \$630 for electric-powered cart per season, and \$550 \$575 for gas-powered carts per season. | Golf Course | Park & Rec | 95.61 (B) | 2023 | \$600/\$550 | 630 / 575 | 30 / 25 | |
| 19 | 33309 | Fees for lockers shall be as follows: \$50 per season | Golf Course | Park & Rec | 95.620 | 2020 | 50.00 | 55.00 | 5.00 | |
| 1 | 31010 | Alcoholic Liquor Class K | | City Clerk | 113.045A(1) | 2020 | 2,250.00 | 2,850.00 | 600.00 | |

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

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

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|--------|--------|--|--------------------------------|-------|----------------|------------------------------|--------------------|---------------------------|-----------|----------------------|
| 61 | 36160 | The following rates shall be charged for fire service connections for metered water consumers serving properties located inside of the corporate limits: 6 inches | Fire service line monthly rate | Water | 51.070 | 2023 | 16.8700 | 17.4600 | 0.59 | Per water rate study |
| 61 | 36160 | The following rates shall be charged for fire service connections for metered water consumers serving properties located inside of the corporate limits: 8 inches | Fire service line monthly rate | Water | 51.070 | 2023 | 20.6200 | 21.3400 | 0.72 | Per water rate study |
| 61 | 36160 | The following rates shall be charged for fire service connections for metered water consumers serving properties located inside of the corporate limits: 10 inches | Fire service line monthly rate | Water | 51.070 | 2023 | 26.2500 | 27.1600 | 0.91 | Per water rate study |
| 61 | 36160 | The following rates shall be charged for fire service connections for metered water consumers serving properties located inside of the corporate limits: 12 inches | Fire service line monthly rate | Water | 51.070 | 2023 | 31.8700 | 32.9800 | 1.11 | Per water rate study |
| 61 | 36160 | The following rates shall be charged for fire service connections for metered water customers serving properties located outside the corporate limits: 2 inches | Fire service line monthly rate | Water | 51.071A | 2023 | 14.4900 | 15.0000 | 0.5100 | Per water rate study |

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

| | |
|--|---------------------------------------|
| | Revenue recommended to change in 2024 |
| | New fees effective in 2024 |

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

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

| | |
|--|---------------------------------------|
| | Revenue recommended to change in 2024 |
| | New fees effective in 2024 |

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

ORDINANCE NO. _____

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

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

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

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

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

Roll Call #: _____

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

Peter Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk

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

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

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

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

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

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

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

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

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

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

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

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

SUPPORTING DOCUMENTS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Peter Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk

Exhibit A

Parcels Removed from the Grand Avenue TIF (TIF 6) Redevelopment Project Area After Public Hearing and Before Final Adoption

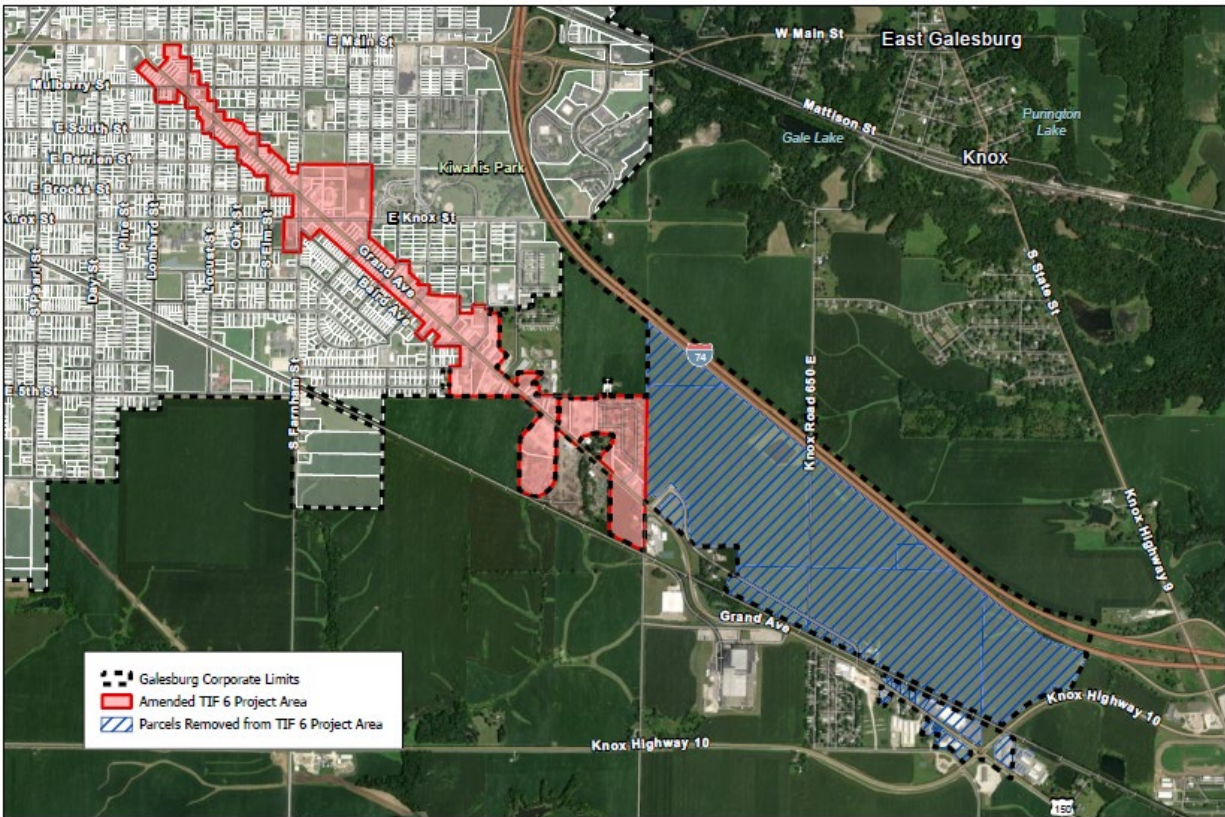


EXHIBIT A: Parcels Removed from TIF 6 Project Area
Galesburg, IL
August 2023



Exhibit B

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exhibit C

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

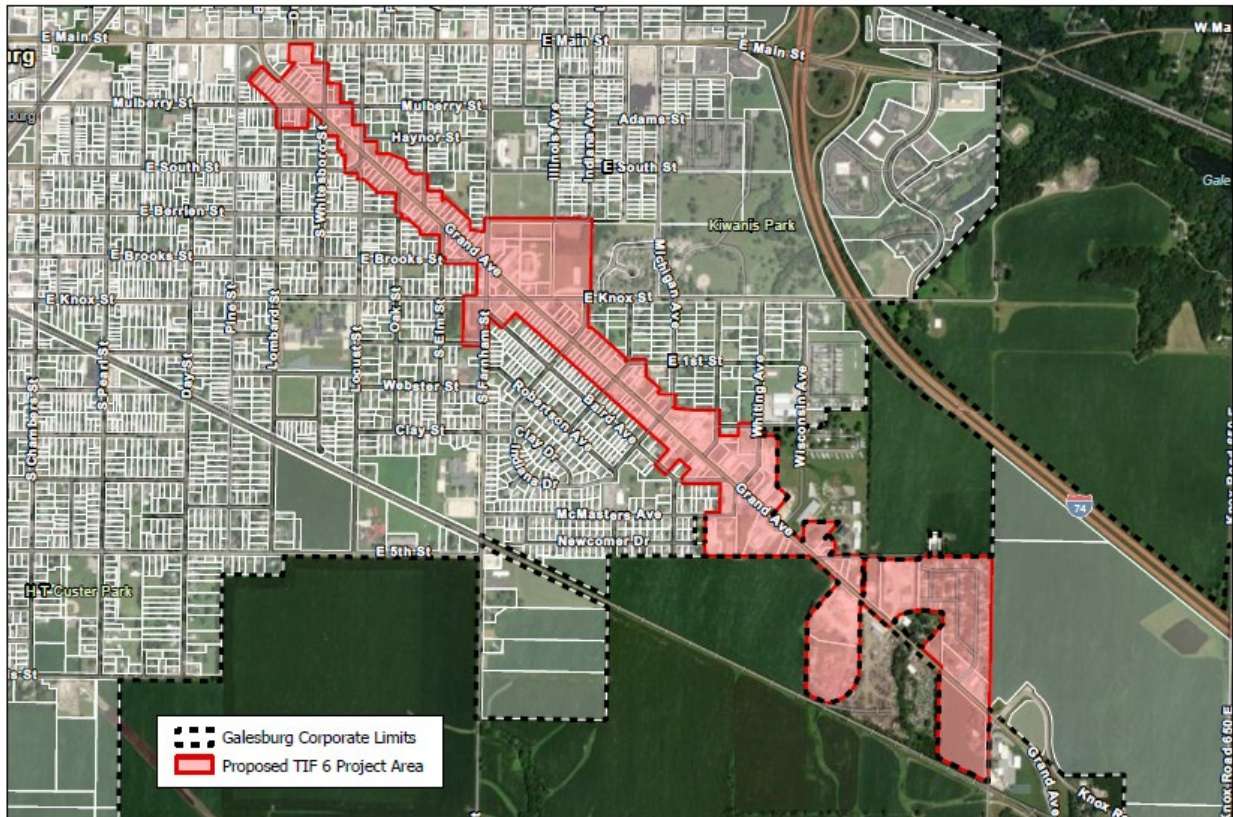


EXHIBIT C: Proposed TIF 6 Project Area
Galesburg, IL
August 2023



DRAFT

Tax Increment Financing Redevelopment Plan & Project

TIF District No. 6
Redevelopment Project Area

Prepared for
City of Galesburg, Illinois

Prepared by
PGAV PLANNERS

September 13, 2023

CITY OF GALESBURG

MAYOR

Peter Schwartzman

CITY COUNCIL

Bradley Hix
FIRST WARD

Wayne Dennis
SECOND WARD

Evan Miller
THIRD WARD

Dwight White
FOURTH WARD

Heather Zeigler Acerra
FIFTH WARD

Sarah Davis
SIXTH WARD

Steve Cheeseman
SEVENTH WARD

CITY MANAGER (INTERIM)

John Schlaf

CITY CLERK

Kelli R. Bennewitz

DIRECTOR OF FINANCE & INFORMATION SYSTEMS

Gloria Osborn

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DRAFT

SECTION I - INTRODUCTION

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

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

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

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

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

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

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

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

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

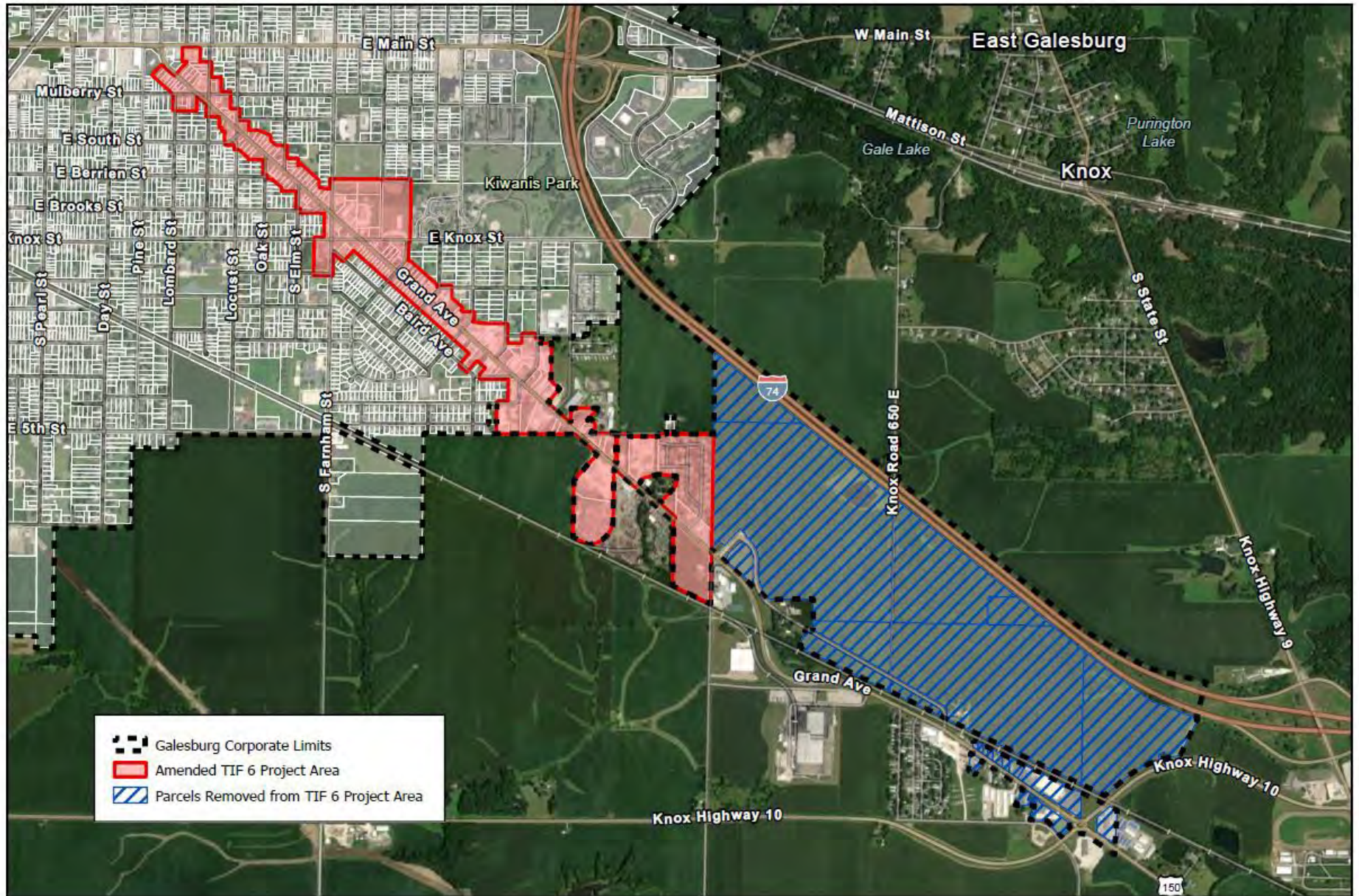


EXHIBIT A : Parcels Removed from Proposed TIF 6 Redevelopment Project
Area Galesburg, IL
September 2023

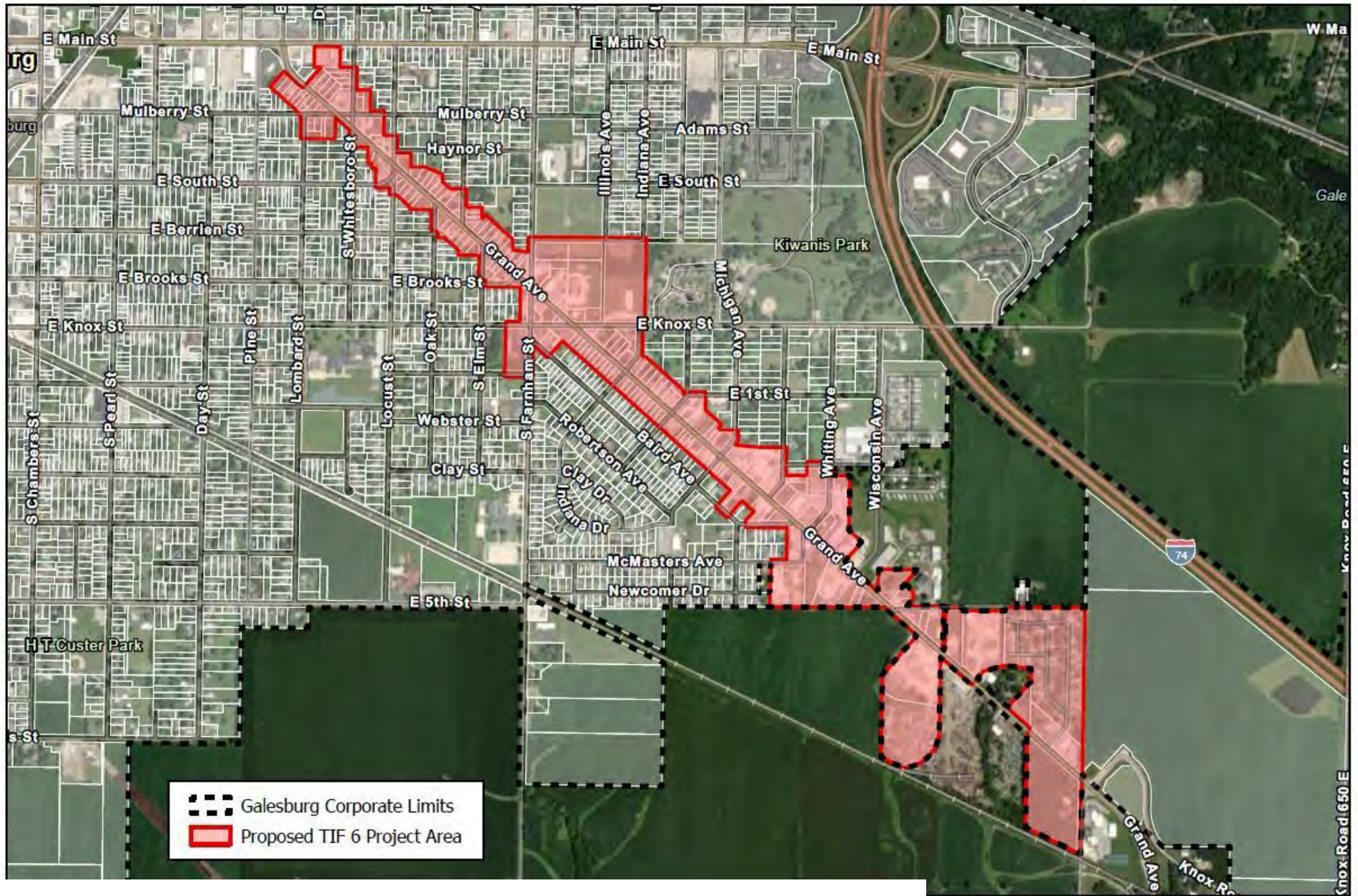


EXHIBIT B: TIF 6 Redevelopment Project
Area Galesburg, IL
September 2023



SECTION II - BASIS FOR ELIGIBILITY OF THE AREA

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

Definition of a Blighted Area

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

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

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

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

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

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

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

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

Definition of a Conservation Area

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

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

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

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

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

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

Findings

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

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

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

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

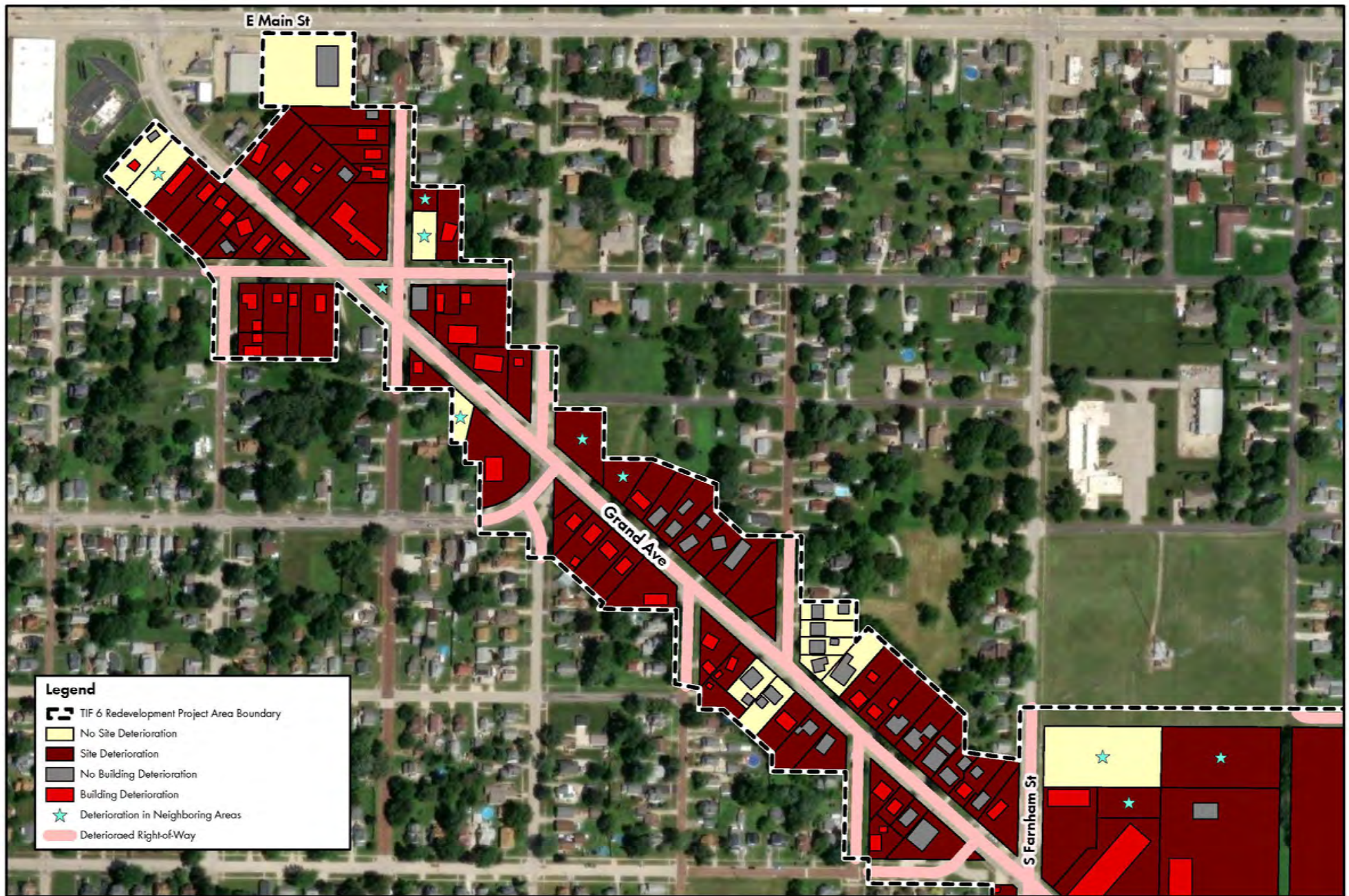


EXHIBIT C
Existing Conditions - TIF 6 Redevelopment Project Area
 Galesburg, IL

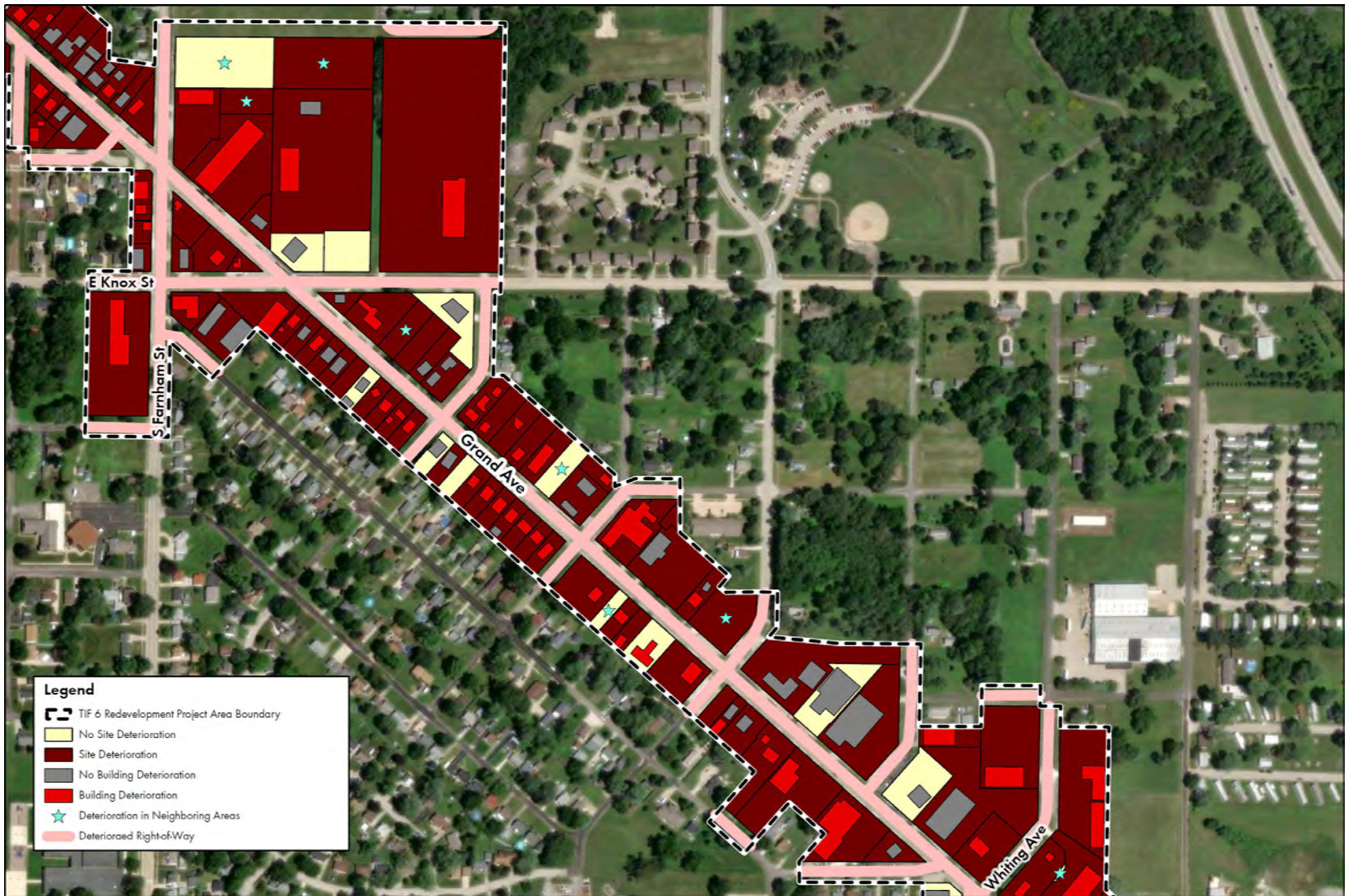


EXHIBIT C
Existing Conditions - TIF 6 Redevelopment Project Area
Galesburg, IL

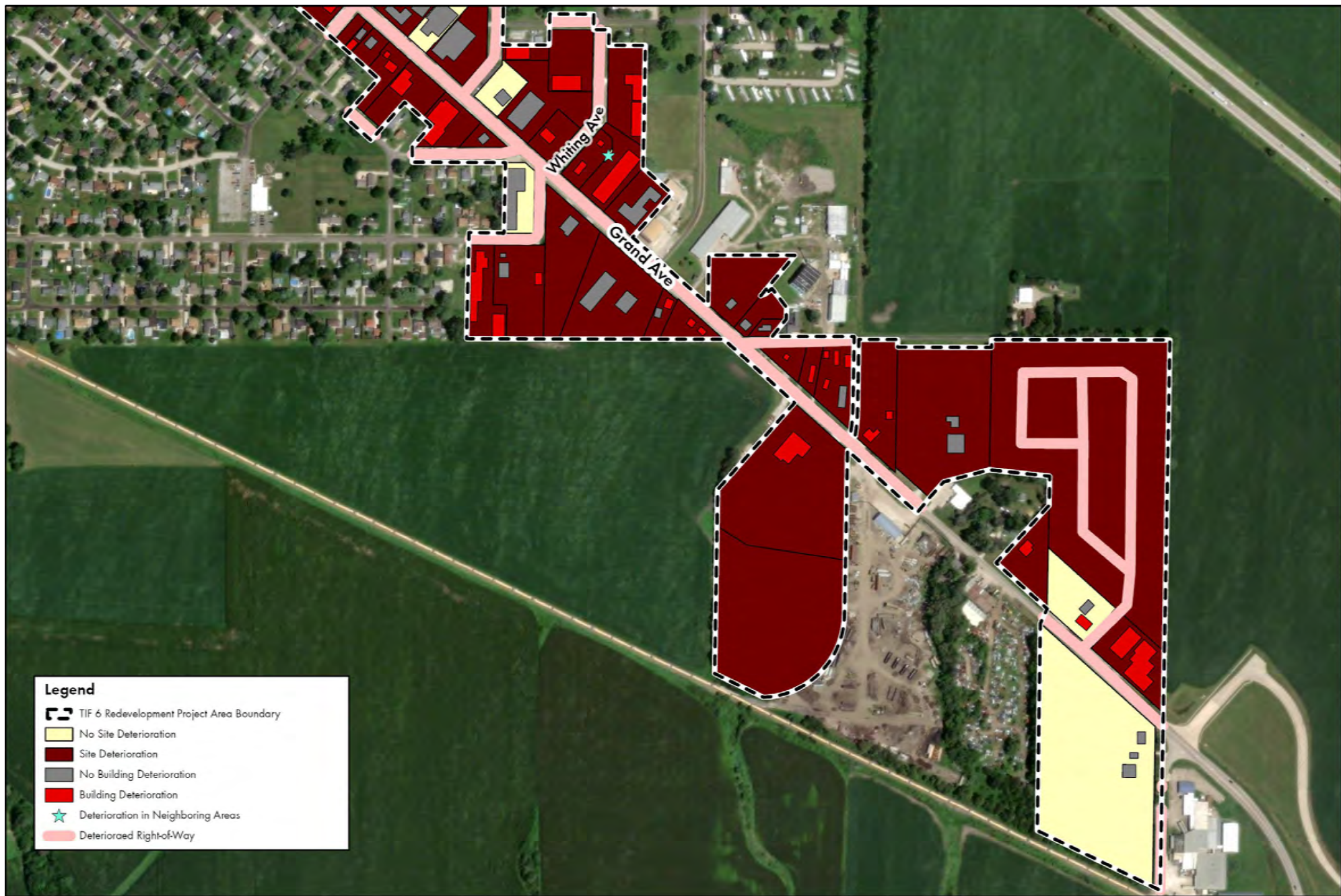


EXHIBIT C
Existing Conditions - TIF 6 Redevelopment Project Area
Galesburg, IL

Exhibit D - Summary of Blighting and Conservation Area Factors

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

SUMMARY OF BLIGHTING AND CONSERVATION AREA FACTORS

TIF 6 Redevelopment Project Area
Galesburg, IL

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

Eligibility of Improved Parcels

1. Summary of Findings on Age of Structures

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

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

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

Structural Deterioration

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

Site Deterioration

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

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

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

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

3. Inadequate Utilities (Improved Land Factor #2)

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

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

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

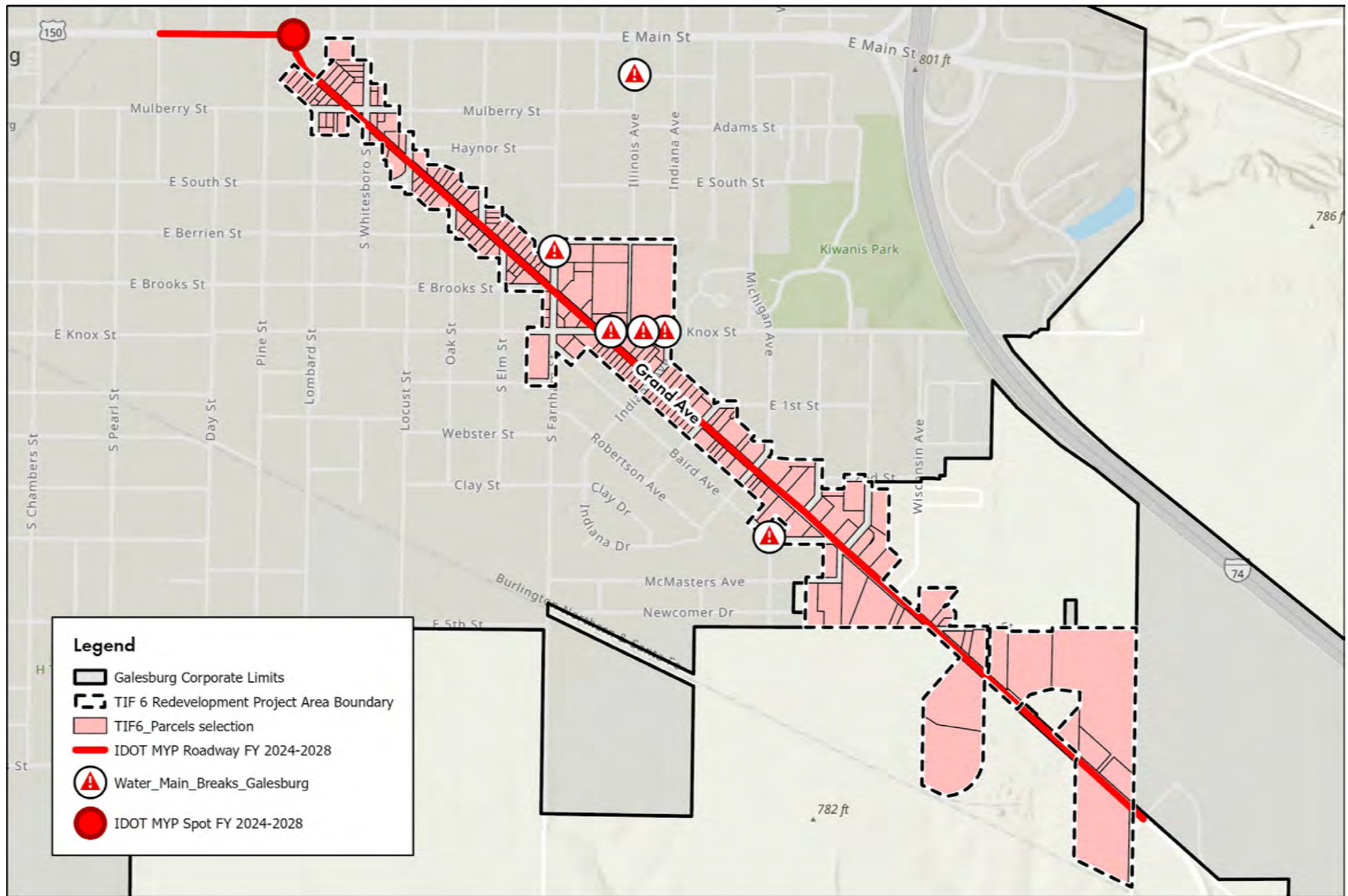


EXHIBIT E
Inadequate Utilities - TIF 6 Redevelopment Project Area
 Galesburg, IL

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

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

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

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

* Source: Knox County Assessor data.

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

5. Dilapidation

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

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

6. Excessive Vacancies

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

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

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

Eligibility of Vacant Parcels

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

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

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

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

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

SECTION III – REDEVELOPMENT PLAN AND PROJECT

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

General Land Uses to Apply

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

Objectives

The objectives of this Plan are as follows:

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

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

Program to be Undertaken to Accomplish Objectives

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

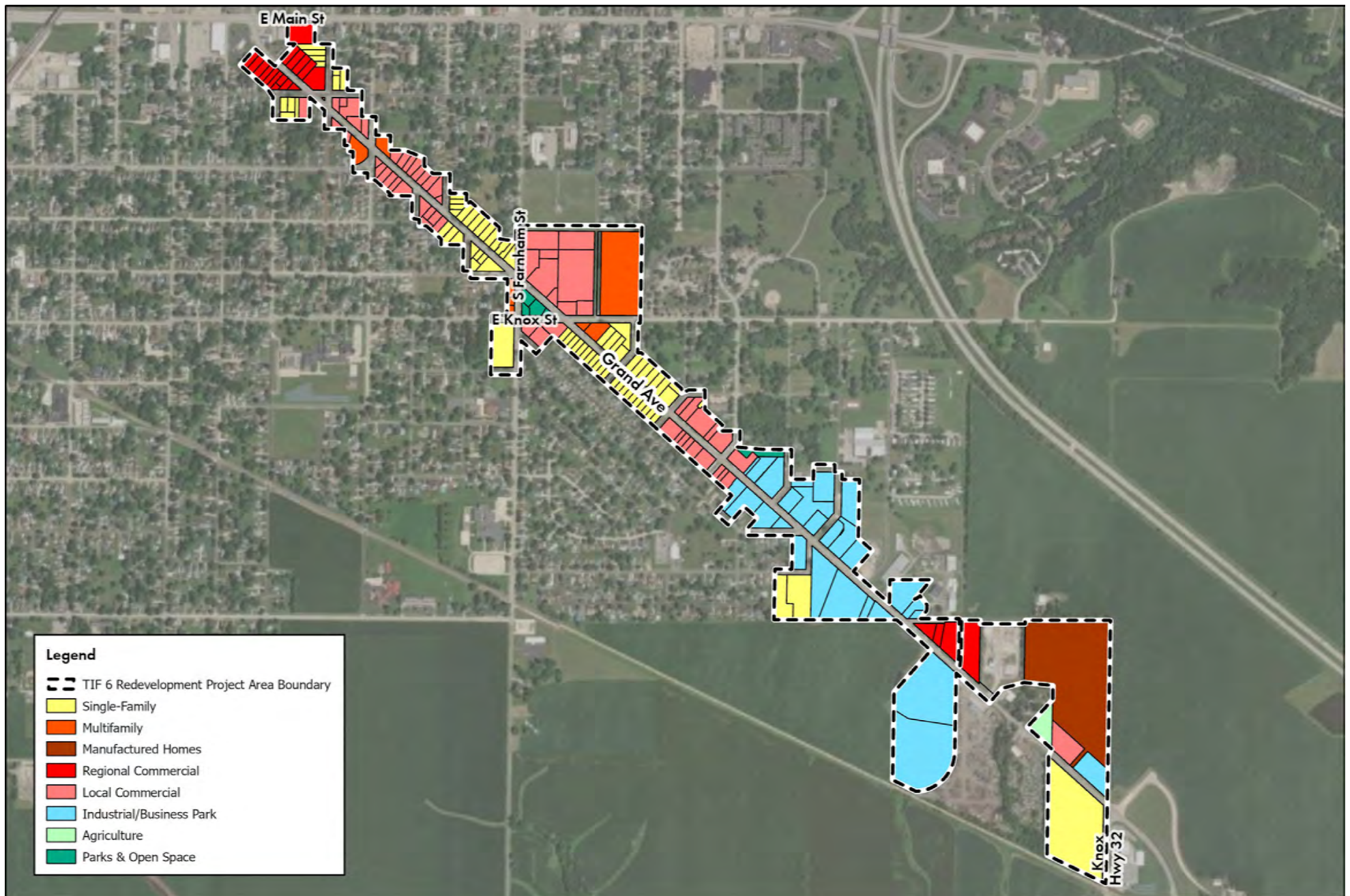


EXHIBIT F
General Land Use Plan - TIF 6 Redevelopment Project Area
 Galesburg, IL

Redevelopment Project

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

1. Private Development and Redevelopment Activities:

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

2. Public Redevelopment Activities:

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

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

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

Displacement Certificate:

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

Relocation Assistance:

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

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

Exhibit G – Estimated Redevelopment Project Costs

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

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

Notes:

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

Description of Redevelopment Project Costs

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION IV - OTHER FINDINGS AND REQUIREMENTS

Conformance with Comprehensive Plan

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

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

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

Would Not be Developed "but for" TIF

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

Assessment of Financial Impact

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

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

Estimated Date for Completion of the Redevelopment Project

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

Sources of Funds

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

Nature and Term of Obligations

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

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

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

Most Recent EAV of Properties in the Area and Redevelopment Valuation

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

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

2. Estimate of Valuation After Redevelopment:

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

Fair Employment Practices and Affirmative Action

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

Reviewing and Amending the TIF Plan

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

DRAFT

APPENDIX

ATTACHMENT A - LEGAL DESCRIPTION

City of Galesburg
TIF District 6
Legal Description:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENT B - PHOTOGRAPHIC EVIDENCE

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

Deterioration of Structures

The following pages contain pictures of structures exhibiting deterioration.



Dilapidated, vacant residential structure at 1127 Grand Avenue.



Dilapidated, vacant residential structure at 1237 Mulberry Street.



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



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

Deterioration of Structures (Continued)



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



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



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



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

Deterioration of Structures (Continued)



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



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



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

Deteriorated Site Improvements

The following pages contain pictures of site improvements exhibiting deterioration.



Deteriorated driveway at 1237 Mulberry Street.



Deteriorated sidewalk and stairs at 1470 Grand Avenue.



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



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

Deteriorated Site Improvements (Continued)



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



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



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

Deteriorated Site Improvements (Continued)



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



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



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

Deteriorated Structure and Site Improvements

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



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



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



Dilapidated barn and site improvements at 2885 Grand Avenue.

Deteriorated Structure and Site Improvements (Continued)



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



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

Deterioration Rights-of-Way

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



Deteriorated street right-of-way: Grand Avenue



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



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



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

Deterioration of Rights-of-Way (Continued)



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



Deteriorated street right-of-way: Lombard Street



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



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

**ATTACHMENT C - DOCUMENTED EVIDENCE OF
INADEQUATE UTILITIES**



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

April 17, 2023

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

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

Dear Mr. Gugliotta:

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

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

Sincerely,

Mark Rothert
Interim Public Works Director



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

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

1 message

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

Mon, Dec 19, 2016 at 5:56 AM

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

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

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

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

Grids : T44NR01E13*W

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

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

Locatn : IN THE CITY OF GALESBURG,

WrkType: REPAIR WATER MAIN BREAK

Extent : LOCATE 100 FT EAST OF THE INTERSECTION-50 FT EAST AND WEST OF THE
: BARRICADE ON THE NORTH SIDE OF E KNOX ST.

Remarks: URGENT FOR NOW. CREW ON WAY.

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

View map at:

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



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

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

1 message

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

Fri, Nov 21, 2014 at 4:33 PM

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

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

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

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

Grids : T11NR01E13*W

BestFit: 40.942684/-90.343366 40.942611/-90.341009
: 40.939768/-90.343457 40.939694/-90.341100

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

Locatn : IN THE CITY OF GALESBURG,

WrkType: WATER MAIN BREAK

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

Remarks: URGENT FOR NOW, CREW ON THE WAY.

Members: COMC7A GBRG0A GSD0A IPC6A PEG0A PEG0B PEG0C SCNT3A SMP2A

View map at:

http://newtina.julie1call.com/newtinweb/map_tkt.nap?Operation=MAPTKT&TRG=A00325116600A&OPR=SQNG8vnePB3tYFxY



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

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

1 message

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

Mon, Nov 21, 2022 at 10:00 AM

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

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

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

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

Grids : T11NR01E13NW

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

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

Extent : LOC: AREA PREMARKED ON THE NE CORNER OF THE INTERSECTION
Remarks: URGENT FOR NOW ** CREW ON SITE ** CUSTOMER WITHOUT SERVICE

Members: AICN2A ATGO2A BSPD0A GBRG0A GSD0A GSD0B

View map at:

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



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

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

1 message

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

Wed, Jul 17, 2019 at 11:05 AM

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

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

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

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

Grids : T11NR01E13SW

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

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

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

Members: COMC0A GBRG0A GSD0A GSD0B IPC6A SCNT3A USIC0A

View map at:

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



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

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

1 message

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

Fri, Mar 8, 2013 at 3:26 AM

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

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

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

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

Grids : T11NR01E13NW T11NR01E14NE

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

Members: COMC7A GBRG0A GSD0A GSD0B IPC6A PEG0A PEG0B SCNT3A SMP2A

View map at:

http://newtina.julie1call.com/newtinweb/map_tkt.nap?Operation=MAPTKT&TRG=A00067000400A&OPR=NF2ynaTFAwITAzhl



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

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

1 message

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

Tue, Dec 17, 2019 at 9:27 AM

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

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

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

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

Grids : T11NR01E13*W

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

Members: COMC0A GBRG0A GSD0A GSD0B IPC6A PEG0A SCNT1A USIC0A

View map at:

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

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

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

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

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

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

Galesburg, IL

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

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

Redevelopment Plan and Project
TIF 6 Redevelopment Project Area

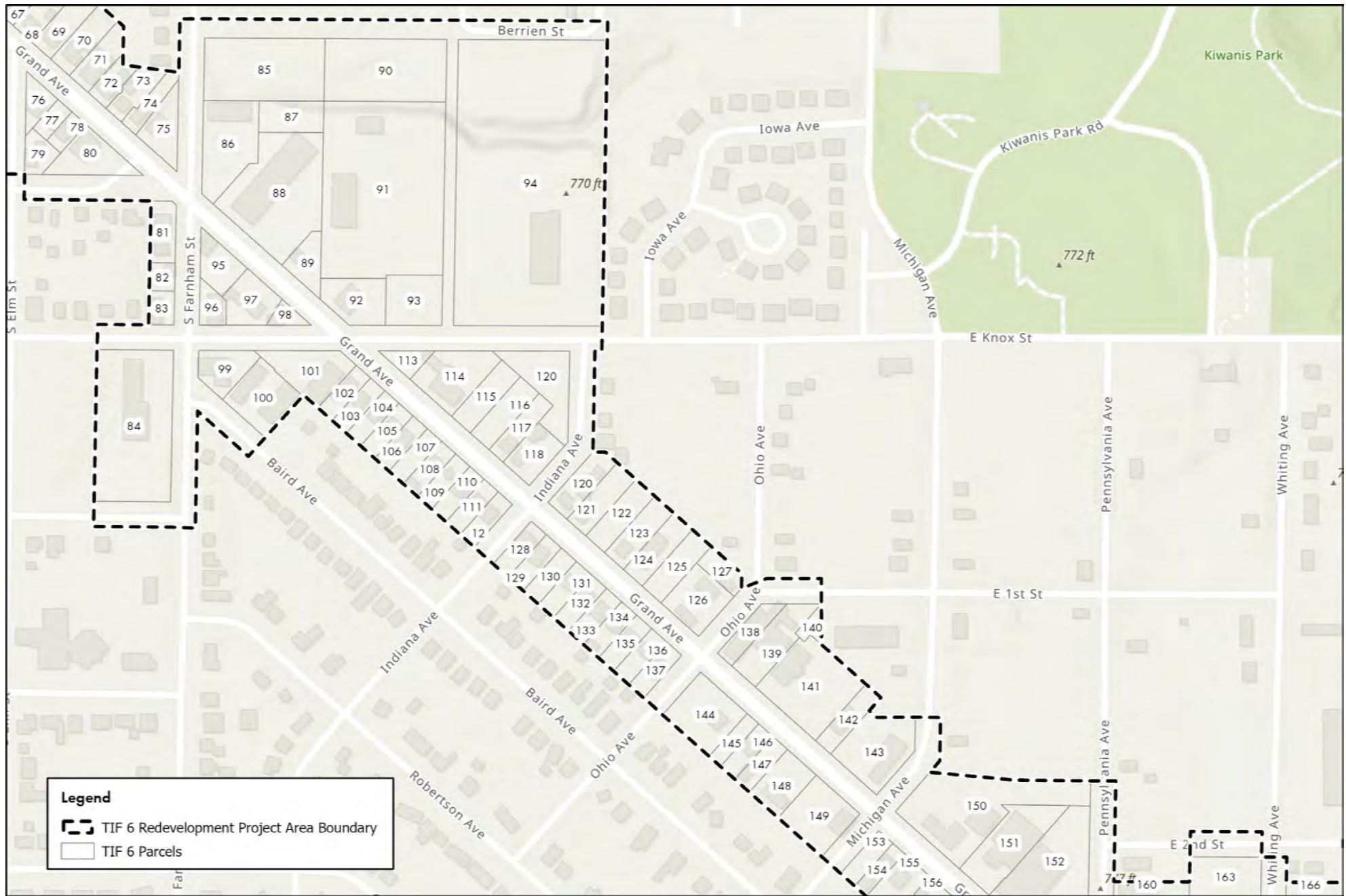
Galesburg, IL

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

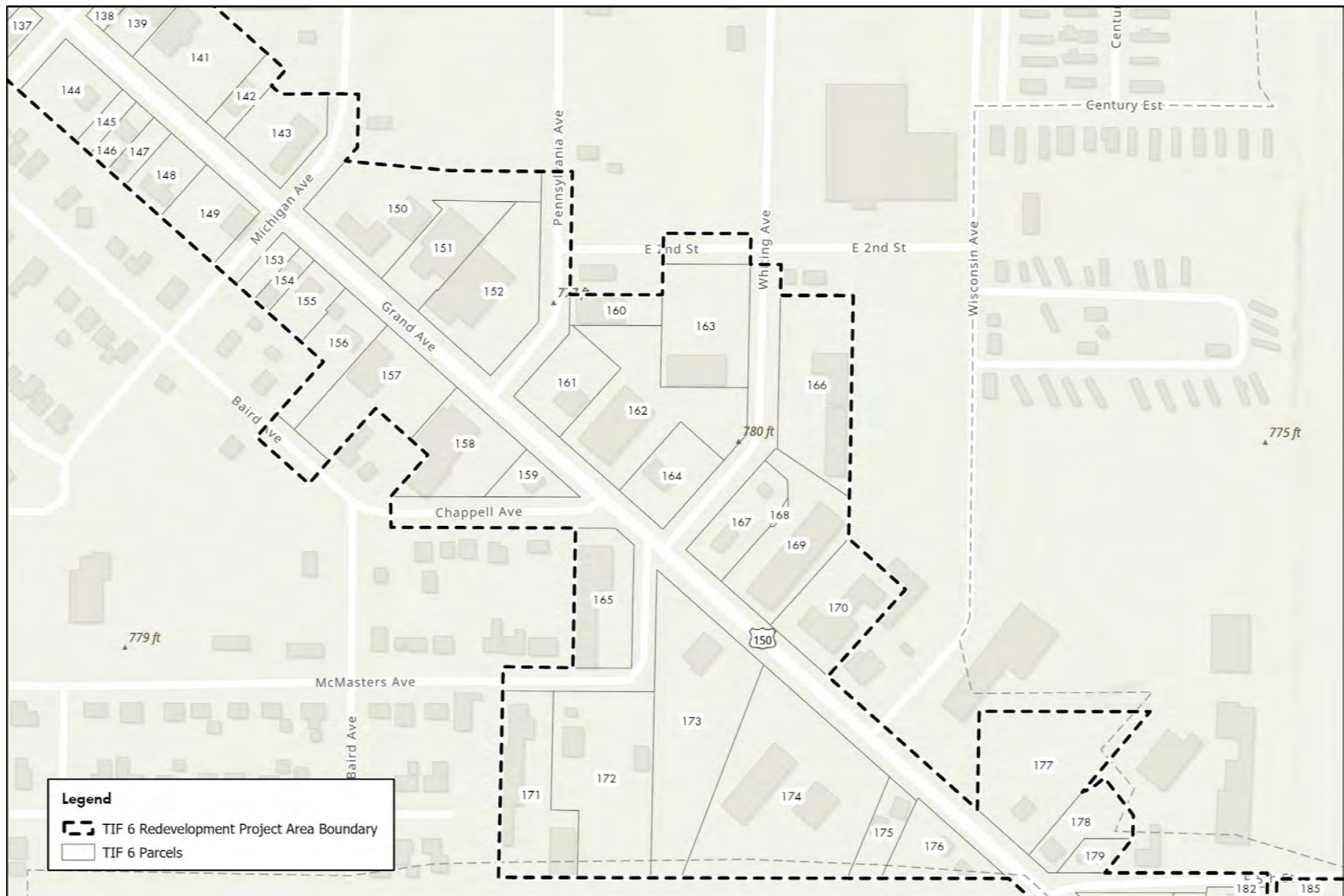
Note: Vacant parcels do not have an assigned Site Address.



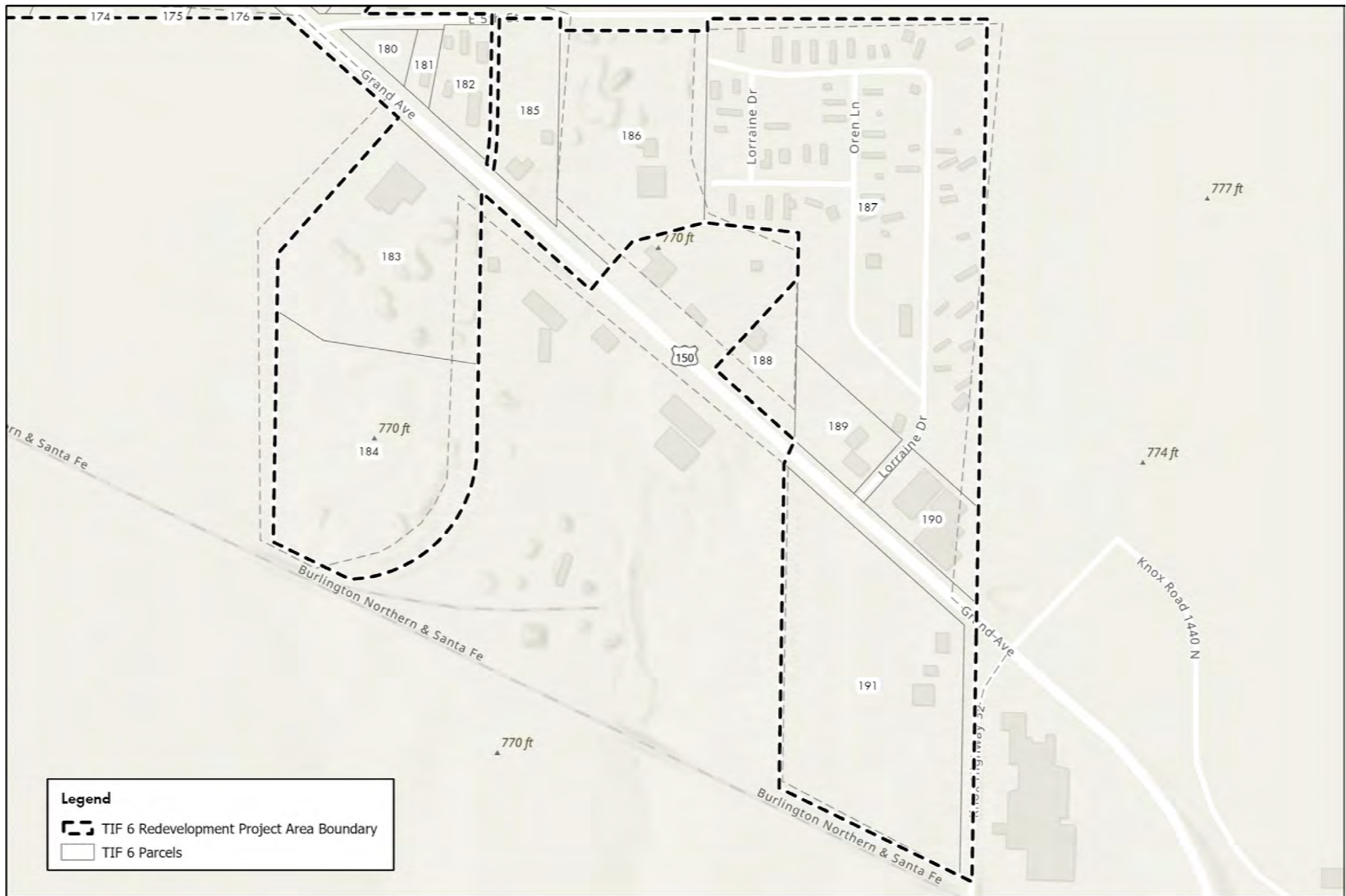
Parcel Locator Map (1 of 4)
TIF 6 Redevelopment Project Area
 Galesburg, IL



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



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



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

ORDINANCE NO. _____

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

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

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

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

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

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

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Peter Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk

Exhibit A

BOUNDARY DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE NORTH ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID TRACT OF LAND IDENTIFIED AS PIN 9913383017 AND DESCRIBED IN WARRANTY DEED RECORDED JANUARY 30, 2003 AS DOCUMENT NUMBER 0901282 AND IN BOOK 2895, PAGE 362 TO THE NORTH RIGHT OF WAY LINE OF MCMASTERS AVENUE;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**ADOPTING TAX INCREMENT FINANCING
FOR THE Grand Avenue TIF (TIF 6) Redevelopment Project Area**

WHEREAS, the City of Galesburg, Illinois desires to adopt tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the "TIF Act".

WHEREAS, the City of Galesburg has adopted a Tax Increment Redevelopment Plan and Project, designated the Grand Avenue TIF (TIF 6) Redevelopment Project Area pursuant to the provisions of the TIF Act, and has otherwise complied with all other conditions precedent required by the TIF Act.

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

1. Tax increment financing is hereby adopted in respect to the Tax Increment Redevelopment Plan and Project for the Grand Avenue TIF (TIF 6) Redevelopment Project Area (Area) approved and adopted pursuant to Ordinance No. _____ of the City of Galesburg, which said Area was designated pursuant to Ordinance No. _____ and the boundaries thereof being legally described therein.
2. After the total equalized assessed valuation of taxable real property in the Grand Avenue TIF (TIF 6) Redevelopment Project Area exceeds the total initial equalized assessed value of all taxable real property in the Grand Avenue TIF (TIF 6) Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Grand Avenue TIF (TIF 6) Redevelopment Project Area by taxing districts and the rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the TIF Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations issued in respect thereto have been paid shall be divided as follows:
 - a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Grand Avenue TIF (TIF 6) Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

- b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in Grand Avenue TIF (TIF 6) Redevelopment Project Area over and above the initial equalized assessed value of each property in the Grand Avenue TIF (TIF 6) Redevelopment Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund called "the Special Tax Allocation Fund for the Grand Avenue TIF (TIF 6) Redevelopment Project Area" of the City of Galesburg for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.
3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

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

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Kelli R. Bennewitz, City Clerk

Peter Schwartzman, Mayor

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

AGENDA ITEM: Ordinance annexing properties located at 695 Knox Hwy 10.

SUMMARY RECOMMENDATION: The Interim City Manager and Director of Community Development recommend the City Council approve the ordinance annexing the property located at 695 Knox Hwy 10.

BACKGROUND: On August 3, 2005, Tompkins State Bank entered into a water agreement with the City of Galesburg. The agreement stated the City would provide potable water to the property on the condition the property would be annexed once it became contiguous to the City of Galesburg. The owner has submitted the annexation petition to be accepted by City Council and the next step is for Council to consider an Ordinance annexing the property and adjacent Right-Of-Way. The property at 695 Knox Hwy 10 is approximately 5.22 acres and the adjacent Right-Of-Way is approximately 5.53 acres.

The parcel proposed for annexation is currently zoned B2, Highway Business in the County and the use of the property is for a bank. Per City ordinance, land annexed to the City is automatically placed in the zoning district most closely corresponding to that of the County zoning, which will be B2, General Business District. If the City Council wants to pursue annexation, the Ordinance needs to be approved by the City Council.

BUDGET IMPACT: Annexation into the City of Galesburg will generate property tax revenue.

SUPPORTING DOCUMENTS:

1. Aerial location map
2. Annexation ordinance
3. Exhibit A legal description
4. Exhibit B annexation plat

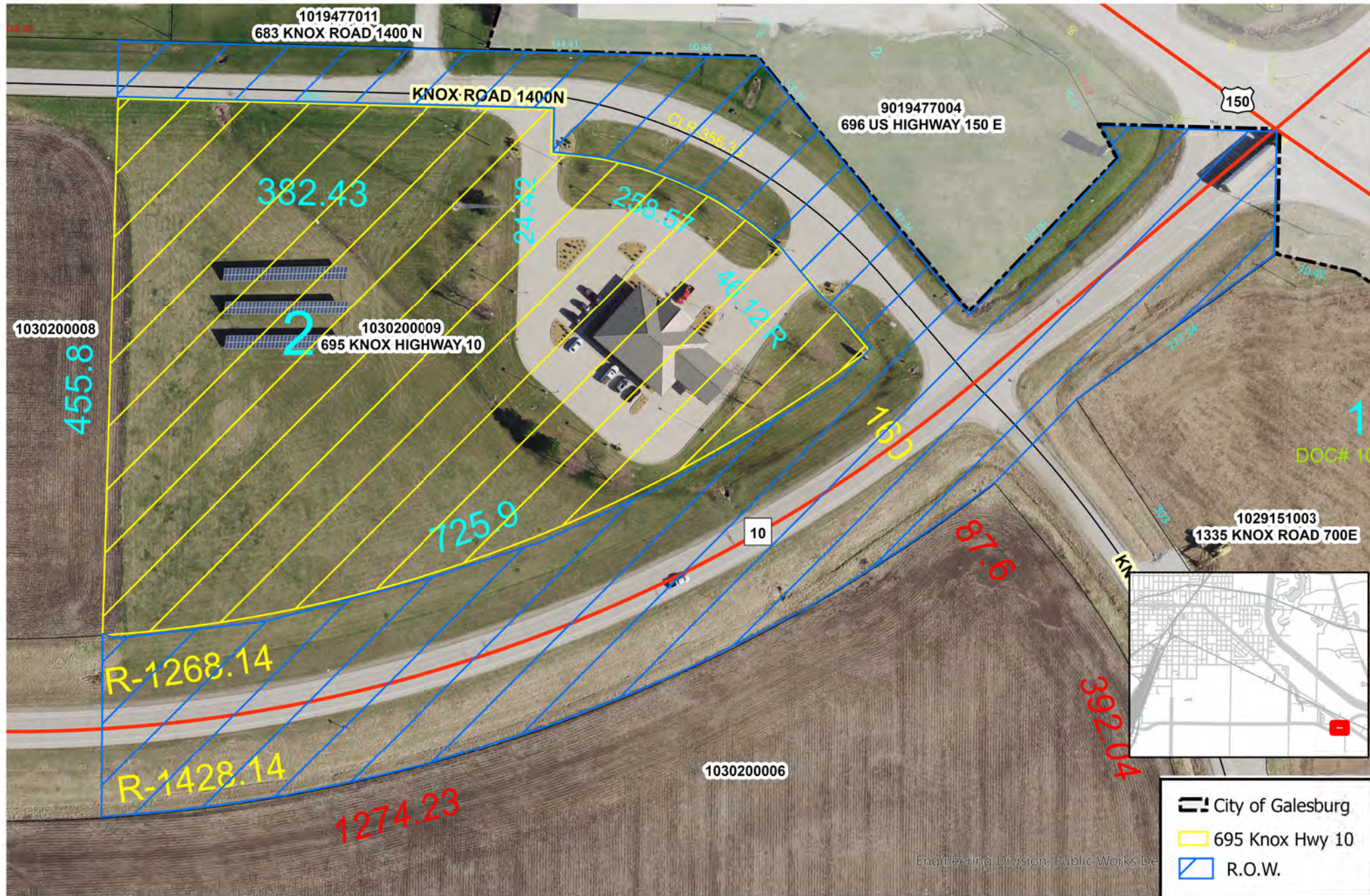
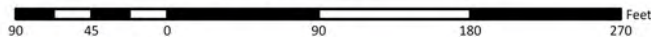


Community Development Department

Community Development Department

695 Knox Hwy 10

Annexation



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

August 29, 2023

**AN ORDINANCE ANNEXING CERTAIN TERRITORY
TO THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS:**

WHEREAS, a petition, signed by the legal owner or owners of record of all land within the territory hereinafter described, has been filed with the City Clerk of the City of Galesburg, Knox County, Illinois, requesting that said territory be annexed to the City of Galesburg; and

WHEREAS, there are not electors residing within the said territory; and

WHEREAS, the said territory is not within the corporate limits of any municipality but is contiguous to the City of Galesburg; and,

WHEREAS, legal notices regarding the intention of the City to annex said territory have been sent to all public bodies required to receive such notice by State statute; and

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically 65 ILCS 5/7-1-8; and,

WHEREAS, it is in the best interests of the City of Galesburg that said territory be annexed thereto.

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

SECTION ONE: That the following described territory, as described in EXHIBIT A, attached hereto and indicated on an accurate map of the annexed territory, (which is marked "EXHIBIT B", and is appended to and made a part of this Ordinance) is hereby annexed to the City of Galesburg, Knox County, Illinois.

SECTION TWO: That the City Clerk is hereby directed to record with the Knox County Recorder and to file with the Knox County Clerk a certified copy of this Ordinance, together with the accurate map of the territory annexed appended to said Ordinance.

SECTION THREE: That the City Clerk is hereby directed to record with the Knox County Recorder an affidavit showing that service of legal notice regarding the intention of the City to annex said territory was duly made on all public bodies required to receive notice by State Statute.

SECTION FOUR: That all ordinances or parts of ordinances, in conflict herewith, are to the extent of such conflict hereby repealed.

SECTION FIVE: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

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

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

ATTEST:

Peter Schwartzman, Mayor

Kelli R. Bennewitz, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

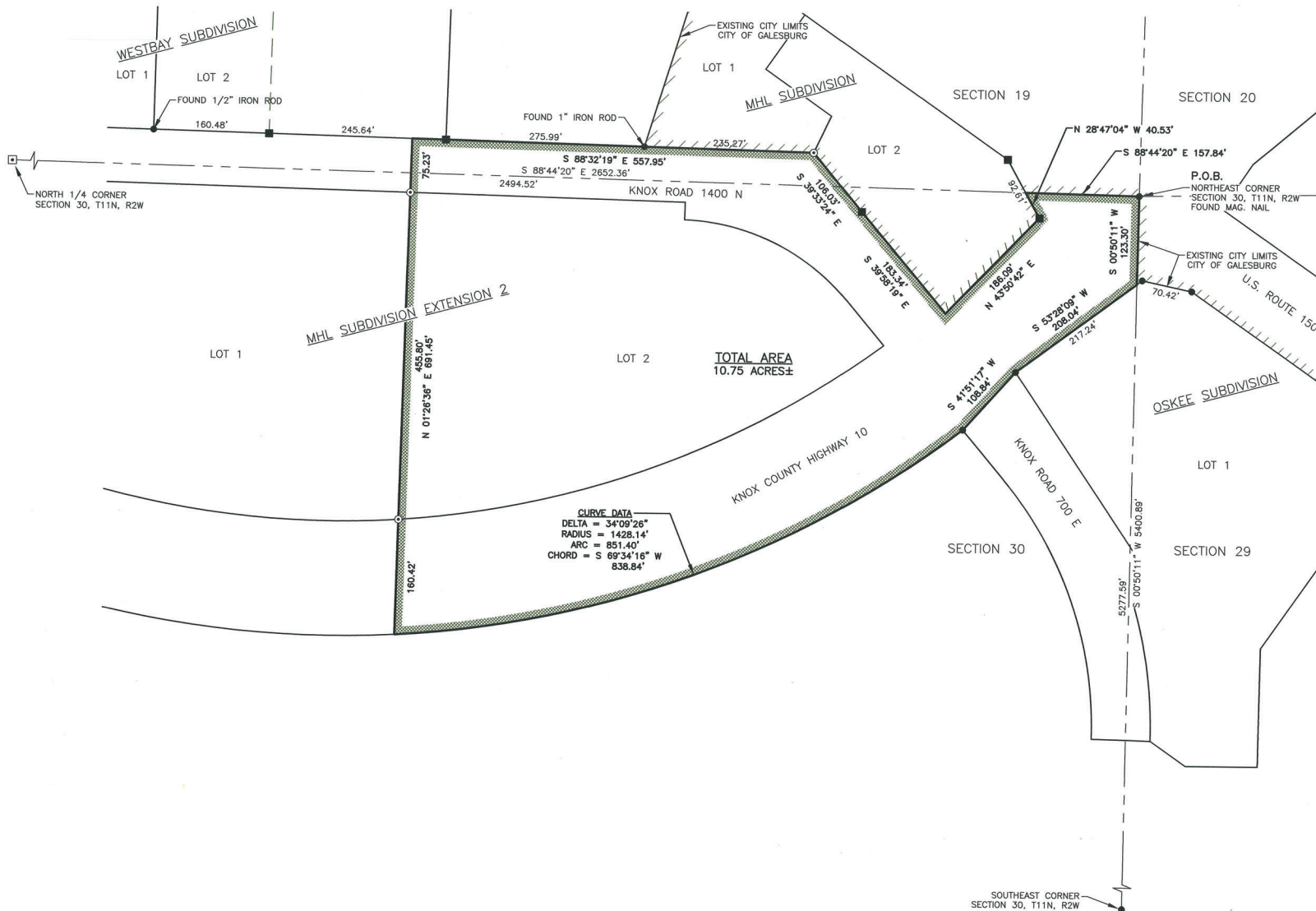
Beginning at the Northeast corner of Section 30; thence South 00°50'11" West 123.30 feet along the East line of Section 30 to the Southerly Right-Of-Way of Knox County Highway 10; thence South 53°28'09" West 208.04 feet along said Right-Of-Way; thence South 41°51'17" West 108.84 feet along said Right-Of-Way to the beginning of a 1428.14 foot radius curve concave Northwesterly whose 838.84 foot chord bears South 69°34'16" West; thence Southwesterly an arc distance of 851.40 feet along said Right-Of-Way to the West line of Lot 2 of MHL Subdivision Extension 2 and that line extended; thence North 01°26'36" East 691.45 feet along the West line of Lot 2 of MHL Subdivision Extension 2 and that line extended to the Northerly Right-Of-Way line of Knox Road 1400 North; thence South 88°32'19" East 557.95 feet along said Right-Of-Way line; thence South 39°33'24" East 106.03 feet along said Right-Of-Way line; thence South 39°58'19" East 183.34 feet along said Right-Of-Way line to the Northerly Right-Of-Way line of Knox County Highway 10; thence North 43°50'42" East 186.09 feet along said Right-Of-Way line to the Southerly Right-Of-Way line of U.S. Route 150; thence North 28°47'04" West 40.53 feet along said Right-Of-Way line to the North line of the Northeast Quarter of Section 30; thence South 88°44'20" East 157.84 feet along the North line of the Northeast Quarter of Section 30 to the point of beginning, said tract contains 10.75 acres, more or less, and being subject to easements, agreements or restrictions of record.

Property Identification Numbers: 10-30-200-009

Commonly known as: 695 Knox Highway10, Galesburg, IL 61401

PLAT OF ANNEXATION

PART OF THE SOUTHEAST QUARTER OF SECTION 19 & PART OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS.



DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 30; THENCE SOUTH 00°50'11" WEST 123.30 FEET ALONG THE EAST LINE OF SECTION 30 TO THE SOUTHERLY RIGHT-OF-WAY OF KNOX COUNTY HIGHWAY 10; THENCE SOUTH 53°28'09" WEST 208.04 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 41°51'17" WEST 108.84 FEET ALONG SAID RIGHT-OF-WAY TO THE BEGINNING OF A 1428.14 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WHOSE 838.84 FOOT CHORD BEARS SOUTH 69°34'16" WEST; THENCE SOUTHWESTERLY AN ARC DISTANCE OF 851.40 FEET ALONG SAID RIGHT-OF-WAY TO THE WEST LINE OF LOT 2 OF MHL SUBDIVISION EXTENSION 2 AND THAT LINE EXTENDED; THENCE NORTH 01°26'36" EAST 691.45 FEET ALONG THE WEST LINE OF LOT 2 OF MHL SUBDIVISION EXTENSION 2 AND THAT LINE EXTENDED TO THE NORTHERLY RIGHT-OF-WAY LINE OF KNOX ROAD 1400 NORTH; THENCE SOUTH 88°32'19" EAST 557.95 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 39°33'24" EAST 106.03 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 39°58'19" EAST 183.34 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF KNOX COUNTY HIGHWAY 10; THENCE NORTH 43°50'42" EAST 186.09 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 150; THENCE NORTH 28°47'04" WEST 40.53 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30; THENCE SOUTH 88°44'20" EAST 157.84 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30 TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 10.75 ACRES, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.

NOTES:

- INDICATES 5/8" IRON ROD UNLESS NOTED OTHERWISE FOUND IN PLACE.
- INDICATES CONCRETE RIGHT-OF-WAY MARKER FOUND IN PLACE.
- INDICATES 5/8" IRON ROD WITH PLASTIC CAP FOUND IN PLACE.
- INDICATES BRASS DISK FOUND IN PLACE.
- BEARINGS AND DISTANCES IN PARENTHESES ARE THOSE OF RECORD; ALL OTHERS ARE FIELD MEASUREMENTS.
- BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202.
- TOTAL SURVEYED AREA IS 10.75 ACRES±.
- DATE OF COMPLETION OF FIELD WORK: 08/09/2023.
- FIELD BOOK: 23-01 PAGE 14.
- PLAT OF MHL SUBDIVISION RECORDED AS DOC. NO. 803469 IN PLAT BOOK 29 PAGE 36.
- PLAT OF MHL SUBDIVISION EXTENSION 2 RECORDED AS DOC. NO. 850723 IN PLAT BOOK 32 PAGE 79.
- PLAT OF OSKEE SUBDIVISION RECORDED AS DOC. NO. 1063547 IN PLAT BOOK 41 PAGE 67.
- PLAT OF SURVEY RECORDED AS DOC. NO. 838480 IN PLAT BOOK 32 PAGE 9.
- PLAT OF WESTBAY SUBDIVISION RECORDED AS DOC. NO. 645615 IN PLAT BOOK 18 PAGE 5.



I DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, OF THE ABOVE DESCRIBED PROPERTY. I FURTHER STATE THAT THE ABOVE DESCRIBED PROPERTY IS NOT SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEMA COMMUNITY PANEL NUMBERS 170950C0295E DATED AUGUST 2, 2011. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

BY: KEVIN J. COOPER DATE: 8/21/23
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3716
LICENSE RENEWAL DATE: 11/30/2024

CLIENT: CITY OF GALESBURG

Bruner, Cooper & Zuck, Inc.
Civil Engineers • Structural Engineers • Architects • Land Surveyors
Professional Design Firm LS/ARC/PE/SE Corp. 184-002633-0015
bcz@bczengineering.com www.bczengineering.com

| | | |
|---|--|---|
| 188 East Simmons St. Galesburg, Illinois 61401 309.343.9262 | 308 North 3rd Street Burlington, Iowa 52601 319.332.8022 | 835 Golden Valley Drive Bettendorf, Iowa 52722 943.350.1868 |
| JOB NO. 2023193 | | DATE: 08/21/2023 |
| DRAWN: PJM | | CHECKED: ERW APPROVED: KJC |

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

AGENDA ITEM: Ordinance directing sale of City-owned property.

SUMMARY RECOMMENDATION: The Interim City Manager, Director of Community Development, Code Compliance Supervisor, and Purchasing Agent recommend approval of the ordinance to direct the sale of a City-owned lot as outlined in the attached ordinance.

BACKGROUND: The City has a property located at 905 Maple Ave which could be made available for sale. In order to initiate the possible sale of this property, the attached ordinance must be approved by the City Council. Also attached is a table of information for the property proposed for sale and a sample Request for Bid Document.

The proposed time schedule for the bid process is as follows:

| | |
|--------------------|---|
| September 18, 2023 | first reading of ordinance presented to the City Council authorizing City Administration to proceed with bidding. |
| October 2, 2023 | final reading of ordinance. |
| October 6, 2023 | first notice of sale to be printed in the newspaper. |
| October 13, 2023 | second notice of sale to be printed in the newspaper |
| October 20, 2023 | third (final) notice of sale to be printed in the newspaper. |
| November 6, 2023 | bids would be received and opened during the City Council meeting. |
| November 8, 2023 | bids will be reviewed. |

The Request for Bid document must include a Development Plan bid. The purpose of the Development Plan bid is for the City to have more control over the proposed use of the property. The bidder submits detailed information on their plans for the property. A Development Plan bid option offers the City Council the ability to determine the best bid based upon the development proposed and not just the price.

BUDGET IMPACT: Sale of the property would eliminate the need for City maintenance of the properties (i.e. weed mowing), and utility costs; and at the same time place the properties back on the property tax roll. Any proceeds from the sale are deposited in the Property Redevelopment Fund to allow continued funding for future foreclosures.

SUPPORTING DOCUMENTS:

1. Ordinance.
2. Attachment A legal description.
3. Sample request for bid document.
4. Exhibit A table of property.
5. Aerial Photo of property.
6. Purchase Agreement

ORDINANCE NO. _____

WHEREAS, the City of Galesburg, Knox County, Illinois, hereinafter called City, a municipal corporation, owns the real estate described on "Exhibit A", which is attached hereto and incorporated by reference; and

WHEREAS, said real estate is presently unoccupied; and not being used by the City; and

WHEREAS, the City Council of said City has determined that it is not necessary, appropriate or in the best interests of the City that it retain title to the real estate, and that the real estate is not required for the use of the City, or profitable to the City;

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

SECTION 1 The statements in the preamble are true in substance and in fact and are incorporated herein as findings by the City Council.

SECTION 2 That the real estate described in "Exhibit A" be offered for sale subject to any conditions and restrictions on its future use which the City may deem necessary and proper.

SECTION 3 That said sale shall be by sealed bids to be opened in the Council Chamber in the City of Galesburg at 6:00 o'clock P.M. on November 6, 2023

SECTION 4 That the notice of the time and place of the opening of said sealed bids shall be published in accordance with the provisions of Ordinance 30.07.

SECTION 5 The City Council may accept any bid by approval of a concurrence of a majority of all Council members then holding office on the City Council. After a bid is deemed to be acceptable, the City must reach out and offer the real estate to the Galesburg Community Unit School District No. 205, pursuant to the Right of First Refusal granted to District 205 dated

September 07, 2022, and as recorded in the Knox County Recorder of Deeds on September 23, 2022, as Document Number 1092430. All terms of the Right of First Refusal shall be followed. If District 205 elects not to purchase the real estate the City may move to finalize the transaction with the successful bidder.

SECTION 6 That the Mayor and City Clerk be, and each hereby is, authorized and directed to execute and attest, respectively, a quit-claim deed conveying said property to the successful bidder upon the acceptance of any bid by a concurrence of a majority of all Council members then holding office on the City Council.

SECTION 7 That this ordinance shall be in full force and effect from and after its passage and approval as required by law.

Approved this ____ day of _____, 20____, by a roll call vote as follows:

Roll Call #: _____

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

Peter Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk

Attachment A

We are selling the southern 6.5 acres of the following property.

Tract A.

Part of Lot 28 in Carr's Addition, Lots 34, 35, and 36 in Griswold and Rowen's Addition, Lots 2, 4, 5, 8, 9, 12 and 16 in Hunt Subdivision, Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, and 38 in D.M. Baylor's Resubdivision, Vacated Mary Street and Vacated Clark Street, All in the Northwest Quarter of Section 10, Township 11 North, Range 1 East of the Fourth Principal Meridian, In the City of Galesburg, Knox County, Illinois.

More Particularly Described as Follows:

Beginning at the Southwest Corner of Lot 28 in Carr's Addition; Thence North 01° 04' 30" East, A Distance of 1134.65 Feet along the East Right-of-Way line of Maple Avenue to the Northwest corner of Lot 2 in Hunt Subdivision; Thence North 89° 58' 52" East, a distance of 381.41 Feet to the Southwest corner of Lot 36 in Griswold and Rowen's Addition; Thence North 00° 57' 50" East, A distance of 198.32 Feet along the East Right-of-Way Line of Clark Street to the Northwest corner of Lot 34 in Griswold and Rowen's Addition; Thence South 89° 59' 37" East, A distance of 162.46 Feet to the Northeast corner of Lot 34 in Griswold and Rowen's Addition; Thence South 01° 03' 47" West, A distance of 1333.29 feet to the Southeast corner of Lot 28 of Carr's Addition; Thence North 89° 58' 41" West, A Distance of 543.75 Along the South line of Lot 28 in Carr's Addition to the point of beginning, Said Tract contains 14.90 acres more or less, and being subject to Easements, Agreements or Restrictions of Record.

Commonly known as: 905 Maple Ave

Parcel Number: 9910126030



Purchasing Department

Tifani Miller, Purchasing Agent
55 West Tompkins Street
Galesburg, Illinois 61401
tmiller@ci.galesburg.il.us
309-345-3678

INVITATION FOR BIDS

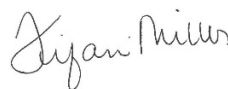
For the Purchase of
City-Owned Property 905 Maple Ave

Instructions to Bidders

1. An advertisement requesting bids for sale of a portion of city owned property, 905 Maple Avenue, was published in the Galesburg Register-Mail on October 6, 2023, October 13, 2023 and October 20, 2023. As stated in such notice, bids will be received until 5:00 p.m. local time, November 6, 2023. Also on November 6, 2023, sealed bids will be publicly opened and read aloud in the City Council Chambers of the Galesburg City Hall, located at 55 West Tompkins Street during the regular scheduled council meeting commencing at 6:00 p.m.
2. The person, firm or corporation making a bid shall submit it in a sealed envelope to the Purchasing Agent's office on or before the hour and the day stated above. The words "Bids for Purchase of 905 Maple Ave" shall appear on the outside of the sealed envelope.
3. All bidders shall insert the bid amount and supply all the information as indicated on the Request for Bids documents.
4. The City shall have the right to request additional information on any project bids prior to award. Refusal to supply additional information may lead to rejection of any bid submitted.
5. Bidders shall submit a Development Plan bid. A high bid does not guarantee award of the city-owned property to the bidder. Preference may be given to a project that will provide future tax revenue to the City.
6. Each bidder shall affirm that no official or employee of the City of Galesburg is directly or indirectly interested in this bid for any reason of personal gain.

7. The City of Galesburg reserves the right to accept or to reject any or all bids and to waive any technicalities or informalities in the bidding. Any bid submitted will be binding for 90 calendar days after the time fixed for the acceptance of the bids. The City Council may reject a bid based upon the bidder's prior experience with maintaining property they own or reside in the City of Galesburg.
8. Prior to awarding the bid for said property located at 905 Maple Ave, the City of Galesburg must provide the Galesburg Community Unit School District No 205 the Right of First Refusal; such right will remain in effect for thirty (30) days from written notice of the offer to the School District.
9. The successful bidder is prohibited from assigning, transferring, conveying, subletting or otherwise disposing of the contract to be signed or its rights, title or interest therein or its power to execute such agreement to any other person, company or corporation without the previous consent and approval in writing by the City of Galesburg.
10. The City of Galesburg reserves the right to amend the request for bid prior to bid acceptance. All amendments will be sent out in written form to those individuals or groups who have obtained a bidder's packet from the City of Galesburg.
11. Payment in full shall be submitted at the time of the real estate closing.
12. These instructions are to be considered an integral part of any bid.
13. ALL BIDDERS SHALL PAY SPECIAL ATTENTION TO SECTION Q IN THE SPECIFICATIONS REGARDING PRICING OF THE PROPERTIES

Dated: October 6, 2023



Tifani Miller
Purchasing Agent

CITY OF GALESBURG, ILLINOIS
SPECIFICATIONS
FOR
REQUEST FOR BIDS FOR THE
PURCHASE AND REDEVELOPMENT OF CITY-OWNED PROPERTY

A. Request For Bids

The City of Galesburg is seeking Request for Bids for the redevelopment of one (1) city-owned lot. This lot is located at 905 Maple Ave; the site of the former Churchill Jr. High School. The Request for Bids shall be submitted to the Purchasing Agent's office at City Hall, 55 West Tompkins Street, no later than 5:00 p.m., local time, November 6, 2023.

B. Property Information

Exhibit A provides the following property information for the City-owned tract being offered for sale:

1. Tract number for bidding purposes.
 2. General address/location description.
 3. Property tax identification number (parcel number).
 4. Legal description.
 5. Approximate size of the lot.
 6. Current zoning of the lot.
 7. Demolition cost to the City.
 8. Last full value placed on property by City Assessor.
 9. Date last full value placed by City Assessor.
- Also attached are aerial photographs showing the general locations of the properties.

C. Zoning

It is the responsibility of the bidder to verify that the project being proposed is allowed under the City's Development Ordinance. A copy of the Development Ordinance is available in the City Clerk's Office or can be accessed on the internet at https://codelibrary.amlegal.com/codes/galesburg/latest/galesburg_il/0-0-0-7268

D. Utilities

It is the responsibility of the successful bidder to arrange for any required new installation or relocation of utility services. The City of Galesburg will not participate in any utility costs attributed to any proposed development.

The successful bidder shall be responsible for the payment of any utility costs from the time of transfer of property. The successful bidder shall be responsible for coordinating

with each utility company to obtain proper utilities.

E. Transportation

The successful bidder shall be responsible for providing and maintaining adequate vehicular access from a project to an adjacent street. Proposed access to a City right-of-way shall be located in such a manner so as to be acceptable to the City. Furthermore, adequate off-street parking in accordance with the requirements of the Development Ordinance shall be the responsibility of the successful bidder.

F. Property/Liability Insurance

The City of Galesburg will not provide insurance of any type for property after transfer to the developer. It will be the responsibility of the successful bidder to provide insurance in the types and amounts which they feel are adequate.

G. Maintenance

At the time of transfer of property, the successful bidder will accept in full all maintenance responsibilities for the property obtained.

H. City Services

The City will provide services in the same manner and amounts as other locations receive within the City.

I. Existing Condition of Property

The City of Galesburg does not make any guarantees regarding the condition of the property. The successful bidder shall accept the property in its existing condition at the time of transfer of the property.

J. Right To Inspection

The bidder has the right to inspect the available property. Please contact Eric Heiden, Code Compliance Supervisor, Community Development Department, at (309) 345-3634, regarding questions concerning the property or bid specifications.

K. City Codes

All new development shall be in compliance with the City Codes. Construction of new facilities shall be designed and built in accordance with the City's Building and Fire Codes and Federal and State handicapped accessibility requirements in effect at the time when work is performed. Depending upon the type and size of development, a site plan and a drainage plan designed in accordance with the Development Ordinance regulations may

need to be submitted.

L. Property Taxes

The bidder shall be responsible for the property taxes.

M. Submittal of Bid

The bidder shall submit a Development Plan bid.

DEVELOPMENT PLAN BID:

When the bidder submits a Development Plan, the bidder must provide a description of the proposed project and include at a minimum the following information:

1. A narrative description of the proposed development. This shall include the type(s) of activities proposed for development, proposed locations of use in each structure, parking arrangements, anticipated site improvements and any special features of the proposed development.
2. An estimated cost breakdown for the project.
3. Evidence of developer's financial capacity to both start and complete the project, including anticipated sources for both construction and permanent financing (i.e. equity, loans, etc.).
4. An estimated time schedule for the project.
5. Anticipated employment of the project (i.e. number of jobs retained, number of jobs created, permanent and construction jobs, full-time and part-time).
6. Special conditions, if any, which the bidder desires for the project. Examples include rezoning, conditional use permit, waivers for construction over easements, or vacation of right-of-way.
7. A site plan of the proposed development indicating uses, site layout, proposed improvements, etc.
8. Signed Bid Form (included in the bid packet)
9. Signed Disclosure of Ownership Interests form (included in the bid packet). **This form must be notarized.**

N. Amendments to Bids

Substantial amendments or revisions to the proposed project may be made by the developer only upon approval by a majority of the City Council of the City of Galesburg.

O. Addenda To Request For Bids

Any changes to this request for bids shall be in written form as an addendum. Respondents shall acknowledge the receipt of each addendum, if any, on their respective Bid Form.

P. Non-Discrimination

All bidders are advised to acquaint themselves with the provisions of applicable Federal and State laws which prohibit the discrimination by reason of sex, race, religion, color or national origin. The successful bidder shall be expected to conduct its operation in accordance with these Federal and State laws regarding discrimination.

Q. City Council Expectations

In the past, City Council members have indicated that the bids offered for properties being sold should allow the City to recoup costs which the City has in the properties as indicated in Exhibit A. However, this does not prohibit a bidder from submitting a bid with a lower value for the City Council's consideration.

R. Closing and Title Insurance

The successful bidder shall pay all costs associated with the transfer of the property (e.g. recording of deed). The City will not provide title insurance for the lots. If title insurance is desired, it shall be the bidder's responsibility to obtain and pay for title insurance.

S. Transfer of Title

Once the successful bidder has been notified via a letter of the City Council's approval of the bid, the successful bidder shall have forty-five (45) calendar days to submit payment through a cashier's check. If the successful bidder fails to provide proper payment within this time frame, the City shall have the right to withdraw its approval of the bid.

T. Property Dimensions

The portion of the property for sale extends approximately 15' from the northern most portion of the building to the north, and extending south to the south property line.

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CITY OF GALESBURG, ILLINOIS

BID FORM

DEVELOPMENT PLAN BID

Purchase of City-owned Property

NAME OF BIDDER: _____

BIDDER'S ADDRESS: _____

TELEPHONE NUMBER: _____ DATE OF BID: _____

E-MAIL ADDRESS: _____

The Bidder above mentioned declares and certifies:

- First - That no officer, employee or person whose salary is payable in whole or in part from the City of Galesburg is directly or indirectly interested in this bid or in any portion of the profits thereof.
- Second - That this bid is made without any previous understanding, agreement or connection with any other person, firm or corporation making a bid for the same purpose; and, is in all respects, fair and without collusion or fraud.
- Third - That said bidder has carefully examined the Instructions of Bidders and the Specifications, and will if successful in this bid, comply with all Instructions and Specifications and within the time stated.
- Fourth - That the said bidder declares that this bid for the City-owned properties, as described in the Specifications, and which meets the requirements as set forth in the Instructions to Bidders and the Specifications aforementioned is:

(A) Bid price for 905 Maple Ave: \$_____

(B) Proposed use for property: _____

(A Development Plan covering items in Item M of specifications must be attached on a separate piece of paper. Also, attach signed and notarized Disclosure of Ownership Interests Form.)

Person, Firm or Corporation

By: _____
Authorized Signature and Title

Note: Provide certified copy of the Board resolution, if applicable, or other action which is required to authorize submittal of this bid.

DISCLOSURE OF OWNERSHIP INTERESTS

(Required for Development Plan and No Development Plan Bids)

NAME OF BIDDER: _____

BIDDER'S ADDRESS: _____

Bidder is 1) Corporation () 3) Sole Proprietor ()
 2) Partnership () 4) Other ()

Please indicate with an "X" the appropriate legal entity. Then provide the information required under the appropriate Section 1, 2, 3 or 4.

SECTION 1. CORPORATION

1a. Incorporated in the State of _____

1b. Authorized to do business in the State of Illinois? Yes () No ()

1c. Names of Officers and Directors of Corporation:

SECTION 2. PARTNERSHIP

2a. If the bidder is a partnership, indicate the name of each such partner and the percentage of interest of each therein.

SECTION 3. SOLE PROPRIETORSHIP

3a. The bidder is sole proprietor and is not acting in any representative capacity or in behalf of any beneficiary? Yes () No ().
If no, provide the information in 3b and 3c.

3b. If the sole proprietorship is held by an agent(s) or a nominee(s), indicate the principals for whom the agent or nominee hold such interest.

3c. If the interest of a spouse of any other party is constructively controlled by another person or legal entity, state the name and address of such person or entity possessing such control and the relationship under which such control is being or may be exercised.

SECTION 4. OTHER

4a. If the bidder is a land trust, business trust, estate or other similar commercial or legal entity, identify any representative, person or entity holding legal title as well as each beneficiary in whose behalf title is held, including the name, address and percentage of interest of each beneficiary.

To the best of his (her) knowledge the information provided herein is accurate and current.

Signature of Person Preparing Statement

Title: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF KNOX)

The undersigned, having duly sworn, states that he (she) is authorized to make this affidavit in behalf of the bidder, that the information disclosed in this economic disclosure statement is true and complete to the best of his (her) knowledge, and that the bidder has withheld no disclosure as to economic interest in the undertaking for which this application is made nor reserved any information, data or plan as to the intended use or purpose for which it seeks action by the City Council.

Signature of Person Preparing Statement

Subscribed to before me this _____ day
of _____, A.D. 20_____.

Public Notary

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Attachment A

We are selling the southern 6.5 acres of the following property.

Tract A.

Part of Lot 28 in Carr's Addition, Lots 34, 35, and 36 in Griswold and Rowen's Addition, Lots 2, 4, 5, 8, 9, 12 and 16 in Hunt Subdivision, Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, and 38 in D.M. Baylor's Resubdivision, Vacated Mary Street and Vacated Clark Street, All in the Northwest Quarter of Section 10, Township 11 North, Range 1 East of the Fourth Principal Meridian, In the City of Galesburg, Knox County, Illinois.

More Particularly Described as Follows:

Beginning at the Southwest Corner of Lot 28 in Carr's Addition; Thence North 01° 04' 30" East, A Distance of 1134.65 Feet along the East Right-of-Way line of Maple Avenue to the Northwest corner of Lot 2 in Hunt Subdivision; Thence North 89° 58' 52" East, a distance of 381.41 Feet to the Southwest corner of Lot 36 in Griswold and Rowen's Addition; Thence North 00° 57' 50" East, A distance of 198.32 Feet along the East Right-of-Way Line of Clark Street to the Northwest corner of Lot 34 in Griswold and Rowen's Addition; Thence South 89° 59' 37" East, A distance of 162.46 Feet to the Northeast corner of Lot 34 in Griswold and Rowen's Addition; Thence South 01° 03' 47" West, A distance of 1333.29 feet to the Southeast corner of Lot 28 of Carr's Addition; Thence North 89° 58' 41" West, A Distance of 543.75 Along the South line of Lot 28 in Carr's Addition to the point of beginning, Said Tract contains 14.90 acres more or less, and being subject to Easements, Agreements or Restrictions of Record.

Commonly known as: 905 Maple Ave

Parcel Number: 9910126030

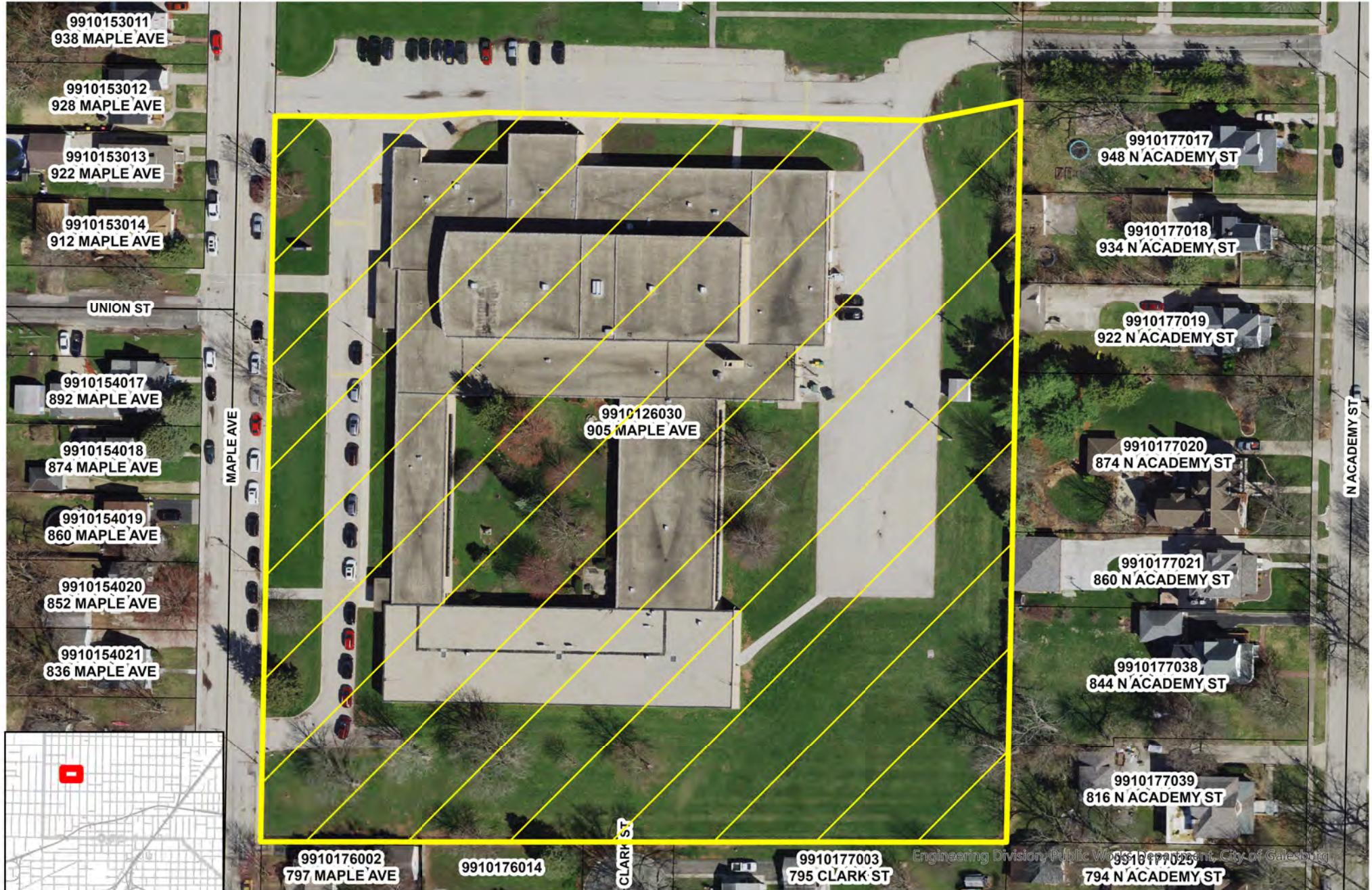
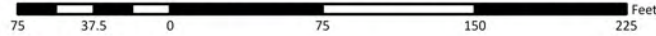


Community Development Department

Community Development Department

905 Maple Ave

Approximate area of southern portion of lot offered for sale



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

September 13, 2023

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT, entered into pursuant to the Local Government Property Transfer Act, 50 ILCS 605/1, *et seq.*, on July 1, 2022, between the Board of Education of Galesburg Community Unit School District No. 205, Galesburg, Illinois, (hereinafter "School District" or "Seller"), and Illinois public school district, and the City Council of the City of Galesburg, a unit of local government (hereinafter "City" or "Buyer");

WITNESSETH:

WHEREAS, School District is the owner of a tract of real estate, generally described as "905 Maple Avenue," Knox County PIN No. 99-10-126-030 (hereinafter "said real estate") (legal description on District's title to govern); and

WHEREAS, the Board of Education of the School District has determined that said real estate is unnecessary for the uses of the School District, and the Board of Education is willing to transfer the same to the City, and has adopted a Resolution to that effect; and

WHEREAS, the City desires to acquire said real estate, and has adopted an Ordinance declaring that it is necessary or convenient for it to use, occupy or improve the District's real estate in the making of a public improvement or for a public purpose; and

WHEREAS, the School District is authorized by the Local Governmental Property Transfer Act 50 ILCS 605/1 *et seq.*, to convey real estate to the City without using the public sale provisions of the School Code; and

WHEREAS, the parties have agreed upon mutually agreeable terms and conditions relating to the transfer of said real estate, and the parties wish to reflect their agreement in writing;

NOW, THEREFORE, in consideration of the premises, which are hereby incorporated hereinafter by reference, and the agreements, covenants and conditions hereinafter set forth, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. **Incorporation of Recitals.** The parties hereby find that all of the recitals contained in the preambles to this Agreement are full, true and correct and do incorporate them into this Agreement by this reference.

2. **Mutual Covenants.** The School District does hereby agree to transfer and convey to the City the above-described real estate, together with all improvements thereon and the appurtenances and fixtures thereto belonging upon the terms set forth in this Agreement.

3. **Transfer of Title.** Transfer of title shall be by recordable Quit Claim Deed, sufficient in form to convey said real estate to the City.

4. **Purchase Price.** Buyer hereby agrees to pay to Seller for the said real estate the total purchase price of One and no/100 Dollars (\$ 1 .00), payable as follows, to-wit:

Earnest deposit, receipt of which is
hereby acknowledged by Seller
at the time this Contract is signed.....\$waived

b) Balance to be paid to Seller at closing
in cash, or by cashier's check or other
form of payment acceptable to Seller\$ 1 .00

TOTAL\$ 1 .00

5. **Condition of Premises.** The City has inspected the said real estate and the improvements located thereon, and accepts the same in their present "As Is" condition. **THE SCHOOL DISTRICT DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF FITNESS FOR PURPOSE AND HABITABILITY, AND SELLS THE REAL ESTATE AND IMPROVEMENTS IN "AS IS" CONDITION.**

6. **Fixtures and Personal Property.** (a) The following fixtures and/or property located upon said real estate are NOT included in this Agreement and may be removed by School District prior to the closing of this transaction, to-wit:

(b) The following items of personal property are included in this Agreement and shall remain upon said real estate in their "As Is" condition, to-wit:

7. **Evidence of Title.** (a) The City, at its sole cost, may acquire a Title Insurance Commitment and Policy, issued by a title insurance company regularly doing business in Knox County, Illinois, for said real estate, insuring merchantable title to said real estate in the City. The Commitment and Policy shall be in an amount deemed appropriate by the City.

(b) Permissible exceptions to title shall include only the lien of current general taxes; easements, apparent or of record which do not interfere with quiet enjoyment or the present use of the real estate; zoning laws and building improvements, if any; covenants and restrictions of record which are not violated by the present use of the real estate or the

transferee's intended use; rights of the public, the State, the County, and the City in and to any part of the real estate, used or dedicated for roads or highways; rights of underground pipes; rights of any drainage district of which the property is part to assess the property from time to time; mineral resources, metals, ores, sand, gravel, rock and aggregate previously conveyed or leased; existing mortgages, if any, which shall be removed by the transferor at or prior to closing; and other standard exceptions customarily included in title insurance policies issued in the county within which the real estate is located.

(c) The City shall point out in writing, within a reasonable time after receipt of the evidence of title, and prior to closing, any objection it may have thereto, and unless so pointed out, the evidence of title shall be presumed conclusively to be accepted. The School District shall have a reasonable time to cure any objection interfering with or impairing the merchantability of the title to said real estate; but if it is unable to cure any such objection and the City, at its sole expense, is unable to procure a title policy insuring over the same, then the City shall have the option of terminating this Agreement, or accepting the real estate with knowledge of the existence of such exception and without any compensation with respect thereto from the School District.

8. **Possession and Closing.** Unless otherwise agreed between the parties, the School District shall deliver its Quit Claim Deed, transfer fee and possession of said real estate to the City concurrently with the closing of this transaction, which shall be held on or before July 1, 2022, or at such other time and place as the parties hereto mutually agree.

9. **Taxes and Assessments.** The parties acknowledge that the School District is exempt, pursuant to Section 15/40 of the Illinois Revenue Code, 35 ILCS 200/15-40, from

paying real estate taxes. If real estate taxes are assessed for periods after the date of closing, the same shall be assumed and paid by the City to the extent it is subject to real estate taxes.

10. **Underground Storage Tank.** The School District warrants that to the best of its knowledge, information and belief, there are no underground storage tanks of any kind located upon the real estate.

11. **Termite Inspection.** The Buyer waives any requirement that the School District provide it with an inspection of said property for termites or any other wood destroying insects or pests and waives any claim that it might have for pest infestation or structural or functional damage due to infestation.

12. **Notices.** All communications and notices required by this agreement to be served upon either party shall be made in writing and shall be delivered or sent by United States Mail, certified postage prepaid, to the following addresses:

To the School District:

Dr. John Asplund, Supt
Galesburg Community Unit School
District No. 205

To the City:

With copies mailed to:

Luke M. Feeney
Miller, Tracy, Braun, Funk &
& Miller, Ltd.
P.O. Box 80
Monticello, IL 61856

Any notice required by this agreement to be served upon either party shall be effective when actually received by the party upon which service is to be made or when mailed by certified mail, return receipt requested to such party.

13. **Time Of The Essence.** Time for performance of the obligations of the parties is of the essence of this Agreement.

14. **Succession of Obligations.** All terms of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective agents, representatives, officers, assigns, successors and transferees. All warranties and agreements contained herein shall survive closing and remain binding on the parties.

15. **Counterparts.** This Agreement may be executed in counterparts, and any party hereto may sign any counterpart. This Agreement shall be effective when each party hereto has signed a counterpart, and a set of counterparts bearing the signature of each party hereto shall constitute the Agreement as fully as if all of the parties shall have signed a single document.

16. **Right of First Refusal.** At closing, City shall grant to District a Right of First Refusal, substantially similar in form to Exhibit A attached hereto and incorporated herein by reference.

This space intentionally blank

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year appearing opposite their signatures below.

**GALESBURG COMMUNITY UNIT
SCHOOL DISTRICT NO. 205**

Date: 8.31.2022

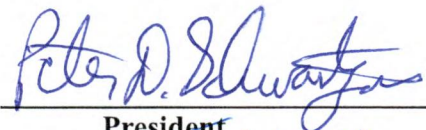
By: 
President, Board of Education

ATTEST:

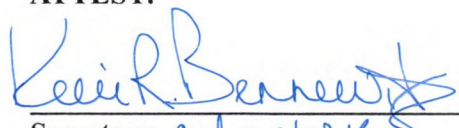

Secretary, Board of Education

**CITY COUNCIL,
CITY OF GALESBURG,
KNOX COUNTY, ILLINOIS**

Date: 9-7-2022

By: 
President Mayor

ATTEST:


Secretary city clerk

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

AGENDA ITEM: Ordinance to revise the parking time limits on school days on Knox Street and Locust Street

SUMMARY RECOMMENDATION: The Interim City Manager and Interim Director of Public Works recommend approval of this Ordinance to revise the parking time limits on school days on Knox Street and Locust Street

BACKGROUND: Galesburg CUSD #205 recently changed the school hours at Lombard Middle School. There is an existing City Ordinance in place that restricts parking on the south side of Knox Street between Lombard Street and Locust Street and on both sides of Locust Street from Knox Street to Conger Street. Parking is also restricted on the north side of Knox Street from Whitesboro Street to 40 feet east of Whitesboro. These parking restrictions are only in place on school days from 8:00 a.m. to 4:00 p.m. and is in place to deter parking on the street to drop-off and pick-up students from school. Parking on the street during drop-off and pick-up of students is a safety issue, as it blocks the view of both motorists and pedestrians that are crossing the street.

Due to the recent change in the school's building times, students are being dropped off prior to 8:00 a.m. Classes at the school now start at 7:30 a.m. The school district has requested this time be revised to 7:00 a.m. to 4:00 p.m. to address issues with street parking for drop-off between the hours of 7:00 a.m. and 7:30 a.m. City staff recommend approval of the revised ordinance.

BUDGET IMPACT: Cost of signs.

SUPPORTING DOCUMENTS:

1. Ordinance
2. Parking Restriction Map

ORDINANCE NO. _____

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

SECTION ONE: Appendix X of Chapter 77 of the City of Galesburg Code of Ordinances shall be, and is hereby amended by adding the following language:

From 7:00 a.m. to 4:00 p.m. on the following streets:

- Locust Street, both sides, Knox Street to Conger Street
- Knox Street, south side, Lombard Street to Locust Street
- Knox Street, Whitesboro to 40 feet east of Whitesboro Street

SECTION TWO: Appendix X of Chapter 77 of the City of Galesburg Code of Ordinances shall be, and is hereby amended by deleting the following language below the section that specifies from 8:00 a.m. to 4:30 p.m. on school days:

- Locust Street, both sides, Knox Street to Conger Street
- Knox Street, south side, Lombard Street to Locust Street
- Knox Street, Whitesboro to 40 feet east of Whitesboro Street

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 following its passage, approval and publication as required by law.

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

Roll Call #:

Ayes:

Nays:

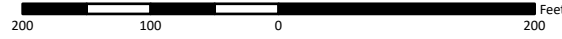
Absent: _____

Peter Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk

Parking Restrictions near Lombard Middle School



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

AGENDA ITEM: Ordinance amending Chapter 30 of the Galesburg Municipal Code regarding the attendance of members of the City Council or other City Commissions via electronic means.

SUMMARY RECOMMENDATION: The Interim City Manager and City Clerk recommend approval of an ordinance amending Chapter 30 of the Galesburg Municipal Code to allow members of the City Council and Commissions to attend open or closed meetings remotely via electronic means.

BACKGROUND: The attached ordinance provides for a member of the City Council, or of any Commission of the City, to attend and participate in any open or closed meeting of the public body via electronic means, provided that such attendance is in compliance with the stipulations of this ordinance and any other applicable laws.

Remote attendance shall only be permitted if the member meets the statutory conditions of Illinois' Open Meetings Act, the requirements of the approved policy, and the majority of the members of the public body physically present vote to approve remote attendance. The statutory exemptions, which allow for remote attendance are limited to personal illness or disability; employment purposes or the business of the public body; or family or other emergency. A quorum must be established by members physically present at any meeting before it can be considered whether to allow remote participation by a City Council member, and only one City Council member shall be allowed to attend a meeting remotely at one time.

The frequency of remote participation is also capped, and no member shall be approved to attend a meeting remotely who has previously been approved for remote attendance in the three months prior. The member participating remotely shall be permitted to participate in the same capacity as those members physically present and is subject to all general meeting guidelines and procedures.

BUDGET IMPACT: This ordinance will have no impact on the budget.

SUPPORTING DOCUMENTS:

1. Ordinance

**AN ORDINANCE AMENDING CHAPTER 30 OF THE GALESBURG CITY CODE REGARDING
REMOTE ATTENDANCE AT MEETINGS**

WHEREAS, the City of Galesburg is an Illinois home rule municipal corporation organized and operating pursuant to Article VII of the Illinois constitution of 1970; and

WHEREAS, the City has adopted rules and procedures related to City Council meetings, as well as meetings of commissions, committees, and boards of the City; and

WHEREAS, the Mayor and City Council desire to update and revise the City Code to allow members to attend open or closed meetings of the public body via electronic means;

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

SECTION ONE: The foregoing recitals are hereby incorporated into this Ordinance as is fully set forth herein.

SECTION TWO: Section 30.08 of the Galesburg City Code is created, and shall hereafter read as follows:

30.08 REMOTE ATTENDANCE

- A. It is the policy of the City of Galesburg that a member of any public body associated with this unit of government which is subject to the provisions of the Open Meetings Act may attend and participate in any open or closed meeting of that public body from a remote location via telephone, video, or internet connection, provided that such attendance and participation is in compliance with this policy and any other applicable laws, including Illinois' Open Meetings Act, and is logistically feasible for the public body's meeting which the member wishes to attend remotely.
- B. Remote attendance opportunities shall be only if the member meets the statutory conditions of Illinois' Open Meetings Act, the requirements of this policy, and the majority of the members of the public body physically present vote to approve remote attendance.
 - a. No later than 48 hours prior to the meeting, unless advance notice is impractical, notify the City Clerk, or recording secretary of the public body that the member is requesting remote attendance; and
 - b. The member must specify which statutory exception for remote attendance applies for the member to attend remotely. The valid statutory exceptions are:

- i. Personal illness or disability;
 - ii. Employment purposes or the business of the public body; or
 - iii. A family or other emergency.
- C. For remote participation to be approved, a quorum of the public body must be physically present. The member not physically present cannot be counted for quorum purposes.
- D. After roll call, but prior to proceeding to other business, a vote of the public body shall be taken on whether to allow the member to participate remotely for the meeting. All members physically present are permitted to vote on whether remote participation will be allowed.
- E. A quorum must be established by members physically present at any meeting before it can be considered whether to allow a member to participate in the meeting remotely.
- F. A vote of a majority of a quorum shall be necessary to decide the issue.
- G. For the meeting to continue, there shall always need to be a quorum physically present.
- H. Limitations on Remote Participation:
 - a. For a member to participate remotely, the member must meet the requirements of Illinois' Open Meetings Act and this policy.
 - b. Only one member from a public body shall be allowed to attend a meeting remotely at any one time. No public body shall approve remote attendance for two or more members simultaneously.
 - c. No member shall be approved to attend a meeting remotely who has previously been approved for remote attendance of a meeting of the public body in the three months prior to the meeting.
- I. Rights of Remote Participants:
 - a. The member participating remotely shall be considered an offsite participant and counted present by means of video or audio conference for the meeting if the member is allowed to participate. The meeting minutes of the public body shall also reflect and state specifically whether each member is physically present, present by video, or present by audio means.
 - b. The member participating remotely shall be permitted to participate in the same capacity as those members physically present and is subject to all general meeting

guidelines and procedures previously adopted and adhered to by the public body. The remote member shall be heard, considered, and counted as to any vote taken. The name of any remote member shall be called during any vote taken, and the remote member's vote counted and recounted and placed in the minutes for the corresponding meeting. A member participating remotely may leave a meeting and return as in the case of any member; however, the remote participant must announce when the remote participant leaves and returns to the meeting.

- c. Any member approved to participate remotely shall be allowed to participate in any closed meeting the member would be entitled to participate in if the member were physically present. The same rights and limitations apply to closed meetings as open meetings, except that no votes shall be taken in closed meetings. If a member who has not been approved for remote participation wishes to remotely participate in a closed session meeting, the prerequisites for approval must be satisfied and a vote for the allowance of remote participation taken in open session.

J. Costs of Remote Participation:

- a. Any cost associated with remote participation incurred by the member must be submitted to the public body via valid receipt and approved by the public body for reimbursement, or if the public body does not have the power to approve reimbursement, by the unit of government responsible for approval of the reimbursement; and
- b. No per diem nor mileage will be paid to any member of a public body for any meeting the member participated in remotely.

K. Disaster Declarations:

- a. Nothing herein shall limit the ability of the public body to meet electronically, as permitted by 5 ILCS 120/7(e).

L. Open Meetings:

- a. Should Illinois' Open Meetings Act come into conflict with any of the provisions herein, Illinois' Open Meetings Act shall govern.

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

SECTION FOUR: This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

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

Roll Call #: _____

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

Peter D. Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk

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

AGENDA ITEM: Resolution for Pre-annexation Agreement providing for the sale of water to an outside customer.

SUMMARY RECOMMENDATION: The Interim City Manager, Interim Director of Public Works, and Water Superintendent recommend approval of the resolution authorizing the Pre-annexation Agreement for the property at 604 US Hwy 150 E, Galesburg, IL 61402-1314.

BACKGROUND: A request was received from the property owner of 604 US Hwy 150 E, to connect to the City's water main which runs along the west side of Knox Road 600 East. Approval of a Resolution and Pre-annexation Agreement are required for approval of this request. The Pre-Annexation agreement specifies that the City will agree to sell the resident water at the Outside User rates. The agreement also specifies that within ten years from the date of the Agreement, the resident will file a petition to annex into the City of Galesburg. The property owner is responsible for making the tap and running the water service line from the City's water main to his property.

BUDGET IMPACT: Increase in water sales revenue.

SUPPORTING DOCUMENTS:

1. Resolution
2. Pre-Annexation Agreement (Exhibit A)
3. Location Map

Resolution No. _____

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

SECTION 1 That the proposed Pre-annexation Agreement between National Coatings, Inc., and the City of Galesburg, Illinois, concerning property located on 604 US Hwy 150 E, Galesburg, Illinois, a true copy of which is attached hereto and marked "Exhibit A" is hereby approved.

SECTION 2 That the Mayor and the City Clerk are hereby authorized and directed to execute and attest, respectively, said Agreement on behalf of the City.

SECTION 3 That this Resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

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

Roll Call #:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

Peter Schwartzman, Mayor

ATTEST:

Kelli R. Bennewitz, City Clerk

CITY OF GALESBURG
PREANNEXATION AGREEMENT
Galesburg, IL

That part of the West Half of section 19, Township 11 North, Range 2 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the intersection of the North right of way line of the Chicago, Burlington, and Quincy Railroad with the West line of said Section 19, thence in a Southeasterly direction along the North right of way line of said Railroad 750 feet, more or less, to the center of Illinois State Bond Issue Route Number 8, thence in a Northwesterly direction along the center of the Illinois State Bond Issue Route Number 8 to its intersection with the West line of said Section 19, thence South along the West line of said Section 19 to the place of beginning.

Excepting therefrom:

Approximately 1.715 acres, more or less, sold to Illinois Department of Transportation, as described in Warranty Deed dated November 09, 2016, and recorded on December 21, 2016, in the Knox County Illinois Recorder of Deeds as Document No. 1038030.

Also Excepting therefrom:

Approximately 0.2818 acres, more or less, sold to Illinois Department of Transportation, as described in Warranty Deed dated September 12, 2005, and recorded on September 13, 2005, in the Knox County Illinois Recorder of Deeds as Document No. 933968, Book 3293, Page 17.

COMMONLY KNOWN AS: 604 US Highway 150 E, Galesburg, IL 61401
PROPERTY IDENTIFICATION NUMBER: 10-19-100-003

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

PREANNEXATION AGREEMENT

This Agreement is made and entered into this ____ day of _____, 2023 by and between the City of Galesburg, an Illinois municipal corporation, hereinafter referred to as "City" and National Coatings Inc hereinafter referred to as "Owner" witnessed that,

WHEREAS, Owner is the owner of record of a certain parcel of real estate commonly known as 604 US Hwy 150 E, Galesburg, IL 61402-1314 and more particularly described on Exhibit A which is attached hereto and incorporated by reference; and

WHEREAS, said parcel of real estate has not been annexed to any municipality; and

WHEREAS, the Owner wishes to purchase water from the City, and

WHEREAS, the parties wish to provide for the preannexation of said parcel of real estate to the City within 10 years from the date of this Agreement;

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. Statutory Authority. The parties hereto enter into this Agreement pursuant to and in accordance with the provision of 65 ILCS 5/11-15.1-1, et. seq.

2. Annexation. At any point prior to 10 years from the date of this Agreement, Owner shall file a Petition for Annexation of the subject property to the City of Galesburg, Illinois, properly completed and meeting statutory requirements.

3. Water Main Connection. City agrees that Owner may connect to the City water main now running along the west side of Knox Road 600 E and to purchase water from the City so long as the conditions and covenants contained herein are complied with.

4. Plumbing Code. Owner agrees that the Plumbing Code Ordinance of the City, as the same now is or may hereinafter be from time to time amended, shall apply to the water system located in the premises owned by the Owner, and the City Plumbing Inspector shall be permitted to inspect the plumbing located on the Owner's property and charge standard fees for said inspections.

5. Pre-existing Non-Conformity. City agrees that the nothing here shall require the removal, change, or alteration of structure or fixtures not conforming to the City Code of Ordinances ("non-conforming") as in existence prior to the execution of this Agreement ("pre-

existing”) and the City shall not otherwise interfere with the continuance of any non-conforming structure or fixture pre-existing this Agreement. Owner agrees that no expansion, changes, or alterations to the pre-existing non-conforming structure or fixture shall be made unless the expansion, changes, or alterations conforms to the City Code of Ordinances. City agrees repairs may be made to pre-existing non-conforming structures or fixtures, provided that no alterations shall be made unless the alteration will result in eliminating the non-conformity. Owner agrees that any pre-existing non-conforming structure or fixture which is destroyed or damaged by casualty or act of God shall not be restored unless it conforms to the City Code of Ordinances.

6. Connecting Line. Owner shall be responsible for installing the connecting water line from their property to the City water main, at Owner's expense. The connecting water line shall remain the property of the Owner and shall be maintained by the Owner. The City shall provide a new hydrant on Owner's property for Owner to connect, with Owner responsible for all other expenses. Owner's connection shall comply with current City Code of Ordinances.

7. Prohibition against Reselling or Other Use of Water. Owner shall not resell water purchased from the City, or permit water purchased from City to be used otherwise than on the premises owned by Owner and described in attached Exhibit A.

8. Water Rate; Payment. Owner shall pay for the purchase of said water at the rate established from time to time by the City Council of the City of Galesburg, Illinois, for water users located outside the city limits of said City of Galesburg until Owner's property is annexed by and to the City. Owner further agrees to pay for such water in the manner and time prescribed by the then-existing ordinance of the City of Galesburg, and to comply with all ordinances of said City of Galesburg pertaining to the use of City water.

9. Termination of Water Service. Owner agrees that in the event the subject property has not been annexed to the City within the effective period of this Agreement, that City shall no longer be required to furnish water as provided herein. In that event, City may terminate water service without further notice. The parties may, however, enter into a new preannexation agreement and provide therein for the continuation of said water service, upon such terms and conditions as the parties may find mutually agreeable.

10. Zoning. At the time the parcel as described in Exhibit A is annexed into the City, said parcel shall be zoned M1 Light Industrial District.

11. Miscellaneous.

(a) This Agreement shall be effective for a term of [20] years from the date hereof.

(b) This Agreement shall bind the heirs, successors, and assigns of the Owner. This Agreement shall inure to the benefit of the parties hereof, their successors, and assigns provided that the Owner shall have no right to assign this Agreement except in connection with a conveyance of the subject property.

(c) Nothing herein shall in any way prevent the alienation, encumbrance, or sale of the subject property or any portion thereof, and the new owner or owners shall be both benefitted and bound by the conditions and restrictions herein expressed.

(d) Within thirty days after the execution hereof, this Agreement (or a suitable memorandum hereof) shall be recorded at the sole cost and expense of the Owner in the Office of the Recorder of Knox County, Illinois.

12. Signs

(a). Owner agrees that no off-premise signs (billboard signs) as described in Section 152.005 and 152.209 of the Galesburg Municipal Code will be constructed on the property.

(b). Owner agrees that the “no off-premise sign restriction” shall be deemed to run with the land and be binding upon all successors and assigns;

(c). Owner agrees that the consideration for its agreement that no off premise signs shall be allowed to be constructed on said real estate is the annexation by City of said real estate and the covenants and agreements of City contained herein the receipt and sufficiency of said consideration being hereby acknowledged by Owner.

END OF TERMS

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

OWNER:

National Coatings, Inc

CITY OF GALESBURG, ILLINOIS,
A municipal corporation,

BY: _____
Mayor

ATTEST:

City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

That part of the West Half of section 19, Township 11 North, Range 2 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the intersection of the North right of way line of the Chicago, Burlington, and Quincy Railroad with the West line of said Section 19, thence in a Southeasterly direction along the North right of way line of said Railroad 750 feet, more or less, to the center of Illinois State Bond Issue Route Number 8, thence in a Northwesterly direction along the center of the Illinois State Bond Issue Route Number 8 to its intersection with the West line of said Section 19, thence South along the West line of said Section 19 to the place of beginning.

Excepting therefrom:

Approximately 1.715 acres, more or less, sold to Illinois Department of Transportation, as described in Warranty Deed dated November 09, 2016, and recorded on December 21, 2016, in the Knox County Illinois Recorder of Deeds as Document No. 1038030.

Also Excepting therefrom:

Approximately 0.2818 acres, more or less, sold to Illinois Department of Transportation, as described in Warranty Deed dated September 12, 2005, and recorded on September 13, 2005, in the Knox County Illinois Recorder of Deeds as Document No. 933968, Book 3293, Page 17.

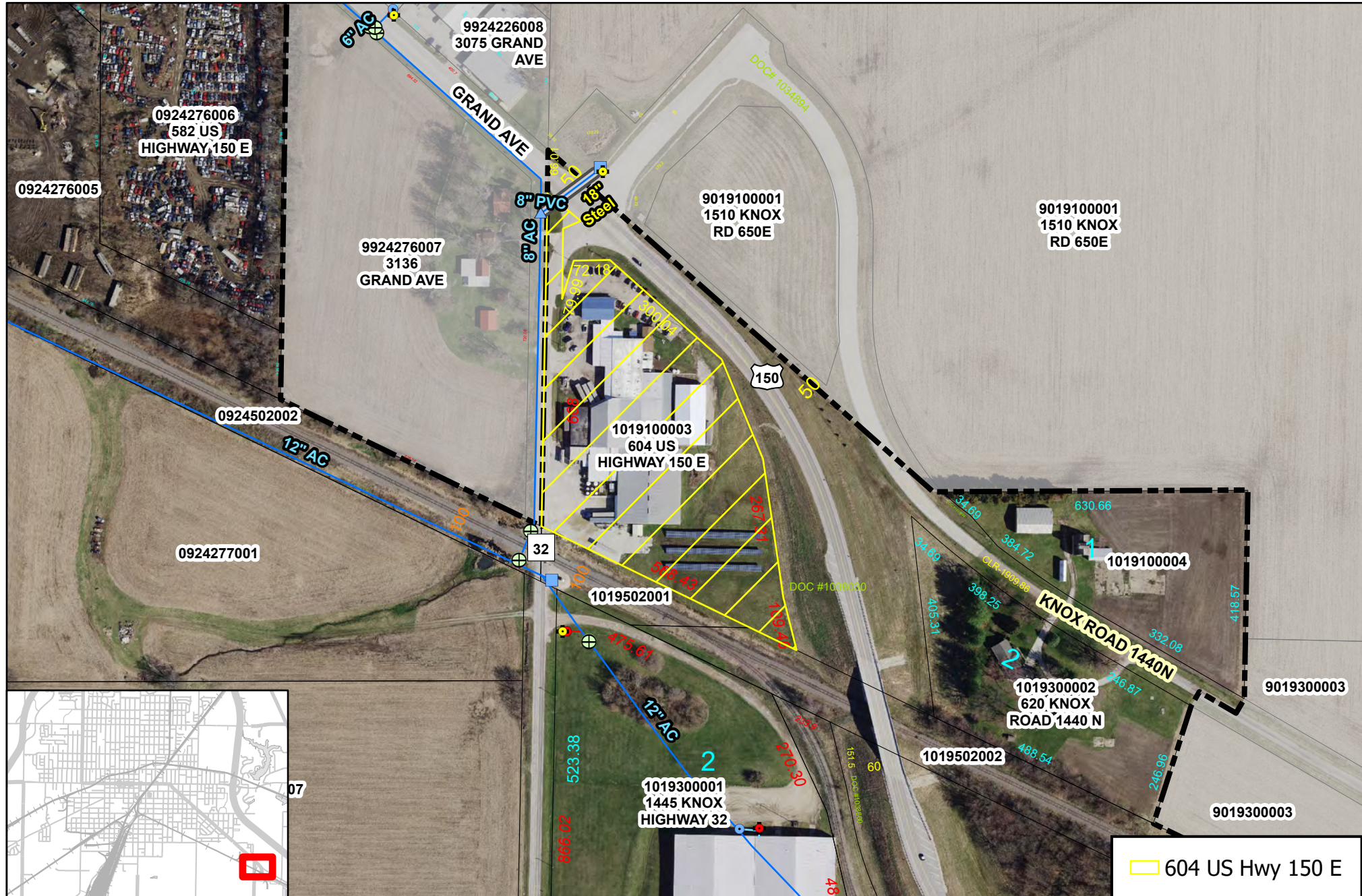
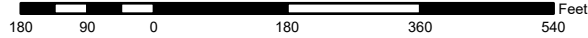
COMMONLY KNOWN AS: 604 US Highway 150 E, Galesburg, IL 61401
PROPERTY IDENTIFICATION NUMBER: 10-19-100-003



Community Development Department
Operating Under Council-Manager Government Since 1957

Preannexation Agreement

604 US Hwy 150 E



June 11, 2023

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

AGENDA ITEM: Facade grant for Formal Wear of Galesburg, Inc d/b/a Ducky's Formal Wear, 31 N Kellogg Street.

SUMMARY RECOMMENDATION: The Facade Advisory Committee (FAC) met on September 5, 2023 and recommended approval of the facade assistance in an amount not to exceed \$10,050, or 50% of the actual final project costs, whichever is less.

BACKGROUND: Formal Wear of Galesburg, Inc d/b/a Ducky's Formal Wear applied for a facade grant. Ducky's Formal Wear had the opportunity to move the men's section to 31 N Kellogg St, which allowed them to expand their business and increase staffing levels with three part time positions. They are proposing to install new windows, doors, replace graphics on the front doors and windows, and add surveillance cameras.

If approved, the owner anticipates beginning work as soon possible with an estimated completion by December 31, 2023. The estimated total façade project cost is \$20,100 and they are eligible to request up to 50% or a maximum of \$40,000 of the project costs through the facade grant program, whichever is less. The program is subject to availability of funds and at this time they can request up to \$10,050. The remaining funds to complete the project will be paid by the owner.

BUDGET IMPACT: There are sufficient funds in TIF 4 (Fund 049).

SUPPORTING DOCUMENTS:

1. Aerial – general location
2. Facade Agreement

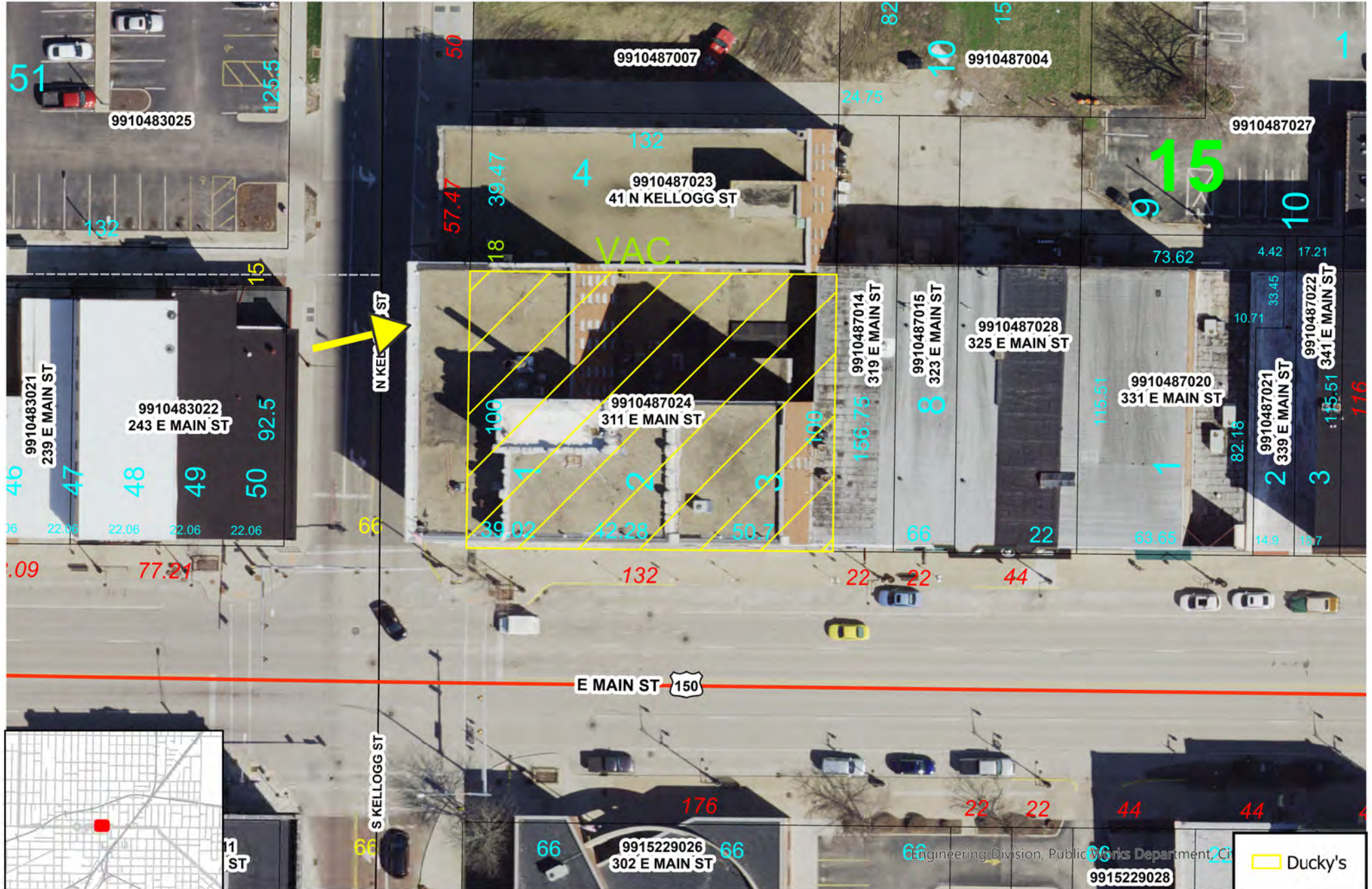
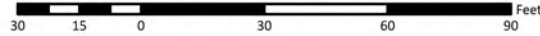


Community Development Department

Community Development Department

31 N Kellogg St

Ducky's Facade Grant request



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

August 30, 2023

FACADE GRANT AGREEMENT
WITH
FORMAL WEAR OF GALESBURG, INC
D/B/A DUCKY'S FORMAL WEAR

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: 31 N Kellogg St, Galesburg, IL 61401
PROPERTY IDENTIFICATION NUMBER: 99-10-487-024

Submitted by:
Kelli Bennewitz
City Clerk
City of Galesburg

Return to:
Kelli Bennewitz
City Clerk
City of Galesburg

THIS AGREEMENT, entered into this _____ day of _____, 2023, by and between the City of Galesburg, an Illinois municipal corporation, hereinafter referred to as “City”, whose address is 55 West Tompkins Street, P.O. Box 1387, Galesburg, Illinois, 61401 and Formal Wear of Galesburg, Inc d/b/a Ducky’s Formal Wear (hereinafter referred to as “Recipient”), whose address is 31 N Kellogg St, Galesburg, IL 61401.

WHEREAS, the City has established the Downtown Facade Redevelopment Program pursuant to resolution 22-71 (hereinafter referred to as “Program”). The purpose of the Program is to encourage architecturally appropriate improvements to commercial facades readily visible to the public, with the goal of promoting the attraction and retention of business operations and enhance the interest in visiting the downtown area, which will improve the overall economic condition of the City; and

WHEREAS, the objective of the Program is to provide a financing mechanism which will make business improvements in the Downtown Area, which is a geographically defined area shown in the Program, financially feasible or economically more viable than it would be without the benefit of this Program, and that such inducements will help maintain and expand business activity and attract new business investments which might otherwise not occur in the Downtown Area; and

WHEREAS, the Recipient has submitted the required documentation to request funds from the Program, and the Facade Advisory Committee and the City have determined that the Project to be undertaken by the Recipient fits the established criteria,

NOW, THEREFORE, in consideration of the foregoing and the mutual agreement and herein, the City and the Recipient agree as follows:

SECTION 1: DEFINITIONS

A. Definition of Terms.

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

“Agreement” means this document for development pursuant to the Downtown Facade Redevelopment Program.

“City” means the City of Galesburg, Illinois.

“Construction Documents” means written, graphic and pictorial documents prepared or assembled by an Illinois licensed design professional for describing the design, location and physical characteristics of the Project necessary for obtaining construction permits.

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

“Event of Default” means those occurrences, actions or lack of action which shall be construed to be a breach of failure to perform pursuant to the terms of this Agreement as set forth in Section 12 of this Agreement.

“Facade” means the exterior of a building visible from a public street or alley.

“Grant” means the monies provided by the City to the Recipient to reimburse costs specified in Section 7 herein.

“Program” means the Downtown Facade Redevelopment Grant Program pursuant to resolution 22-71.

“Project” means the redevelopment of the Facade as described in Exhibit B.

“Property” means the parcel(s) in which the Project is taking place, as described in Exhibit A.

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, references 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 reference only and shall not define or limit the provisions hereof.

C. Non-Limitation of City’s Remedies.

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

SECTION 2: COVENANTS AND RESTRICTIONS

A. Non-Discrimination. The Recipient agrees for itself and its successors and assigns, and every successor in interest to the Property, or any part thereof, that the Recipient 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.

B. Duration of Covenants. It is intended and agreed that the covenants provided in Section 2 shall remain effective without any time limitation, provided, that such agreements and covenants shall be binding on the Recipient 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.

- C. Guarantees. The Recipient agrees for itself, its successors and assigns and every successor in interest to the Property or any part thereof, that the Recipient and such assigns shall guarantee the Project shall begin within 180 days from the date this Agreement is executed and shall use its best efforts to cause said improvements to be in accordance with the Construction Documents approved by the City. A Project description is attached hereto as Exhibit B and incorporated herein by this reference.
- D. 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 2A of this Agreement, and against the Recipient, 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.
- E. 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 against the Recipient and its successors, assigns to or of the Property or any part thereof or any interest therein.
- F. This Agreement shall be governed by the State of Illinois and the parties agree that Knox County is and will be the appropriate venue for the hearing of any dispute relating to this Agreement.

SECTION 3: CITY AND OBLIGATION

- A. The City shall provide to Recipient reimbursable grant not to exceed the total amount of \$10,050 or 50% of the facade Project cost specified in Exhibit C, or 50% of the actual final project costs, whichever is less for the Project as described in Exhibit B (hereinafter both grants referred to as the “Grant”). Said Grant will be available to the Recipient for the expenses as outlined in Exhibit C. Payment to the Recipient shall be in the form of a reimbursement of expenses paid by the Recipient. Grant reimbursements, to the maximum extent possible, will be made by the City within 30 business days of the date the Certification for Reimbursement of Facade Grant was received by the City, subject to availability of funds.

SECTION 4: RECIPIENT’S OBLIGATION AND RIGHTS

- A. Guarantees. In consideration of the Grant to be provided, the Recipient guarantees the construction of the project. Specifically, Recipient guarantees the activities as outlined in Exhibit B shall be completed at the estimated cost of \$20,100, as outlined in Exhibit C.

- B. Submission of Construction Documents. If applicable, prior to commencement of construction the Recipient shall submit to the City for its approval, which approval shall not be unreasonably withheld, Construction Documents prepared by an Illinois licensed design professional that are of sufficient clarity to indicate the location, nature and extent of the work proposed as outlined in EXHIBIT B.
- C. Conformance to Construction Documents. All work with respect to the Project to be construed or provided by the Recipient on the Property shall be in substantial conformity with the Construction Documents and Project description as outlined in EXHIBIT B.
- D. Conformance to Federal, State and Local Requirements. 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 code and Illinois Accessibility Code.
- E. Changes in Construction Documents. If the Recipient desires to make any substantial change in the Construction Documents which significantly affects the appearance, function, or structural integrity of the Project, whether prior to, or subsequent to the funding of the Grant, the Recipient shall submit the proposed change to the City for its approval.
- F. Improvements, Commencement and Completion Requirements.
 - 1. Commencements. The Recipient agrees for itself, its successors and assigns that it shall begin within 180 days from the date this Agreement is executed and diligently prosecute to completion the redevelopment of the Property through the construction of the Project thereon pursuant to the approved Construction Documents and in accordance with approved changes.
 - 2. Compliance. The Recipient agrees for itself, its successors and assigns that the construction of the Project shall be in compliance with applicable Federal, State and Local laws, regulations and ordinances. All construction permits are secured and all associated fees are paid prior to the onset of work and all completed work shall pass appropriate inspections of applicable reviewing agency.
 - 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 subparagraphs F1 and F2 immediately preceding.
 - 4. Lien Waivers. All contracts payable from Grant funds shall provide that all contractors and subcontractors furnish contractor's affidavits in the form provided by state statute and that waivers of lien be required for all payments made.
- G. Financing Authorization and Commitment. Prior to any disbursement of Grant funds by the City, the Recipient shall submit to the City evidence that the Recipient 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.

- H. Progress Reports. Until construction of the Project has been completed, the Recipient 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.
- I. The Recipient shall agree to work with and cooperate with the City to inform the public about the Project.
- J. Maintenance and Alteration.
 - 1. The Recipient, its successors and assigns, shall maintain the façade improvements for a period of five (5) years from the date of the final Grant reimbursement.
 - 2. The Recipient, its successors and assigns, shall not alter, modify or remove facade improvements for a period of five (5) years from the date of the final Grant reimbursement without written approval from the City.

SECTION 5: REPRESENTATIONS OF THE RECIPIENT

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

A. Organizational and Authorization.

| | |
|-------------------|---|
| The Recipient is: | Formal Wear of Galesburg, Inc d/b/a Ducky's Formal Wear |
| | Diane VandeSande, owner |
| | 31 N Kellogg St |
| | Galesburg, IL 61401 |

B. Use of Proceeds.

All of the proceeds from the Grant funds will be used for the facade renovation costs of the Project as provided for herein.

C. Location of the Project.

The Project will be located on the Property, as described in Exhibit A.

D. Estimated Costs.

The Estimated Cost of the Project is set forth in Exhibit C attached hereto.

E. Changes in Acquisition or Construction of Project.

The Project consists and will consist of the property described in Exhibit A attached hereto and no changes shall be made in the construction 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 Requirements and Regulation.

The Recipient has examined and is familiar with all the covenants, conditions, restrictions, building regulations and zoning ordinances and land use regulations including those contained herein affecting the Property and the Project, and covenants that the Construction Documents and the construction of the improvements in accordance with the Construction Documents do and will in all respects conform to and comply therewith.

SECTION 6: ADDITIONAL COVENANTS OF THE RECIPIENT

- A. Indemnification Covenants. The Recipient agrees for itself, its successors and assigns, to indemnify and save the City and its officers and employees harmless against all 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 Property 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 Recipient or its successors and assigns in the performance of any of its obligations under this Agreement (iii) any act of negligence of the Recipient or of any of its agents, contractors, servants, employees or licensees, (iv) any act of negligence of any assignee or lessee of the Recipient, or of any agents, contractors, servants, employees or licensees of any assignee or lessee of the Recipient, or (v) any performance by the City of any act required under this Agreement or required by the Recipient or its successors and assigns other than negligent or willful misconduct of the City. The Recipient 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 Recipient, upon receipt of notice in writing from the City setting forth the particulars of such claim or action, the Recipient 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 Recipient.
- B. Insurance. The Recipient shall agree to keep and maintain its property insured for its full insurable value against loss or damage by fire, theft, explosion, sprinklers and all other hazards and risks ordinarily insured against by other owners or users of such properties in similar business. All insurance policies shall contain an endorsement that the insurance company shall provide the City at least 30 days prior written notice before any such policy shall be altered or canceled.

- C. Maintenance and Repair. The Recipient agrees that it will maintain and repair the Project in accordance with the requirements of this Agreement.

SECTION 7: GRANT ASSISTANCE

- A. Grant Assistance to the Recipient. The City agrees, upon the terms and conditions in this Agreement, to make available an amount as specified in Section 3 A.
- B. Permitted Expenditures. No Grant funds may be disbursed from the City to Recipient unless they are for the purpose of paying the costs which are permitted by the Program as it may be amended from time to time.
- C. Disbursement from Grant Fund. At the request of and on behalf of the Recipient, the City, pursuant to the terms and conditions of this Agreement shall through disbursements from the appropriate Tax Increment Financing Fund, to the extent of funds available, reimburse to the Recipient for the costs incurred for the Project as set forth on Exhibit C attached hereto.
- D. Modification of Expenditures. The items set forth on Exhibit C may be modified by increasing or decreasing the cost of a particular item by adding or deleting items from the list provided. However, the total amount the reimbursement is based upon shall not exceed \$20,100.00 (Twenty Thousand One Hundred and No Cents) and further, provided that any such modification shall conform to the requirements of subsection 7B and the requirements of this Agreement. All requests for modification shall be in writing to the City. If such modification conforms to the requirements of this Agreement, the City shall approve the proposed change and process the request for reimbursement.
- E. Conditions Precedent to Disbursement. Prior to the initial reimbursement payment, unless waived by the City in writing, Recipient 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 Grant funds. Any item, the production of which has not been waived by the City, shall be furnished by the Recipient to the City as soon as reasonably available.
1. Necessary and appropriate construction permits;
 2. Organization documents and filings for the Recipient and all resolutions necessary to effect the obligations of the Recipient pursuant to this Agreement;
 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. Internal Revenue Service and Illinois taxpayer identification numbers for Recipient;

6. Evidence satisfactory to the City that Recipient holds fee simple title to the Property subject only to the encumbrances of the First Mortgage or holds valid options to acquire fee simple title to the Property subject to the above noted encumbrances;
 7. Evidence of funds available for completion of the Project;
 8. Requests for Reimbursements. Concurrently with the request for any Grant disbursement, Recipient shall have their Architect furnish to the City, separately with respect to each disbursement request, an Application and Certificate for Payment duly signed with all blanks appropriately filled in setting forth such details concerning the costs contained therein as the City shall require. Such request shall include a detailed breakdown of any costs associated with the project showing the amount expended to date and the amounts then due and unpaid, and receipted invoices and/or releases or waivers of lien forms approved by the City from each material dealer, contractor and subcontractor who has done work or has furnished materials for construction of the Project, including but without limitation those covered by each such an Application and Certificate for Payment of Façade Grant.
- F. Time for Payment of Requisitions. If the City shall so require, thirty (30) days shall intervene between the date of receipt by City of an Application and Certificate for Payment of Façade Grant and the date upon which the City shall be obligated to effect such reimbursement.

SECTION 8: CONSTRUCTION OF THE IMPROVEMENTS

- A. Commencement and Completion. Recipient shall cause construction of the Project to be commenced and to be prosecuted with due diligence and in good faith, and without delay. Recipient shall cause Project to be constructed in a good and workmanlike manner in accordance with the Construction Documents and in all respects in compliance with all applicable laws, rules, permits, requirements and regulations of any government 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 Documents without prior written consent of the City.
- B. Contract Prohibitions. Unless otherwise previously agreed by the City in writing, all contracts let by Recipient or Recipient's contractor in connection with construction of the Project shall contain a prohibition against any material change in the Construction Documents involving a structural, square footage, design change or other substantial change without the City's prior written consent being had thereto.

SECTION 9: LIABILITY INSURANCE

Prior to any Grant disbursement, Recipient or Recipient's contractor shall procure and deliver to the City at Recipient's or such contractor's cost and expense, and shall maintain in full force and effect until each

and every obligation of Recipient 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 to be in such form and issued by such companies as shall have been approved by the City to protect the City and Recipient against any liability incidental to the use of or resulting from any accident occurring in or about the Project or the construction and improvements thereof. 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 10: RIGHTS OF INSPECTION

The City or its designee shall have the right at any time and from time to 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 conformity with the Construction Documents, 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 practice, the City shall have the right to stop the work and to order replacement of 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 Grant assistance and shall not be construed as a representation by the City that there has been compliance with the Construction Documents 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 Recipient or any other party for non-compliance with the Construction Documents.

SECTION 11: PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER

- A. Representation as to Purpose. The Recipient represents and agrees that its redevelopment of the Property, 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 Recipient 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 Recipient or any successor in interest to the Property, or any part thereof, to perform its obligations with respect to making the Project under this

Agreement, the Recipient (except as so authorized) has not made or created, and it will not, prior to receipt of the certificate of occupancy from the City, 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 of the City.

2. Conditions for Approval. The City shall be entitled to require, except as otherwise provided in this Agreement, as conditions to any such approval that:
 - a. Any proposed transferee shall have the qualifications and financial responsibility, as determined by the City, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Recipient (or, in the event the transfer is of or related to part of the Property, such obligations to the extent that they relate to such part.)
 - b. Any proposed transferee, by instrument in writing satisfactory to the City and in a form recordable among the real property records, shall for itself and its successors and assigns, and expressly for the benefit of the City, have expressly assumed all of the obligations of the Recipient under this Agreement and agreed to be subject to all the conditions and restrictions to which the Recipient is subject (or, in the event the transfer is of or relates to part of the Property, such obligations, conditions and restrictions to the extent that they relate to such part); Provided, that the fact that any transferee of, or any other successor in interest whatsoever, to the Property or any part thereof, shall, whatever the reason, not have assumed such obligations or so agreed, shall not (unless and only to the extent otherwise specifically provided in the Agreement or agreed to in writing by the City) relieve or except such transferee or successor of or from such obligations, conditions, or restrictions, or deprive or limit the City of or with respect to any rights or remedies or controls with respect to the Property or the construction of the Project; it being the intent of this, together with other provisions of this Agreement, that (to the fullest extent permitted by law and equity and excepting only in the manner and to the extent specifically provided otherwise in this Agreement) no transfer of, or change with respect to, ownership in the Property of any part thereof, or any interest therein, however consummated or occurring, and whether voluntary or involuntary, shall operate legally or practically, to deprive or limit the City of, or with respect to, any rights or remedies or controls provided in or resulting to the Property and the construction of the Project that the City would have had, had there been no such transfer or change.
3. The Recipient and its transferee shall comply with such other conditions as the City may find

desirable in order to achieve and safeguard the purposes of the Real Property Tax Increment. Provided, that in the absence of specific written agreement by the City to the contrary, no such transfer or approval by the City thereof shall be deemed to relieve the Recipient, or any other party in interest bound in any way by the Agreement or otherwise with respect to the construction of the Project, from any of its obligations with respect thereto.

SECTION 12: 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 Recipient in this Agreement, or in any certificate, notice, demand or request made by the Recipient, 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 Recipient 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 Recipient in this Agreement and continuance of such default or breach for a period of 30 (thirty) days after Recipient 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 Recipient 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 Recipient 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 unstayed and in effect for a period of 60 (sixty) consecutive days; or
 5. The commencement by the Recipient 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 Recipient 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 Recipient generally to pay such entity's debts as such debts become due or the taking of action by the Recipient in furtherance of any of the foregoing.

B. Remedies on Default

1. In the event of any default in or breach of this Agreement, or any of its terms or conditions, by the Recipient or any successors or assigns, the Recipient shall repay to the City a portion of the Grant amount received according to the following formula:

$$\frac{60 \text{ months} - (\text{months elapsed from date Grant funds received})}{60 \text{ months}} \times \text{Grant funds received} = \text{Repayment Amount}$$

2. 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.
3. 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 Recipient and the City shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Recipient 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 Recipient 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 Recipient herein contained the Recipient 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 Recipient 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 Recipient herein contained the City agrees that it will, on demand therefore, pay to the Recipient the reasonable fees of such attorneys and such other expenses so incurred by the Recipient.

SECTION 13: OTHER RIGHTS AND REMEDIES OF CITY AND RECIPIENT

- A. No Waiver by Delay. Any delay by the City or the Recipient 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 Recipient 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 Recipient with respect to any specific default by the Recipient or the City under this Section be considered or treated as a waiver of the rights of the City or the Recipient with respect to any other defaults by the Recipient, 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 Recipient.
- 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 14: DELAY IN PERFORMANCE

For the purposes of any of the provisions of this Agreement except regard to payment of real property taxes or guarantees as provided herein, neither the City, nor the Recipient, 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 the redevelopment Project or of the Recipient 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, within 10 (ten) days after the beginning of any such enforced delay, 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 15: EQUAL EMPLOYMENT OPPORTUNITY

The Recipient, 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 Recipient will not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex, or national origin. The Recipient 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 Recipient 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 Recipient will, in all solicitations or advertisements for employees placed by or on behalf of the Recipient, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.
- C. Non-Compliance. In the event of the Recipient's non-compliance with the non-discrimination clauses of this Section, this Agreement may be canceled, terminated, or suspended in whole or in part.
- D. Mandatory Inclusions of Provisions. The Recipient 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 16: 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 17: 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 18: NOTICES

All notices, requests, demands and other communications to be given to any party hereunder shall be in writing and shall be deemed to have been duly given when personally delivered or deposited in the United States mail, certified or registered mail, return receipt requested, postage prepaid, addressed to the parties at the following addresses (or at such other address as shall be given in like manner by any party to the other):

City of Galesburg:

City of Galesburg
Community Development Department
55 West Tompkins Street
Galesburg, IL. 61401

Recipient:

Formal Wear of Galesburg, Inc d/b/a
Ducky's Formal Wear
Diane VandeSande, Owner
31 N Kellogg St
Galesburg, IL 61401

SECTION 19: 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 of Galesburg
A municipal corporation

Recipient Formal Wear of Galesburg, Inc
d/b/a Ducky's Formal Wear

By:

Peter Schwartzman

By:

Diane VandeSande

Its:

Mayor

Its:

Owner

Attest:

Kelli R. Bennewitz, City Clerk

EXHIBIT A
PROPERTY 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: 31 N Kellogg St, Galesburg, IL 61401
PROPERTY IDENTIFICATION NUMBER: 99-10-487-024

EXHIBIT B
PROJECT DESCRIPTION

Formal Wear of Galesburg, Inc d/b/a Ducky's Formal Wear applied for a facade grant. Ducky's Formal Wear had the opportunity to move the men's section to 31 N Kellogg St, which allowed them to expand their business and increase staffing levels with 3 part time positions. They are proposing to install new windows, doors, replace graphics on the front doors and windows, and add surveillance cameras.

If approved, the owner anticipates beginning work as soon possible with an estimated completion by December 31, 2023. The estimated total façade project cost is \$20,100 and they are eligible to request up to 50% or a maximum of \$40,000 of the project costs through the facade grant program. The program is subject to availability of funds and at this time they can request up to \$10,050. The remaining funds to complete the project will be paid by the owner.

EXHIBIT C
COSTS OF PROJECT

| DESCRIPTION OF WORK AND/OR MATERIAL | COST |
|-------------------------------------|-----------------|
| | |
| WINDOW & DOOR REPLACEMENT | \$17,800 |
| WINDOW GRAPHICS | \$250 |
| ELECTRICAL | \$1,800 |
| SECURITY CAMERAS | \$250 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| TOTAL: | \$20,100 |

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

AGENDA ITEM: Minority and/or Woman owned Business Startup Assistance Program for Bella Vida Hair Studio, LLC.

SUMMARY RECOMMENDATION: The KCAP Review Committee has recommended the approval of a \$10,000 Startup Assistance grant. The Interim City Manager and Director of Community Development concur with this recommendation.

BACKGROUND: City Council approved new business incentive programs during their February 21, 2022 meeting. The intent of the programs was to increase minority and/or women owned businesses.

Bella Vida Hair Studio, LLC is located at 1131 N Henderson St and will provide quality hair salon and grooming services as well as continuing education and mentorship opportunities. Some services to be offered include; haircuts, hair styling, hair extensions, beard & facial hair grooming, hot towel shaves & straight razor shaves, chemical services, scalp/hair treatments, hair color service, facial and body waxing, makeup and skin care (facials). Please refer to the KCAP letter for additional information.

Per the Minority/Women owned Startup Assistance Program guidelines, a self-employed person is eligible to receive \$5,000 plus \$2,500 per full-time employee created, up to a maximum of \$10,000. In addition to the owner, they anticipate a minimum of two full-time positions by the end of year two. This request is eligible for \$10,000.

BUDGET IMPACT: If approved, the \$10,000 grant would be paid from the Planning Fund (054).

SUPPORTING DOCUMENTS:

1. Aerial map
2. Correspondence from Knox County Area Partnership, with grant review committee recommendation dated September 7, 2023.
3. Grant Agreement

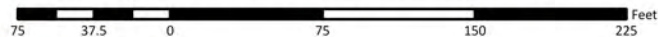


Community Development Department

Community Development Department

Bella Vida Hair Studio, LLC

Minority/Women owned Startup Grant



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

September 06, 2023

**KNOX COUNTY
AREA PARTNERSHIP
FOR ECONOMIC DEVELOPMENT**



**200 E MAIN ST, STE 200
GALESBURG, IL 61401
309-343-1194**

September 7th, 2023

Honorable Members of the Galesburg City Council,

This letter is a formal recommendation for a startup called Bella Vida Hair Studio to receive \$10,000 in support from the City's Minority/Women startup assistance grant program. The project described below was reviewed by the KCAP Grant Review Committee on Tuesday, Sept. 5th, 2023 and it received a recommendation from the Committee for funding from the Minority/Women Startup Grant program.

Bella Vida Hair Studio is a new project being launched by Andrea Lopez. The business is a hair salon and grooming lounge located at 1131 N Henderson St. in Galesburg. In addition to providing personal services to clients, Andrea will incorporate continuing education opportunities for the industry, both to generate additional revenue for the business and also to further the beauty/cosmetology industry development in the region. Andrea has 16 years experience and is currently the Director of an innovative barber college in Moline.

The Knox County Area Partnership for Economic Development convened the Grant Review Committee to review Andrea's application and members of the Committee were provided with a complete business plan, financials and other informational items to aid in their consideration. The Committee consists of area commercial bankers, a small business owner and City staff. For this project, the Committee consisted of:

- Galesburg Mayor Peter Schwartzman
- Lance Oetting, Midwest Bank
- Zach Maher, First-Mid Bank and Trust
- Brad Clark, Tompkins State Bank (abstained from voting)
- Mike Holloway, F&M Bank
- Steve Gugliotta, City of Galesburg
- Wayne Carl, City of Galesburg
- Ken Springer, Knox County Area Partnership for Economic Development

By design, the Committee involves commercial lenders with years of experience in credit analysis and individuals who have experience running small businesses. We feel that this expertise gives an added level of safety to the City when making granting decisions.

In conclusion, the Committee voted to recommend to the Galesburg City Council that this grant application be given final approval. The Committee felt that the risk profile for this request was appropriate for the intent of the program and that the recipient met all of the application requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Springer".

Ken Springer, President

The Knox County Area Partnership for Economic Development

GALESBURG ASSISTANCE PROGRAM GRANT AGREEMENT

THIS AGREEMENT is made and entered into this 18th day of September, 2023 (the "EFFECTIVE DATE"), by and between the City of Galesburg, an Illinois municipal corporation (hereinafter referred to as "CITY"), and Bella Vida Hair Studio, LLC (hereinafter the "GRANTEE").

WHEREAS, the Mayor and City Council desire to increase the number of business start-ups owned by minorities, women and persons with disabilities and/or also encourage businesses to reuse vacant spaces on the south side (south of Main St) of Galesburg; and

WHEREAS, the Mayor and City Council of the CITY approved the Business Collateral Assistance Program, Business Startup Assistance Program and Southside Occupancy Assistance Program (hereinafter the "PROGRAM") at their February 21, 2022 meeting to aid businesses with certain qualifying expenses; and

WHEREAS, the GRANTEE is the owner of a qualifying business located within the CITY and has applied for a grant(s) through the PROGRAM, and the CITY has approved such application(s).

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

Section 1. Grant Amount. Upon the execution of this Agreement, the CITY shall cause the disbursement of proceeds in an amount not to exceed \$10,000 for the Startup Assistance Program (the "GRANT").

Section 2. Grant Requirements. GRANTEE agrees that it shall utilize the GRANT solely for purposes in connection with the business located at the 1131 N Henderson St, Galesburg, IL 61401, Parcel Identification Number 99-10-101-017 and as outlined in its funding request previously submitted by the GRANTEE, which is incorporated by reference into this agreement. GRANTEE hereby accepts the funding for the sole purposes listed in its said funding request and agrees that the funds provided by the CITY shall be used for those purposes, and no other. A GRANTEE's request for any modification must be made in writing and approved by CITY before any expenditures differing from the original GRANT award are paid from funds provided by CITY.

Section 3. Representations of GRANTEE. In connection with the GRANT, the GRANTEE represents and warrants that:

- a. It operates as a business enterprise or organization lawfully conducting business in Illinois; and
- b. The business, including all owners with at least 10% ownership, is/are in good standing with the CITY and the State of Illinois (i.e., no outstanding fines or fees, no tax delinquencies, food/beverage tax and/or hotel/motel tax paid to date, and possess all required licenses); and
- c. Provide proof of job creation to the CITY via a payroll report within one year of the EFFECTIVE DATE; and
- d. Financial records must be kept for inspection and/or audit for a period of two years after the EFFECTIVE DATE. Financial records include receipts documenting actual expenditures, payroll statements, vouchers, invoices and bills, covering all receipts and expenditures of GRANT funds. The GRANTEE recognizes the right of CITY or its designee to make a full audit of GRANTEE's records relating to this GRANT; and
- e. Guarantee the repayment of funds in the event of default.

Section 4. CITY not liable. The parties agree that the CITY is not herein entering into any contract or agreement with any vendors or contractors for the purchase of any goods or services under the PROGRAM. The

parties also agree that the CITY is not in any manner providing any warranties or other assurances about the quality or suitability of any goods or services provided to the GRANTEE for under the PROGRAM. The parties agree further that GRANTEE shall hold the CITY harmless for any damages to persons or property that may occur during or in any manner arising from the PROGRAM.

Section 5. Default. If the CITY determines that any funds have been disbursed for ineligible activities, in violation of the terms of this Agreement, the CITY shall provide written notice of said violation to the GRANTEE. The CITY shall be entitled to terminate this Agreement within five days of said written notice. GRANTEE shall, within 30 days of a written demand made by the CITY, reimburse the CITY for all funds disbursed for said ineligible costs.

The CITY may, at its option, continue further disbursements pursuant to this Agreement after any disbursement for any ineligible activities if the GRANTEE reimburses the CITY for the improper disbursements, or otherwise cures the violation to the CITY's satisfaction.

If the GRANTEE fails to fulfill the obligations specified under Section 3 the City shall provide written notice of default to the GRANTEE, and the GRANTEE shall, within 30 days of a written demand made by the City, reimburse the CITY for all funds provided under this agreement.

In the event the GRANTEE 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 GRANTEE herein contained the GRANTEE 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.

Section 6. Notices. Required notices, as provided herein, shall be mailed by first class mail, and shall be deemed served on the party in question on the date of mailing. Said notices shall be addressed to the pertinent party at addresses listed below.

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

CITY OF GALESBURG, an Illinois
municipal corporation,

Grantee (Bella Vida Hair Studio, LLC)

By: _____
Peter Schwartzman, Mayor

By: _____
Andrea Lopez, Owner

Attest: _____
Kelli Bennewitz, City Clerk

Address: 55 W. Tompkins St
Galesburg, IL 61401

Address: 1131 N Henderson St
Galesburg, IL 61401

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

AGENDA ITEM: Minority and/or Woman owned Business Startup Assistance Program for Double Play, LLC.

SUMMARY RECOMMENDATION: The KCAP Review Committee has recommended the approval of a \$10,000 Startup Assistance grant. The Interim City Manager and Director of Community Development concur with this recommendation.

BACKGROUND: City Council approved new business incentive programs during their February 21, 2022 meeting. The intent of the programs was to increase minority and/or women owned businesses.

Double Play, LLC is located at 1315 E Losey St and is a walk-up sandwich/snack shop. In addition to the physical location on Losey St, the business also offers catering and travels to sporting events by request. Please refer to the KCAP letter for additional information.

Per the Minority/Women owned Startup Assistance Program guidelines, a self-employed person is eligible to receive \$5,000 plus \$2,500 per full-time employee created, up to a maximum of \$10,000. In addition to the owner, they anticipate a minimum of two full-time and two part-time positions by the end of year two. This request is eligible for \$10,000.

BUDGET IMPACT: If approved, the \$10,000 grant would be paid from the Planning Fund (054).

SUPPORTING DOCUMENTS:

1. Aerial map
2. Correspondence from Knox County Area Partnership, with grant review committee recommendation dated September 7, 2023.
3. Grant Agreement

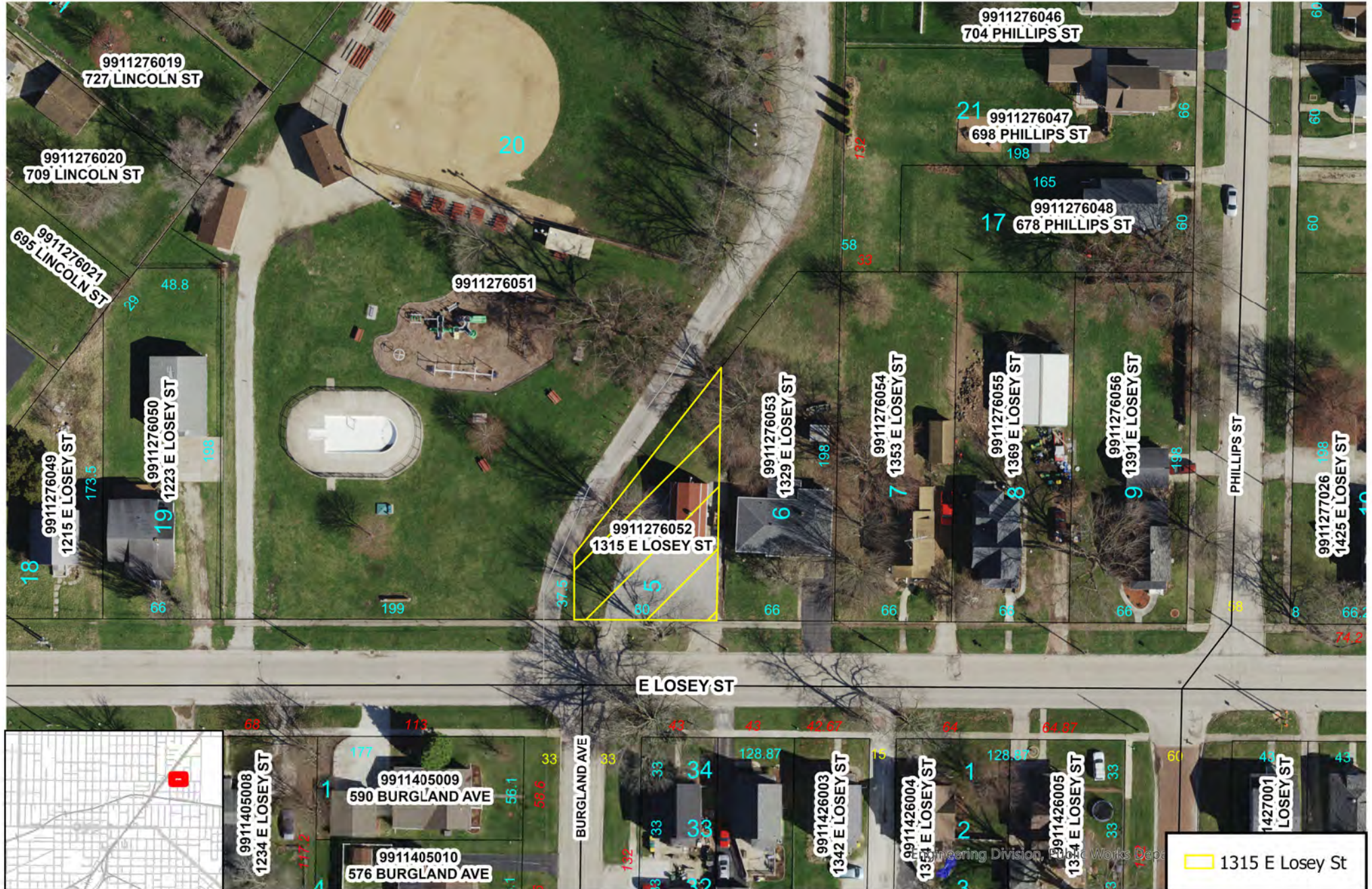
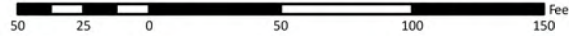


Community Development Department

Community Development Department

Double Play

Minority/Women owned Startup Grant



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

September 06, 2023

**KNOX COUNTY
AREA PARTNERSHIP
FOR ECONOMIC DEVELOPMENT**



**200 E MAIN ST, STE 200
GALESBURG, IL 61401
309-343-1194**

September 7th, 2023

Honorable Members of the Galesburg City Council,

This letter is a formal recommendation for a startup called Double Play to receive \$10,000 in support from the City's Minority/Women startup assistance grant program. The project described below was reviewed by the KCAP Grant Review Committee on Tuesday, Sept. 5th, 2023 and it received a recommendation from the Committee for funding from the Minority/Women Startup Grant program.

Double Play is a new fast-casual eatery that opened in the Spring of 2023 at 1315 E. Losey St. near O.N. Custer Park and ballfield. The business operates as both a walk-up snack/sandwich shop and also does catering for special events. The Business is open year-round and their hours are Tuesday-Friday 11AM-8PM. The business has deep ties to the baseball/softball communities and has begun traveling to out-of-town tournaments on weekends to sell food using a portable smoker. Double Play is run by Jonna Lee and is new enough to qualify as a startup under the program guidelines.

The Knox County Area Partnership for Economic Development convened the Grant Review Committee to review Jonna's application and members of the Committee were provided with a complete business plan, financials and other informational items to aid in their consideration. The Committee consists of area commercial bankers, a small business owner and City staff. For this project, the Committee consisted of:

- Galesburg Mayor Peter Schwartzman
- Lance Oetting, Midwest Bank
- Becky King, Old National Bank
- Zach Maher, First-Mid Bank and Trust
- Brad Clark, Tompkins State Bank
- Mike Holloway, F&M Bank (abstained from voting)
- Steve Gugliotta, City of Galesburg
- Wayne Carl, City of Galesburg
- Ken Springer, Knox County Area Partnership for Economic Development

By design, the Committee involves commercial lenders with years of experience in credit analysis and individuals who have experience running small businesses. We feel that this expertise gives an added level of safety to the City when making granting decisions.

In conclusion, the Committee voted to recommend to the Galesburg City Council that this grant application be given final approval. The Committee felt that the risk profile for this request was appropriate for the intent of the program and that the recipient met all of the application requirements.

Sincerely,

Ken Springer, President
The Knox County Area Partnership for Economic Development

GALESBURG ASSISTANCE PROGRAM GRANT AGREEMENT

THIS AGREEMENT is made and entered into this 18th day of September, 2023 (the "EFFECTIVE DATE"), by and between the City of Galesburg, an Illinois municipal corporation (hereinafter referred to as "CITY"), and Double Play, LLC (hereinafter the "GRANTEE").

WHEREAS, the Mayor and City Council desire to increase the number of business start-ups owned by minorities, women and persons with disabilities and/or also encourage businesses to reuse vacant spaces on the south side (south of Main St) of Galesburg; and

WHEREAS, the Mayor and City Council of the CITY approved the Business Collateral Assistance Program, Business Startup Assistance Program and Southside Occupancy Assistance Program (hereinafter the "PROGRAM") at their February 21, 2022 meeting to aid businesses with certain qualifying expenses; and

WHEREAS, the GRANTEE is the owner of a qualifying business located within the CITY and has applied for a grant(s) through the PROGRAM, and the CITY has approved such application(s).

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

Section 1. Grant Amount. Upon the execution of this Agreement, the CITY shall cause the disbursement of proceeds in an amount not to exceed \$10,000 for the Startup Assistance Program (the "GRANT").

Section 2. Grant Requirements. GRANTEE agrees that it shall utilize the GRANT solely for purposes in connection with the business located at the 1315 E Losey St, Galesburg, IL 61401, Parcel Identification Number 99-11-276-052 and as outlined in its funding request previously submitted by the GRANTEE, which is incorporated by reference into this agreement. GRANTEE hereby accepts the funding for the sole purposes listed in its said funding request and agrees that the funds provided by the CITY shall be used for those purposes, and no other. A GRANTEE's request for any modification must be made in writing and approved by CITY before any expenditures differing from the original GRANT award are paid from funds provided by CITY.

Section 3. Representations of GRANTEE. In connection with the GRANT, the GRANTEE represents and warrants that:

- a. It operates as a business enterprise or organization lawfully conducting business in Illinois; and
- b. The business, including all owners with at least 10% ownership, is/are in good standing with the CITY and the State of Illinois (i.e., no outstanding fines or fees, no tax delinquencies, food/beverage tax and/or hotel/motel tax paid to date, and possess all required licenses); and
- c. Provide proof of job creation to the CITY via a payroll report within one year of the EFFECTIVE DATE; and
- d. Financial records must be kept for inspection and/or audit for a period of two years after the EFFECTIVE DATE. Financial records include receipts documenting actual expenditures, payroll statements, vouchers, invoices and bills, covering all receipts and expenditures of GRANT funds. The GRANTEE recognizes the right of CITY or its designee to make a full audit of GRANTEE's records relating to this GRANT; and
- e. Guarantee the repayment of funds in the event of default.

Section 4. CITY not liable. The parties agree that the CITY is not herein entering into any contract or agreement with any vendors or contractors for the purchase of any goods or services under the PROGRAM. The

parties also agree that the CITY is not in any manner providing any warranties or other assurances about the quality or suitability of any goods or services provided to the GRANTEE for under the PROGRAM. The parties agree further that GRANTEE shall hold the CITY harmless for any damages to persons or property that may occur during or in any manner arising from the PROGRAM.

Section 5. Default. If the CITY determines that any funds have been disbursed for ineligible activities, in violation of the terms of this Agreement, the CITY shall provide written notice of said violation to the GRANTEE. The CITY shall be entitled to terminate this Agreement within five days of said written notice. GRANTEE shall, within 30 days of a written demand made by the CITY, reimburse the CITY for all funds disbursed for said ineligible costs.

The CITY may, at its option, continue further disbursements pursuant to this Agreement after any disbursement for any ineligible activities if the GRANTEE reimburses the CITY for the improper disbursements, or otherwise cures the violation to the CITY's satisfaction.

If the GRANTEE fails to fulfill the obligations specified under Section 3 the City shall provide written notice of default to the GRANTEE, and the GRANTEE shall, within 30 days of a written demand made by the City, reimburse the CITY for all funds provided under this agreement.

In the event the GRANTEE 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 GRANTEE herein contained the GRANTEE 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.

Section 6. Notices. Required notices, as provided herein, shall be mailed by first class mail, and shall be deemed served on the party in question on the date of mailing. Said notices shall be addressed to the pertinent party at addresses listed below.

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

CITY OF GALESBURG, an Illinois
municipal corporation,

Grantee (Double Play, LLC)

By: _____
Peter Schwartzman, Mayor

By: _____
Jonna Lee, Owner

Attest: _____
Kelli Bennewitz, City Clerk

Address: 55 W. Tompkins St
Galesburg, IL 61401

Address: 1315 E Losey St
Galesburg, IL 61401

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

AGENDA ITEM: Minority and/or Woman owned Business Startup Assistance Program for Vibrant Life Coaching, LLC.

SUMMARY RECOMMENDATION: The KCAP Review Committee has recommended the approval of a \$10,000 Startup Assistance grant. The Interim City Manager and Director of Community Development concur with this recommendation.

BACKGROUND: City Council approved new business incentive programs during their February 21, 2022 meeting. The intent of the programs was to increase minority and/or women owned businesses.

Vibrant Life Coaching, LLC is located at 311 E Main St, Suite 418 and will provide the primary function of making phone calls to those elderly and living alone to have conversations with them, as well as check on their well-being. These calls are made by certified mental health coaches who are trained in listening for changes within the on-going phone call. Phone calls are scheduled ahead of time so the recipient knows when to expect their call. Please refer to the KCAP letter for additional information.

Per the Minority/Women owned Startup Assistance Program guidelines, a self-employed person is eligible to receive \$5,000 plus \$2,500 per full-time employee created, up to a maximum of \$10,000. In addition to the owner, they anticipate a minimum of two full-time positions by the end of year two. This request is eligible for \$10,000.

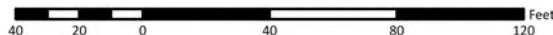
BUDGET IMPACT: If approved, the \$10,000 grant would be paid from the Planning Fund (054).

SUPPORTING DOCUMENTS:

1. Aerial map
2. Correspondence from Knox County Area Partnership, with grant review committee recommendation dated September 7, 2023.
3. Grant Agreement



Minority/Women owned Startup Grant



September 06, 2023

**KNOX COUNTY
AREA PARTNERSHIP
FOR ECONOMIC DEVELOPMENT**



**200 E MAIN ST, STE 200
GALESBURG, IL 61401
309-343-1194**

September 7th, 2023

Honorable Members of the Galesburg City Council,

This letter is a formal recommendation for a startup called Phone Home / Vibrant Life Coaching LLC to receive \$10,000 in support from the City's Minority/Women startup assistance grant program. The project described below was reviewed by the KCAP Grant Review Committee on Tuesday, Sept. 5th, 2023 and it received a recommendation from the Committee for funding from the Minority/Women Startup Grant program.

Phone Home is a new business being launched by Lauren P. Brown. The business is a service that makes regular check-in calls with elderly and other clients that need monitoring and companionship. The service has several different levels. At the base level are calls for companionship purposes. Higher-levels of service include coaching, monitoring cognitive function and lastly, calls with patients dealing with dementia and/or Alzheimer's. The business has established its main office in Downtown Galesburg, with employees working remotely to make calls. Family members will be the primary customers for the business and will get regular updates from Phone Home staff regarding their loved ones.

The Knox County Area Partnership for Economic Development convened the Grant Review Committee to review Lauren's application and members of the Committee were provided with a complete business plan, financials and other informational items to aid in their consideration. The Committee consists of area commercial bankers, a small business owner and City staff. For this project, the Committee consisted of:

- Galesburg Mayor Peter Schwartzman
- Lance Oetting, Midwest Bank
- Becky King, Old National Bank
- Zach Maher, First-Mid Bank and Trust
- Brad Clark, Tompkins State Bank
- Mike Holloway, F&M Bank (abstained from voting)
- Steve Gugliotta, City of Galesburg
- Wayne Carl, City of Galesburg
- Ken Springer, Knox County Area Partnership for Economic Development

By design, the Committee involves commercial lenders with years of experience in credit analysis and individuals who have experience running small businesses. We feel that this expertise gives an added level of safety to the City when making granting decisions.

In conclusion, the Committee voted to recommend to the Galesburg City Council that this grant application be given final approval. The Committee felt that the risk profile for this request was appropriate for the intent of the program and that the recipient met all of the application requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Springer".

Ken Springer, President
The Knox County Area Partnership for Economic Development

GALESBURG ASSISTANCE PROGRAM GRANT AGREEMENT

THIS AGREEMENT is made and entered into this 18th day of September, 2023 (the "EFFECTIVE DATE"), by and between the City of Galesburg, an Illinois municipal corporation (hereinafter referred to as "CITY"), and Vibrant Life Coaching, LLC (hereinafter the "GRANTEE").

WHEREAS, the Mayor and City Council desire to increase the number of business start-ups owned by minorities, women and persons with disabilities and/or also encourage businesses to reuse vacant spaces on the south side (south of Main St) of Galesburg; and

WHEREAS, the Mayor and City Council of the CITY approved the Business Collateral Assistance Program, Business Startup Assistance Program and Southside Occupancy Assistance Program (hereinafter the "PROGRAM") at their February 21, 2022 meeting to aid businesses with certain qualifying expenses; and

WHEREAS, the GRANTEE is the owner of a qualifying business located within the CITY and has applied for a grant(s) through the PROGRAM, and the CITY has approved such application(s).

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

Section 1. Grant Amount. Upon the execution of this Agreement, the CITY shall cause the disbursement of proceeds in an amount not to exceed \$10,000 for the Startup Assistance Program (the "GRANT").

Section 2. Grant Requirements. GRANTEE agrees that it shall utilize the GRANT solely for purposes in connection with the business located at the 311 E Main St, Suite 418, Galesburg, IL 61401, Parcel Identification Number 99-10-487-024 and as outlined in its funding request previously submitted by the GRANTEE, which is incorporated by reference into this agreement. GRANTEE hereby accepts the funding for the sole purposes listed in its said funding request and agrees that the funds provided by the CITY shall be used for those purposes, and no other. A GRANTEE's request for any modification must be made in writing and approved by CITY before any expenditures differing from the original GRANT award are paid from funds provided by CITY.

Section 3. Representations of GRANTEE. In connection with the GRANT, the GRANTEE represents and warrants that:

- a. It operates as a business enterprise or organization lawfully conducting business in Illinois; and
- b. The business, including all owners with at least 10% ownership, is/are in good standing with the CITY and the State of Illinois (i.e., no outstanding fines or fees, no tax delinquencies, food/beverage tax and/or hotel/motel tax paid to date, and possess all required licenses); and
- c. Provide proof of job creation to the CITY via a payroll report within one year of the EFFECTIVE DATE; and
- d. Financial records must be kept for inspection and/or audit for a period of two years after the EFFECTIVE DATE. Financial records include receipts documenting actual expenditures, payroll statements, vouchers, invoices and bills, covering all receipts and expenditures of GRANT funds. The GRANTEE recognizes the right of CITY or its designee to make a full audit of GRANTEE's records relating to this GRANT; and
- e. Guarantee the repayment of funds in the event of default.

Section 4. CITY not liable. The parties agree that the CITY is not herein entering into any contract or agreement with any vendors or contractors for the purchase of any goods or services under the PROGRAM. The

parties also agree that the CITY is not in any manner providing any warranties or other assurances about the quality or suitability of any goods or services provided to the GRANTEE for under the PROGRAM. The parties agree further that GRANTEE shall hold the CITY harmless for any damages to persons or property that may occur during or in any manner arising from the PROGRAM.

Section 5. Default. If the CITY determines that any funds have been disbursed for ineligible activities, in violation of the terms of this Agreement, the CITY shall provide written notice of said violation to the GRANTEE. The CITY shall be entitled to terminate this Agreement within five days of said written notice. GRANTEE shall, within 30 days of a written demand made by the CITY, reimburse the CITY for all funds disbursed for said ineligible costs.

The CITY may, at its option, continue further disbursements pursuant to this Agreement after any disbursement for any ineligible activities if the GRANTEE reimburses the CITY for the improper disbursements, or otherwise cures the violation to the CITY's satisfaction.

If the GRANTEE fails to fulfill the obligations specified under Section 3 the City shall provide written notice of default to the GRANTEE, and the GRANTEE shall, within 30 days of a written demand made by the City, reimburse the CITY for all funds provided under this agreement.

In the event the GRANTEE 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 GRANTEE herein contained the GRANTEE 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.

Section 6. Notices. Required notices, as provided herein, shall be mailed by first class mail, and shall be deemed served on the party in question on the date of mailing. Said notices shall be addressed to the pertinent party at addresses listed below.

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

CITY OF GALESBURG, an Illinois
municipal corporation,

Grantee (Vibrant Life Coaching, LLC)

By: _____
Peter Schwartzman, Mayor

By: _____
Lauren Brown, Owner

Attest: _____
Kelli Bennewitz, City Clerk

Address: 55 W. Tompkins St
Galesburg, IL 61401

Address: 1131 N Henderson St
Galesburg, IL 61401

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

AGENDA ITEM: Addendum #2 to Cash Rent Lease Agreement at City's Business Park.

SUMMARY RECOMMENDATION: The Interim City Manager and Director of Community Development recommend approval of the amendment to the Agreement.

BACKGROUND: The existing cash rent lease agreement covers approximately 170.5 acres east of Knox Road 650 E in the Galesburg Business Park and expires January 1, 2024. The City applied for a Consolidated Rail Infrastructure and Safety Improvements (CRISI) program grant for a potential project at the City's Business Park and we are still awaiting the results. At this time, it would be appropriate to extend the lease Agreement one more year, with the same terms, while we await word on the grant announcement. The current cash rent per acre is \$321, for a potential total annual rent of \$54,730.50.

BUDGET IMPACT: Revenue from this lease is deposited to Fund 24 – Economic Development.

SUPPORTING DOCUMENTS:

1. Aerial of general farm lease area
2. Addendum #2 to Cash Rent Farm Lease Agreement

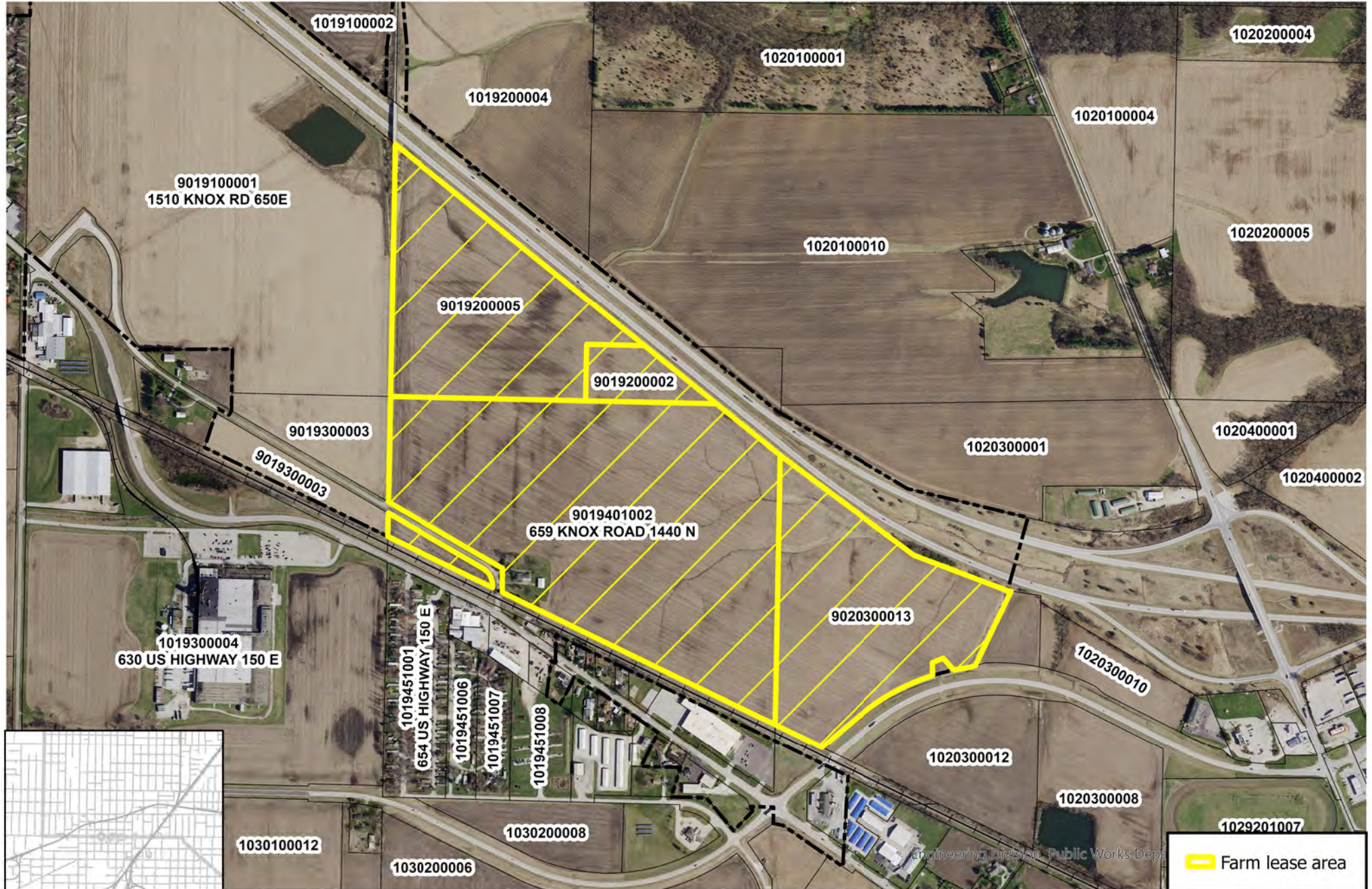
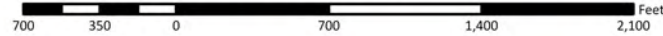


Community Development Department

Community Development Department

Business Park

Farm lease area



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

September 07, 2023

**ADDENDUM #2 TO CASH RENT FARM LEASE AGREEMENT
BETWEEN THE CITY OF GALESBURG AND IF FARMS**

WHEREAS, the City of Galesburg, Illinois, a municipal corporation (hereinafter referred to as “Lessor”) and IF Farms (hereinafter referred to as “Lessee”) previously entered into a lease dated October 21, 2019 and an Addendum dated November 7, 2022, concerning land owned by Lessor that is being leased to Lessee to occupy and to use for agricultural purposes only; and

WHEREAS, Section 1. B. of said Agreement provided the length of tenure; and

WHEREAS, the parties hereto agree that due to potential development on the site the Parties have agreed to amend Section 1.B. to extend the lease an additional term so the new end date will be the last harvest of 2024 or January 1, 2025, whichever comes first; and

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. Section 1. B. is hereby amended by replacing the words “two (2) additional terms.” with “three (4) additional terms.”
2. That all other terms and conditions of said Agreement not inconsistent herewith shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed this Addendum as of _____, 2023.

City of Galesburg, Illinois
A Municipal Corporation

By: _____
Peter Schwartzman, Mayor

Attest:

Kelli Bennewitz, City Clerk

IF Farms

By: _____
R.D. Inness

Attest:

TOWN OF THE CITY OF GALESBURG

Date: September 18, 2023

Agenda Number: 23-9019

| | |
|-------------------------------|--------------------|
| TOWN FUND | <u>\$7,487.64</u> |
| GENERAL ASSISTANCE FUND | <u>\$7,283.61</u> |
| IMRF FUND | <u>\$3,286.07</u> |
| SOCIAL SECURITY/MEDICARE FUND | <u>\$2,477.84</u> |
| LIABILITY FUND | <u></u> |
| AUDIT FUND | <u></u> |
| TOTAL | <u>\$20,535.16</u> |

10:43 AM

09/12/23

TOWN of the City of Galesburg - TOWN
TOWN Payment Due Report
 August 30 - September 11, 2023

| Type | Date | Num | Name | Memo | Amount |
|-------------------------------------|------------|----------------|-----------------------------|--|-----------------|
| CityGalesburg EXPENSES | | | | | |
| Bill | 09/11/2023 | 0470050 | CityGalesburg EXPENSES | Crowdstrike Enpoint Protection & Antivirus | 580.70 |
| Bill | 09/11/2023 | 0474042 | CityGalesburg EXPENSES | September 2023 Stratus | 106.94 |
| Total CityGalesburg EXPENSES | | | | | 687.64 |
| CityGalesburg GROUP INS | | | | | |
| Bill | 09/11/2023 | 0470100 | CityGalesburg GROUP INS | October 2023 Group Insurance | 6,496.87 |
| Total CityGalesburg GROUP INS | | | | | 6,496.87 |
| F&M Credit Card | | | | | |
| Bill | 08/29/2023 | August2023_... | F&M Credit Card | Acct# 4798510218749568 August 2023 | 71.89 |
| Bill | 09/11/2023 | FMI4U-0001 | F&M Credit Card | Fax Services - HIPPA Tier Plan for Sept 4 - O... | 20.00 |
| Total F&M Credit Card | | | | | 91.89 |
| Lance Petty_Landscaping/Snow | | | | | |
| Bill | 09/11/2023 | 1090 | Lance Petty_Landscaping/... | Landscaping weed clean-up 9/8/23 | 100.00 |
| Total Lance Petty_Landscaping/Snow | | | | | 100.00 |
| OSI | | | | | |
| Bill | 09/11/2023 | INV33334 | OSI | Contract overage for 7/30 to 8/29/23 | 70.12 |
| Total OSI | | | | | 70.12 |
| PETTY CASH - TOWN | | | | | |
| Bill | 09/11/2023 | 091123__petty | PETTY CASH - TOWN | Petty Cash reconciliation 12/9/22 thru 8/25/23 | 41.12 |
| Total PETTY CASH - TOWN | | | | | 41.12 |
| TOTAL | | | | | 7,487.64 |

TOWN OF THE CITY OF GALESBURG - GA
General Assistance Payment Due Report
August 30 - September 11, 2023

| Type | Name | Num | Date | Memo | Amount |
|----------------------------|-----------------------------|-------------------|------------|-------------------------------------|-----------------|
| Aug 30 - Sep 11, 23 | | | | | |
| Bill | Big Lots | 3100034750_G16122 | 09/11/2023 | G16122 Household Assist for | 49.66 |
| Bill | Big Lots | 3100028295_G16071 | 09/11/2023 | G16071 Personal Essentials Assi... | 47.40 |
| Bill | Big Lots | 3100028294_G16016 | 09/11/2023 | G16016 Household Assist for Nic | 40.90 |
| Bill | Big Lots | 3100028296_G16067 | 09/11/2023 | G16067 Household Supplies | 34.91 |
| Bill | Big Lots | 3100028297_G16050 | 09/11/2023 | G16050 Household Supplies | 98.82 |
| Bill | Big Lots | 3100028299_G16100 | 09/11/2023 | G16100 Household Supplies for J... | 48.91 |
| Bill | Big Lots | 3100028298_G16022 | 09/11/2023 | G16022 Household Supplies for C... | 49.71 |
| Bill | Big Lots | 3100034751_G16131 | 09/11/2023 | G16131 Household Supplies for S... | 30.00 |
| Bill | Big Lots | 3100034752_G16061 | 09/11/2023 | G16061 Household Supplies for S... | 49.45 |
| Bill | Big Lots | 3100034753_G16163 | 09/11/2023 | G16163 Personal Essentials for C... | 30.57 |
| Bill | Big Lots | 3100034754_G16167 | 09/11/2023 | G16167 Personal essentials for B... | 99.07 |
| Bill | Big Lots | 3100034758_G16179 | 09/11/2023 | G16179 Household Supplies for T... | 72.66 |
| Bill | Big Lots | 3100034757_G16182 | 09/11/2023 | G16182 Household Supplies for K... | 99.35 |
| Bill | Big Lots | 3100034756_G16140 | 09/11/2023 | G16140 Household Supplies for N... | 48.92 |
| Bill | Big Lots | 3100034755_G16187 | 09/11/2023 | G16187 Household Supplies for F... | 100.00 |
| Bill | Big Lots | 3100034759_G16192 | 09/11/2023 | G16192 Household Supplies for K | 49.58 |
| Bill | City TRANSIT Galesburg | 0474046_G16056 | 09/11/2023 | G16056 Transport Assist for | 20.00 |
| Bill | City TRANSIT Galesburg | 0474046_G16129 | 09/11/2023 | G16129 Transport Assist for | 10.00 |
| Bill | City TRANSIT Galesburg | 0474046_G16173 | 09/11/2023 | G16173 Transport Assist for | 20.00 |
| Bill | Hy-Vee Main St # 1216 | G16190 | 09/11/2023 | G16190 Food Assist for | 96.55 |
| Bill | Hy-Vee Main St # 1216 | G16181 | 09/11/2023 | G16181 Food Assist for | 47.61 |
| Bill | Hy-Vee Main St # 1216 | G16177 | 09/11/2023 | G16177 Food Assist for | 73.96 |
| Bill | Hy-Vee Main St # 1216 | G16202 | 09/11/2023 | G16202 Food Assist for r | 75.00 |
| Bill | Hy-Vee Main St # 1216 | G16171 | 09/11/2023 | G16171 Food Assist for | 97.92 |
| Bill | Hy-Vee Main St # 1216 | G16138 | 09/11/2023 | G16138 Food Assist for | 93.44 |
| Bill | Hy-Vee Main St # 1216 | G16169 | 09/11/2023 | G16169 Food Assist for | 26.68 |
| Bill | Hy-Vee Main St # 1216 | G16050 | 09/11/2023 | G16050 Food Assist for | 100.00 |
| Bill | Hy-Vee Main St # 1216 | G16066 | 09/11/2023 | G16066 Food Assist for | 51.12 |
| Bill | Hy-Vee Main St # 1216 | G16124 | 09/11/2023 | G16124 Food Assist for | 53.76 |
| Bill | Purple Hangar | G16062 | 09/11/2023 | G16062 Clothing/Household Assi... | 50.00 |
| Bill | Salvation Army Thrift Store | 968_G16074 | 09/11/2023 | G16074 Clothing Assist for | 45.40 |
| Bill | Salvation Army Thrift Store | 968_G16098 | 09/11/2023 | G16098 Clothing Assist for | 48.92 |
| Bill | Salvation Army Thrift Store | 968_G16168 | 09/11/2023 | G16168 Clothing Assist for | 45.42 |
| Aug 30 - Sep 11, 23 | | | | | 1,905.69 |

12:05 PM

09/12/23

Cash Basis

TOWN OF THE CITY OF GALESBURG - GA
General Assistance Advance Payment Report
August 30 to September 11, 2023

| | Date | Num | Name | Memo | Paid Amount |
|--|------------|-------|---------------------------|---|------------------|
| Income | | | | | |
| Expense | | | | | |
| 602 · Gen Assistance - Rent | | | | | |
| | 09/06/2023 | 24592 | LL KCHA | G16189 Shelter Assist for .2 | 17.00 |
| | 09/06/2023 | 24597 | LL KCHA | G16176 Shelter Assist fo pt #209 | 17.00 |
| | 09/06/2023 | 24599 | LL KCHA | G16170 Shelter Assist for pt# 323 | 17.00 |
| | 09/11/2023 | 24608 | LL River Oaks Trails | G16220 Shelter Assista | 76.37 |
| | 09/11/2023 | 24609 | LL River Oaks Trails | G16215 Shelter Assistance fo Apt 813 | 294.49 |
| Total 602 · Gen Assistance - Rent | | | | | 421.86 |
| 603 · Gen Assistance - Utilities | | | | | |
| | 09/06/2023 | 24594 | AMEREN ILLINOIS | Acct# 0529206037 Utility Assist for 16184 | 37.14 |
| | 09/06/2023 | 24595 | AMEREN ILLINOIS | Acct# 1589489127 Utility Assist fo G16178 | 163.00 |
| | 09/06/2023 | 24598 | AMEREN ILLINOIS | Acct# 9886297096 Utility Assist for 170 S. West St A... | 25.63 |
| | 09/06/2023 | 24601 | AMEREN PLEDGE | Acct# 69551-00268 Utility Assist for G16166 | 161.40 |
| | 09/06/2023 | 24603 | AMEREN ILLINOIS | Acct# 2007042236 Emerg Utility Assist for | 639.00 |
| Total 603 · Gen Assistance - Utilities | | | | | 1,026.17 |
| 612 · Gen Assistance - Misc/Lndry/Tra | | | | | |
| | 09/06/2023 | 24591 | LL KCHA Laundry | G16193 Laundry Assist for pt #422 | 10.00 |
| | 09/06/2023 | 24596 | LL KCHA Laundry | G16180 Laundry Assist for 2 | 10.00 |
| | 09/06/2023 | 24600 | LL KCHA Laundry | G16174 Laundry Assist for pt # 323 | 10.00 |
| Total 612 · Gen Assistance - Misc/Lndry/Tra | | | | | 30.00 |
| 613 · Emergency Assistance - Rent | | | | | |
| | 08/31/2023 | 24589 | LL Hollow Tree Apartments | E16165 Emerg Shelter Assst for Sec Dep + 1st Month Rent | 1,000.00 |
| | 09/06/2023 | 24604 | LL Duke, Glen H. | Emerg Shelter Assist for 805 Beecher Ave, Apt B2 | 1,000.00 |
| Total 613 · Emergency Assistance - Rent | | | | | 2,000.00 |
| 614 · Emergency Assistance - Utility | | | | | |
| | 08/30/2023 | 24587 | City WATER Galesburg | ACCT# 066618-0000 G16162 Utility Assist for | 308.74 |
| | 08/31/2023 | 24590 | AMEREN PLEDGE | Acct# 3875570146 Utility Assist 16157 | 340.00 |
| | 09/06/2023 | 24593 | AMEREN PLEDGE | Acct# 24397-96060 Emerg Assist for 16188 | 1,000.00 |
| | 09/06/2023 | 24602 | City WATER Galesburg | Acct# 023526-003 Emerg Utility Assist for | 251.15 |
| Total 614 · Emergency Assistance - Utility | | | | | 1,899.89 |
| Total Expense | | | | | 5,377.92 |
| Net Income | | | | | -5,377.92 |

12:02 PM

09/12/23

Accrual Basis

TOWN of the City of Galesburg - IMRF
IMRF Transactions
August 30 to September 11, 2023

| Type | Date | Num | Name | Split | Amount |
|----------------------|------------|-------|----------|--------|------------------|
| 215 - IMRF WH | | | | | |
| Liability Check | 09/11/2023 | 80720 | I.M.R.F. | 106... | -1,393.43 |
| Liability Check | 09/11/2023 | 80720 | I.M.R.F. | 106... | -1,143.30 |
| Liability Check | 09/11/2023 | 80688 | I.M.R.F. | 106... | -749.34 |
| Total 215 - IMRF WH | | | | | -3,286.07 |
| TOTAL | | | | | -3,286.07 |

11:57 AM

09/12/23

Accrual Basis

SSMC FUND
SSMC Transactions
August 30 to September 11, 2023

| Type | Date | Name | Memo | Split | Amount |
|--|------------|------|---|--------------------------------|-----------|
| 108 · Cash in Bank - SSMC FUND Transfer | 09/08/2023 | | Funds Transfer - SSMC August 2023 to reimburse TOWN | 106 · Cash in Bank - TOWN FUND | -2,477.84 |
| Total 108 · Cash in Bank - SSMC FUND | | | | | -2,477.84 |
| TOTAL | | | | | -2,477.84 |