



**City Council Meeting Agenda
September 22, 2025 - 5:45 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL**

[Click Here to Watch Live](#)

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Moment of Silence

5. Special Presentations

a. Presentation from Community Home Partners.

b. Presentation from The Third Place QC.

6. Awards and Honor Presentations, Officer Swearing in Ceremony, and Proclamations

a. Proclamation declaring Hispanic Heritage Month in the City of Rock Island.

b. Proclamation honoring the Marching Avenir Highsteppers Drill Team.

7. Public Comment

8. Update Rock Island

9. Passage of Ordinances

a. Report from the Community Development Department regarding an ordinance dissolving the special tax allocation fund and terminating the designation of the 1st Street Tax Increment Financing District Redevelopment Project Area. (Second Reading)

Motion: Motion to pass the ordinance.

RC Roll Call vote is needed.

10. Ordinances (First Readings) and Resolutions

a. Report from the Community Development Department regarding a resolution in support of Community Home Partners' Valley Homes Project.

Motion: Motion to adopt the resolution.

RC Roll Call vote is needed.

- b. Report from the Traffic Engineering Committee regarding a request from the Municipal Services Division to ban parking between 1312 & 1314 45th Street from 7 a.m. to 5 p.m. on trash collection day. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

- c. Report from the Community Development Department regarding an ordinance to rezone properties at 608 & 616 20th Street from O-1 (small office) district to B-3 (community business) district. (First Reading)

Motion: Motion to approve the rezoning request and consider the ordinance.

RC Roll Call vote is needed.

- d. Report from the Community Development Department regarding an ordinance to rezone properties at 520 1/2 20th Street, 526 20th Street, 523 19th Street & 527 19th Street from R-3 (one to six unit residential) district & B-3 (community business) district to B-2 (downtown business) district. (First Reading)

Motion: Motion to approve the rezoning request and consider the ordinance.

RC Roll Call vote is needed.

- e. Report from the Community Development Department regarding an ordinance establishing regulations on urban agriculture. (First Reading)

Motion: Motion to take the item from the table and consider the ordinance.

RC Roll Call vote is needed.

11. Consent Agenda

All items under the Consent Agenda are considered to be routine in nature and will be enacted by a single motion and subsequent roll call vote. There will be no separate discussion of these items unless an Alderperson so requests, in which case, the item will be moved from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

- a. Claims for the week of August 29 through September 4 in the amount of \$482,003.15; claims for the week of September 5 through September 11 in the amount of \$1,066,316.33; and payroll for the weeks of August 18, 2025, through August 31, 2025, in the amount of \$1,902,432.55.
- b. ACH Report for the month of August 2025 in the amount of \$3,737,353.05.
- c. Report from the Public Works Department regarding bids for a commercial debris blower recommending the bid be awarded to One Nation Distribution LLC, Volant, Pennsylvania, in the amount of \$10,438.

- d. Report from the Public Works Department regarding bids for landfill disposal services recommending the bid be awarded to Millennium Waste, Inc., Rock Island, Illinois.
- e. Report from the City Clerk's Office regarding requests from the Rock Island Downtown Alliance to use sound amplification and to close the 100 block of 18th Street, the 1800 block of 2nd Avenue, the roundabout intersection, and the Green Lawn on Thursday, September 25, 2025 from 5 p.m. to 7 p.m. for the Rebuild Downtown Rock Island Celebration; a request to waive the sound amplification permit fee; and a request for the outdoor consumption of alcohol on the Green Lawn.
- f. Report from the City Clerk's Office regarding a request from Hauberg Estate to use sound amplification and to close the north entrance of 24th Street on Saturday, October 4, 2025, from 11 a.m. to 10 p.m. for their annual Oktoberfest; and a request for the outdoor consumption of alcohol in the fenced-in area of the front lawn.
- g. Report from the City Clerk's Office regarding a request from QC Haunts & History to close Arts Alley on Sunday, October 12, 2025 from 9 a.m. to 6:30 p.m. for their Eerie Emporium vendor market.
- h. Minutes from the September 9, 2025, Study Session and Regular City Council meeting.

Motion:	Motion to approve Consent Agenda items a through h.
RC	Roll Call vote is needed.

12. Claims/Purchases

- a. Report from the Public Works Department regarding payment to Langman Construction, Rock Island, Illinois, for an emergency sewer main repair at 2429 25th Street in the amount of \$19,599.20.
- b. Report from the Public Works Department regarding payment #2 to Summerset Marine Construction, Whitewater, Wisconsin, for the Sunset Marina Dock Replacement Project in the amount of \$315,000.

Motion:	Motion to allow claims a and b.
RC	Roll Call vote is needed.

- c. Report from the Public Works Department regarding payment to the Illinois Department of Transportation for the 85th Avenue West & Rock Island Parkway Intersection in the amount of \$158,398.89 (ARPA restricted funds).

Motion:	Motion to allow the claim.
RC	Roll Call vote is needed.

13. Contracts/Agreements

- a. Report from the Community Development Department regarding a consultant services contract

with McGuire Igleski & Associates, Inc. for Historic Design Guidelines for an amount not to exceed \$15,492.

Motion: Motion to approve the contract and authorize the City Manager to execute the documents.

RC Roll Call vote is needed.

- b. Report from General Administration and the Mental Health Committee regarding an agreement with Narratives, QC for property acquisition assistance for the Story Coffee Co. in the amount of \$45,000 (ARPA unrestricted).

Motion: Motion to approve the agreement and authorize the City Manager to execute the document.

RC Roll Call vote is needed.

- c. Report from the Community Development Department regarding a contract with PGAV Planners for services to establish a Northwest Industrial TIF District for an amount of \$33,500.

Motion: Motion to approve the contract and authorize the City Manager to execute the contract documents.

RC Roll Call vote is needed.

14. Budget/Finance Items

- a. Report from the Finance Department regarding a budget adjustment to the Community/Economic Development Fund (420) in the amount of \$500,000.

Motion: Motion to approve the budget adjustment.

RC Roll Call vote is needed.

15. Department Reports

- a. Report from General Administration regarding the appointment of Amanda Torres as Interim City Clerk beginning October 1, 2025.

Motion: Motion to approve the appointment as recommended.

RC Roll Call vote is needed.

16. Events/Misc Requests

- a. Report from the City Clerk's Office regarding a request from Tiana Washington to hold a walk/run event on Saturday, October 4, 2025 from 9 a.m. to 12 p.m.

Motion: Motion to approve the event.

RC Roll Call vote is needed.

17. Other Business/New Business

18. Adjourn

- a. Motion: Motion to adjourn.
VV Voice vote is needed.

This agenda may be obtained in accessible formats by qualified persons with a disability by making appropriate arrangements from 8:00 am to 5:00 pm, Monday through Friday, by contacting the City Clerk's Office at (309) 732-2010 or visiting in person at: 1528 Third Avenue, Rock Island, IL 61201.

Memorandum

To: Rock Island City Council
From:
Subject: Presentation from Community Home Partners.
Date: September 22, 2025



Introduction and Background Information:

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Samantha Gange, City Clerk

Approved by:



Community Home Partners

Home. Neighborhood. Community.



- 
- ❖ History of Public Housing
 - ❖ The Evolution/Transition
 - ❖ The Vision and The Mission
 - ❖ Our Community
 - ❖ What's Next



❖ Rock Island Housing Authority: Established in this community in **1940**

❖ Traditional Public Housing Assets:

- 550 Public Housing Units
- 167 Section 8, Housing Choice Voucher Units
- Serving 717 Total Rock Island Households



Valley Homes: 57 Units



Manor Homes: 102 Units



Lincoln Homes: 45 Units



Scattered Sites: 6 Units



Sunset Heights: 141 Units



Spencer Towers: 199 Units

❖ **The Evolution: Re-Imagining The Future Of Affordable Housing**

- Over \$70B in Deferred Maintenance and Capital Improvements / Functionally Obsolete
- 10.5 Millions of Americans Paying 50% or more of AMI for Housing Needs.
- 7.5 M Units of Affordable Housing Shortage in the U.S.
- 325,000 Units Shortage in Illinois
- 6,500 Units Shortage in the Quad Cities areas

- November 2018: H.U.D's Notice to All Housing Agencies of Repositioning Housing Assets

❖ **The Vision and The Mission: Where we are today and beyond**

- Develop a Non-Profit Arm, 501 C-3.
- Committed in Pursuit of Advancing Affordable, Mixed-Income Housing Communities of Choice.
- Establish and Forge Strong Partnership with Community, City, County, and State Agencies.
- Establish Joint Ventures with Financial Partners.
- Reinvest, Revitalize, and Stabilize our Communities.
 - ✓ 239 Public Housing Units
 - ✓ 158 Project-Based Voucher Housing Units
 - ✓ 228 Housing Choice Voucher Housing Units
 - ✓ 25 Rental Housing Support Units
 - ✓ 131 Tax Credit Housing Units
 - ✓ 11 Market-Rate Housing Units
- Serving 792 Total Households in Rock Island and Surrounding Communities.

Lincoln Residences



- \$14 Million Investment
- 46 Homes
- Triplex, Duplex and Single-Family Homes
- Green Certification

3rd & 11th Townhomes



- \$1.268 Million Investment
- 9 Homes
- Townhomes
- New Old Chicago neighborhood

Cascade Gardens



- \$10 Million Investment
- Townhomes, Apartments
- Landscaped Grounds

Lynden Lane



- \$14 Million Investment
- 55 Homes
- Single-Family Homes

❖ Our Communities: \$70M of Investment in Rock Island



Douglas Park Place: 8 Units



Cascade Garden: 70 Units



Lynden Lane: 55 Units



3rd & 11th Townhomes: 7 Units



Lincoln Residences: 46 Units



Two Rivers Point: 141 Units



Spencer Towers: 199 Units

What's Next?



Veteran Homes

- ❖ Rental Housing for Veterans.
- ❖ New Construction of Single Homes .
- ❖ Developed through the LIHTC/PSHDP Program.
- ❖ 100% of Homes Accessible/Adaptable.
- ❖ Total Project Cost: **\$8,900,000.**



1-BR UNITS: 10
2-BR UNITS: 15
TOTAL: 25

1 ACRE
 (NOT IN CONTRACT)

31st Ave

11th Street

Project Location Map

1" = 100'-0"

CV-1

MMLP #124017

(Conceptual)



TYPE 1 - 1-BEDROOM



TYPE 1 - 2-BEDROOM



TYPE 2 - 1-BEDROOM



TYPE 2 - 2-BEDROOM



TYPE 3 - 1-BEDROOM



TYPE 3 - 2-BEDROOM



TYPE 4 - 1-BEDROOM



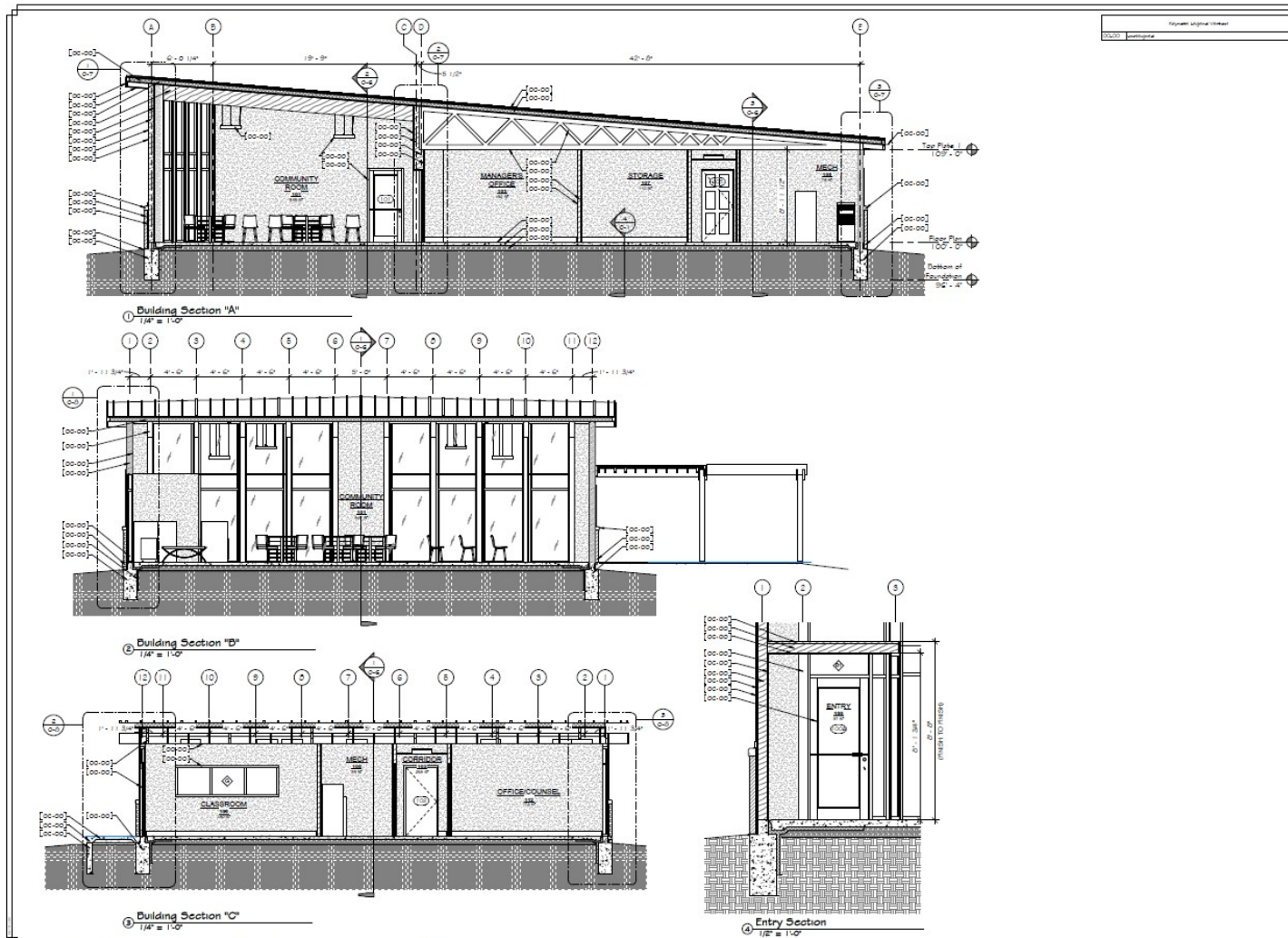
TYPE 4 - 2-BEDROOM



TYPE 5 - 1-BEDROOM



TYPE 5 - 2-BEDROOM



**Melotte
Morse
Leonatti
Parker**



212 1/2 South 30th Street
Spartanburg, South Carolina 29571
Tel: (803) 733-8888
Fax: (803) 733-8889
Voice: (803) 733-8888
www.melotte-morse.com
melotte@melotte.com
Firm Registration #184-000332



75% Review



**Building
Sections**



**IHDA CHP
Rock Island**



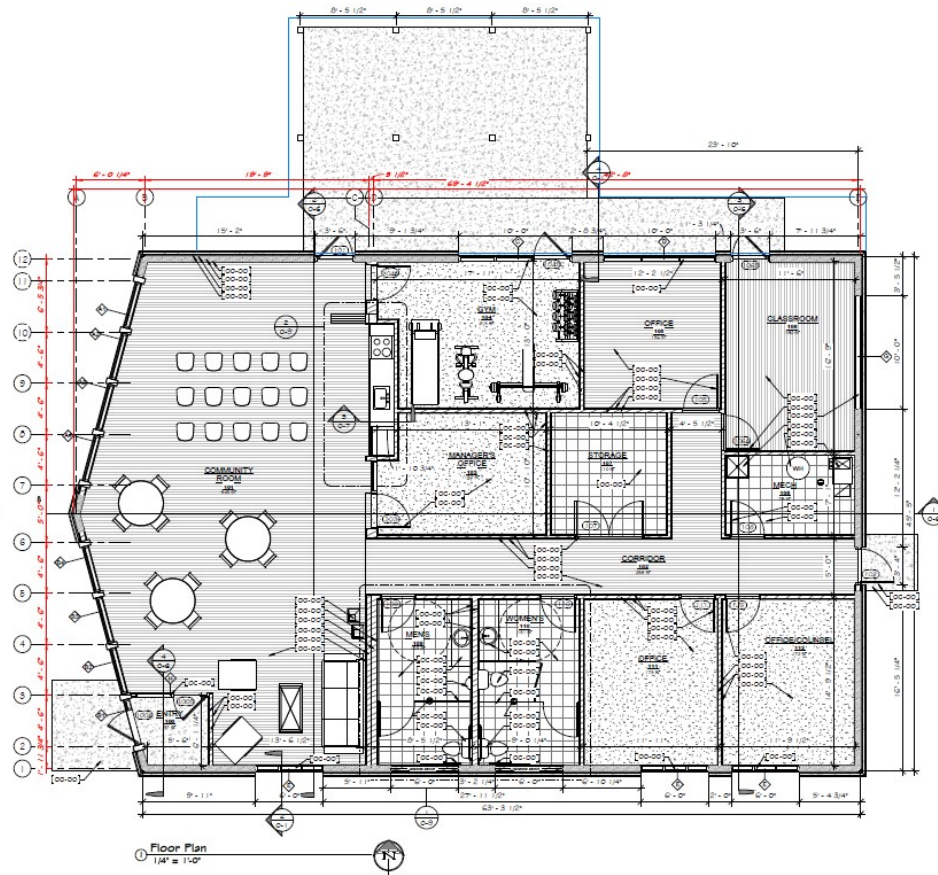
227 21st Street
Rock Island, IL 61201

September 20, 2024



C-6

MMLP #124017



20207 Melotte Morse Leonatti Parker

**Melotte
Morse
Leonatti
Parker**



215 1/2 South Sixth Street
Springfield, Illinois 62701
Tel: (217) 784-9518
Voice: (217) 784-9518
www.melotte-morse.com
architect@melotte.com
Firm Registration #184-000292

✓



75% Review
✓

Community
Building,
Floor Plan

✓

IHDA CHP
Rock Island

✓

227 21st Street
Rock Island, IL 61201

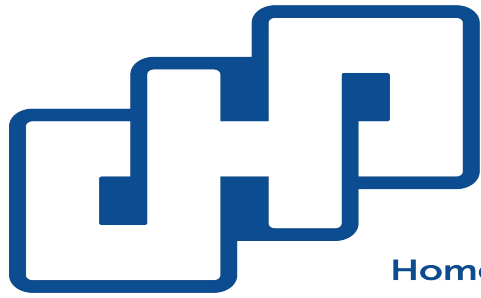
✓

September 20, 2024

✓

C-2

MMPL #124017



**Community
Home
Partners**

Home. Neighborhood. Community.



Valley Homes: 60 Units



- ❖ Rental Housing for Seniors 62 Years and Older.
- ❖ New Construction Apartment Homes and Villas.
- ❖ Developed through the LIHTC Program.
- ❖ 100% of Homes Accessible/Adaptable.
- ❖ Total Project Cost: **\$18,800,000.**

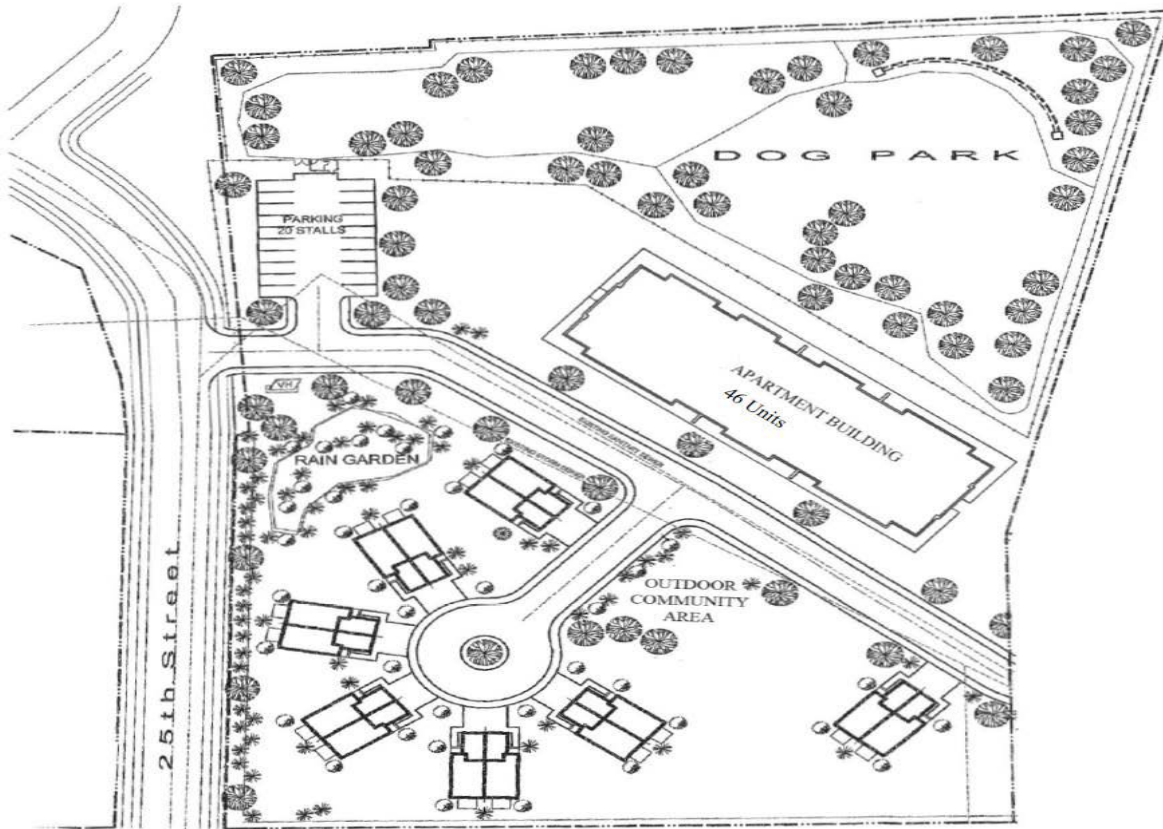


Community
Home
Partners

Home. Neighborhood. Community.

Site Plan

(Conceptual)



VALLEY HOMES
60 UNITS TOTAL
1 BED: 45 UNITS
2 BED: 15 UNITS

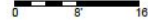
Elevations

(Conceptual)



APARTMENT BUILDING FRONT ELEVATION

SCALE: 1/8" = 1'-0"



Elevations

(Conceptual)

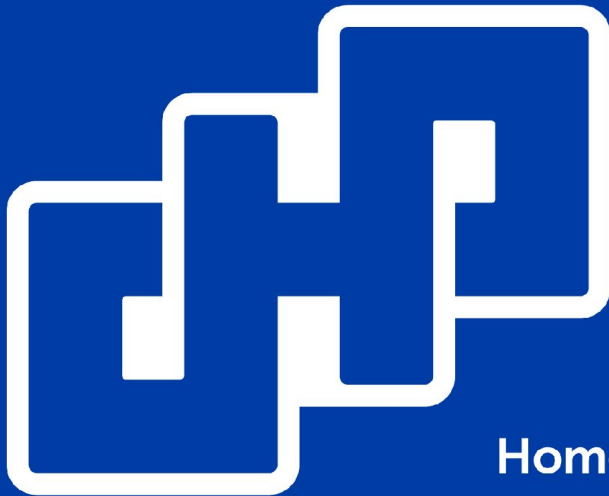


Elevations

(Conceptual)



Q & A



Community
Home
Partners

Home. Neighborhood. Community.

Memorandum

To: Rock Island City Council
From:
Subject: Presentation from The Third Place QC.
Date: September 22, 2025



Introduction and Background Information:

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Samantha Gange, City Clerk

Approved by:



**A PLACE TO REST.
A PLACE TO RECONNECT.
A PLACE TO BELONG.**

THE VISION

1st



Safety



2nd



Community



3rd

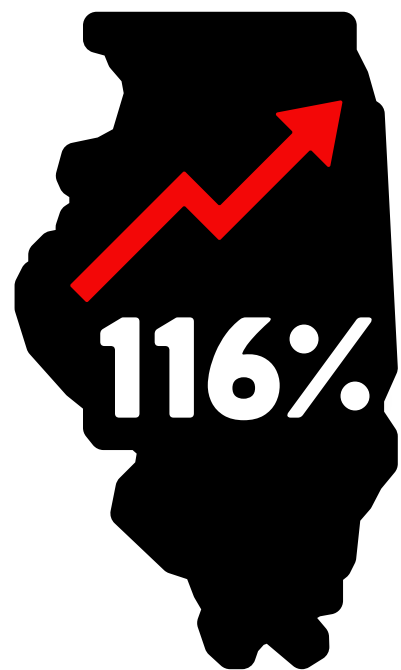


Support



Resources

THE LOCAL NEED

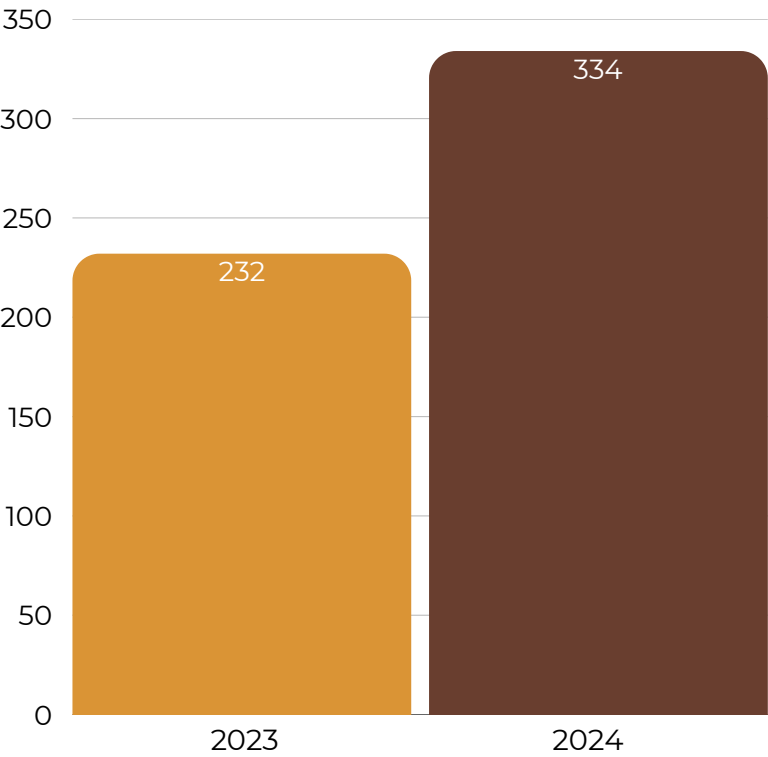


From 2023 to 2024, Illinois faced **the largest year-over-year increase in the country** with a 116% increase in the number of people experiencing homelessness.

334 persons experienced homelessness on a single night in the **Rock Island, Moline/ Northwestern Illinois region** during 2024. This includes individuals in emergency shelters, transitional housing and unsheltered.

**DIGNITY SHOULDN'T BE A PRIVILEGE.
AND NO ONE SHOULD BE FORGOTTEN.**

44% increase in the total amount of individuals experiencing homelessness compared to the previous year.



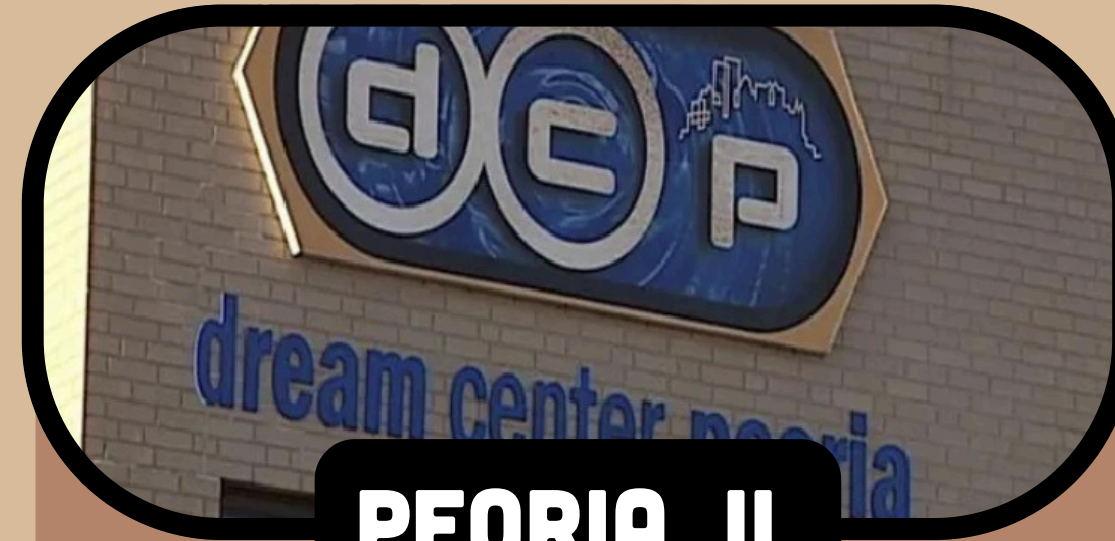
Source: IL - 518 Rock Island, Moline/ Northwestern Illinois Continuum of Care Point-in Time. 1/29/2024

SIMILAR MODELS



ROCKFORD, IL

Day Room open **Monday through Friday from 8:30 AM to 3:30 PM**. It's a **low-barrier** space where guests can rest, access hygiene supplies, meet with case managers.



PEORIA, IL

Daytime access to **meals, showers, and support services** for families and individuals.



SPRINGFIELD, IL

Day services for single adults, including meals, case management, and access to Coordinated Entry. Their model integrates shelter and support in a way that **reduces strain on emergency services** and increases housing placements.

HER STORY



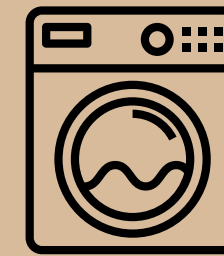
WHAT WE OFFER



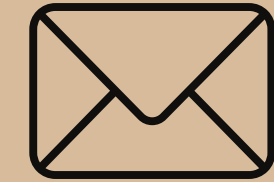
COFFEE AND SNACKS



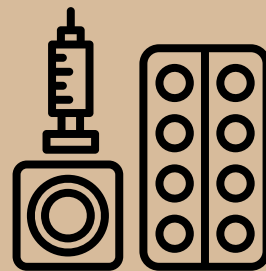
RESTROOM FACILITIES



LAUNDRY



MAILING SERVICES



HARM REDUCTION



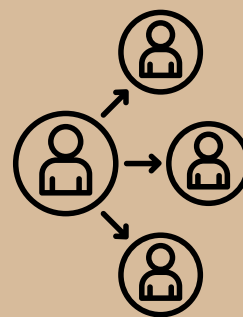
INTERNET ACCESS



CLOTHING DONATIONS



PHONE



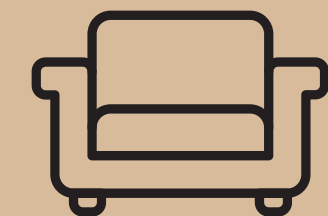
REFERRALS



HYGIENE SUPPLIES



RESOURCE NAVIGATION



LOUNGING AREA

COLLABORATION IS KEY



MEASURING SUCCESS

GUEST VISITS AND REFERRALS

Serve 20–30 guests weekly (1,000–1,500 annually), with at least 50% receiving formal referrals to housing, employment, healthcare, or vital records, each rooted in trust and personal connection.

PUBLIC SAFETY IMPACT

Collaborate with outreach teams and officials to reduce non-emergency calls related to homelessness by 15–20% in our first year, easing pressure on crisis-response systems.

QUALITY OF LIFE

Track guest-reported improvements in safety, stress, hygiene access, and connection using tools like the McGill Quality of Life Questionnaire.

SUSTAINED ENGAGEMENT

Aim for 60% of guests to return regularly (at least twice monthly), reflecting trust, stability, and a sense of belonging across housed and unhoused individuals.

WHAT HAPPENS AT 4PM?

01 EARLIER CONNECTION = BETTER OUTCOMES

02 REDUCTION IN CRISIS CYCLES

03 STRENGTHENING THE SAFETY-NET

04 BUILDING TRUST FOR FUTURE SUPPORT

SHORT TERM VISION



EXPANSION OF HOURS



CULTURAL SHIFT: COMMUNITY INTEGRATION

LONG TERM PLAN



**CO-LOCATED HUB FOR PRIMARY HEALTH CARE
AND BEHAVIORAL HEALTH SERVICES**



CENTRAL HUB FOR STREET OUTREACH



**PARTNERING WITH HOUSING ORGANIZATIONS
TO INCREASE STOCK OF SUPPORTIVE HOUSING**

COMMUNITY SUPPORT

GROWTH =

**CITY
LEADERS**

+

**FUNDERS
AND
BUSINESSES**

+

RESIDENTS



YOU BELONG HERE.

YOU MATTER.

WE SEE YOU.

Memorandum



To: Rock Island City Council

From: Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding an ordinance dissolving the special tax allocation fund and terminating the designation of the 1st Street Tax Increment Financing District Redevelopment Project Area. (Second Reading)

Motion: Motion to pass the ordinance.

RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

The 1st Street TIF was established in 2015 with the goals of promoting redevelopment and improving infrastructure within its boundary that covers area along 1st Street between 7th and 18th Avenue. When established, staff anticipated private investment, such as the Norcross site being redeveloped, that would catalyze other projects. This, unfortunately, has not been the case and is unlikely to change in the near future. Without a healthy amount of new increment being generated, the 1st Street TIF has not been useful in facilitating redevelopment activities and has held a negative account balance for many years.

However, there is still a need for redevelopment assistance in the 1st Street area as well as other properties in Sunset Business Park and older industrial areas in the City (e.g. along 5th Street south of 18th Avenue). Recent conversations with the City's port planning consultants highlighted that many industrial sites show significant potential for investment, but likely sit stagnant without the City bringing resources to bear. In light of this, staff recommend closing the 1st Street TIF district and working with a consultant to establish a new TIF district that will cover the majority of the City's older industrial areas to the northwest.

The accompanying ordinance will officially close the 1st Street TIF. The only other action needed is to account for the negative fund balance. To do so, staff recommend transferring funds from the Century Woods TIF to the 1st Street TIF. This action is covered by a different agenda item. Additionally, staff expect to present the City Council with a recommendation on a consultant for a new industrial TIF district at the September 22nd meeting. The goal is to have the new TIF district established before the end of the calendar year.

Previous Council Action (if any):

The City Council established the 1st Street TIF District in 2015.

Budget Impact:

The 1st Street TIF has a negative account balance. Staff recommend transferring \$51,405 from the Century Wood TIF to cover this, which will allow the City to close the district. This action item is included in a separate budget adjustment.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the City Council close the 1st Street TIF District and consider the ordinance.

Submitted by: Amanda Torres, Deputy Clerk

Approved by:

**AN ORDINANCE DISSOLVING THE SPECIAL TAX ALLOCATION FUND
AND TERMINATING THE DESIGNATION
OF THE 1ST STREET REDEVELOPMENT PROJECT AREA
WITHIN THE CITY OF ROCK ISLAND, ILLINOIS**

WHEREAS, the City Council of the City of Rock Island adopted on August 24, 2015 Ordinance Numbers 037-2015, 038-2015, and 039-2015, which adopted tax increment financing, established a special tax allocation fund, and approved and adopted a redevelopment plan and project for the 1st Street Redevelopment Project Area (the "Redevelopment Project Area"); and

WHEREAS, with respect to the Redevelopment Project Area, all redevelopment project costs have been paid, all obligations relating thereto have been paid and retired and all excess monies, if any, have been distributed; and

WHEREAS, in accordance with the provisions of Section 8(b) of the Tax Increment Allocation Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), the City of Rock Island desires to dissolve the special tax allocation fund and terminate the designation of the Redevelopment Project Area as a redevelopment project area; and

WHEREAS, notice of the dissolution of the special tax allocation fund and termination of the Redevelopment Project Area, in accordance with the Act, will be provided by the City to all affected taxing districts on or before November 1, 2025.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS, as follows:

Section One: The special tax allocation fund established in regard to the Redevelopment Project Area is hereby dissolved and the designation of the 1st Street Redevelopment Project Area described on Exhibit A, as a redevelopment project area, is hereby terminated under the Act.

Section Two: All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Three: This ordinance shall be in full force and effect from and after its passage and approval, as required by law.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED: _____

APPROVED: _____

ATTEST: _____
CITY CLERK

EXHIBIT A
Legal Description

Part of Section 3, Township 17 North, Range 2 West of the 4th Principal Meridian and part of Section 34, Township 18 North, Range 2 West of the 4th Principal Meridian, in the City of Rock Island, County of Rock Island, State of Illinois, more particularly described as follows;

Beginning at the at the intersection of the southerly extension of the west right of way line of Mill Street and the south right of way line of 18th Avenue;

Thence northerly along said west right of way line and it's southerly extension, a distance of 808 feet, more or less to the south line of Lot 18 in Manufacturer's Addition;

Thence easterly along the southerly line of said Lot 18 and Lot 7 in Manufacturer's Addition and it's easterly projection, a distance of 487 feet, more or less to the westerly right of way line of an existing railroad;

Thence northerly along said westerly right of way line, a distance of 865 feet, more or less to the south right of way line of 13th Avenue;

Thence easterly along said south right of way line, a distance of 30 feet, more or less to said westerly right of way line of an existing railroad;

Thence northerly along said westerly right of way line, a distance of 1,152 feet, more or less to the southeasterly right of way line of 6th Avenue;

Thence northwesterly, a distance of 60 feet, more or less to the northwesterly right of way line of 6th Avenue;

Thence northeasterly, a distance of 720 feet, more or less to the southwesterly right of way line of 2nd Street;

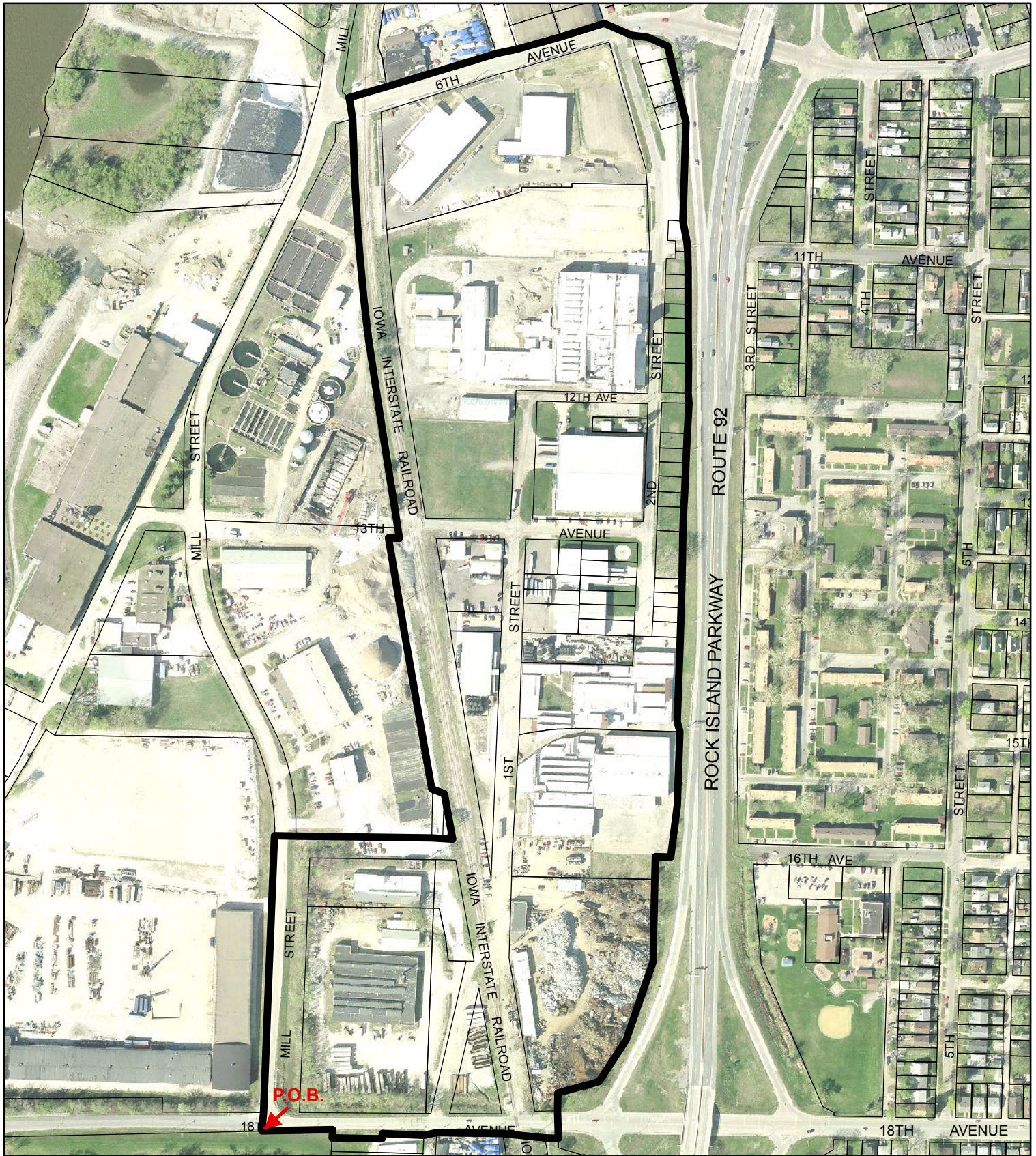
Thence southeasterly, a distance of 80 feet, more or less to the intersection of the southeasterly right of way line of 6th Avenue and the northeasterly right of way line of 2nd Street;

Thence easterly along the southeasterly right of way line of 6th Avenue, a distance of 123 feet, more or less to the westerly right of way line of the Rock Island Parkway a.k.a. Route 92;

Thence southerly along said westerly right of way line, a distance of 3,135 feet, more or less to the south right of way line of 18th Avenue;

Thence westerly along said southerly right of way line, a distance of 840 feet, more or less to the Point of Beginning.

The above described parcel contains approximately 57 acres.



1st Street Tax Increment Financing District

-  1st Street TIF Boundary
-  Parcels

Created on: April 15, 2015

0 50 100 200 300 Feet



Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.

Memorandum



To: Rock Island City Council
From: Miles Brainard, Director
Subject: Report from the Community Development Department regarding a resolution in support of Community Home Partners' Valley Homes Project.

Motion: Motion to adopt the resolution.

RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

Community Home Partners (CHP), the managing entity of the Rock Island Housing Authority (RIHA), is preparing to submit a tax credit application to the Illinois Housing Development Authority (IHDA) for an affordable senior housing project called Valley Homes. The project site is along 25th Street at 9th Avenue on a property owned for many decades by the Housing Authority. It has sat vacant for some time. Valley Homes will consist of a modest apartment building, a community center, and a small set of duplexes along a private drive. The units will be for low- and moderate-income seniors fifty-five years and older.

The City Council adopted a Strategic Housing Development Plan in April 2025. This project aligns with the goals of that plan. There is a growing need for affordable housing options for senior residents and this project is intended to help meet that need. CHP is the affordable housing developer of choice in the City. It is a local non-profit entity overseen by the RIHA board whose members are appointed by the Mayor with the consent of the City Council. It understands how to do development that appropriately fits in with the surrounding neighborhood because it uniquely knows the community. CHP is uniquely well-suited to undertaking projects of this kind.

Previous Council Action (if any):

NA

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the City Council adopt the resolution.

Submitted by: Miles Brainard, Director

Approved by:

**RESOLUTION IN SUPPORT OF COMMUNITY HOME PARTNER'S VALLEY HOMES
PROJECT AT 25TH STREET AND 9TH AVENUE**

WHEREAS, the City of Rock Island is committed to fostering an environment friendly to housing construction and the expansion of housing opportunities for all present and future residents; and

WHEREAS, the City has a Strategic Housing Development Plan adopted in April 2025 that identifies a specific need for affordable senior housing that is "in appropriate and desirable locations" and has "desirable layouts and sizes;" and

WHEREAS, Community Home Partners (CHP), as the managing entity of the Rock Island Housing Authority, is committed to pursuing new and creative ways to meet the changing housing needs of the diverse population of the City of Rock Island and the surrounding Quad Cities community; and

WHEREAS, said Plan identifies the Valley Homes project site as a level one priority for development into affordable senior housing with CHP as the developer of choice; and

WHEREAS, CHP's proposed development consists of a modest apartment building, a community center, and a small set of duplexes along a private drive; and

WHEREAS, the City supports CHP's affordable housing development proposals because their non-profit mission aligns with the adopted plans of the City and serves the best interests of its most vulnerable residents; and

WHEREAS, the City does not support low-income housing development proposals from for-profit developers whose objectives do not align with the adopted plans of the City and do not serve the best interests of its most vulnerable residents.

NOW, THEREFORE, BE IT RESOLVED, the Rock Island City Council supports the Valley Homes project proposed by Community Home Partners and their tax credit application to the Illinois Housing Development Authority (IHDA).

BE IT FURTHER RESOLVED, the Council opposes competing tax credit applications for similar developments within the City submitted by for-profit developers.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest:

City Clerk

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Traffic Engineering Committee regarding a request from the Municipal Services Division to ban parking between 1312 & 1314 45th Street from 7 a.m. to 5 p.m. on trash collection day. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

The Traffic Engineering Committee received a request from the Municipal Services Division to prohibit parking between 1312 and 1314 45th Street from 7 AM to 5 PM on trash collection day.

Previous Council Action (if any):

Budget Impact:

The cost to the city is minimal.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Letters were sent to nearby neighbors. Two responses were received in favor of the request and one opposed.

This request was prompted by challenges faced by the refuse truck hindering their entrance and exit from the alley.

Council Goal (if applicable):

Recommendation:

The Traffic Engineering Committee recommends that the City Council ban parking between 1312 and 1314 45th Street from 7 AM to 5 PM on trash collection day and consider the ordinance.

Submitted by: Michelle Martin, Manager

Approved by:

**A SPECIAL ORDINANCE
ESTABLISHING A NO PARKING ZONE
IN THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One. There is hereby established a “no parking” zone on trash collection day from 7 AM and 5 PM between 1312 and 1314 45th Street.

Section Two. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Three. This ordinance shall be in full force and effect 10 days after its passage and approval, as required by law.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED:

APPROVED:

ATTEST: _____
CITY CLERK

RI
ROCK ISLAND
ILLINOIS

September 2, 2025

We would have appreciated
a stamped envelope.
Thank you

Current Resident
1312 45th Street
Rock Island, IL 61201

RE: No Parking Request on Trash Collection Day

TEC #25-21

To Whom It May Concern:

The City of Rock Island's Traffic Engineering Committee has been approached by the Municipal Services Division with a proposal to prohibit parking between 1312 and 1314 45th Street from 7 AM to 5 PM on trash collection day. This is prompted by challenges faced by the refuse truck hindering their entrance and exit from the alley.

Before proceeding with any actions, we would appreciate your input on this matter. Your perspective is essential in ensuring that the decision aligns with the needs and preferences of our community members.

Please take a moment to share your thoughts by completing the information below. Your feedback will be incorporated into the Traffic Engineering Committee report. You may send back this letter in the enclosed envelope or submit your response via e-mail to pubworksmail@rigov.org, indicating "TEC#25-21" in the subject line. Kindly ensure your response reaches us no later than Wednesday, September 10, 2025.

- ☐ I support the request to ban parking from 7 AM to 5 PM on trash collection day.
- ☐ I do not support the request to ban parking.

Comments: We do not park in front of our
home during this time. IT is the people

Name Sharon M. Seel Date Sept 4, 2025

Your cooperation and input are highly valued, and we thank you in advance for taking the time to contribute to this decision-making process.

Sincerely,

Michelle Martin
Michelle Martin
Assistant to the Public Works Director
Traffic Engineering Committee

Thank you!

at 4511-14th Ave. They do not
park in their drive way. They
always park in front of our
home & the home of Bob & Mary
Evans next door. please send
this notice to them. We do not
want any confrontation with

ROCK ISLAND
ILLINOIS

September 2, 2025

Current Resident
1314 45th Street
Rock Island, IL 61201

RE: No Parking Request on Trash Collection Day

TEC #25-21

To Whom It May Concern:

The City of Rock Island's Traffic Engineering Committee has been approached by the Municipal Services Division with a proposal to prohibit parking between 1312 and 1314 45th Street from 7 AM to 5 PM on trash collection day. This is prompted by challenges faced by the refuse truck hindering their entrance and exit from the alley.

Before proceeding with any actions, we would appreciate your input on this matter. Your perspective is essential in ensuring that the decision aligns with the needs and preferences of our community members.

Please take a moment to share your thoughts by completing the information below. Your feedback will be incorporated into the Traffic Engineering Committee report. You may send back this letter in the enclosed envelope or submit your response via e-mail to pubworksmail@rigov.org, indicating "TEC#25-21" in the subject line. Kindly ensure your response reaches us no later than Wednesday, September 10, 2025.

☐ I support the request to ban parking from 7 AM to 5 PM on trash collection day.

☒ I do not support the request to ban parking.

Comments: We have one car that is parked on 45 St. We pull up

to allow the garbage truck access to the alley. People at 4511-14 Ave
park 2 cars every day a SUV + pick up. Lawn care vehicles also park

Name Bob & Mary Evans Date 9-5-25

Your cooperation and input are highly valued, and we thank you in advance for taking the time to contribute to this decision-making process.

Sincerely,

on 45 St. Several cars park there also when it snows. You need to address the bigger issue, it is not us. The garbage truck cracked our step as well a year or so ago. The power pole also makes the turn difficult.

Michelle Martin
Assistant to the Public Works Director
Traffic Engineering Committee

Parking on trash day

1 message

Julie Plunkett <julep1954@gmail.com>

Sun, Sep 7, 2025 at 1:34 PM

To: "pubworksmail@rigov.org" <pubworksmail@rigov.org>

I support the request to ban parking between 1312 and 1314 45th st on trash day.

The vehicle that parks there belongs to the house at 4511 14th Ave.

I hope they got the same letter.

Thank you.

Julie Plunkett
4423 14th Avenue

Memorandum



To: Rock Island City Council
From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager
Subject: Report from the Community Development Department regarding an ordinance to rezone properties at 608 & 616 20th Street from O-1 (small office) district to B-3 (community business) district. (First Reading)

Motion: Motion to approve the rezoning request and consider the ordinance.

RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

Requested Action:

Bonnie and Jason Tanamor have filed an application to consider a rezoning from O-1 (small office) district to B-3 (community business) district for the properties at 608 & 616 20th Street (PINs 0735424002, 0735424003) to run a mixed-used business to include a tap room and outdoor food service.

Legal Description of the properties:

- 608 20th Street - Outlot 1 Out Lots in J W Spencers 3rd Add N 120 Ft of E 161 Ft in that part of the City of Rock Island situated in the County of Rock Island, State of Illinois.
- 616 20th Street - L in J W Spencers 3rd Add N 82.2 Ft S 182 Ft of E 161 Ft O L 1 in that part of the City of Rock Island situated in the County of Rock Island, State of Illinois.

Zoning History:

Planning Commission Case 2018-03: Rezoning properties at 608 & 616 20th Street from R-6 (multi-family residence) district to O-1 (office) district approved by City Council.

Physical Characteristics:

The property slopes from south to north by approximately 3ft from street level.

History & Nature of the Use:

The previous zoning case indicated a zoning file from 1952 where the property was rezoned from "D" multiple family to "E" commercial for 616 20th Street. The rezoning was done through previous zoning regulations that predated the "standard" ordinance completed after the City's 1956 Future Land Use Map. The file also indicated that the two-story structure at 608 20th Street was built in 1892 and a funeral home business began in 1921 with the funeral home being a legal non-conforming use throughout its existence. The building was used as an

attorney's office and parking lot sometime in the past.

Building Layout:

The existing building meets all setback requirements for a B-3 zoning district.

Parking & Access:

Access to the site is available from 20th Street and 6th Avenue. There are thirty-three (33) parking spaces located on 616 20th Street.

Signage:

No signs are proposed for the use at this time. The business will have to comply with Sign Ordinance requirements for the B-3 (community business) district.

Staff Analysis:

The Comprehensive Plan identifies "Urban Mixed Use" land use for the subject property. This category is intended to facilitate a range of uses in a transitional urban setting including residential, office, business, institutional, and indoor industrial activities. This category is mapped at the periphery of the downtown where land uses and development forms vary. A mix of residential, business, office, light industrial, and PUD zoning districts would be appropriate to implement areas mapped under this future land use category. Staff reason that the proposed use fits this description, and is generally consistent with the intent of the category.

The applicant proposes to renovate the inside of the building on 606 20th Street in order to operate the tap room and maintain the rest of the property to accommodate an outdoor food service. The garage west of the main building will be used as a seating area. The property is bordered to the north by B-3 (community business) district, to the west by R-4 (multi-unit residential) district, to the east by PUD (planned unit development) and to the south by R-2 (two unit residential) district. Staff contend that the rezoning is compatible with the adjacent properties, and will fit in with the mixed-use character of the neighborhood.

Lastly, the applicant has not submitted any plans regarding the floor space. However, the building and the site are capable of handling the proposed use. There is ample interior floor space that is suitable for the business, and the outside also has plenty of room to meet the parking demand.

Planning & Zoning Commission Meeting:

The Planning & Zoning Commission held a public hearing on the request on September 3rd. The commission concurred with the staff analysis recommending approval of the request. Staff did receive one letter of opposition, which is included in the attachments.

Previous Council Action (if any):

see zoning history

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

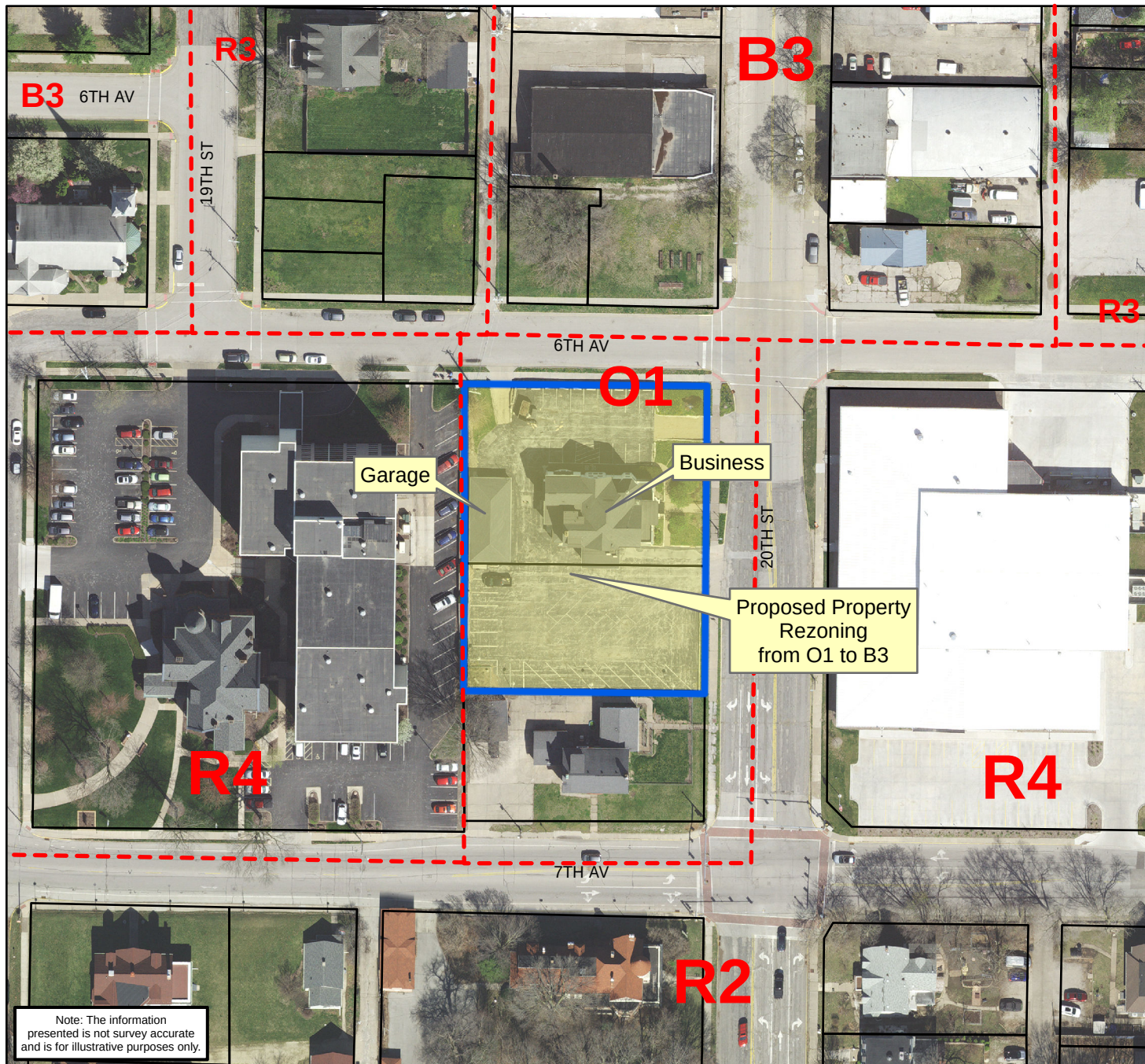
Recommendation:

The Community Development Department and the Planning & Zoning Commission recommend that the City Council approve the rezoning request and consider the ordinance.

Submitted by: Tanner Osing, Planning & Zoning Manager

Approved by:

Rezoning from O1- Small Office to B3 - Community Business



PZ Case 2025-22

 Subject Property

 Parcels

O1 Zoning District

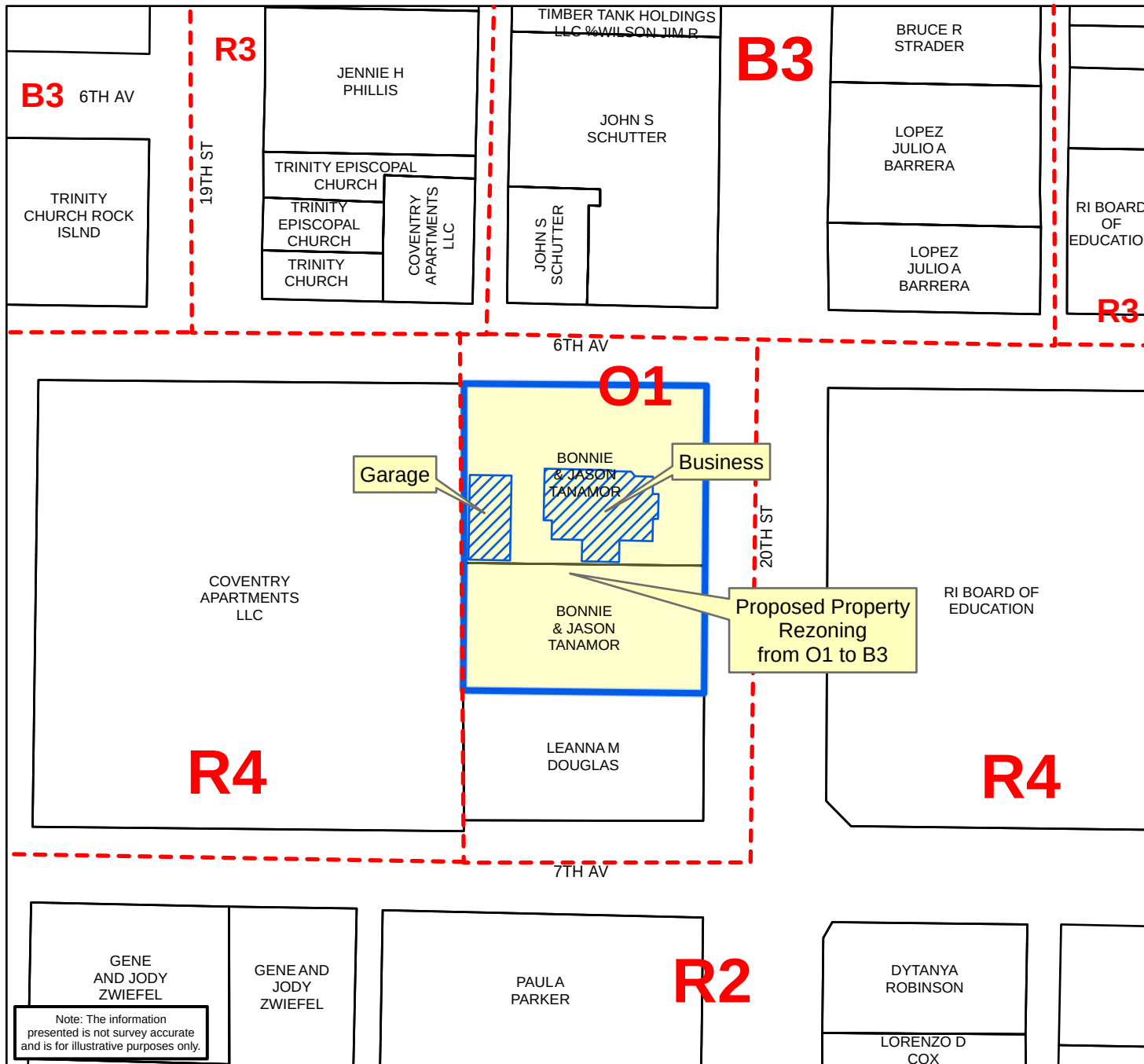
0 20 40 80 120 160
Ft

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT

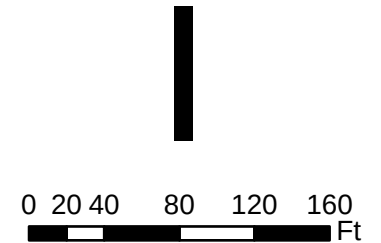


Rezoning from O1- Small Office to B3 - Community Business



PZ Case 2025-22

-  Subject Property
-  Parcels
- O1** Zoning District



City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Note: The information presented is not survey accurate and is for illustrative purposes only.



Figure 1: Photo showing properties from along 20th Street



Figure 2: Photo showing property from the corner of 20th Street and 6th Avenue (north-east perspective)



Figure 3: Photo showing properties 616 20th Street (parking lot) & 608 20th Street (building) from the south-east perspective



Figure 4: Photo showing properties 616 20th Street (parking lot) & 608 20th Street (building) from the south-west perspective



Figure 5: Photo showing property 608 20th Street (building) from the north-west perspective

**AN ORDINANCE AMENDING ZONING DISTRICTS
AND ZONING MAP OF
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Under authority granted by Appendix A, Article IV, Section 4.1 of the Code of Ordinances of the City of Rock Island, Illinois, entitled "Zoning Map," the following described parcel of real estate located in the City of Rock Island, Illinois, is hereby changed from O-1 (small office) district to B-3 (community business) district as designated in the Zoning Ordinance:

PINs: 0735424002 and 0735424003
Commonly known as 608 and 616 20th Street

Legal Description:

As shown on the warranty deed attached as Exhibit A.

Section Two: All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Three: This ordinance shall be in full force and effect from and after its passage and approval, as required by law.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED: _____

APPROVED: _____

ATTEST: _____

CITY CLERK

2025-01288

KELLY FISHER
 ROCK ISLAND COUNTY RECORDER
 ROCK ISLAND, IL
 RECORDED ON
 02/03/2025 12:45:42 PM
 RHSP FEE 18.00
 STATE STAMPS 150.00
 COUNTY STAMPS 75.00
 RECORDING FEE 65.00

SPECIAL WARRANTY DEED,

STATE OF ILLINOIS,
 Rock Island County, ss.

PAGES: 3

THIS INDENTURE WITNESSETH, that the Grantor, ASCENTRA CREDIT UNION, a credit union organized and existing under the laws of Iowa, duly organized and existing under and by virtue of the laws of the State of Iowa and duly authorized to transact business in the State where the following described real estate is located, and pursuant to authority of the Board of Directors of said credit union, for and in consideration of the sum of Ten Dollars (\$10) other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to Bonnie M. Tanamor and Jason N. Tanamor, wife and husband, as joint tenants with full rights of survivorship, the following described real estate, to-wit:

PART OF OUTLOT ONE (1) IN J.W. SPENCER'S THIRD ADDITION TO THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT ONE (1); THENCE SOUTH 00 DEGREES 26 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT ONE (1), A DISTANCE OF 207.78 FEET TO THE SOUTH LINE OF THE NORTH 88.2 FEET OF THE SOUTH 182.2 FEET OF SAID OUTLOT ONE (1) AS MONUMENTED AND OCCUPIED; THENCE SOUTH 89 DEGREES 41 MINUTES 17 SECONDS WEST ALONG SAID SOUTH LINE 162.69 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST, 207.21 FEET TO THE NORTH LINE OF SAID OUTLOT ONE (1); THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 161.22 FEET TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF ROCK ISLAND, IN THE STATE OF ILLINOIS.

The common address and other common description, if any, of the real estate is:

608 and 616 20th Street, Rock Island, IL 61201

P.I.N. ~~09-3742100~~ and ~~09-3741900~~

07-35-424-002 & 07-35-424-003

Memorandum



To: Rock Island City Council

From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager

Subject: Report from the Community Development Department regarding an ordinance to rezone properties at 520 1/2 20th Street, 526 20th Street, 523 19th Street & 527 19th Street from R-3 (one to six unit residential) district & B-3 (community business) district to B-2 (downtown business) district. (First Reading)

Motion: Motion to approve the rezoning request and consider the ordinance.

RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

Requested Action:

David Decap has filed an application to request a rezoning from R-3 (one-to-six unit residential) district and B-3 (community business) district to B-2 (downtown business) district for the following properties: 520 1/2 20th Street (0735415004), 526 20th Street (0735415005), 523 19th Street (0735415001) and 527 19th Street (0735415002).

Previous Zoning Action:

None

Size of Properties:

- 520 1/2 20th Street: The property measures approximately 8,886.3 square feet.
- 526 20th Street: The property measures approximately 10,512.9 square feet.
- 523 19th Street: The property measures approximately 9,239.7 square feet.
- 527 19th Street: The property measures approximately 8,609 square feet.

Background Information:

The property owner approached staff about developing a youth sports training facility at 523 and 527 19th Street. The proposed building will be nearly lot line to lot line on 523 19th Street with a parking lot for the facility on 527 19th Street. The property owner also owns the property to the east at 526 20th Street, and is in the process of purchasing 520 1/2 20th Street. Although these properties are zoned B-3 (community business district), the buildings and layout better align with the B-2 (downtown business) zoning district. Given this and the proposed new development, staff recommended that the applicant proceed with a rezoning to the B-2 district for the subject properties.

Building Layout:

The proposed building at 523 19th Street is planned to be lot line to lot line. No other changes have been proposed for the existing buildings.

Parking & Access:

Access to the sites could be made available from 19th Street and 20th Street.

Signage:

No signs are proposed at this time. Any new signage will comply with the City's Sign Ordinance.

Landscaping & Lighting:

No additional landscaping or lighting is proposed or needed at this time.

Staff Analysis:

The Comprehensive Plan identifies "Urban Mixed Use" land use for the subject property. This category is intended to facilitate a range of uses in a transitional urban setting including residential, office, business, institutional, and indoor industrial activities. This category is mapped at the periphery of the downtown where land uses and development forms vary. A mix of residential, business, office, light industrial, and PUD zoning districts would be appropriate to implement areas mapped under this future land use category. Staff reason that the proposed rezoning fits this description, and is generally consistent with the intent of the category.

Additionally, the properties are currently bordered by a diverse array of land uses, including existing residential and commercial properties. Staff reason the proposed rezoning is compatible with the existing mixed-use context, and a reasonable extension of the B-2 district which is directly north. The rezoning will integrate the properties better into the existing neighborhood and allow for uses that align with the area's character and density.

Lastly, the B-2 district is intended to be a high-density, compact, pedestrian-oriented shopping, office, service and entertainment area. The lot sizes of the properties, the scale of the existing buildings, and the access from both 19th and 20th Streets align with this description. Therefore, staff reason that the properties are capable of handling the uses allowed by the B-2 district.

Planning & Zoning Commission Meeting:

The Planning & Zoning Commission held a public hearing on the request on September 3rd. The commission concurred with the staff analysis and recommended approval of the request.

Previous Council Action (if any):

NA

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

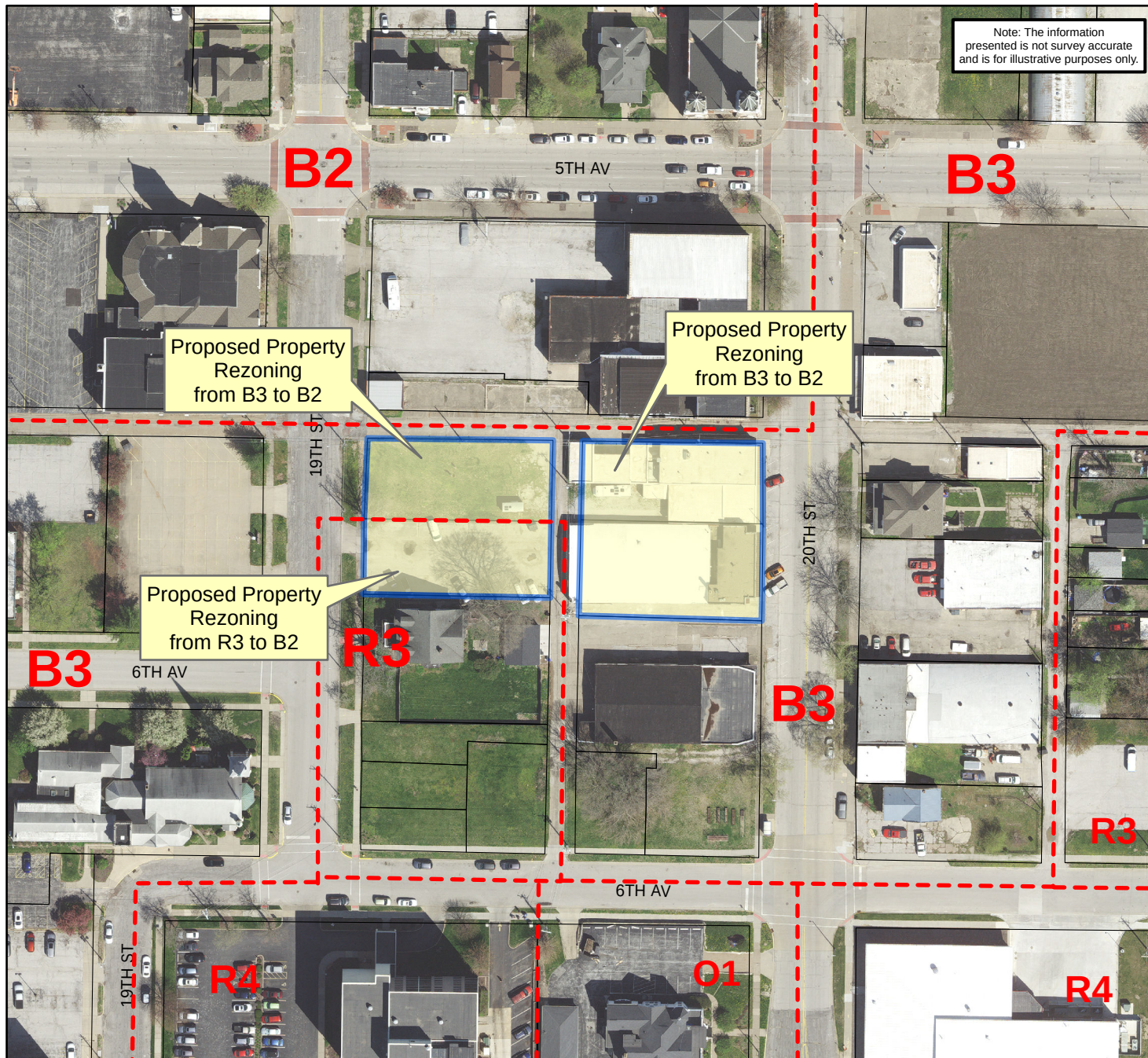
Recommendation:

The Community Development Department and the Planning & Zoning Commission recommend that the City Council approve the rezoning request and consider the ordinance.

Submitted by: Tanner Osing, Planning & Zoning Manager

Approved by:

Rezoning from R3-One-Six Unit Residential & B3-Community Business to B2-Downtown Business



PZ Case 2025-23

-  Subject Property
-  Parcels
- B2** Zoning District

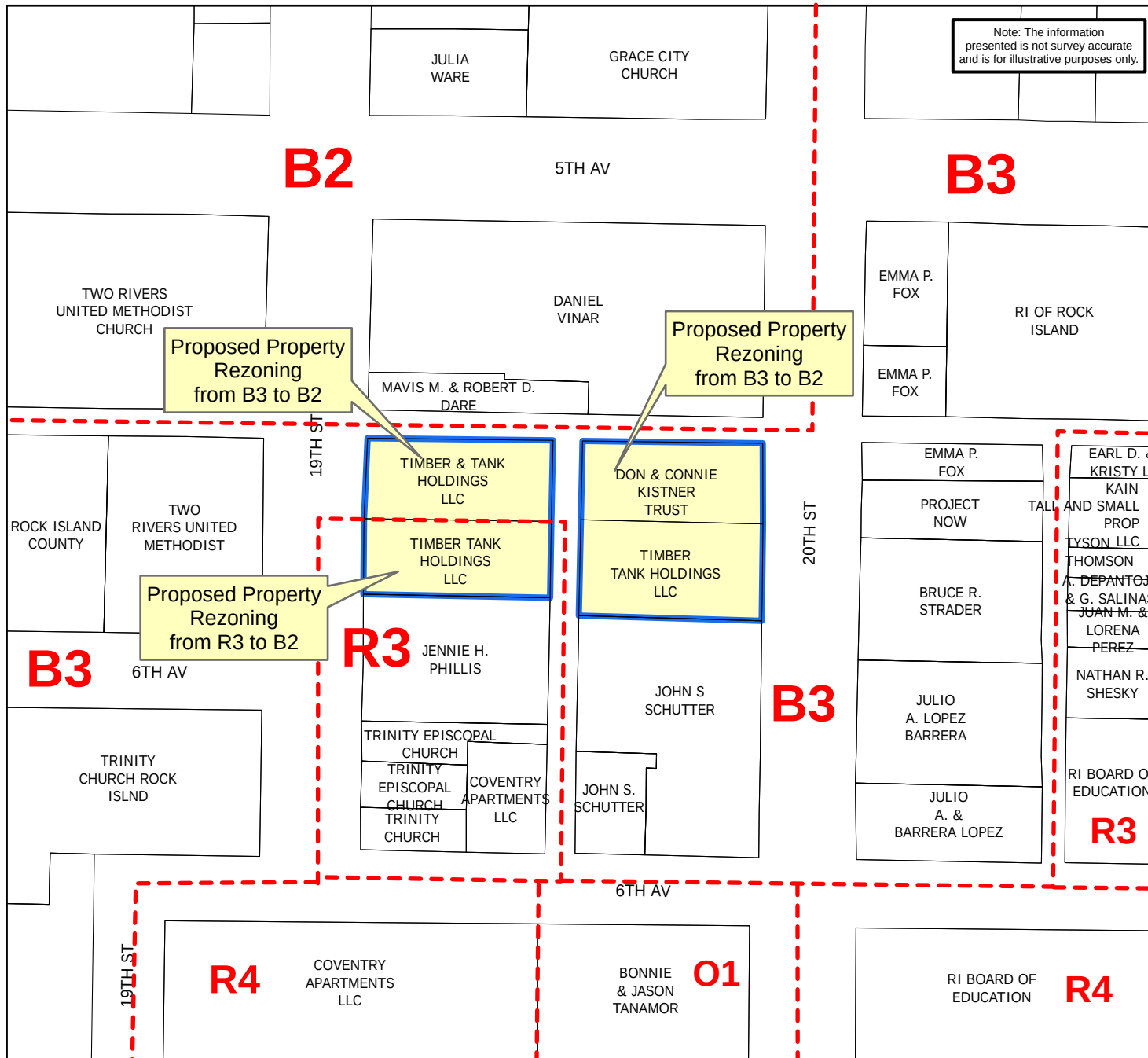
0 25 50 100 150 200
Ft

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT



Rezoning from R3-One-Six Unit Residential & B3-Community Business to B2-Downtown Business



Note: The information presented is not survey accurate and is for illustrative purposes only.

PZ Case 2025-23

- Subject Property
- Parcels
- B2** Zoning District

0 25 50 100 150 200 Ft

City of Rock Island

COMMUNITY DEVELOPMENT
DEPARTMENT





Figure 1: Photo of properties, 520 ½ 20th Street and 526 20th Street from the north-east perspective

Figure



Figure 2: Photo of properties, 520 ½ 20th Street and 526 20th Street from a south-east perspective



Figure 3: Photo showing properties, 527 19th Street (parking lot) & 523 19th Street (undeveloped land)

**AN ORDINANCE AMENDING ZONING DISTRICTS
AND ZONING MAP OF
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Under authority granted by Appendix A, Article IV, Section 4.1 of the Code of Ordinances of the City of Rock Island, Illinois, entitled "Zoning Map," the following described parcel of real estate located in the City of Rock Island, Illinois, is hereby changed from O-1 (small office) district to B-3 (community business) district as designated in the Zoning Ordinance:

PINs: 0735424002 and 0735424003
Commonly known as 608 and 616 20th Street

Legal Description:

As shown on the warranty deed attached as Exhibit A.

Section Two: All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Three: This ordinance shall be in full force and effect from and after its passage and approval, as required by law.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED: _____

APPROVED: _____

ATTEST: _____

CITY CLERK

EXHIBIT A



* 2 0 1 4 - 1 0 0 9 8 *

2014-10098

KELLY FISHER

ROCK ISLAND COUNTY RECORDER

ROCK ISLAND, IL

RECORDED ON

06/16/2014 02:09PM

REC FEE: 32.50

RHSP FEE: 10.00

BOOK: 0

PAGE: 0

PAGES: 2

Exempt under provisions of Paragraph E
 Section 4, Real Estate/Transfer Tax Act.

Date 6/16/14
Constance M. Kistner
 Buyer, Seller or Representative

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that DONALD R. KISTNER and CONSTANCE M. KISTNER, husband and wife, Grantors, QUITCLAIM to DONALD R. KISTNER and CONSTANCE M. KISTNER as Trustees of the DONALD R. KISTNER and CONSTANCE M. KISTNER REVOCABLE LIVING TRUST, Dated: June 16, 2014, for the sum of Ten Dollars (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in ROCK ISLAND County, ILLINOIS:

Lot One (1), and Ten (10) in Block One (1) of JOHN W. SPENCER'S SECOND ADDITION to the City of Rock Island, Illinois, according to the recorded plat thereof in the Rock Island County Recorder's Office, Rock Island County, Illinois.

APN: _____

2021-14212

KELLY FISHER
 ROCK ISLAND COUNTY RECORDER
 ROCK ISLAND, IL
 RECORDED ON
 08/04/2021 08:54:58 AM
 RHSP FEE 10.00
 RECORDING FEE 55.00

BOOK: 0 PAGE: 0
 PAGES: 4

AFFIX TRANSFER TAX STAMP

OR
 Exempt under provisions of Paragraph e,
 Section 45, Real Estate Transfer Tax Law.

Date

Buyer, Seller, or Representative

QUIT CLAIM DEED

THE GRANTOR, DJR MAINTENANCE AND REMODEL, LLC, an Illinois limited liability company, for the consideration of One Dollar (\$1.00) and other good and valuable consideration, CONVEYS AND QUIT CLAIMS to TIMBER & TANK HOLDINGS LLC, an Illinois limited liability company, all interest in the following described real estate situated in the County of Rock Island, Illinois:

Tract I: Lot 9 and the North 15 2/5 feet of Lot 8 in Block 1 in that part of the City of Rock Island known as and called "John W. Spencer's Second Addition to the City of Rock Island", situated in the County of Rock Island and State of Illinois.

AND

Tract II: Lot 2 in Block 1 in that part of the City of Rock Island known as and called "John W. Spencer's Addition to the City of Rock Island", situated in the County of Rock Island and State of Illinois.

Commonly known as: 526 20th Street and 527 19th Street, Rock Island, Illinois 61201

Parcel ID Numbers: 07-35-415-005 and 07-35-415-002

hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 23 day of July, 2021.

Memorandum



To: Rock Island City Council

From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding an ordinance establishing regulations on urban agriculture. (First Reading)

Motion: Motion to take the item from the table and consider the ordinance.

RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

Staff is recommending that the City establish regulations on urban agriculture. Urban agriculture activities are growing in popularity. However, the City has no regulations in place besides the Urban Chickens ordinance. The recommended ordinance addresses urban gardens, urban farms, chicken keeping, beekeeping, livestock keeping, and controlled grazing. It also makes a distinction between areas located north and south of the Rock River, recognizing the more rural nature of southwest Rock Island. Staff have made the following changes based on feedback received from the Council.

- Added clarifying language that no crops exceeding 4 feet in height can be planted in the front yard on lots with an occupied structure.
- Added clarifying language that the gardening area on vacant lots should not be nearer to the front property line than any house on an adjoining property.
- Provided a process for people to request an exception(s) to the ordinance. For lots with an occupied structure, any person will be allowed to request a variance. For vacant lots, any person will be allowed to request a Special Use Permit. Both requests will follow the procedures in the Zoning Ordinance.

Additionally, since the ordinance was last presented to the Council, staff removed the maximum 30% lot coverage for gardens on vacant lots and changed the setback requirement to ten feet (10') on all sides of the property.

Previous Council Action (if any):

NA

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the City Council consider the ordinance.

Submitted by: Amanda Torres, Deputy Clerk

Approved by:

AN ORDINANCE ESTABLISHING AN URBAN AGRICULTURE ORDINANCE WITHIN THE CITY OF ROCK ISLAND, ILLINOIS

WHEREAS, the City of Rock Island recognizes urban agriculture as a viable use of land that promotes community health, environmental sustainability, and economic vitality; and

WHEREAS, the State of Illinois Garden Act, 505 ILCS 87, establishes the right to cultivate vegetable gardens on any property within a municipality but does not preclude a home rule unit to regulate gardens in a manner consistent with the Act; and

WHEREAS, the City of Rock Island finds it necessary to exercise its home rule authority by regulating urban agriculture activities to ensure their compatibility with adjacent properties and prevent inappropriate development; and

WHEREAS, the City of Rock Island recognizes that the Southwest Area of the City has a unique collection of natural settings and rural character that make it well suited for specialized urban agriculture practices that require different treatment than other parts of the City

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS, in

Section One: The purpose of these regulations is to ensure the consistency in the operation and development of urban agriculture.

Section Two: The following section titled “Urban Agriculture” is hereby added to Chapter 11, Article XII of the Code of Ordinances of the City of Rock Island, Illinois.

Section 11-176: Urban Agriculture

1. **Purpose.** The purpose of this section is to provide for the regulation of Urban Agriculture within the City on both private and public property to ensure positive, productive, and compatible land uses.

2. **Definitions.**

For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Any term not so defined will take on its common meaning or a definition provided elsewhere in Municipal Code.

Accessory Structure shall have the same definition as found in the City’s Zoning Ordinance. In an urban agriculture context, said structures support various agriculture operations and include storage sheds, tool sheds, or greenhouses.

Accessory Use shall have the same definition as found in the City’s Zoning Ordinance.

Apiary shall mean any place where one or more colonies or nuclei of bees are kept

Aquaculture shall mean the breeding, raising, and harvesting fish, shellfish, and aquatic plants in controlled aquatic environments for any purpose, be it commercial, recreational or public purposes.

Aquaponic System shall mean the symbiotic propagation of plants and fish in an indoor, constructed and recirculating environment.

Bee shall mean any hymenopterous insect of the superfamily Apoidea, including social and solitary species of several families, such as bumblebees, honeybees, blue orchard bees and several species of leaf cutting bees or any stage of the common European honey bee, *Apis mellifera*. The term “honey bee” is synonymous.

Beekeeper shall mean a person who is responsible for the maintenance of an apiary, its constituent hives, and the colonies within as well as all associated materials, equipment, and products which meet State approved requirements.

Beekeeping, Backyard shall mean the keeping or maintenance of an apiary as an accessory use to a single-family dwelling for personal consumption of bee products or enjoyment.

Beekeeping, Commercial shall mean a commercial beekeeping operation is one that is maintained for commercial gain, or consists of the keeping or maintenance of 5 or more hives, and/or beekeeping accessory to a legitimate agricultural operation.

Beekeeping Flyaway Barrier shall mean a solid wall, fence, or dense vegetation or combination thereof that provides an obstruction or shield through which bees cannot readily fly.

Beekeeping Equipment shall mean anything used in operation of an apiary including but not limited to hive bodies, supers, frames, top and bottom boards, extractors, gloves, hoods, and smokers.

Concentrated Animal Feeding Operations (CAFOs) shall mean an animal feeding operation as defined by the United States Department of Agriculture (USDA) and regulated by the Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NDPES) Permitting Program. Such operations shall not be permitted within the City of Rock Island.

Colony shall mean the bees and organic components within a hive including comb, honey, pollen, and brood.

Compost shall mean relatively stable decomposed organic matter for use in agricultural and other growing practices, usually consisting of materials such as grass, leaves, yard waste, worms, and raw and uncooked kitchen food waste. This process specifically excludes bones, meat, fat, grease, oil, raw manure, and milk products, which are difficult to break down and can cause odor and nuisance issues.

Composting shall mean the process by which organic solid waste is biologically decomposed under controlled anaerobic or aerobic conditions to yield humus-like product, which is typically used as a soil amendment.

Controlled Grazing shall mean the temporary use of goats or sheep as a landscape management technique to control the growth of undesirable vegetation, including noxious weeds and invasive plants or trees at a specific location and for a defined length of time.

Farm machinery shall mean a wide range of mechanical devices, equipment, and vehicles specifically designed and used for various agricultural tasks and operations, aiding in the cultivation, harvesting, processing, and management of crops and livestock. Farm machinery is further categorized by the following groups.

Large farm machinery shall refer to agricultural equipment or vehicles designed and used primarily for heavy-duty tasks on farms with extensive acreage. Large farm machinery typically has heavy implements such as plows, harrows, seed drills, cultivators, balers, and sprayers. These shall weigh no more than 25 tons or 50,000 pounds as they are intended for use on parcels one (1) acre or larger.

Small farm machinery shall refer to agricultural equipment or vehicles designed and used primarily for light to medium-duty tasks on smaller farms, homesteads, or niche agricultural operations. Small farm machinery is compatible with smaller implements such as lawn mowers, rotary tillers, garden carts, front-end loaders, and small hay balers. These shall weigh no more than 1.5 tons or 3,000 pounds as they are intended for use on parcels less than one (1) acre.

Farm stand shall mean a permanent structure used for the display and sale of agricultural products grown or produced on the site where the stand is located.

Front yard shall have the same definition as found in the City's Zoning Ordinance.

Greenhouse shall mean a structure with a roof and sides that are made of durable materials including glass or other transparent or translucent

material such as rigid plastic panels in which the temperature and humidity can be regulated for the cultivation of plants.

Hive shall mean a structure intended for the housing of a bee colony.

Honey Bee shall mean the common domestic honey bee, limited to the *Apis mellifera* species, specifically excluding the African honey bee, *Apis mellifera scutellata* or Africanized honey bee, or any dangerous hybrid thereof.

Hydroponic System shall mean the propagation of plants using a mechanical system designed to circulate a solution of minerals in water with limited use of growing media.

Livestock shall mean domesticated animals raised in an agricultural setting for training, boarding, home use, sales, breeding, and the production of commodities and /or specialized products such as food, fiber, and labor. Livestock is further categorized by the following groups.

Large livestock: Cattle, horses, and other livestock generally weighing over 500 pounds.

Small livestock: Vietnamese or Asian potbellied pigs, rabbits, guinea fowl, ostriches, turkeys, geese, ducks, sheep, goats, miniature horses, donkeys, llamas, alpaca, and other livestock generally weighing under 500 pounds.

Market Garden shall mean an activity where food crops, plant fiber, ornamentals, or other plants are grown by an individual or a group to be sold for profit.

Niche Farms shall mean specialized agriculture operations focused on marketing limited and often high-value products that cater to specific market segments and often emphasize quality and sustainability to differentiate themselves in the marketplace. Heritage breed livestock farms, heirloom vegetable farms, specialty herb and medicinal plant farms and artisanal dairy farms are few examples of niche farms.

Principal Use shall have the same definition as found in the City's Zoning Ordinance.

Raised Bed shall mean a gardening technique where soil is contained in an elevated structure, typically framed by wood, stone, or other durable materials used for growing produce.

Seasonal Extending Structures shall mean temporary structures, such as hoop houses or high tunnels, cold frames and hot beds, cloches and hot caps, and floating row covers used primarily to prolong the growing season by shielding crops from adverse weather conditions or providing controlled environments conducive to growth.

- *Cold Frame* shall mean a temporary, unheated structure used for protecting seedlings and plants from the cold. Cold Frames are often constructed of durable materials, such as wood, glass, rigid plastic, or even old windows, but are not typically taller than 36 inches.
- *Hoop house* shall mean a structure with a roof and sides are made largely of transparent or translucent material (not glass) for the purpose of the cultivation of plants. A hoop house does not have supplemental heat. A high tunnel is very similar in construction to a hoop house, but is generally not enclosed on the ends of the structure.
- *Low Tunnel* shall mean a temporary, freestanding structure that has a supported framework, typically made with hooped PVC or metal pipe and covered with plastic. A low tunnel does not have heat or electrical power and its purpose is to house and protect produce outside the typical growing season of the region.

Southwest Rock Island shall mean an area within the City of Rock Island's municipal boundary that includes any parcel of land south of the Rock River or on any island located in said river.

Swarm shall mean a concentrated congregation of bees outside of a hive resulting from the bees lacking sufficient room for their colony. This is natural habit of bees and they are not usually aggressive when swarming.

Urban Agriculture shall mean the practice of cultivating, processing, and distributing food in and around a community by various means that reflect an urban context. Urban agriculture encompasses urban gardening and urban farming. Urban agriculture is differentiated other forms traditional agriculture in that the former typically operates within an urbanized and built up environment, rather than on generally open and undeveloped land. Common practices include, but not limited to, gardening, raising livestock, composting, urban beekeeping, and chicken keeping.

Urban Farms shall mean vacant lots five (5) acres or larger that are for the cultivation and harvesting of food and non-food crops. These farms may serve personal, group, wholesale, or retail purposes and can involve specialized agricultural practices and livestock operations. Such farms often focus on producing high-value, niche products tailored to specific market segments. Examples of urban farm activities include, but are not limited to, animal husbandry, aquaculture, agroforestry, niche farms, greenhouses and nurseries, vineyards and wineries, farm stands, dairy farms, chicken keeping, beekeeping, and horticulture. Urban farms are typically characterized by a primary focus on income-generating agricultural activities, operating as business enterprises. This definition also includes the definition for "Farm" as found in the City's Zoning Ordinance.

Urban Gardens shall mean vacant lots less than five (5) acres of land, publicly or privately owned, used for the growing of plants, fruits, vegetables, flowers or herbs. Said gardens may also include activities such as chicken keeping and beekeeping where permitted.

3. **Designation.** All urban agriculture activities on both private and public land are subject to all applicable guidelines in the City's Urban Agriculture Ordinance.

4. **Regulations for Urban Agriculture – Farms & Gardens**

- a. Location & Size

- i. ***Lots with Foreclosed, Vacant, and Abandoned Structures.***
Urban Agriculture of any and all kinds shall be prohibited on any lot where a foreclosed, vacant, or abandoned structure, in any zoning district, is present. Any urban agricultural activity on such a property shall be considered a nuisance and may be abated by the City in the same manner as overgrown grass, weeds, or other nuisance vegetation.
 - ii. ***Lots with occupied structures.*** Urban Gardens shall be permitted on any lot where an occupied structure, in any zoning district, is present. This may include the keeping of honeybees and chickens in compliance with this code. No other livestock shall be permitted.
 - iii. ***Vacant Lots Less Than One Acre:*** Urban Gardens shall be permitted on vacant lots less than one (1) acre in size in all residential zoning districts and shall require a special use permit in all other zoning districts. Areas not under cultivation shall be maintained as a lawn.
 - iv. ***Vacant Lots One to Five Acres:*** Urban Gardens shall be permitted on vacant lots less than five (5) acres in size in all residential zoning districts in Southwest Rock Island. Urban Gardens on vacant lots between one (1) to five (5) acres located elsewhere in the City shall require a special use permit in all zoning districts. Areas not under cultivation shall be maintained as a lawn.
 - v. ***Vacant Lots Five Acres or Larger:*** Urban Agriculture on residentially-zoned parcels five (5) acres or larger shall be permitted only in Southwest Rock Island. This may include the keeping of livestock, honeybees, and chickens in compliance with this code.
 - vi. ***Exemption in Southwest Rock Island:*** Existing farms or gardens on parcels not previously developed for non-agricultural uses may continue as a legal non-conformity. The regulations applying to all other legal non-conformities shall apply to such parcels. This section shall be understood to mean that parcels annexed into the City on which farms are located may continue to operate as they have until such time they are developed for other uses. This section shall only apply to parcels located in Southwest Rock Island.

- b. Structures

- i. Storage sheds, season-extending structures and other accessory structures on vacant lots less than one (1) acre are prohibited.
- ii. Storage sheds and accessory structure(s) provided on vacant lots between one (1) to five (5) acres shall not exceed 200 square feet and shall follow all applicable requirements in the City's Zoning Ordinance.
- iii. Season-extending structures provided on vacant lots between one (1) to five (5) acres shall not exceed 200 square feet per structure and shall follow all applicable requirements for accessory structures in the City's Zoning Ordinance. Said structures are permitted for a maximum of four (4) weeks before and after the growing season which spans from May 1 to October 9. Such structures shall not be erected during the growing season.

b. General Requirements

- i. Concentrated Animal Feeding Operations (CAFOs). CAFOs shall be prohibited throughout the City. If a CAFO is present on a parcel being annexed into the City, it must cease operation by the time annexation is completed.
- ii. No animals of any kind, including but not limited to chickens, livestock, and bees, shall be kept at an urban garden located on an otherwise vacant lot.
- iii. Farm stands shall receive a special use permit to be allowed to be located on an urban farm. Said use shall be permitted to be located in the required front yard but shall be setback at least ten (10) feet from the front property line. Only produce and products grown or made on the premises may be sold at the farm stand.
- iv. Animal slaughtering is strictly prohibited on urban farms and gardens within city limits. This prohibition, however, does not apply to licensed businesses that are specifically zoned and regulated for slaughtering activities.
- v. Raised beds or raised mounds used to facilitate cultivation as well as water tanks shall be allowed on all vacant or occupied lots.
- vi. Composting, rain collection systems, hydroponic systems, or the keeping of any livestock, including honeybees and chickens on vacant lots less than five acres are prohibited unless specified in a special use permit.
- vii. Water Tanks.
 - Water tanks shall not exceed a capacity of five hundred (500) gallons.
 - For parcels 5,000 square feet in size or smaller, a maximum of one (1) water tank shall be allowed. An additional water tank shall be allowed for every additional 5,000 square feet of parcel area.
 - Water tanks shall be well-maintained on a stable and level footing free of leaks.

- Water tanks shall be vessels that are commonly accepted as appropriate for this purpose and shall not have been previously used for purposes other than storing water. Water tanks that do not meet these criteria shall be considered a nuisance and may be abated by the City in the same manner as junk, garbage, and other refuse.
- viii. Niche farming operations shall only be allowed on vacant lots five acres or larger.
 - ix. Traditional small-scale meat processing, butchery, and/or the operation of a meat locker facility shall only be allowed with a special use permit on vacant lots five acres or larger.
 - x. On lots with occupied structures, no crops exceeding four (4) feet in height shall be planted in the front yard nor within ten (10) feet of any side or rear yard property line.
 - xi. On vacant lots, no crops, of any height, shall be planted within ten (10) feet of any property line. Areas not under cultivation must be maintained as a lawn.
 - xii. Crops shall not encroach onto adjacent property or public right-of-way.
 - xiii. Any plant species designated as noxious or invasive in the Illinois Administrative Code, by the Illinois Department of Natural Resources, or in the City of Rock Island Municipal Code is prohibited to be planted.
 - xiv. Any fencing and signs provided shall follow all applicable provisions in other City Ordinances.
 - xv. All pesticides and fertilizers shall be stored and applied in accordance with all applicable State and Federal regulations.
 - xvi. The use of small farm machinery shall be permitted on lots less than one (1) acre where urban agriculture activities exist. The use of large farm machinery is only permitted on lots greater than one (1) acre in Southwest Rock Island and prohibited elsewhere.
 - xvii. Tools, garden supplies, and machinery allowed on vacant lots over one acre shall be stored in an enclosed structure or removed from the property daily.
 - xviii. Uncultivated areas and areas between crops shall be maintained in compliance with the City's Weeds and Grass Ordinance.
 - xix. The property shall be maintained free of rotten fruits and vegetables as well as dead crops unless said crops are used as part of a proper or generally accepted erosion or weed control practice.
 - xx. Agriculture uses shall comply with all other applicable State, Federal and local regulations, including, but not limited to, nutrient management, building and fire codes, erosion and sedimentation control, and storm water management.

5. Regulations for Chicken Keeping

a. Location

- i. The keeping of chickens is allowed in all zoning districts as an accessory use as defined by the City's Zoning Ordinance and permitted as a principal use on Urban Farms.
 - ii. All chicken enclosures shall be located in a rear yard or on a flat roof top and be at least ten feet (10') from neighboring property lines. On properties one (1) acre in size or larger, the enclosure may be located in a side or front yard provided that the enclosure is at least one hundred feet (100') from the neighboring property lines.
- b. Coops and Enclosures
 - i. Enclosures shall be secure fenced areas that prevents entry by predators from below, above, and the sides. It shall at a minimum consist of wire fencing or mesh with openings no larger than one inch (1"). Coops and their resident chickens shall be kept inside an enclosure at all times. They shall also be kept clean, dry, odor free, neat, and sanitary at all times.
 - ii. Coops shall be designed with a minimum of four (4) square feet per chicken. They shall also be enclosed on all sides, have a roof, secured entrance, and adequate ventilation. Chickens shall be secured within a coop between dusk and dawn.
 - iii. The use of scrap, waste board, sheet metal, or similar materials is prohibited in the making of coops and enclosures.
 - iv. There shall be no more than one enclosure and one coop therein on any given residential property that is less than one (1) acre.
 - v. Chickens outside of an enclosure shall be deemed at-large and subject to capture and removal by the Rock Island Animal Control Officer or their designee. No dog or cat that harms or kills a chicken at-large shall be considered dangerous or aggressive for that reason alone.
- c. Food, Water, and Health
 - i. Chicken keepers shall provide adequate feed to chickens and secure said feed in such a fashion as to avoid attracting predators or nuisance species.
 - ii. Chicken keepers shall ensure that a fresh, convenient source of water is available to chickens at all times.
 - iii. Any chicken manure kept on-site shall be stored in a covered container not exceed three (3) cubic feet in volume. All manure not used for composting or fertilizing on the property shall be removed.
 - iv. Chickens shall be monitored for health problems common to their species and cared for using common best practice methods. Chickens found to be infested with parasites or disease that may result in unhealthy conditions may be removed by the Rock Island Animal Control Officer or their designee.
- d. Maintenance and Conduct

- i. All items associated with the chickens must be kept in sound and usable condition. Chicken keepers shall ensure that no refuse or related materials are left on the ground of the enclosure.
- ii. In any instance where a chicken becomes hostile by exhibiting aggressive characteristics such as pecking or scratching, it shall be removed from the property.
- iii. It is a suggested practice that insecticides, pesticides, and similar chemicals not be used at the property on which chickens are located.
- iv. It is unlawful for any person keep chickens on any property in a manner that threatens the public health or safety, or creates a nuisance.
- v. It shall be unlawful to keep roosters except for agricultural purposes on urban farms. Areas where roosters are kept should be setback one hundred feet (100) from all property lines.
- vi. A maximum of sixteen (16) chickens may be kept on urban gardens. There shall be no maximum number chickens permitted on urban farms or urban gardens over one (1) acre located in Southwest Rock Island.
- vii. Chicken tractors or other mobile enclosures are prohibited.
- viii. Keeping chickens shall be done in accordance with this Article and any other applicable laws.

6. Regulations for Beekeeping

a. Location

- i. Beekeeping is allowed in all zoning districts as an accessory use as defined in the City's Zoning Ordinance provided that apiaries are registered with and inspected by the State in accordance with the Illinois Bees and Apiaries Act. The City reserves the right to ask for proof of registration. If apiaries are not registered with the State, they shall be declared a nuisance and reported to the State.
- ii. All apiaries shall be located in a rear yard or on a flat roof top and be at least ten feet (10') from neighboring property lines with the back of the hive facing the nearest adjoining property. On properties one (1) acre in size or larger, the apiary may be located in a side or front yard provided that the apiary is at least one hundred feet (100') from the neighboring property lines

b. Hives

- i. Beekeeping is allowed in all zoning districts as an accessory use as defined in the City's Zoning Ordinance provided that apiaries are registered with and inspected by the State in accordance with the Illinois Bees and Apiaries Act. The City reserves the right to ask for proof of registration. If apiaries are not registered with the State, they shall be declared a nuisance and reported to the State.

- ii. All apiaries shall be located in a rear yard or on a flat roof top and be at least ten feet (10') from neighboring property lines with the back of the hive facing the nearest adjoining property. On properties one (1) acre in size or larger, the apiary may be located in a side or front yard provided that the apiary is at least one hundred feet (100') from the neighboring property lines
- c. Food, Water, and Health
 - i. It is a suggested practice that beekeepers maintain to the greatest extent possible landscaping on their property which provides substantial forage for bees.
 - ii. Beekeepers shall ensure that a fresh, convenient source of water is available to bees at all times to make sure that the bees do not congregate at pet water bowls, swimming pools, birdbaths, or other water sources which may cause human or animal contact. The water shall be regularly maintained as not to become stagnant. The water source will be placed in a location that reduces the chances of bees seeking water on neighboring properties.
 - iii. Bees shall be monitored for health problems common to their species and cared for using common best practice methods. Bees found to be infested with parasites or in some manner diseased should be removed and humanely disposed of.
- d. Maintenance and Conduct
 - i. All items associated with the apiary must be kept in sound and usable condition. Beekeepers shall ensure that no honeycomb or related materials are left on the ground of the apiary. If materials are removed from the hive, they will be promptly placed in a sealed container, inside of a building, or other bee-proof area.
 - ii. In any instance where a queen bee becomes hostile by exhibiting aggressive characteristics such as stinging or attempting to sting without due provocation, the beekeeper shall requeen the colony with a European honey bee.
 - iii. Corrective measures shall be taken to control swarming. Suggested practices include: baiting hives by creating an attractive home, requeen the colony every year with a bee that is less than one year old, and keep items that move lightly in the wind, such as bushes to keep the bees accustomed to movement.
 - iv. It is a suggested practice that insecticides, pesticides, and similar chemicals not be used at the property on which an apiary is located.
 - v. It is unlawful for any person to maintain an apiary on any property in a manner that threatens the public health or safety, or creates a nuisance.

7. Regulations for Livestock Keeping

- a. Location

- i. The keeping of livestock, large or small, is allowed on urban farms as either a principal or accessory use. It shall be unlawful to maintain, keep, or harbor livestock elsewhere in the City.
 - ii. Buildings used to house livestock or any outdoor area where livestock is kept must be setback one hundred (100) feet from all property lines, including the front yard, if adjacent to residentially zoned property and setback fifty (50) feet from all property lines in all other cases.
- b. General Requirements
 - i. One (1) large livestock is permitted per ten thousand (10,000) square feet of parcel area or one (1) small livestock is permitted per five thousand (5,000) square feet of parcel area. The total number of livestock allowed on a given parcel is calculated as cumulative total of both large and small livestock meaning that each livestock, whether large or small, subtracts from the total parcel area available for other livestock.
 - ii. Outdoor areas used for keeping livestock shall be secured with a fence that provides the necessary restraints and confinement to prevent said livestock from running at large.
 - iii. Any livestock within a required setback area, outside of a confinement, or otherwise off the premise of an urban farm shall be deemed at large and subject to capture and removal by the Rock Island Animal Control Officer or their designee.
 - iv. It shall be unlawful to slaughter livestock within the City. This prohibition however does not apply to licensed businesses that are specifically zoned and regulated for slaughtering activities.
 - v. The lawful keeping of livestock, which is otherwise made unlawful by reason of the enactment of this chapter, may be continued upon property located within the City provided livestock was maintained thereon prior to the enactment of this chapter, and may be continued until such time as livestock is no longer alive or has been otherwise removed from the property.
 - vi. The burden of proving the maintenance of livestock upon a parcel of land within the City prior to the enactment of this chapter shall lie with the person claiming such prior existence.
 - vii. Nothing herein shall be deemed to exempt an owner of livestock within the City limits from the enforcement of nuisance or other laws regarding the keeping of such livestock.

8. Controlled Livestock Grazing

a. Location

- i. Controlled livestock grazing may be used to manage vegetation on specific public or private property when a permit is obtained by the contractor. All applicable sections of the City's Code of Ordinances must be complied with at all times when the animals are located on the property.

- ii. Animals used for controlled livestock grazing may not remain on the property for more than thirty (30) consecutive days.
 - iii. Controlled grazing shall only be allowed where vegetation, which may include non-native, invasive or noxious species, cannot otherwise be reasonably removed using conventional mechanical methods.
- b. General Requirements
- i. Only goats and sheep may be used for controlled grazing within city limits. Only females and castrated males may be used.
 - ii. No more than ten (10) goats per every one (1) acre of the controlled grazing area shall be on the premises at one time.
 - iii. Temporary fences for the containment of grazing animals must be at least four (4) feet in height and should be checked regularly.
 - iv. Temporary electric fences used to pen grazing animals are allowed. Warning signs, at least 2 square feet, must be posted at 15-foot intervals notifying the public of the presence of a dangerous fence and must be visible for the duration of the activity.
 - v. To ensure public safety, a warning sign, at least 2 square feet, shall be erected at 15-foot intervals and visible for the duration of the grazing activity.
 - vi. Notification of neighbors prior to controlled grazing is not required, but is encouraged.
 - vii. The controlled grazing must follow all other applicable City Ordinances.
 - viii. All controlled grazing must be carried out in accordance with best animal husbandry practices and all state and local laws related to animal care.

9. Exceptions

- a. Any person, with the permission of the property owner, desiring an exception(s) to the strict application of the regulations of this ordinance may undertake the following actions in accordance with the procedures set forth in the Zoning Ordinance.
- i. On lots with occupied structures, any person shall be allowed to request a variance.
 - ii. On vacant lots, any person shall be allowed to request a Special Use Permit.

Section Three: Chapter 7, Article VI, Division 4 “Urban Chickens” is hereby deleted and reserved.

Section Four: All ordinances and parts of ordinances in conflict herewith are hereby repealed and replaced insofar as they do so conflict.

Section Five: This ordinance shall be in full force and effect from and after its passage and approval, as required by law.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED: _____

APPROVED: _____

ATTEST: _____
CITY CLERK

DRAFT

Memorandum



To: Rock Island City Council
From: Brian Smith, Finance Manager
Subject: Claims for the week of August 29 through September 4 in the amount of \$482,003.15; claims for the week of September 5 through September 11 in the amount of \$1,066,316.33; and payroll for the weeks of August 18, 2025, through August 31, 2025, in the amount of \$1,902,432.55.
Date: September 22, 2025

Introduction and Background Information:

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Brian Smith, Finance Manager

Approved by:

FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
010	TREASURY FUND	100	CITY COUNCIL
051	PAYROLL CLEARING	105	MAYOR
100	GENERAL FUND	110	CITY ADMINISTRATION
200	DEBT SERVICE FUND	115	CITY CLERK
300	CAPITAL IMPROVEMENT	120	LEGAL SERVICES
302	CAPITAL IMPROVEMNT-ENGINEERING	125	HUMAN RESOURCES
303	CAPITAL IMPROVEMNT-STREET IMPR	130	INSURANCE
400	TIF 1 DOWNTOWN	131	CAFETERIA PLAN
401	TIF 3 N 11TH STREET	200	FINANCE
402	TIF 4 PKWY-I280 BALLYS CASINO	225	INFORMATION TECHNOLOGY
403	TIF 5 COLUMBIA PARK	300	COMMUNITY DEVELOPMENT
404	TIF 6 THE LOCKS	305	ECONOMIC DEVELOPMENT
405	TIF 7 WATCHTOWER	400	LIBRARY ADMINISTRATION
406	TIF 8 1ST STREET	405	LIBRARY ADULT SERVICES
407	TIF 9 CENTURY WOODS	410	LIBRARY CIRCULATION SERVICES
408	TIF 10 HEATHER RIDGE	415	LIBRARY EXTENSION SERVICES
409	TIF 11 DOWNTOWN	420	LIBRARY TECHNICAL SERVICES
415	DOWNTOWN SSA	425	LIBRARY YOUTH SERVICES
416	DOWNTOWN GRANT PASS THRU	500	FIRE DEPT ADMINISTRATION
420	COMMUNITY DEVELOPMENT	505	FIRE DEPT OPERATIONS
421	COMMUNITY DEVELOPMNT BLOCK GRNT	510	FD COMMUNITY RISK REDUCTION
422	HUD-DELACERDA HOUSE GRANT	515	FIRE DEPT PENSION
430	ECONOMIC DEVELOPMENT	600	MLK
435	MLK CENTER	700	MUNICIPAL SERVICES
440	MOTOR FUEL TAX	705	UTILITIES
441	MFT REBUILD ILLINOIS GRANT	710	FLEET SERVICES
442	LEAD GRANT	715	ENGINEERING
450	GAMING	720	SUNSET MARINA
455	STATE DRUG PREVENTION	800	POLICE DEPT ADMINISTRATION
460	DUI FINES	805	POLICE DEPT OPERATIONS
461	COURT SUPERVISION	810	POLICE DEPT INVESTIGAT November 5, 2021 through
462	CRIME LABORATORY	815	POLICE DEPT TECHNICAL SERVICES
463	US DEPT OF JUSTICE GRANT	820	POLICE DEPT PENSION
464	FEDERAL DRUG PREVENTION	900	PARKS
465	POLICE DONATIONS	905	RECREATION
466	FIRE DONATIONS	910	WHITEWATER JUNCTION
467	FOREIGN FIRE INSURANCE	915	HIGHLAND SPRINGS GOLF COURSE
470	RI LABOR DAY PARADE	920	SAUKIE GOLF COURSE
475	AMERICAN RESCUE PLAN ACT FUND	925	RIFAC
480	PUBLIC LIBRARY	930	PRO SHOP
500	WATER OPERATIONS-MAINTENANCE	935	DONATIONS-PARKS ADMIN
505	WASTEWATER OPERATIONS-MAINT	940	DONATIONS-PARKS
510	STORMWATER UTILITY	945	DONATIONS-RECREATION
515	SOLID WASTE	950	DONATIONS-GOLF MAINTENANCE
520	SUNSET MARINA	955	DONATIONS-HIGHLAND
525	CDBG LOAN PROGRAM	960	DONATIONS-SAUKIE
526	COMMUNITY/ECONOMIC DEV LOANS	965	DONATIONS-RIFAC
527	CIRLF LOAN FUND	970	DONATIONS-SCHWIEBERT PARK
530	BROWNFIELD REVOLVING LOAN FUND		
540	PARKS AND RECREATION FUND		
545	ROCK ISLAND ARESENAL		
600	FLEET SERVICES		
605	FLEET AMORTIZATION		
606	BUILDING AMORTIZATION		
610	ENGINEERING		
615	HYDROELECTRIC PLANT		
620	EMPLOYEE HEALTH PLAN		
621	SELF-INSURANCE FUND		
700	FIRE PENSION		
705	POLICE PENSION		
710	CAFETERIA PLAN		
800	GASB 34		
900	MLK ACTIVITY		
910	IL PUBLIC HEALTH		
911	IL CRIMINAL JUSTICE GRANT-MLK		
912	IL DEPT OF CHILD & FAM SVC-MLK		
913	DEPT OF HUMAN SERVICES-MLK		
999	DEFAULT FUND		

City of Rock Island
AP Check Register
8/29/2025-9/4/2025

NAME	INVOICE	INVOICE DESCRIPTION	G/L Account	CHECK NO	INVOICE NET
ACUSHNET COMPANY	921345159	HIGHLAND/SAUKIE MERCH	540-915-709-525030-000-	183107	498.11
				183107 Total	\$ 498.11
ADIAN HOSS	090225P	FLAG FOOTBALL INSTRUCTOR	540-905-705-531050-000-	183108	70
				183108 Total	\$ 70.00
AUTOZONE STORES LLC	02623147999	ABS SPEED SENSOR	600-710-431-523020-000-	183109	59.39
AUTOZONE STORES LLC	02623148832	MICRO-V-SERPENTI GATES MULTI V-BELT	600-710-431-523020-000-	183109	52.52
				183109 Total	\$ 111.91
BRODART COMPANY	660547	TS SUPPLIES	480-410-000-522045-000-	183110	1032.1
				183110 Total	\$ 1,032.10
CHRISTIAN TORRES	090125	SOCCER REF	540-905-705-531050-000-	183111	36
				183111 Total	\$ 36.00
CINTAS CORPORATION NO 2	4241578114	MLK MAT REPLACEMENT	435-600-500-538000-000-	183112	45.55
				183112 Total	\$ 45.55
CITY OF ROCK ISLAND	090525 PAYROLL	090525 PAYROLL	051-000-000-214010-000-	183113	573.98
				183113 Total	\$ 573.98
BAXTER & WOODMAN, INC.	0275512	SUPPLIES INS3 LLC SPECTER PREMIUM CUSTOMER CARE	505-705-427-538015-000-	183114	1410.75
				183114 Total	\$ 1,410.75
COURT ORDERS, PAYROLL ONLY	090525 PAYROLL	090525 PAYROLL	051-000-000-214010-000-	183115	129.65
				183115 Total	\$ 129.65
DANIEL P BAKER	08252025	RIFAC RACQUETBALL TOURNAMENT	540-925-706-531050-000-	183116	61
				183116 Total	\$ 61.00
DOWN RANGE LLC	102025	BOWMAN/BARRERA 40 HR BASC POLICE SNIPER COURSE	100-815-610-515000-000-	183117	2000
				183117 Total	\$ 2,000.00
DRIVEN ENTERPRISES QC INC	54784848	COMPREX 07-10 PART # C-1947UA	600-710-431-523020-000-	183118	212
				183118 Total	\$ 212.00
DUO-SAFETY LADDER CORPORATION	497568-000	SAFETY SHOES CHIEF	100-500-020-514005-000-	183119	81.95
				183119 Total	\$ 81.95
EDGEWATER RESOURCES LLC	5910	ENGINEERING SERVICES SUNSET MARINA DOCK REPLACEMEN	520-710-020-531050-000-	183120	525
				183120 Total	\$ 525.00
EDWARDS CREATIVE SERVICES LLC	25397	HISTORY SIGNAGE	100-800-020-545000-000-	183121	820
				183121 Total	\$ 820.00
EUCLID BEVERAGE OF GALESBURG	W-4387507	HIGHLAND BEER	540-915-709-525010-000-	183122	712.4
EUCLID BEVERAGE OF GALESBURG	W-4386705	SAUKIE BEER	540-920-711-525010-000-	183122	406.65
				183122 Total	\$ 1,119.05
FOREUP GOLF SOFTWARE	09-2025-58514	SAUKIE GOLF SOFTWARE	540-920-711-531030-000-	183123	428
				183123 Total	\$ 428.00
GRACE HOPKINS	09022025P	SOCCER REF	540-905-705-531050-000-	183124	72
				183124 Total	\$ 72.00

HIGHLAND PACKING CO INC	330772	HIGHLAND FOOD	540-915-709-525000-000-	183125	909.4
HIGHLAND PACKING CO INC	330787	HIGHLAND FOOD	540-915-709-525000-000-	183125	57.9
HIGHLAND PACKING CO INC	330732	SAUKIE FOOD	540-920-711-525000-000-	183125	287.88
HIGHLAND PACKING CO INC	330788	SAUKIE FOOD	540-920-711-525000-000-	183125	101.24
			183125 Total	\$	1,356.42
HODGE CONSTRUCTION CO, INC	08112025	EXTERIOR DOOR	100-500-300-538000-000-	183126	14060
			183126 Total	\$	14,060.00
IHEARTMEDIA ENTERTAINMENT INC	8822941032	WWJ ADS	540-910-000-534000-000-	183127	1172
			183127 Total	\$	1,172.00
INDUSTRIAL/ORGANIZATIONAL SOLUTIONS INC	C63883A	NCJOSI EXAM FORMS	100-815-610-515000-000-	183128	217
			183128 Total	\$	217.00
INQUIREHIRE INC	131534	08/21/2025 - 08/28/2025	100-125-050-531050-000-	183129	512.79
			183129 Total	\$	512.79
DISTIBUTOR OPERATIONS INC	24188455	PF-31S-7, TARIFF ADJ	600-710-431-523020-000-	183130	189.14
			183130 Total	\$	189.14
INTERSTATE POWER SYSTEMS INC	R014092314:01	REINSTALL DRIVESHAFT W/NEW STRAP KIT	600-710-431-538015-000-	183131	740.23
			183131 Total	\$	740.23
ISABELLA SPURGETIS	090125	SOCCER REF	540-905-705-531050-000-	183132	36
			183132 Total	\$	36.00
LYNCH CONTRACTING INC	15323	WER ENERGY PROGRAM C. JONES	900-600-500-541005-000-	183133	1255.1
			183133 Total	\$	1,255.10
MARIEON ANDERSON	90022025P	FLAG FOOTBALL INSTRUCTOR	540-905-705-531050-000-	183134	70
			183134 Total	\$	70.00
MICHAEL PHILHOWER	083125	GOLF MILEAGE	540-920-711-533005-000-	183135	365.4
			183135 Total	\$	365.40
PERFORMANCE FOOD GROUP TPC	7964547	SCHWIEBERT FOOD	540-900-414-525000-000-	183136	712.01
			183136 Total	\$	712.01
PETER M KIMBA	6292702-00	SUPPLIES	100-710-401-523015-000-	183137	309.08
			183137 Total	\$	309.08
PRINCETON PUBLIC LIBRARY	081225 PRINCETON PL	REIMBURSE PPL LOST ITEM	480-000-000-441091-000-	183138	15
			183138 Total	\$	15.00
RADON SOLUTIONS LLC	14707	2702 13TH AVENUE	421-300-101-552025-000-	183139	150
			183139 Total	\$	150.00
RDO TRUCK CENTER CO	5185VV	FAILED DEF LEVEL SENSOR AND ACM	600-710-431-538015-000-	183140	6067.21
			183140 Total	\$	6,067.21
RICK BRAMMER	082725	PARK EVENT BUBBLES	540-905-705-531040-000-	183141	550
			183141 Total	\$	550.00
SITEONE LANDSCAPE SUPPLY LLC	157724318-001	HIGHLAND LESCO FOAM FOR TURF	540-915-710-522095-000-	183142	104.4
			183142 Total	\$	104.40
STANDARD EQUIPMENT COMPANY	P05733	FILL HOSE	600-710-431-523020-000-	183143	415.46
STANDARD EQUIPMENT COMPANY	P04894	AY -FUSE/RELAY, FREIGHT	600-710-431-523020-000-	183143	212.26
STANDARD EQUIPMENT COMPANY	P05850	MOUNT, ISOLATIO B1010H, FREIGHT	600-710-431-523020-000-	183143	59.59
			183143 Total	\$	687.31
THE FIRE STORE	INV740583	EAGLE FRONG HOLDER REPLACEMENT	100-505-304-514005-000-	183144	69.98
			183144 Total	\$	69.98
THINC MANAGEMENT LLC	090225	SETTLEMENT AGREEMENT	500-705-020-531050-000-	183145	2519.85

TRANSAMERICA RETIREMENT SOLUTIONS	090525 PAYROLL	090525 PAYROLL	051-000-000-214010-000-	183145 Total	\$	2,519.85
				183146		39372.42
UTILITY SERVICES CO. INC	630107	ROV INSPECTION	500-705-421-538035-000-	183146 Total	\$	39,372.42
UTILITY SERVICES CO. INC	630106	ROV INSPECTIN	500-705-421-538035-000-	183147		2750
				183147		2750
WENDLING QUARRIES INC	1066123	HIGHLAND MUSC RECYCLE	540-915-710-522000-000-	183147 Total	\$	5,500.00
				183148		4173.91
ZACHARY HOSS	09022025P	FLAG FOOTBALL INSTRUCTOR	540-905-705-531050-000-	183148 Total	\$	4,173.91
				183149		70
PRE-PAID LEGAL SERVICES, INC	090525	090525 PAYROLL	051-000-000-214010-000-	183149 Total	\$	70.00
				183150		141.81
LEROY M NESMITH	08272023	LEROY NESMITH - SEWER BACKUP REIMBURSEMENT	621-130-053-536005-000-	183150 Total	\$	141.81
				183151		13000
A & A AC & REFRIGERATION INC	122473	ICE MACHINE REPAIR	100-500-300-524020-000-	183151 Total	\$	13,000.00
				10000662		624.85
ADVANTAGE	172004	18 AVE W OF 16 ST TREE REMOVAL	510-700-419-538035-000-	10000662 Total	\$	624.85
				10000663		9817.78
AFSCME	090525 PAYROLL	090525 PAYROLL	051-000-000-214010-000-	10000663 Total	\$	9,817.78
				10000664		6981.82
BAKER & TAYLER INC	2039216891	LIBRARY MATERIALS CR RIS	480-425-000-543020-000-	10000664 Total	\$	6,981.82
BAKER & TAYLER INC	2039199406	LIBRARY MATERIALS CR RIS	480-425-000-543020-000-	10000665		100.9
				10000665		369.67
BLICK & BLICK OIL INC	D12445	HIGHLAND FUEL	540-915-710-522010-000-	10000665 Total	\$	470.57
BLICK & BLICK OIL INC	G3156	HIGHLAND FUEL	540-915-710-522010-000-	10000666		695.78
BLICK & BLICK OIL INC	G3155	HIGHLAND FUEL	540-915-709-522010-000-	10000666		262.38
BLICK & BLICK OIL INC	174616	GASOHOL	600-710-431-522010-000-	10000666		801.07
				10000666		13866.84
BOUND TREE MEDICAL LLC	85890122	MEDICAL SUPPLIES	100-505-305-522065-000-	10000666 Total	\$	15,626.07
				10000667		404.21
BOUND TREE MEDICAL LLC	85898502	MEDICAL SUPPLIES	100-505-305-522065-000-	10000667 Total	\$	404.21
				10000668		159
BOUND TREE MEDICAL LLC	85898503	MEDICAL SUPPLIES	100-505-305-522065-000-	10000668 Total	\$	159.00
				10000669		1011.2
BOUND TREE MEDICAL LLC	85901780	MEDICAL SUPPLIES	100-505-305-522065-000-	10000669 Total	\$	1,011.20
				10000670		1700.91
JSLK MANAGEMENT IOWA LLC	455A20	AUGUST DRY CLEANING	100-815-614-538035-000-	10000670 Total	\$	1,700.91
				10000671		163.8
CARLOS JIMENEZ	29-07312025	C. JIMENEZ JULY 2025 MILEAGE	913-600-500-533005-000-	10000671 Total	\$	163.80
				10000672		819
CDM SMITH INC	90228671	PHOSPHORUS REMOVAL STUDY	505-705-427-531050-000-	10000672 Total	\$	819.00
CDM SMITH INC	90242426	ENGINEERING SERVICES WTP DOMES MAINTENANCE	500-705-020-531050-000-	10000673		1965.53
				10000673		1309.87
CHARLES SCHWAB & CO INC	090525 PAYROLL	090525 PAYROLL	051-000-000-214010-000-	10000673 Total	\$	3,275.40
				10000674		23209.94
CHARLES SCHWAB & CO INC	090525 PAYROLL FIRE	090525 PAYROLL	700-000-000-101090-000-	10000674 Total	\$	23,209.94
				10000675		18638.78

CRAWFORD COMPANY	001231	SUNSET MARINA ELECTRICAL UPGRADES PAYMENT#1	520-710-436-538000-000-	10000675 Total	\$	18,638.78
				10000676		10854
CULLIGAN OF DAVENPORT	0552197	SOLAR SALT DELIVERED 2215 16 AV	500-705-422-522080-000-	10000676 Total	\$	10,854.00
				10000677		592.95
DATA SHEET SOLUTIONS LLC	202508204	SDS ENTERPRISE PLAN FOR ACQUISITION	600-710-020-543010-000-	10000677 Total	\$	592.95
				10000678		1300
ELLIOTT EQUIPMENT CO	188220	TARP ROLLER ASSEMBLY RACK & PINION, SHIPPING	600-710-431-523020-000-	10000678 Total	\$	1,300.00
				10000679		827.44
FBG SERVICE CORP	1001020	RIFAC CLEANING	540-925-020-538000-000-	10000679 Total	\$	827.44
				10000680		7540
FELD FIRE	INV14685	SCBA EQUIPMENT	100-505-304-523020-000-	10000680 Total	\$	7,540.00
FELD FIRE	06132025	01012025 CREDIT FWD STATEMENT	100-505-304-523020-000-	10000681		2172
				10000681		-1242
FIRE UNION SUPPORT FUND	090525 PAYROLL	090525 PAYROLL	051-000-000-214010-000-	10000681 Total	\$	930.00
				10000682		130.74
G & M DISTRIBUTORS INC	1781918	HIGHLAND BEER	540-915-709-525010-000-	10000682 Total	\$	130.74
				10000683		346
GAS & ELECTRIC CREDIT UNION	090525 PAYROLL	090525 PAYROLL	051-000-000-214010-000-	10000683 Total	\$	346.00
				10000684		12990.45
GPS TECHNOLOGIES, INC	16142	HIGHLAND GPS ON CARTS	540-915-709-539020-000-	10000684 Total	\$	12,990.45
				10000685		630
W.W. GRAINGER INC	9619086441	HALOGEN SUPPLIES	100-700-412-523015-000-	10000685 Total	\$	630.00
				10000686		36.66
H COOPMAN TRUCKING EXCAVATING INC	20212387	HIGHLAND TOP SOIL	540-920-712-522000-000-	10000686 Total	\$	36.66
				10000687		1050
VOTUBEK INVESTMENTS INC	A136432	TAPNGO DOOR CLOSER AND PUSH BUTTON LATCH	505-705-427-523000-000-	10000687 Total	\$	1,050.00
VOTUBEK INVESTMENTS INC	B740794	SCREWDRIVERS, WRENCH, ELBOW, BALL VALVE, NIPPLE	505-705-427-523010-000-	10000688		40.98
VOTUBEK INVESTMENTS INC	A137731	ROLLR COVER MCRFBR, FRAME, TRIM KIT, BRSH SASH	100-700-412-523005-000-	10000688		129.37
VOTUBEK INVESTMENTS INC	A137872	CLR COATED CABLE, WIRE ROPE CLIPS ZINC	100-710-401-523015-000-	10000688		24.96
VOTUBEK INVESTMENTS INC	B743225	CLR COATED CABLE, QUICK LINK STAINLESS STEEL, CLIPS	100-700-412-523000-000-	10000688		32.13
				10000688		49.04
HARRIS GOLF CARS	01-406330	GOLF CART REPAIRS - SUBMERGED IN WATER	621-130-053-536005-000-	10000688 Total	\$	276.48
HARRIS GOLF CARS	01-402438	GOLF CART REPAIRS - RECKLESS DRIVING	621-130-053-536005-000-	10000689		936.8
				10000689		680.33
HEMPEL PIPE & SUPPLY INC	528990	RED RUBBER FF GASKET 1/8	505-705-427-523010-000-	10000689 Total	\$	1,617.13
				10000690		57.75
ILLINOIS FOP LABOR COUNCIL	090525 PAYROLL	090525	051-000-000-214010-000-	10000690 Total	\$	57.75
				10000691		1647
INGRAM LIBRARY SERVICES	88850816	LIBRARY MATERIALS RIP CR	480-405-000-543020-000-	10000691 Total	\$	1,647.00
INGRAM LIBRARY SERVICES	88904271	LIBRARY MATERIALS RIP RIS RIZ CR	480-405-000-543020-000-	10000692		1080.92
INGRAM LIBRARY SERVICES	89221467	LIBRARY MATERIALS YA	480-405-000-543020-000-	10000692		351
INGRAM LIBRARY SERVICES	88994005	LIBRARY MATERIALS RIP RIS RIT RIZ CR	480-405-000-543020-000-	10000692		642.76
INGRAM LIBRARY SERVICES	89111052	LIBRARY MATERIALS RIP RIS RIZ CR	480-405-000-543020-000-	10000692		122
INGRAM LIBRARY SERVICES	89121194	LIBRARY MATERIALS RIP RIS RIZ CR	480-405-000-543020-000-	10000692		406.01
INGRAM LIBRARY SERVICES	89328295	LIBRARY MATERIALS RIP RIS RIT RIZ CR	480-405-000-543020-000-	10000692		231.88
				10000692		1210.17

INGRAM LIBRARY SERVICES	89355831	LIBRARY MATERIALS RIP CR	480-405-000-543020-000-	10000692	257.95
INGRAM LIBRARY SERVICES	89136260	LIBRARY MATERIALS RIP CR	480-405-000-543020-000-	10000692	127.39
INGRAM LIBRARY SERVICES	89702168	LIBRARY MATERIALS RIT RIZ	480-405-000-543020-000-	10000692	62.02
INGRAM LIBRARY SERVICES	89516894	LIBRARY MATERIALS YA	480-405-000-543020-000-	10000692	57.77
INGRAM LIBRARY SERVICES	89377823	LIBRARY MATERIALS YA	480-405-000-543020-000-	10000692	45.86
INGRAM LIBRARY SERVICES	88687583	TS PROCESSING SUPPLIES	480-410-000-522045-000-	10000692	0.99
INGRAM LIBRARY SERVICES	88687585	TS PROCESSING SUPPLIES	480-410-000-522045-000-	10000692	3.3
INGRAM LIBRARY SERVICES	88687582	LIBRARY MATERIALS YA	480-405-000-543020-000-	10000692	41.39
INGRAM LIBRARY SERVICES	88687584	LIBRARY MATERIALS RIP CR J FND MEM	480-405-000-543020-000-	10000692	216.18
				10000692 Total	\$ 4,857.59
JC DILLON INC	31	SLRP 2025	505-705-430-538025-000-	10000693	11201.39
				10000693 Total	\$ 11,201.39
JEFFREY LEE LARUE	090125	HIGHLAND GOLF TEACHER	540-905-705-531050-000-	10000694	450
				10000694 Total	\$ 450.00
JOHANNES BUS SERVICE INC	46935	SDP JULY 2025 TRANSPORTATION	900-600-500-522055-000-	10000695	3845
				10000695 Total	\$ 3,845.00
KYMBYL COMPLETE KARE INC	1047034	MOWING RIS RIZ	480-415-202-538005-000-	10000696	130
KYMBYL COMPLETE KARE INC	1046903	PARKS MOWING CONTRACT	540-900-412-538035-000-	10000696	3698.59
				10000696 Total	\$ 3,828.59
LANGMAN CONSTRUCTION INC	2505-11	REPAIR 2211 46 ST	510-700-419-538035-000-	10000697	4345.82
LANGMAN CONSTRUCTION INC	2025-128	SUNSET MARINA DREDGE MATERAIL REMOVAL	520-710-436-538000-000-	10000697	180842.2
				10000697 Total	\$ 185,188.02
MARTIN EQUIPMENT OF ILLINOIS INC	912583	O RING	600-710-431-523020-000-	10000698	4.72
MARTIN EQUIPMENT OF ILLINOIS INC	912951	FLANGE CAP SCREW, GASKET, PEDAL, FREIGHT	600-710-431-523020-000-	10000698	657.76
				10000698 Total	\$ 662.48
MHC KENWORTH-QUAD CITIES	T01135600221521	KIT WATER	600-710-431-523020-000-	10000699	327.06
				10000699 Total	\$ 327.06
MIDAMERICAN ENERGY CO	15571-06003 081225	RIS ELECTRICAL SERVICE	480-415-202-537010-000-	10000700	304.04
MIDAMERICAN ENERGY CO	570903388	801 12TH ST SIREN	100-815-615-537010-000-	10000700	36.59
MIDAMERICAN ENERGY CO	570903321	801 31ST AV SIREN	100-815-615-537010-000-	10000700	36.59
MIDAMERICAN ENERGY CO	570871966	700 4TH ST	100-710-409-537010-000-	10000700	35.05
MIDAMERICAN ENERGY CO	569721130	569721130- 4710 12TH STREET WELCOME SIGN	100-305-000-537010-000-	10000700	67
MIDAMERICAN ENERGY CO	570295268	570295268	100-305-000-537010-000-	10000700	27.63
				10000700 Total	\$ 506.90
MIDAMERICAN ENERGY CO	73831-70023AUG	GAS AND ELECTRIC ALL STATIONS	100-500-300-537010-000-	10000701	2931.83
				10000701 Total	\$ 2,931.83
MIDWEST MAILWORKS INC	256835	08/11/2025 - 08/15/2025	100-125-020-532005-000-	10000702	856.29
MIDWEST MAILWORKS INC	256744	08/04/2025 - 08/08/2025	100-125-020-532005-000-	10000702	766.44
				10000702 Total	\$ 1,622.73
MIDWEST TAPE LLC	507614956	LIBRARY MATERIALS RIP AV	480-405-000-543020-000-	10000703	114.71
MIDWEST TAPE LLC	507614958	LIBRARY MATERIALS RIS RIZ AV	480-415-202-543020-000-	10000703	53.98
MIDWEST TAPE LLC	507614959	LIBRARY MATERIALS CR RIS RIZ	480-425-000-543020-000-	10000703	80.97
MIDWEST TAPE LLC	507647706	LIBRARY MATERIALS RIS AV	480-415-202-543020-000-	10000703	41.22
MIDWEST TAPE LLC	507647705	LIBRARY MATERIALS RIZ AV	480-415-203-543020-000-	10000703	41.22
				10000703 Total	\$ 332.10
MAUPIN ENTERPRISES LLC	604993	REPLACED THREE TIRES	600-710-431-538015-000-	10000704	1515.25
				10000704 Total	\$ 1,515.25

MUTUAL WHEEL COMPANY INC	0923738	LED STROBE 77353	600-710-431-523020-000-	10000705	236.85
MUTUAL WHEEL COMPANY INC	0923658	210466B,2016,2082066 STOCK NUMBERS	600-710-431-523020-000-	10000705	145.53
MUTUAL WHEEL COMPANY INC	0923656	STOCK 390 SW70 SWITCH	600-710-431-523020-000-	10000705	43.55
MUTUAL WHEEL COMPANY INC	0922420	CAM KIT, CAMSHAFT	600-710-431-523020-000-	10000705	241.16
MUTUAL WHEEL COMPANY INC	0924082	T24 CHAMBER	600-710-431-523020-000-	10000705	125.14
				10000705 Total	\$ 792.23
MYERS COX CO	608401	SAUKIE RETURN SPOONS	540-920-711-525035-000-	10000706	-11.79
MYERS COX CO	603310	HIGHLAND FOOD	540-915-709-525000-000-	10000706	42.92
MYERS COX CO	605858	RETURN CHEESE, MILK	540-915-709-525000-000-	10000706	-33.64
MYERS COX CO	606951	HIGHLAND RETURN FOOD	540-915-709-525000-000-	10000706	-44.88
MYERS COX CO	611352	HIGHLAND FOOD, SOAP/CUP/STRAW	540-915-709-525035-000-	10000706	1121.69
MYERS COX CO	611354	SAUKIE FOOD, GLOVES/TOWELS	540-920-711-525035-000-	10000706	530.16
				10000706 Total	\$ 1,604.46
NAPA AUTO PARTS	193476	COOLANT FILTER	600-710-431-523020-000-	10000707	12.39
				10000707 Total	\$ 12.39
NCPERS	090525 PAYROLL	090525 PAYROLL	051-000-000-214010-000-	10000708	924
				10000708 Total	\$ 924.00
OREILLY AUTOMOTIVE STORES INC	0753-124234	BRK BOLT KIT, PIN BOOT KIT	600-710-431-523020-000-	10000709	43.32
OREILLY AUTOMOTIVE STORES INC	0753-123796	PUMP, GALANTIFREZ	505-705-427-524000-000-	10000709	48.96
OREILLY AUTOMOTIVE STORES INC	0753-124329	ABS SENSOR	600-710-431-523020-000-	10000709	68.86
OREILLY AUTOMOTIVE STORES INC	0753-124471	ABS SENSOR RETURN	600-710-431-523020-000-	10000709	-68.86
				10000709 Total	\$ 92.28
OTTOSEN DINOLFO HASENBALG AND CASTALDO LTD	16355	JULY2025 TIF ATTORNEY EXPENSES	402-305-151-531000-000-	10000710	459.8
				10000710 Total	\$ 459.80
PHELPS UNIFORM SPECIALISTS INC	2076108	WEEKLY MAT SERVICE	480-400-020-538000-000-	10000711	46.46
PHELPS UNIFORM SPECIALISTS INC	2079660	WEEKLY MAT SERVICE	480-400-020-538000-000-	10000711	46.46
PHELPS UNIFORM SPECIALISTS INC	2083280	WEEKLY MAT SERVICE	480-400-020-538000-000-	10000711	46.46
PHELPS UNIFORM SPECIALISTS INC	2086835	WEEKLY MAT SERVICE	480-400-020-538000-000-	10000711	46.46
PHELPS UNIFORM SPECIALISTS INC	2101117	WEEKLY MAT SERVICE	480-400-020-538000-000-	10000711	46.46
PHELPS UNIFORM SPECIALISTS INC	2097583	WEEKLY MAT SERVICE	480-400-020-538000-000-	10000711	46.46
PHELPS UNIFORM SPECIALISTS INC	2094005	WEEKLY MAT SERVICE	480-400-020-538000-000-	10000711	46.46
PHELPS UNIFORM SPECIALISTS INC	2090435	WEEKLY MAT SERVICE	480-400-020-538000-000-	10000711	46.46
				10000711 Total	\$ 371.68
POLICE BENEVOLENT	090525 PAYROLL	090525 PAYROLL	051-000-000-214010-000-	10000712	180
				10000712 Total	\$ 180.00
LINDE GAS & EQUIPMENT INC	51636077	SEWER 7/20/2025 - 8/20/2025 CYLINDER RENT	505-705-427-539005-000-	10000713	97.44
				10000713 Total	\$ 97.44
PROFESSIONAL BILLING SERVICE	RI-RIFD202504968:1	TODD WILLETT - TREAT/NO TRANSP	621-130-051-536005-000-	10000714	300
				10000714 Total	\$ 300.00
QUAD CITIES CHAMBER OF COMMERCE INC	26-116	SEPTEMBER25 OVERHEAD EXPENSES	420-305-151-541000-000-	10000715	6695
				10000715 Total	\$ 6,695.00
QUAD CORPORATION	081431	ACCT # 826 / Inv # 081431	100-200-075-531025-000-	10000716	26.66
				10000716 Total	\$ 26.66
QUAD CORPORATION	081160	Acct # 826 / Inv # 081160	100-200-075-531025-000-	10000717	87.99
				10000717 Total	\$ 87.99
QUAD CORPORATION	081161	Acct # 847 / Inv # 081161	100-200-075-531025-000-	10000718	659.65
				10000718 Total	\$ 659.65

QUAD CORPORATION	081432	Acct # 847 / Inv # 081432	100-200-075-531025-000-	10000719	694.45
				10000719 Total	\$ 694.45
QUAD CORPORATION	081721	Acct # 847 / Inv # 081721	100-200-075-531025-000-	10000720	713.25
				10000720 Total	\$ 713.25
QUALITY CONTROLLED STAFFING	59926	SEASONALS 8.17 TO 8.23.25	515-700-416-531045-000-	10000721	822.8
				10000721 Total	\$ 822.80
R & R PRODUCTS INC	CD3068427	HIGHLAND MOTOR	540-915-710-523020-000-	10000722	740.45
				10000722 Total	\$ 740.45
RAGAN MECHANICAL	27794	BACK FLOW TEST	100-710-411-538000-000-	10000723	103
				10000723 Total	\$ 103.00
RAY OHERRON COMPANY INC	2430722	MISCELLANEOUS UNIFORM/EQUIPMENT	100-805-602-514000-000-	10000724	4596.85
RAY OHERRON COMPANY INC	2430726	MISCELLANEOUS EQUIPMENT	100-805-602-514010-000-	10000724	2519.4
				10000724 Total	\$ 7,116.25
REPUBLIC PARENT LLC	6293364-00	SUPPLIES	100-710-401-523015-000-	10000725	612.63
REPUBLIC PARENT LLC	6292925-00	SATCO, LEV8756, IMC E1220W	100-710-401-523015-000-	10000725	280.59
				10000725 Total	\$ 893.22
RIPD COMMAND OFFICERS ASSOC	090525 PAYROLL	090525	051-000-000-214010-000-	10000726	16
				10000726 Total	\$ 16.00
RIVER CITIES ENGINEERING INC	20759	ENGINEERING SYSTEM INSTRUMENT CALIBRATION	500-705-421-538035-000-	10000727	3565
				10000727 Total	\$ 3,565.00
ROCK ISLAND FIRE UNION LOCAL #26	090525 PAYROLL	090525 PAYROLL	051-000-000-214010-000-	10000728	5659.8
				10000728 Total	\$ 5,659.80
GS CUSTOM GRAPHICS LLC	2332	266, 224, 171 FORMS	460-815-610-535005-000-	10000729	626.55
GS CUSTOM GRAPHICS LLC	2349	BANNER	470-900-020-538035-000-	10000729	242
				10000729 Total	\$ 868.55
STERN BEVERAGE INC	461185	SAUKIE BEER	540-920-711-525010-000-	10000730	309.95
STERN BEVERAGE INC	461282	HIGHLAND BEER	540-915-709-525010-000-	10000730	922.05
				10000730 Total	\$ 1,232.00
THE PRINTERS MARK	20250868	PARKING PERMITS	100-815-614-538035-000-	10000731	85
				10000731 Total	\$ 85.00
JOSEPH BRAMMEIER	84115	CABLE REPAIR	100-500-302-524020-000-	10000732	175
				10000732 Total	\$ 175.00
UAW LOCAL 2282	090525 PAYROLL	090525 PAYROLL	051-000-000-214010-000-	10000733	385.82
				10000733 Total	\$ 385.82
UNITED WAY OF THE QUAD CITIES	090525 PAYROLL	090525 PAYROLL	051-000-000-214010-000-	10000734	219.68
				10000734 Total	\$ 219.68
UPS	0000643706345	SERVICE CHARGE	100-500-020-533000-000-	10000735	22.12
				10000735 Total	\$ 22.12
USA BLUE BOOK	INV00807167	N85 RESPIRATORS	500-705-422-523020-000-	10000736	128.76
				10000736 Total	\$ 128.76
VAN WALL EQUIPMENT INC	6672713	AUTO FILTERS	540-915-710-523020-000-	10000737	239.02
				10000737 Total	\$ 239.02
WP BEVERAGE LLC	94324108	HIGHLAND DRINKS	540-915-709-525005-000-	10000738	703.71
WP BEVERAGE LLC	94324272	SAUKIE DRINKS	540-920-711-525005-000-	10000738	553.18
WP BEVERAGE LLC	94323832	SCHWIEBERT DRINKS	540-900-414-525005-000-	10000738	317.37
				10000738 Total	\$ 1,574.26

ZOLL MEDICAL CORP	4301920	MEDICAL SUPPLIES	100-505-305-522065-000-	10000739	482.16
				10000739 Total	\$ 482.16
ZURCHER TIRE INC	5402403134	4 TIRES	100-805-602-524000-000-	10000740	320
				10000740 Total	\$ 320.00
				Grand Total	\$ 482,003.15

Ethan D. Hott

FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
010	TREASURY FUND	100	CITY COUNCIL
051	PAYROLL CLEARING	105	MAYOR
100	GENERAL FUND	110	CITY ADMINISTRATION
200	DEBT SERVICE FUND	115	CITY CLERK
300	CAPITAL IMPROVEMENT	120	LEGAL SERVICES
302	CAPITAL IMPROVEMNT-ENGINEERING	125	HUMAN RESOURCES
303	CAPITAL IMPROVEMNT-STREET IMPR	130	INSURANCE
400	TIF 1 DOWNTOWN	131	CAFETERIA PLAN
401	TIF 3 N 11TH STREET	200	FINANCE
402	TIF 4 PKWY-I280 BALLYS CASINO	225	INFORMATION TECHNOLOGY
403	TIF 5 COLUMBIA PARK	300	COMMUNITY DEVELOPMENT
404	TIF 6 THE LOCKS	305	ECONOMIC DEVELOPMENT
405	TIF 7 WATCHTOWER	400	LIBRARY ADMINISTRATION
406	TIF 8 1ST STREET	405	LIBRARY ADULT SERVICES
407	TIF 9 CENTURY WOODS	410	LIBRARY CIRCULATION SERVICES
408	TIF 10 HEATHER RIDGE	415	LIBRARY EXTENSION SERVICES
409	TIF 11 DOWNTOWN	420	LIBRARY TECHNICAL SERVICES
415	DOWNTOWN SSA	425	LIBRARY YOUTH SERVICES
416	DOWNTOWN GRANT PASS THRU	500	FIRE DEPT ADMINISTRATION
420	COMMUNITY DEVELOPMENT	505	FIRE DEPT OPERATIONS
421	COMMUNITY DEVELOPMNT BLOCK GRNT	510	FD COMMUNITY RISK REDUCTION
422	HUD-DELACERDA HOUSE GRANT	515	FIRE DEPT PENSION
430	ECONOMIC DEVELOPMENT	600	MLK
435	MLK CENTER	700	MUNICIPAL SERVICES
440	MOTOR FUEL TAX	705	UTILITIES
441	MFT REBUILD ILLINOIS GRANT	710	FLEET SERVICES
442	LEAD GRANT	715	ENGINEERING
450	GAMING	720	SUNSET MARINA
455	STATE DRUG PREVENTION	800	POLICE DEPT ADMINISTRATION
460	DUI FINES	805	POLICE DEPT OPERATIONS
461	COURT SUPERVISION	810	POLICE DEPT INVESTIGATION November 5, 2021 through
462	CRIME LABORATORY	815	POLICE DEPT TECHNICAL SERVICES
463	US DEPT OF JUSTICE GRANT	820	POLICE DEPT PENSION
464	FEDERAL DRUG PREVENTION	900	PARKS
465	POLICE DONATIONS	905	RECREATION
466	FIRE DONATIONS	910	WHITEWATER JUNCTION
467	FOREIGN FIRE INSURANCE	915	HIGHLAND SPRINGS GOLF COURSE
470	RI LABOR DAY PARADE	920	SAUKIE GOLF COURSE
475	AMERICAN RESCUE PLAN ACT FUND	925	RIFAC
480	PUBLIC LIBRARY	930	PRO SHOP
500	WATER OPERATIONS-MAINTENANCE	935	DONATIONS-PARKS ADMIN
505	WASTEWATER OPERATIONS-MAINT	940	DONATIONS-PARKS
510	STORMWATER UTILITY	945	DONATIONS-RECREATION
515	SOLID WASTE	950	DONATIONS-GOLF MAINTENANCE
520	SUNSET MARINA	955	DONATIONS-HIGHLAND
525	CDBG LOAN PROGRAM	960	DONATIONS-SAUKIE
526	COMMUNITY/ECONOMIC DEV LOANS	965	DONATIONS-RIFAC
527	CIRLF LOAN FUND	970	DONATIONS-SCHWIEBERT PARK
530	BROWNFIELD REVOLVING LOAN FUND		
540	PARKS AND RECREATION FUND		
545	ROCK ISLAND ARESENAL		
600	FLEET SERVICES		
605	FLEET AMORTIZATION		
606	BUILDING AMORTIZATION		
610	ENGINEERING		
615	HYDROELECTRIC PLANT		
620	EMPLOYEE HEALTH PLAN		
621	SELF-INSURANCE FUND		
700	FIRE PENSION		
705	POLICE PENSION		
710	CAFETERIA PLAN		
800	GASB 34		
900	MLK ACTIVITY		
910	IL PUBLIC HEALTH		
911	IL CRIMINAL JUSTICE GRANT-MLK		
912	IL DEPT OF CHILD & FAM SVC-MLK		
913	DEPT OF HUMAN SERVICES-MLK		
999	DEFAULT FUND		

City of Rock Island
AP Check Register
9/5/2025-9/11-2025

NAME	INVOICE	INVOICE DESCRIPTION	G/L Account	CHECK NO	INVOICE NET
QUAD CITY WINDOW CLEANING INC	116787	GRAFFITI REMOVAL 2403 12TH STREET	515-700-415-538035-000-	183152	250.00
				183152 Total	\$ 250.00
AMALGAMATED BANK OF CHICAGO	65750925	2017A OBLIGATION BOND SERIES ADMIN FEE	200-700-020-531030-000-	183153	475.00
				183153 Total	\$ 475.00
ARGONICS INC	273543	CURB INLET HOOD	510-705-429-523010-000-	183154	4,058.30
				183154 Total	\$ 4,058.30
ASCENDANCE TRUCK CENTERS	XA353003902:01	SWITCH, STOP/BRAKE LIGHT	600-710-431-523020-000-	183155	50.62
				183155 Total	\$ 50.62
AUSTIN J FRANKENREIDER	092625	TRAVEL ADVANCE-FTO CERT	100-815-610-515000-000-	183156	300.00
				183156 Total	\$ 300.00
AUTO REFINISH SOLUTIONS	80NV055953	5 QUART CUP	600-710-431-523005-000-	183157	5.98
				183157 Total	\$ 5.98
BIG OAK FARM	2501	HORT MUMS	540-900-413-522000-000-	183158	1,000.00
				183158 Total	\$ 1,000.00
BLUE CROSS BLUE SHIELD OF ILLINOIS	421163722340	AUGUST 2025	620-130-054-531015-000-	183159	510,294.24
				183159 Total	\$ 510,294.24
BREAKTHRU BEVERAGE ILLINOIS, LLC	123035384	SAUKIE ALCOHOL	540-920-711-525010-000-	183160	490.81
BREAKTHRU BEVERAGE ILLINOIS, LLC	123139820	HIGHLAND ALCOHOL	540-915-709-525010-000-	183160	955.74
				183160 Total	\$ 1,446.55
TYRONE P WOODRUM	15113	2045 32 ST CLEAN,CAMERA, LOCATE LATERAL	505-705-430-538025-000-	183161	250.00
TYRONE P WOODRUM	15099	2553 28 ST	505-705-430-538025-000-	183161	125.00
TYRONE P WOODRUM	15092	625 40 ST CLEAN MAIN SEWER LINE	505-705-430-538025-000-	183161	175.00
TYRONE P WOODRUM	15079	1229 26 AVEM CLEAN, CAMERA, LOCATE	505-705-430-538025-000-	183161	245.00
TYRONE P WOODRUM	15070	2551 19 AVE CLEAN, CAMERA, LOCATE	505-705-430-538025-000-	183161	245.00
TYRONE P WOODRUM	15068	3105 35 ST CLEAN, CAMERA, LOCATE	505-705-430-538025-000-	183161	245.00
TYRONE P WOODRUM	15057	2212 25 ST	505-705-430-538025-000-	183161	245.00
TYRONE P WOODRUM	15040	1619 31 ST CAMERA, LOCATE	505-705-430-538025-000-	183161	125.00
				183161 Total	\$ 1,655.00
CINTAS CORPORATION NO 2	4242415536	MLK MONTHLY CLEANING SUPPLIES	435-600-500-538000-000-	183162	733.98
				183162 Total	\$ 733.98
COOKIES BY DESIGN	7889774	COOKIES FOR CITIZEN OF THE YEAR	100-110-020-545000-000-	183163	144.00
				183163 Total	\$ 144.00
CS TECHNOLOGIES, INC	SEPTEMBER 2025	TELEPHONE SERVICES	100-105-000-532010-000-	183164	2,691.07
				183164 Total	\$ 2,691.07
DAKARI MARS	090725	FLAG FOOTBALL REF	540-905-705-531050-000-	183165	36.00
				183165 Total	\$ 36.00
DINGES PARTNERS GROUP LLC	75794	RENTAL GEAR FOR ACADEMY	100-505-304-538035-000-	183166	2,914.08
				183166 Total	\$ 2,914.08

DINGES PARTNERS GROUP LLC	75549	FIRE HELMET	100-505-304-514005-000-	183167	410.20
				183167 Total	\$ 410.20
EQUIFAX INC	2067531011	AUGUST INQ	100-815-614-531050-000-	183168	70.56
				183168 Total	\$ 70.56
EUCLID BEVERAGE OF GALESBURG	W-4393530	HIGHLAND BEER	540-915-709-525010-000-	183169	211.30
EUCLID BEVERAGE OF GALESBURG	W-4393415	SAUKIE BEER	540-920-711-525010-000-	183169	394.35
				183169 Total	\$ 605.65
FIGGE ART MUSEUM	2301	LIBRARY ADULT ENT SERV PNG	480-405-000-531040-000-	183170	25.00
				183170 Total	\$ 25.00
FRANCIS A PROCHASKA	5000	CITIZEN OF THE YEAR AWARDS	100-110-020-545000-000-	183171	309.59
				183171 Total	\$ 309.59
FRANCIS A PROCHASKA	5038	RETIREMENT POLE PLATE	100-500-020-522075-000-	183172	16.50
				183172 Total	\$ 16.50
FRANK R SLABY	090725	MEMORIAL BRICKS	540-905-705-531050-000-	183173	100.00
				183173 Total	\$ 100.00
KERRY NORTHWAY	01-090525	COVERT POLE CAMERA BUILD CLASS & IP VIDEO TRAINING	100-815-610-515000-000-	183174	5,849.00
				183174 Total	\$ 5,849.00
GENVENTURES	194	AUGUST 2025	620-130-054-531050-000-	183175	14.53
				183175 Total	\$ 14.53
HIGHLAND PACKING CO INC	330895	HIGHLAND FOOD	540-915-709-525000-000-	183176	678.84
HIGHLAND PACKING CO INC	330890	SAUKIE FOOD	540-920-711-525000-000-	183176	189.60
				183176 Total	\$ 868.44
INDUSTRIAL/ORGANIZATIONAL SOLUTIONS INC	C63402A	FIREFIGHTER SELECTION INV-34	100-800-020-531050-000-	183177	869.00
				183177 Total	\$ 869.00
INTEGRITY CLEANING SYSTEMS INC	090725	RIFAC WINDOWS	540-905-705-531050-000-	183178	1,440.00
INTEGRITY CLEANING SYSTEMS INC	090725.1	WHITEWATER CLEAN	540-910-000-538000-000-	183178	700.00
INTEGRITY CLEANING SYSTEMS INC	090725.2	HIGHLAND CLEAN	540-915-709-538000-000-	183178	350.00
INTEGRITY CLEANING SYSTEMS INC	090725.3	SAUKIE CLEAN	540-920-711-538000-000-	183178	180.00
				183178 Total	\$ 2,670.00
IDI	IN949273	MONTHLY CONTRACT	100-810-612-524025-000-	183179	148.50
				183179 Total	\$ 148.50
IOWA HEALTH SYSTEM	6020IN6246	MEDICAL REFILL	100-505-305-522065-000-	183180	1,096.40
				183180 Total	\$ 1,096.40
ISABELLA SPURGETIS	090725	FALL SOCCER REF	540-905-705-531050-000-	183181	36.00
				183181 Total	\$ 36.00
JOHNSON CONTROLS SECURITY SOLUTIONS	24943696	ANNUAL SERVICE AGREEMENT FIRE ALARM WTP	500-705-422-538000-000-	183182	2,102.86
				183182 Total	\$ 2,102.86
KASEYA US LLC	CI_1632916	SaaS PROTECTION	100-225-000-538035-000-	183183	12.47
KASEYA US LLC	CI_1654042	SaaS PROTECTION	100-225-000-538035-000-	183183	47.04
				183183 Total	\$ 59.51
KENNEYS PEST CONTROL OF THE QUAD CITITES	908688	QUARTERLY PEST MITIGATION (SW)	480-415-202-538000-000-	183184	69.00
KENNEYS PEST CONTROL OF THE QUAD CITITES	908677	QUARTERLY PEST MITIGATION (DT)	480-400-200-538000-000-	183184	138.00
KENNEYS PEST CONTROL OF THE QUAD CITITES	908687	QUARTERLY PEST MITIGATION (WM)	480-415-203-538000-000-	183184	75.00
				183184 Total	\$ 282.00
KORI JORGENSEN	SAWMILL09092025	AX PLAQUE FOR DH RETIREMENT	100-500-020-521010-000-	183185	113.66
				183185 Total	\$ 113.66

LINDE ELECTRONICS LLC	20565452	PARTS, HARNESS	600-710-431-523020-000-	183186	451.35
				183186 Total	\$ 451.35
MICHAEL CREGR	46696	GRASS SEED	510-705-429-523025-000-	183187	200.00
MICHAEL CREGR	46631	socket adapters	510-705-429-524000-000-	183187	9.05
				183187 Total	\$ 209.05
MERCURY PUBLIC AFFAIRS	2508-110	PROFESSIONAL SERVICES FOR AUGUST 2025	100-110-020-531050-000-	183188	8,750.00
				183188 Total	\$ 8,750.00
MODERN PIPING INC	23462	CONDENSER ON UNIT1 NO COOLING	100-710-405-538000-000-	183189	1,048.00
MODERN PIPING INC	23269	AHU 11 NOT RUNNING	100-710-405-538000-000-	183189	666.00
				183189 Total	\$ 1,714.00
NICHE ACADEMY LLC	11990	NICHE ACADEMY ANNUAL RENEWAL FOR RIPL	480-410-000-538040-000-	183190	3,045.00
				183190 Total	\$ 3,045.00
OFFICE DEPOT	435645625001	AAA BATTERIES	100-225-000-521000-000-	183191	34.08
OFFICE DEPOT	435645854001	LABEL MAKER TAPE REFILL	100-225-000-521000-000-	183191	46.02
				183191 Total	\$ 80.10
OTP - REFUNDS	2872-2	OVERPAID ON FINAL ACCOUNT - WATER CHARGES	500-000-000-441000-000-	183192	353.38
				183192 Total	\$ 353.38
OTP - REFUNDS	99998-09072025	C. LEWIS BANQUET DEPOSIT REFUND	435-000-000-444030-000-	183193	100.00
				183193 Total	\$ 100.00
OTP - REFUNDS	4246	DOUBLE PAYMENT BY CHECK AND CARD	500-000-000-441000-000-	183194	834.58
				183194 Total	\$ 834.58
OTP - REFUNDS	9483-1	OVERPAYMENT ON FINAL ACCT - WATER CHARGES	500-000-000-441000-000-	183195	624.10
				183195 Total	\$ 624.10
PERFORMANCE FOOD GROUP TPC	7971148	THURS GROOVE FOOD	540-900-414-525000-000-	183196	496.52
PERFORMANCE FOOD GROUP TPC	7976612	THURS GROOVE FOOD	540-900-414-525000-000-	183196	539.69
PERFORMANCE FOOD GROUP TPC	7971103	DOUGLAS FOOD	540-905-705-525000-000-	183196	151.38
				183196 Total	\$ 1,187.59
QC CUSTOM TEES & MORE	20776	RIPR SHIRTS	540-905-705-514000-000-	183197	131.00
QC CUSTOM TEES & MORE	20534	PARKS SHIRTS	540-925-717-522055-000-	183197	700.00
				183197 Total	\$ 831.00
QUAD CITIES CONVENTION & VISITORS BUREAU	0022465-IN	QUARTERLY FUNDING 070125-093025	100-305-000-541000-000-	183198	15,000.00
				183198 Total	\$ 15,000.00
WASTE CONNECTIONS OF ILLINOIS INC	15499C080	AUGUST 2025 LANDFILL CHARGES	515-700-415-537015-000-	183199	24,020.30
				183199 Total	\$ 24,020.30
WASTE CONNECTIONS OF ILLINOIS INC	3809721T081	RIFAC GARBAGE	540-925-020-537015-000-	183200	319.79
WASTE CONNECTIONS OF ILLINOIS INC	3809743T081	SAUKIE GARBAGE	540-920-711-537015-000-	183200	214.30
WASTE CONNECTIONS OF ILLINOIS INC	3809738T081	HIGHLAND GARBAGE	540-915-709-537015-000-	183200	427.06
WASTE CONNECTIONS OF ILLINOIS INC	3809764T081	PARKS GARBAGE	540-900-412-537015-000-	183200	98.57
WASTE CONNECTIONS OF ILLINOIS INC	3809757T081	WHITEWATER GARBAGE	540-910-000-537015-000-	183200	351.51
WASTE CONNECTIONS OF ILLINOIS INC	3809778T081	SCHWIEBERT GARBAGE	540-900-414-537015-000-	183200	25.83
WASTE CONNECTIONS OF ILLINOIS INC	3809838T081	HAUBERG GARBAGE	540-905-707-537015-000-	183200	191.80
				183200 Total	\$ 1,628.86
QUAD CITY PRESS INC	832759	BUSINESS CARDS FOR TOM FLAHERTY	100-305-000-535000-000-	183201	50.00
				183201 Total	\$ 50.00
RADON SOLUTIONS LLC	14710	1519 29.5 STREET FY25	421-300-101-552005-000-	183202	150.00
RADON SOLUTIONS LLC	14709	2339 38TH STREET	421-300-101-552005-000-	183202	150.00

RADON SOLUTIONS LLC	14464	1516 33RD STREET	421-300-101-552025-000-	183202	360.00
				183202 Total	\$ 660.00
ROCK ISLAND COUNTY	INVOICE_1618	AUGUST 2025 LAREDO COSTS	100-225-000-538035-000-	183203	407.50
				183203 Total	\$ 407.50
ROCK ISLAND COUNTY	1203 5TH AVE FY24 TA	FY24 3&4 INSTALLMENT ON TAXES	401-305-151-553000-000-	183204	1,063.22
				183204 Total	\$ 1,063.22
SCHOLASTIC INC EDUCATION	73453853	LIBRARY MATERIALS CR J FND HB	480-425-000-543020-000-	183205	1,719.50
				183205 Total	\$ 1,719.50
SHOTTENKIRK INC	1203446X1MP9	DEFLECTOR	600-710-431-523020-000-	183206	146.53
SHOTTENKIRK INC	1203446MP9	DEFLECTOR, SHIELD, BUMPER AS	600-710-431-523020-000-	183206	728.57
				183206 Total	\$ 875.10
STAPLES ADVANTAGE	6040342128	CED PLOTTER INK	100-300-101-521000-000-	183207	123.82
STAPLES ADVANTAGE	6040342130	MATLICK INK CARTRIDGES	100-700-020-521000-000-	183207	136.54
STAPLES ADVANTAGE	6040980031	CED PLOTTER INK	100-300-101-521000-000-	183207	133.90
				183207 Total	\$ 394.26
STEAM ON WHEELS	025	SDP JUN-JUL PROGRAMMING	911-600-500-541005-000-	183208	1,500.00
STEAM ON WHEELS	005	LIBRARY AD ENT SERV PNG	480-405-000-531040-000-	183208	1,800.00
				183208 Total	\$ 3,300.00
US CELLULAR	0750488858	CELLULAR SERVICES	520-710-020-532015-000-	183209	138.61
				183209 Total	\$ 138.61
WOLSELEY INVESTMENTS INC-POLLARDWATER	WW072529	16X140 DEMO BLD	500-705-423-523010-000-	183210	332.23
WOLSELEY INVESTMENTS INC-POLLARDWATER	WW072209	6 HAND TITE EXP PIPE PLUG	505-705-428-523010-000-	183210	157.56
WOLSELEY INVESTMENTS INC-POLLARDWATER	WW070039	LDG 4 RIPTIDEW/PITOT X	510-705-429-523010-000-	183210	1,500.00
				183210 Total	\$ 1,989.79
YWCA OF THE QUAD CITIES	AUGUST 2025	AUGUST 2025 PAYOUT	100-505-305-531025-000-	183211	1,215.00
				183211 Total	\$ 1,215.00
ALISON N KENDELL	090925	REVIVE ROCK ISLAND 2 HOURS	540-905-705-531040-000-	183212	250.00
				183212 Total	\$ 250.00
ILLINOIS FIRE SERVICE ADMIN PROFESSIONALS	09192025IFSAP	FALL SEMINAR 2025	100-500-020-515000-000-	183213	35.00
				183213 Total	\$ 35.00
A & A AC & REFRIGERATION INC	25AUG08333	HIGHLAND ICE MACHINE RENT	540-915-709-539005-000-	10000741	175.00
				10000741 Total	\$ 175.00
A & A AC & REFRIGERATION INC	25AUG08478	MLK AUG 2025 ICE MACHINE	435-600-500-538000-000-	10000742	175.00
				10000742 Total	\$ 175.00
ADEL WHOLESALERS INC	2159528	FILTER, TOILET/URINL CLOSET SPUD, SUPERWRENCH	100-700-414-523000-000-	10000743	107.23
				10000743 Total	\$ 107.23
ARNOLD MOTOR SUPPLY LLP	50CR058555	CREDIT GENERAL PURPOSE ADH. CLEANER	600-710-431-522025-000-	10000744	(28.76)
ARNOLD MOTOR SUPPLY LLP	50CR058880	CORE	600-710-431-523020-000-	10000744	(28.00)
ARNOLD MOTOR SUPPLY LLP	50NV394090	GENERAL PURPOSE ADH. CLEANER	600-710-431-522025-000-	10000744	57.52
ARNOLD MOTOR SUPPLY LLP	50NV395562	STEEL ADHESIVE ROLLS	600-710-431-523020-000-	10000744	195.54
ARNOLD MOTOR SUPPLY LLP	50NV395985	REMAN STARTER MOTOR, CORE	600-710-431-523020-000-	10000744	119.43
				10000744 Total	\$ 315.73
AVESIS THIRD PARTY ADMINISTRATORS LLC	3235951	JULY 2025 BILLING	620-130-054-536000-000-	10000745	4,374.94
AVESIS THIRD PARTY ADMINISTRATORS LLC	3244341	AUGUST 2025 BILLING	620-130-054-536000-000-	10000745	4,383.32
AVESIS THIRD PARTY ADMINISTRATORS LLC	3250993	SEPTEMBER 2025 BILLING	620-130-054-536000-000-	10000745	4,420.99
				10000745 Total	\$ 13,179.25

BI-STATE BARRICADE AND FLAGGING INC	9468	JOB BID TRAFFIC CONTROL FOR PRIDE FEST PARADE	100-700-420-539005-000-	10000746	1,500.00
BI-STATE BARRICADE AND FLAGGING INC	9632	TRAFFIC CONTROL LABOR DAY PARADE	100-700-420-539005-000-	10000746	1,800.00
				10000746 Total	\$ 3,300.00
BOUND TREE MEDICAL LLC	85891837	MEDICAL SUPPLIES	100-505-305-522065-000-	10000747	157.70
				10000747 Total	\$ 157.70
BOUND TREE MEDICAL LLC	85909709	MEDICAL SUPPLIES	100-505-305-522065-000-	10000748	1,175.75
				10000748 Total	\$ 1,175.75
BOUND TREE MEDICAL LLC	85908100	MEDICAL SUPPLIES	100-505-305-522065-000-	10000749	199.00
				10000749 Total	\$ 199.00
CVS PHARMACY INC	54523492	08/24/2025 - 08/31/2025	620-130-054-536005-000-	10000750	46,378.12
CVS PHARMACY INC	54525665	09/01/2025 - 09/07/2025	620-130-054-536005-000-	10000750	35,380.49
				10000750 Total	\$ 81,758.61
CDS OFFICE TECHNOLOGIES	INV1717794	CRADLEPOINT ROUTER FOR NEW COMMAND VEHICLE	100-505-304-538010-000-	10000751	2,074.48
				10000751 Total	\$ 2,074.48
DAVENPORT ELECTRIC CONTRACT COMPANY	58270	REPLACE TRAFFIC SIGNAL SERVICE AT 1500 7TH AVE	100-710-401-538015-000-	10000752	1,382.40
DAVENPORT ELECTRIC CONTRACT COMPANY	58279	REPLACE ALUMINUM POLE 3800 11TH ST	621-130-053-536005-000-	10000752	3,872.00
DAVENPORT ELECTRIC CONTRACT COMPANY	58280	REPAIR ROADWAY POLE & FOUNDATION 44TH & 4TH AVE	621-130-053-536005-000-	10000752	7,140.39
				10000752 Total	\$ 12,394.79
DEBTBOOK	DB2008539	LEASE & SBITA MGMT COMPLETE 2 09/01/25 TO 08/31/26	100-200-020-538035-000-	10000753	14,000.00
				10000753 Total	\$ 14,000.00
DISPATCH-ARGUS	BS EX U2S 3-0003	PRINTING OF GENERAL LEGAL NOTICE	480-400-020-534000-000-	10000754	59.60
DISPATCH-ARGUS	BS EX U2S 3-0002	PRINITING OF GENERAL LEGAL NOTICE FOR RIPL	480-400-020-534000-000-	10000754	176.36
				10000754 Total	\$ 235.96
DISPATCH-ARGUS	204422	LIBRARY GENERAL ADVERTISING	480-400-020-534000-000-	10000755	250.00
				10000755 Total	\$ 250.00
DOORS INC	365164	INSTALLATION SCHWIEBERT PARK RESTROOMS	100-700-414-538000-000-	10000756	220.00
				10000756 Total	\$ 220.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	8948620-00	2"" SCREW ON LIQUID TIGHT, STEEL REDUCING BUSHING	100-710-401-523015-000-	10000757	59.99
				10000757 Total	\$ 59.99
ELLIOTT EQUIPMENT CO	188174	SERVICE ASSEMBLY GUARD LEFT VERTICAL LIFT ARM 96	600-710-431-523020-000-	10000758	187.87
				10000758 Total	\$ 187.87
ESI LLC	7129	PORTAPOTS FOR PARKS	540-915-710-538035-000-	10000759	1,130.00
				10000759 Total	\$ 1,130.00
FASTENAL COMPANY	ILMON23252	NYLOCK, RUBBER GROMMETS, SUPLIES	600-710-431-523020-000-	10000760	171.28
				10000760 Total	\$ 171.28
FBG SERVICE CORP	1000975	AUGUST 2025 MONTHLY CLEANING	500-705-422-538035-000-	10000761	651.00
FBG SERVICE CORP	1000986	AUGUST CLEANING SERVICES (SW)	480-415-202-538000-000-	10000761	967.00
FBG SERVICE CORP	1000987	AUGUST CLEANING SERVICES (WM)	480-415-203-538000-000-	10000761	806.00
				10000761 Total	\$ 2,424.00
FINER FINISH GROUNDS CARE LLC	102990	AUGUST 2025 MOWING CONTRACT	100-700-419-538035-000-	10000762	26,595.41
FINER FINISH GROUNDS CARE LLC	102989	PARKS MOWING CONTRACT	540-900-412-538035-000-	10000762	9,100.00
				10000762 Total	\$ 35,695.41
G & M DISTRIBUTORS INC	1784090	HIGHLAND HIGH NOONS	540-915-709-525010-000-	10000763	346.00
				10000763 Total	\$ 346.00
GENESEO COMMUNICATIONS INC	0158859	CITY CAMERA CONNECTIONS	475-225-000-538035-000-	10000764	200.00
				10000764 Total	\$ 200.00

GEOFFREY P CAMPBELL	06012025	JUNE 2025 BILLING	100-120-020-531000-000-	10000765	2,538.00
				10000765 Total	\$ 2,538.00
W.W. GRAINGER INC	9590273869	BATTERIES	500-705-423-521010-000-	10000766	73.87
				10000766 Total	\$ 73.87
WARREN CHEVROLET INCEVROLET	32	23 CHEV SILVERADO LEASE-AUGUST	464-805-607-539010-000-	10000767	500.00
				10000767 Total	\$ 500.00
HAHN READY MIX	480351	IL DOT DELIVERED TO 22ND AVE & 32 ST	303-700-420-523025-000-	10000768	1,670.18
HAHN READY MIX	480435	IL DOT 2235 32ND ST	303-700-420-523025-000-	10000768	1,534.76
HAHN READY MIX	480691	CONCRETE 2207 32ND ST	510-705-429-523025-000-	10000768	1,534.76
HAHN READY MIX	480766	CONCRETE 2248 32ND ST	510-705-429-523025-000-	10000768	3,611.20
				10000768 Total	\$ 8,350.90
VOTUBEK INVESTMENTS INC	A137603	REPLACEMENT LIGHTBULBS FOR RIPL	480-400-200-538000-000-	10000769	27.98
VOTUBEK INVESTMENTS INC	B743671	20OZ TIRE FOAM	500-705-428-523000-000-	10000769	6.99
VOTUBEK INVESTMENTS INC	A135078	CAP THREADED, CAP SLIP, HARDWARE	100-700-414-523000-000-	10000769	10.07
VOTUBEK INVESTMENTS INC	A136138	AUGER TOILET, BLEACH, BUNGEE CORD	100-700-414-523000-000-	10000769	24.36
VOTUBEK INVESTMENTS INC	A138415	DOVE COVER	100-700-414-523005-000-	10000769	12.99
VOTUBEK INVESTMENTS INC	B743478	NUTS-BOLTS-SCREWS-FASTENE	100-700-414-523000-000-	10000769	5.10
VOTUBEK INVESTMENTS INC	B743445	LP GAS	100-700-420-524000-000-	10000769	20.00
VOTUBEK INVESTMENTS INC	A127648	FILTERS	540-910-000-523000-000-	10000769	47.77
				10000769 Total	\$ 155.26
VOTUBEK INVESTMENTS INC	A136387	HOSE SUPPLIES	100-505-304-524000-000-	10000770	24.67
				10000770 Total	\$ 24.67
VOTUBEK INVESTMENTS INC	A138538	ST 2 SUPPLIES	100-500-301-523000-000-	10000771	8.54
				10000771 Total	\$ 8.54
HAPPY JOES PIZZA	636622	WHITEWATER FOOD	540-910-000-525000-000-	10000772	694.00
HAPPY JOES PIZZA	636615	WWJ FOOD	540-910-000-525000-000-	10000772	462.00
HAPPY JOES PIZZA	636620	WWJ FOOD	540-910-000-525000-000-	10000772	216.00
HAPPY JOES PIZZA	636624	THURS GROOVE FOOD	540-900-414-525000-000-	10000772	96.00
				10000772 Total	\$ 1,468.00
HARRIS COMPUTER SYSTEM	GOVMN0000351	GOVERN MAINTENANCE COVERAGE	100-225-000-538035-000-	10000773	10,401.50
				10000773 Total	\$ 10,401.50
HAWKINS INC	7185942	CHEMICALS WHITEWATER JUNCTION POOL	540-910-000-522085-000-	10000774	1,045.74
HAWKINS INC	7183392	CHLORINE, AMMONIA WATER TREATMENT FACILITY	500-705-421-522080-000-	10000774	4,154.21
				10000774 Total	\$ 5,199.95
ITSVAVY LLC	01590852	5 DESKTOPS	100-225-000-524025-000-	10000775	7,314.05
ITSVAVY LLC	01590853	5 DESKTOPS	100-225-000-524025-000-	10000775	7,314.05
ITSVAVY LLC	01591080	HEARN LAPTOP WARRANTY	913-600-500-521000-000-	10000775	290.71
ITSVAVY LLC	01590032	HEARN LAPTOP	913-600-500-521000-000-	10000775	959.28
ITSVAVY LLC	01591724	10 MONITORS	100-225-000-524025-000-	10000775	2,546.00
				10000775 Total	\$ 18,424.09
JEFFREY LEE LARUE	090825	HIGHLAND GOLF TEACHER	540-915-709-531050-000-	10000776	450.00
				10000776 Total	\$ 450.00
JOHNSON CONTROLS	1-136281907365	AHU 12 NOT TURNING OFF SERVICE	100-710-405-538000-000-	10000777	708.50
				10000777 Total	\$ 708.50
KYMBYL COMPLETE KARE INC	1047189	MOWING OF SW AND WM (08/26/25)	480-400-200-538000-000-	10000778	130.00
				10000778 Total	\$ 130.00

KYMBYL COMPLETE KARE INC	1046792	LAWN CARE FERT	100-500-300-538000-000-	10000779	220.00
				10000779 Total	\$ 220.00
LOGAN CONTRACTORS SUPPLY INC	G28598	ULTRABOND	303-700-420-523025-000-	10000780	504.00
				10000780 Total	\$ 504.00
LOVEWELL FENCING INC	77546	DOUGLAS TOP RAIL, RAIL ENDS, BRACE BANDS, TENSION	540-900-412-538025-000-	10000781	1,574.95
LOVEWELL FENCING INC	77606	DOUGLAS BRACE BANDS, TIE WIRES	540-900-412-538025-000-	10000781	285.69
				10000781 Total	\$ 1,860.64
MCCLINTOCK PLUMBING INC	2257	M.SCHOEVE 3925 23RD AVENUE	421-300-101-552005-000-	10000782	3,400.00
MCCLINTOCK PLUMBING INC	2225	R&J.WREN 1255 37TH STREET	421-300-101-552005-000-	10000782	21,059.20
				10000782 Total	\$ 24,459.20
MENARDS INC	98126	FFT TOOLS	467-500-020-524000-000-	10000783	89.98
				10000783 Total	\$ 89.98
MIDAMERICAN ENERGY CO	570992560	570992560- 451 44TH ST WELCOME SIGN	100-305-000-537010-000-	10000784	29.81
MIDAMERICAN ENERGY CO	570864523	GAS & LIGHTING POLICE BUILDING	100-710-409-537005-000-	10000784	40.36
MIDAMERICAN ENERGY CO	570888221	GAS & ELECTRIC MSD	100-710-407-537005-000-	10000784	1,084.06
MIDAMERICAN ENERGY CO	570889809	ELECTRIC WATER DISTRIBUTION MAINT	500-705-428-537010-000-	10000784	46.85
MIDAMERICAN ENERGY CO	570892289	GAS WATTS BUILDING	100-710-408-537005-000-	10000784	73.52
MIDAMERICAN ENERGY CO	571008122	3601 15TH AV SIREN	100-815-615-537010-000-	10000784	37.57
				10000784 Total	\$ 1,312.17
MIDAMERICAN ENERGY CO	570897046	MLK AUG 2025 GAS	435-600-500-537005-000-	10000785	119.64
MIDAMERICAN ENERGY CO	570896962	MLK AUG 2025 ELECTRIC	435-600-500-537010-000-	10000785	2,661.40
				10000785 Total	\$ 2,781.04
MIDWEST WHEEL COMPANIES INC	4298873-00	HUB CAP W/PIPE PLUG	600-710-431-523020-000-	10000786	49.77
				10000786 Total	\$ 49.77
MTI DISTRIBUTING INC	1492892-01	HIGHLAND TIRE ASM	540-920-712-523020-000-	10000787	250.11
MTI DISTRIBUTING INC	1492892-00	HIGHLAND TIRE ASM, TIRE-SMOOTH	540-915-710-523020-000-	10000787	156.67
				10000787 Total	\$ 406.78
MYERS COX CO	611790	HIGHLAND FOOD, CUPS/LINERS/BAGGIES	540-915-709-525035-000-	10000788	1,090.94
MYERS COX CO	611785	SAUKIE FOOD	540-920-711-525000-000-	10000788	523.78
				10000788 Total	\$ 1,614.72
NAPA AUTO PARTS	193497	LUBE FILTER, OIL FILTER	600-710-431-523020-000-	10000789	129.42
				10000789 Total	\$ 129.42
OVERDRIVE INC	01647CO25257791	OVERDRIVE E-CONTENT - FND MEMORIALS	480-405-000-543020-000-	10000790	1,555.51
OVERDRIVE INC	01647CO25260214	OVERDRIVE E-CONTENT - FND MEMORIALS	480-405-000-543020-000-	10000790	1,215.70
				10000790 Total	\$ 2,771.21
PACE ANALYTICAL SERVICES LLC	257225388	DISINFECTANT	500-705-422-531050-000-	10000791	220.00
PACE ANALYTICAL SERVICES LLC	257225387	TOC AND FIELD ALKALINITY TOCA	500-705-422-531050-000-	10000791	80.00
PACE ANALYTICAL SERVICES LLC	257225386	FLUORIDE BY PROBE, TOCA PACKAGE	500-705-422-531050-000-	10000791	545.00
				10000791 Total	\$ 845.00
PANTHER UNIFORMS INC	25-4918	MCCLOUD POLOS	100-800-020-514000-000-	10000792	118.00
				10000792 Total	\$ 118.00
PARTS AUTHORITY LLC	441-362273.1	COIL ASSY IGNITI/SPARK PLUG	600-710-431-523020-000-	10000793	72.16
PARTS AUTHORITY LLC	441-120805.1	CREDIT BRAKE HYD HOSE	600-710-431-523020-000-	10000793	(25.20)
				10000793 Total	\$ 46.96
PER MAR SECURITY SERVICES	3682616	MLK SECURITY SYSTEM CALL	435-600-500-538000-000-	10000794	80.51
PER MAR SECURITY SERVICES	687845	SOC MOBILE SECURITY	900-600-500-522055-000-	10000794	157.50

PROFESSIONAL BILLING SERVICE	August 2025	AMBULANCE BILLING CONTRACT AUGUST 2025	100-505-305-531025-000-	10000794 Total	\$	238.01
				10000795		12,670.82
PSS INC	107250	UTILITY STATEMENTS AND INFORMATIONAL LETTER	100-200-075-532005-000-	10000795 Total	\$	12,670.82
PSS INC	107251	PAST DUE UTILITY STATEMENTS	100-200-075-532005-000-	10000796		2,712.94
PSS INC	107252	A/P CHECKS PLUS MONTHLY MGMT FEE	100-200-076-532005-000-	10000796		452.86
PSS INC	107253	PAYROLL CHECKS	100-200-076-532005-000-	10000796		120.00
				10000796		306.75
				10000796 Total	\$	3,592.55
RACOM CORPORATION	INV36236	HARRIS DEPOT REPAIR	100-815-615-524010-000-	10000797		925.35
				10000797 Total	\$	925.35
RAGAN MECHANICAL	27707	BACKFLOW TESTS FOR RIPL	480-400-200-538000-000-	10000798		206.00
RAGAN MECHANICAL	27777	REPAIR LEAKING WATER LINE	500-705-422-538015-000-	10000798		1,010.56
RAGAN MECHANICAL	27792	BLACKFLOW TEST	100-700-412-538000-000-	10000798		103.00
				10000798 Total	\$	1,319.56
RAY OHERRON COMPANY INC	2431817	MISCELLANEOUS EQUIPMENT	100-805-602-514000-000-	10000799		2,788.21
RAY OHERRON COMPANY INC	2431827	LONERGAN UNIFORM	100-805-602-514000-000-	10000799		1,000.72
RAY OHERRON COMPANY INC	2431830	FRISKER GLOVES	100-805-602-514010-000-	10000799		233.03
				10000799 Total	\$	4,021.96
REPUBLIC PARENT LLC	6293522-00	2G 4-5 DOE CAST DPIB;E GAMG	100-710-401-523015-000-	10000800		49.39
				10000800 Total	\$	49.39
ALLIED SERVICES LLC	0400-002450769	AUGUST 2025 RECYCLING SERVICES	515-700-417-537015-000-	10000801		17,259.56
				10000801 Total	\$	17,259.56
RIVER ACTION INC	3366	DONATION-CATALYST FY2025	420-305-151-541000-000-	10000802		7,745.00
				10000802 Total	\$	7,745.00
RIVER CITIES ENGINEERING INC	20784	ELECTRICL SERVICES/PUMPS POWER AND CONTROL WIRING	500-705-422-538015-000-	10000803		645.20
RIVER CITIES ENGINEERING INC	20782	ENGINEERING/SYSTEM INSTRUMENT CALIBRATION	500-705-422-538015-000-	10000803		4,215.00
RIVER CITIES ENGINEERING INC	20779	ENGINEERING/PUMP CONTROLS UPGRADE	500-705-422-538015-000-	10000803		1,430.00
				10000803 Total	\$	6,290.20
RIVERSTONE GROUP INC	1416291	FA6	510-705-429-523025-000-	10000804		432.93
RIVERSTONE GROUP INC	1418758	HMA ST SURFACE MIX	303-700-420-523025-000-	10000804		429.98
RIVERSTONE GROUP INC	1418757	DOUGLAS SPORTS AG	540-900-412-522055-000-	10000804		26.28
				10000804 Total	\$	889.19
SAFETY-KLEEN SYSTEMS INC	97810060	PART 10256, 66636	600-710-431-537020-000-	10000805		89.50
				10000805 Total	\$	89.50
SEXTON FORD SALES INC	SEPTEMBER LEASE	SEPTEMBER LEASE	464-805-607-539010-000-	10000806		700.00
				10000806 Total	\$	700.00
STEALTH PARTNER GROUP LLC	09012025	SEPTEMBER BILLING	620-130-054-536000-000-	10000807		62,646.76
				10000807 Total	\$	62,646.76
GS CUSTOM GRAPHICS LLC	2381	RIPD ACRYLIC 1993 INS PHOTO	100-800-020-545000-000-	10000808		68.80
				10000808 Total	\$	68.80
STERN BEVERAGE INC	459488	DOUGLAS BEER	540-905-705-525010-000-	10000809		25.55
STERN BEVERAGE INC	461822	HIGHLAND BEER	540-915-709-525010-000-	10000809		385.15
STERN BEVERAGE INC	461962	461962	540-920-711-525010-000-	10000809		80.40
STERN BEVERAGE INC	461753	SAUKIE BEER	540-920-711-525010-000-	10000809		309.95
				10000809 Total	\$	801.05
SUNBELT RENTALS INC	172470421-001	DOUGLAS DETHATCHER	540-900-412-539005-000-	10000810		155.20

SYMMETRY ENERGY SOLUTIONS INC	20608854	RIFAC GAS	540-925-020-537005-000-	10000810 Total	\$ 155.20
				10000811	1,452.39
THE PRINTERS MARK	20250732	LIBRARY JUV ENT SERV TOWNSHIP GRANT PET ZOO BANNER	480-425-000-531040-000-	10000811 Total	\$ 1,452.39
THE PRINTERS MARK	20250839	SANDWICH TICKETS	540-915-709-525035-000-	10000812	65.00
THE PRINTERS MARK	20250840	THURS BANNER	540-900-414-522055-000-	10000812	40.00
				10000812	95.00
THYMET PEST CONTROL	157503	CHALET BUG SPRAY	540-900-412-538000-000-	10000812 Total	\$ 200.00
				10000813	26.00
TRISTAR BENEFIT ADMINISTRATORS	0000161412	SEPTEMBER BILLING	620-130-054-531015-000-	10000813 Total	\$ 26.00
				10000814	366.00
TRUCK COUNTRY IA INC	X106555471:01	12V STARTER	600-710-431-523020-000-	10000814 Total	\$ 366.00
TRUCK COUNTRY IA INC	X106555439:01	WEATHER STRIP/DOOR	600-710-431-523020-000-	10000815	370.73
TRUCK COUNTRY IA INC	X106555277:01	HOSE/ADAPTER,CONN STR THRED O RING, ELBOW RING	600-710-431-523020-000-	10000815	172.19
				10000815	154.83
TYLER TECHNOLOGIES INC	045-534588	ERP IMPLEMENTATION	100-225-000-564010-000-	10000815 Total	\$ 697.75
TYLER TECHNOLOGIES INC	045-534587	ERP IMPLEMENTATION	100-225-000-564010-000-	10000816	4,320.00
TYLER TECHNOLOGIES INC	045-532358	ERP IMPLEMENTATION	100-225-000-564010-000-	10000816	540.00
TYLER TECHNOLOGIES INC	045-535453	ERP IMPLEMENTATION	100-225-000-564010-000-	10000816	13,200.00
				10000816	6,660.00
USA BLUE BOOK	INV00811071	PART B ADAPTER QUICK COUPLING POLY PROP	500-705-422-523020-000-	10000816 Total	\$ 24,720.00
USA BLUE BOOK	INV00814954	HATCH TOTAL CHLORINE CHEMKEY	500-705-421-522020-000-	10000817	49.22
				10000817	139.90
UTILITY EQUIPMENT COMPANY	10114966-000	SWIVEL TEEL/ACC	500-705-428-523010-000-	10000817 Total	\$ 189.12
UTILITY EQUIPMENT COMPANY	10113968-000	VB DROP LID/WATER, CI VB TOP SCREW TYPE/LID	505-705-428-523025-000-	10000818	1,810.40
				10000818	6,743.10
VALLEY CONSTRUCTION CO	RI TOILET RENOVATION	LIBRARY TOILET ROOM RENOVATIONS	480-400-200-538000-000-	10000818 Total	\$ 8,553.50
				10000819	27,073.80
WORLD BOOK INC	ARI0011252	WORLD BOOK ONLINE ADVANCED DIFFERENTIATED FOR RIPL	480-410-000-538040-000-	10000819 Total	\$ 27,073.80
				10000820	9,295.65
WP BEVERAGE LLC	94324625	THURS GROOVE DRINKS	540-900-414-525005-000-	10000820 Total	\$ 9,295.65
WP BEVERAGE LLC	94324613	WWJ DRINKS	540-910-000-525005-000-	10000821	242.20
WP BEVERAGE LLC	94325099	HIGHLAND DRINKS	540-915-709-525005-000-	10000821	116.90
				10000821	796.47
ZIMMER & FRANCESCON INC	0176285-IN	FERNCO COUPLINGS	505-705-428-523010-000-	10000821 Total	\$ 1,155.57
ZIMMER & FRANCESCON INC	0176284-IN	DI TEE MJ	500-705-428-523010-000-	10000822	895.70
ZIMMER & FRANCESCON INC	0176283-IN	FERNCO COUPLING, PVC PIPE	505-705-428-523010-000-	10000822	544.00
ZIMMER & FRANCESCON INC	0176197-IN	CURB INLET, CURB BOX, TYPE C GRATE	510-705-429-523010-000-	10000822	552.10
				10000822	918.00
ZOLL MEDICAL CORP	4315143	MEDICAL SUPPLIES	100-505-305-522065-000-	10000822 Total	\$ 2,909.80
				10000823	119.70
ZURCHER TIRE INC	5402403144	FIR244465 credit	600-710-431-523020-000-	10000823 Total	\$ 119.70
ZURCHER TIRE INC	5402402707	FIR244465	600-710-431-523020-000-	10000824	(145.44)
ZURCHER TIRE INC	5402400513	FIR013889	600-710-431-523020-000-	10000824	1,242.86
				10000824	792.00
				10000824 Total	\$ 1,889.42
				Grand Total	\$ 1,066,316.33

Ethan D. Hott

Payroll Expense Posting Report
Period Covering: 8/18/25-8/31/25
Pay Date: 9/5/25

FUND	Fund Name	AMOUNT
101	General Fund	\$1,304,479.88
203	TIF District #3 N 11 St	\$2,334.08
204	TIF Jumers Casino RI	\$1,211.67
205	TIF Columbia Park	\$1,404.62
211	ML King Center	\$5,138.67
224	State Drug Prevention	\$1,333.58
242	Comm Dev Block Grant	\$11,083.34
248	ARPA Program	\$5,615.46
251	Library	\$75,899.12
501	Water	\$86,487.61
506	Wastewater	\$73,166.04
507	Stormwater	\$23,492.29
510	Refuse	\$24,212.83
541	Sunset Marina	\$3,747.73
555	Park & Recreation	\$142,949.20
601	Fleet Services	\$43,512.41
606	Engineering	\$34,792.80
621	Self-Insurance	\$691.73
626	Employee Health Ins	\$2,433.75
901	MLK Activity Fund	\$30,252.28
904	MLK Youth Srv	\$2,524.53
905	MLK DCFS Fund	\$9,000.86
906	MLK DHS Fund	\$16,668.07
		\$1,902,432.55

Memorandum

To: Rock Island City Council
From: Brian Smith, Finance Manager
Subject: ACH Report for the month of August 2025 in the amount of \$3,737,353.05.
Date: September 22, 2025



Introduction and Background Information:

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Brian Smith, Finance Manager

Approved by:

City of Rock Island			
ACH Report			
08/01/2025 - 08/31/2025			
Date	Vendor	Description	Amount
8/6/2025	Delta Dental	Insurance Claims	\$3,710.22
8/13/2025	Delta Dental	Insurance Claims	\$3,557.73
8/20/2025	Delta Dental	Insurance Claims	\$4,197.55
8/27/2025	Delta Dental	Insurance Claims	\$5,920.28
	Delta Dental Total		\$17,385.78
8/20/2025	IL DEPT OF REVENUE	IL Sales Tax	\$13,321.98
	IL DEPT OF REVENUE Total		\$13,321.98
8/4/2025	IL EPA	IL EPA Loan Payment L17-4900	\$344,084.69
	IL EPA Total		\$344,084.69
8/1/2025	IPMG Claims	Check 5653 - Work Comp	\$1,441.58
8/1/2025	IPMG Claims	Check 5654 - Work Comp	\$273.09
8/4/2025	IPMG Claims	Check 5647 - Work Comp	\$8,403.14
8/5/2025	IPMG Claims	Check 5660 - Work Comp	\$286.40
8/5/2025	IPMG Claims	Check 5661 - Work Comp	\$630.17
8/5/2025	IPMG Claims	Check 5662 - Work Comp	\$342.39
8/8/2025	IPMG Claims	Check 5625 - Work Comp	\$272.51
8/8/2025	IPMG Claims	Check 5664 - Work Comp	\$1,711.70
8/8/2025	IPMG Claims	Check 5665 - Work Comp	\$2,942.88
8/8/2025	IPMG Claims	Check 5666 - Work Comp	\$323.22
8/12/2025	IPMG Claims	Check 5663 - Work Comp	\$9,112.29
8/12/2025	IPMG Claims	Check 5669 - Work Comp	\$342.39
8/12/2025	IPMG Claims	Check 5670 - Work Comp	\$342.39
8/12/2025	IPMG Claims	Check 5671 - Work Comp	\$342.39
8/13/2025	IPMG Claims	Check 5676 - Property Damage	\$8,212.12
8/15/2025	IPMG Claims	Check 5673 - Work Comp	\$101.92
8/15/2025	IPMG Claims	Check 5674 - Work Comp	\$161.91
8/15/2025	IPMG Claims	Check 5675 - Work Comp	\$320.64
8/19/2025	IPMG Claims	Check 5672 - Work Comp	\$52.00
8/19/2025	IPMG Claims	Check 5682 - Work Comp	\$1,711.70
8/19/2025	IPMG Claims	Check 5683 - Work Comp	\$1,448.00
8/21/2025	IPMG Claims	Check 5678 - Work Comp	\$105.75
8/21/2025	IPMG Claims	Check 5679 - Work Comp	\$109.84
8/21/2025	IPMG Claims	Check 5680 - Work Comp	\$340.56
8/21/2025	IPMG Claims	Check 5681 - Work Comp	\$271.75
8/25/2025	IPMG Claims	Check 5687 - Work Comp	\$1,249.92
8/27/2025	IPMG Claims	Check 5688 - Work Comp	\$675.00
8/27/2025	IPMG Claims	Check 5689 - Work Comp	\$287.50
8/28/2025	IPMG Claims	Check 5684 - Work Comp	\$27,999.75
8/28/2025	IPMG Claims	Check 5685 - Work Comp	\$245.89
8/28/2025	IPMG Claims	Check 5686 - Work Comp	\$222.72
8/29/2025	IPMG Claims	Check 5658 - Work Comp	\$31.58
8/29/2025	IPMG Claims	Check 5659 - Work Comp	\$31.58
	IPMG Claims Total		\$70,346.67
8/26/2025	JP MORGAN CHASE	Purchase Card Payment	\$76,040.10
	JP MORGAN CHASE Total		\$76,040.10
8/6/2025	Nomi Health Inc	Insurance Claims	\$1,456.01
8/13/2025	Nomi Health Inc	Insurance Claims	\$6,460.48
8/20/2025	Nomi Health Inc	Insurance Claims	\$1,388.28
8/27/2025	Nomi Health Inc	Insurance Claims	\$134.40
	Nomi Health Inc Total		\$9,439.17
8/4/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$950.30
8/5/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$3,214.13
8/6/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$2,673.21
8/8/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$391.40
8/13/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$1,589.72
8/14/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$477.40
8/15/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$252.55

8/18/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$185.00
8/19/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$522.31
8/22/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$869.10
8/29/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$3.30
	PayFlex Total		\$11,128.42
8/4/2025	PAYMENTECH	Ambulance Credit Card & Processing Fees	\$1,170.70
8/5/2025	PAYMENTECH	Credit Card & Processing Fees	\$11,511.51
	PAYMENTECH Total		\$12,682.21
8/8/2025	Payroll Related	Federal Withholding Tax	\$223,285.33
8/11/2025	Payroll Related	IA Child Support	\$835.99
8/11/2025	Payroll Related	IL Withholding Tax	\$45,657.97
8/11/2025	Payroll Related	IL Child Support	\$1,221.09
8/12/2025	Payroll Related	MissionSquare/ICMA Claims	\$4,271.35
8/12/2025	Payroll Related	MissionSquare/ICMA Claims	\$173.08
8/12/2025	Payroll Related	MissionSquare/ICMA Claims	\$20,148.43
8/12/2025	Payroll Related	MissionSquare/ICMA Claims	\$4,554.31
8/22/2025	Payroll Related	Federal Withholding Tax	\$216,122.38
8/25/2025	Payroll Related	MissionSquare/ICMA Claims	\$173.08
8/25/2025	Payroll Related	MissionSquare/ICMA Claims	\$4,724.70
8/25/2025	Payroll Related	MissionSquare/ICMA Claims	\$25,232.91
8/25/2025	Payroll Related	IA Child Support	\$835.99
8/25/2025	Payroll Related	IL Withholding Tax	\$43,586.75
8/25/2025	Payroll Related	IL Child Support	\$1,221.09
8/25/2025	Payroll Related	IA Withholding Tax	\$7,582.84
8/26/2025	Payroll Related	MissionSquare/ICMA Claims	\$4,153.84
	Payroll Related Total		\$603,781.13
8/6/2025	Pension Related	Fire Pension Transfer	\$115,544.17
8/6/2025	Pension Related	Police Pension Transfer	\$137,667.83
8/15/2025	Pension Related	IMRF Pension Transfer	\$142,739.96
8/29/2025	Pension Related	Fire Pension Transfer	\$990,013.19
8/29/2025	Pension Related	Police Pension Transfer	\$1,179,574.62
	Pension Related Total		\$2,565,539.77
8/4/2025	Priority Payment Systems	Credit Card & Processing Fees	\$47.16
8/4/2025	Priority Payment Systems	Credit Card & Processing Fees	\$28.48
8/4/2025	Priority Payment Systems	Credit Card & Processing Fees	\$20.03
8/4/2025	Priority Payment Systems	Credit Card & Processing Fees	\$86.55
8/4/2025	Priority Payment Systems	Credit Card & Processing Fees	\$17.75
8/4/2025	Priority Payment Systems	Credit Card & Processing Fees	\$994.86
8/4/2025	Priority Payment Systems	Credit Card & Processing Fees	\$1,678.12
8/7/2025	Priority Payment Systems	Credit Card & Processing Fees	\$22.24
	Priority Payment Systems Total		\$2,895.19
8/6/2025	TRISTAR RISK MGT	Section 125 FSA Reimbursement	\$4,219.90
8/13/2025	TRISTAR RISK MGT	Section 125 FSA Reimbursement	\$1,320.57
8/20/2025	TRISTAR RISK MGT	Section 125 FSA Reimbursement	\$2,805.33
8/27/2025	TRISTAR RISK MGT	Section 125 FSA Reimbursement	\$2,362.14
	TRISTAR RISK MGT Total		\$10,707.94
	Grand Total		\$3,737,353.05

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding bids for a commercial debris blower recommending the bid be awarded to One Nation Distribution LLC, Volant, Pennsylvania, in the amount of \$10,438.
Date: September 22, 2025

Introduction and Background Information:

The Public Works Department budgeted for the purchase of a Commercial Debris Blower.

Sealed bids were opened on August 11, 2025. The low bidder was One Nation Distribution LLC of Volant, PA, in the amount of \$10,438.00.

Previous Council Action (if any):

Budget Impact:

Vendor: One Nation Distribution LLC, Volant, PA
Payment Amount: \$10,438.00

Account Chargeable:

Fund:	100	General Fund
Department:	700	Municipal Services Division
Division:	412	Parks
Object Code:	524030	Maintenance Equipment

Requisition Number: 25000174

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Public Works Department recommends City Council authorize the purchase of a 2025 Torrent 2 blower from One Nation Distribution LLC, Volant, Pennsylvania, in the amount of \$10,438.00.

Submitted by: Michelle Martin, Manager

Approved by:

Bid Tabulation Sheet

City Of Rock Island

Public Works Department

Bid Date: August 11th, 2025 at 9:01 a.m.

Project: Commercial Debris Blower Procurement

One Nation Distribution, LLC Volant, PA		Taza Supplies, INC South Holland, IL	
Item No.	SERVICE	Price	Price
		\$10,438.00	\$12,210.00

\$10,438.00	\$12,210.00
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Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding bids for landfill disposal services recommending the bid be awarded to Millennium Waste, Inc., Rock Island, Illinois.
Date: September 22, 2025

Introduction and Background Information:

The Cities of Rock Island, Moline, and the Village of Milan jointly solicited proposals for Landfill Disposal Services. Bids were opened on August 6, 2025. Millennium Waste Incorporated (MWI) submitted the lowest disposal costs for sludge and residential bulk drop-off, while Republic Services offered the lowest per-ton rates for domestic refuse and yard waste. The bid tabulation is attached for reference.

The MWI landfill is located in Milan, IL, whereas Republic Services' landfill is in East Moline, IL. A comprehensive analysis of refuse operations indicates that the cost savings from utilizing Republic Services' landfill are offset by higher operating costs due to increased travel time. Additionally, the extended distance prevents six of the twelve routes from being completed within a standard 10-hour shift.

Per the original Request for Proposal (RFP), individual cities were permitted to negotiate directly with the landfills. Through negotiations, Public Works secured reduced domestic refuse rates from MWI for years three, four, and five, lowering the per-ton rates from \$16.50 to \$15.87, \$17.33 to \$16.35, and \$18.20 to \$16.84, respectively.

Previous Council Action (if any):

Budget Impact:

Vendor: Millennium Waste Inc., Rock Island, IL

Fund:	515	Solid Waste
Department:	700	Municipal Services
Cost Center:	415	Refuse Collection / Disposal
Object Code:	537015	Waste Disposal Service
Fund:	515	Solid Waste
Department:	700	Municipal Services
Cost Center:	416	Yard Waste
Object Code:	537016	Waste Disposal Service
Fund:	505	Wastewater Operations & Maintenance
Department:	705	Utilities Service

Cost Center: 427 Wastewater Mill Street Plant
Object Code: 537015 Waste Disposal Service

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Public Works Department recommends City Council approve the five-year contract with Millennium Waste Inc., Rock Island, Illinois, and authorized the City Manager to execute the contract.

Submitted by: Michelle Martin, Manager

Approved by:

Bid Tabulation Sheet

Cities of Rock Island, Moline and Village of Milan

Public Works Department - Municipal Services Division

Bid Date: August 6, 2025

Project: Landfill Disposal Service Contract

YEAR	Domestic Refuse		Sludge		Yard Waste		Saturday Bulk Drop Off	
	PER TON		PER TON		PER TON		PER LOAD	
	MWI	REPUBLIC	MWI	REPUBLIC	MWI	REPUBLIC	MWI	REPUBLIC
2026	\$14.96	\$11.73	\$27.72	\$60.00	\$32.47	\$32.47	\$25.00	\$35.00
2027	\$15.41	\$11.96	\$29.11	\$61.20	\$34.09	\$33.12	\$26.25	\$35.70
2028	\$15.87	\$12.32	\$30.57	\$63.04	\$35.79	\$34.11	\$27.56	\$36.77
2029	\$16.35	\$12.82	\$32.10	\$65.56	\$37.58	\$35.48	\$28.94	\$38.24
2030	\$16.84	\$13.33	\$33.71	\$68.18	\$39.46	\$36.89	\$30.39	\$39.77

	Domestic Refuse	Sludge
	PER TON	PER TON
Assessed Fees	MWI	
Illinois Solid Waste Fee	\$2.00	\$0.00
Illinois Subtitle D Fee	\$0.22	\$0.00
Rock Island County Solid Waste Fee	\$1.27	\$0.00
Total	\$3.49	\$0.00

	Domestic Refuse	Sludge
	PER TON	PER TON
Assessed Fees	REPUBLIC	
Illinois Solid Waste Fee	\$2.00	\$0.00
Illinois Subtitle D Fee	\$0.22	\$0.00
Bledsoe Royalty	\$0.21	\$0.00
Host Fee	\$0.87	\$0.44
Rock Island County Fee	\$1.27	\$0.00
Total	\$4.57	\$0.44

Memorandum



To: Rock Island City Council
From: Amanda Torres, Deputy Clerk
Subject: Report from the City Clerk's Office regarding requests from the Rock Island Downtown Alliance to use sound amplification and to close the 100 block of 18th Street, the 1800 block of 2nd Avenue, the roundabout intersection, and the Green Lawn on Thursday, September 25, 2025 from 5 p.m. to 7 p.m. for the Rebuild Downtown Rock Island Celebration; a request to waive the sound amplification permit fee; and a request for the outdoor consumption of alcohol on the Green Lawn.
Date: September 22, 2025

Introduction and Background Information:

Attached is an application from Rock Island Downtown Alliance Executive Director Jack Cullen requesting to close the 100 block of 18th Street, the 1800 block of 2nd Avenue, the roundabout intersection, and the Green Lawn on Thursday, September 25th from 5 p.m. to 7 p.m. for the Rebuild Downtown Rock Island Celebration. The use of sound amplification and the waiver of the sound amplification permit fee are also requested.

He additionally requested the outdoor consumption of alcohol to allow attendees to purchase alcohol from Icons Martini and take it across 18th Street to the Green Lawn for the program.

The celebration marks the completion of the Rebuild Downtown Rock Island Project, a nearly \$9 million investment - the largest in downtown's public infrastructure in a generation. Funded by the City and the State of Illinois, the project was designed to enhance public spaces, encourage private investment and improve quality of life downtown.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

It is recommended that Council approve the requests; subject to complying with all liquor

license regulations and subject to being shut down early if complaints are received.

Submitted by: Amanda Torres, Deputy Clerk

Approved by:

CITY OF ROCK ISLAND

PERMIT APPLICATION

STREET CLOSING REQUEST

APPLICANT INFORMATION

CONTACT NAME <i>Tack Cullen</i>	ADDRESS <i>201 15th St.</i>	CITY <i>Rock Island</i>	STATE <i>IL</i>	ZIP CODE <i>61201</i>
TELEPHONE NO. <i>608.577.1334</i>				

ALTERNATE NAME <i>Rock Island Downtown Alliance</i>	ADDRESS <i>" "</i>	CITY <i>" "</i>	STATE <i>" "</i>	ZIP CODE <i>" "</i>
TELEPHONE NO. <i>309.903.7432</i>				

Street/alley to be blocked off: (attach map if possible) *100 block of 18th St; 1800 block of 2nd Ave;* St/Ave
between *and Roundabout intersection* St/Ave and *Green Lawn* St/Ave

Day(s) <i>Thursday</i>	Date(s) <i>Sept. 25</i>	Start Time <i>5-7 P.M</i>	End Time
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TYPE OF EVENT – PURPOSE (Block party, etc.) *Block Party (Rebuild Downtown Celebration)*

Will AMPLIFIED sound be used? YES ☒ NO ☐

If YES – a Sound Amplification Permit is required. Applications are available from the City Clerk. Fee for Sound Amplification Permit is \$25.00 per day. Sound Amplification after 6:00 pm and/or on Sundays requires approval by the City Council.

Will ALCOHOL be sold/consumed? YES ☒ NO ☐ *(Icons martini)*

Will a TENT be used ? YES ☐ NO ☒ TENT SIZE

Will FOOD be sold?

YES _____

NO ✓ _____

If YES – the City Health Inspector will be notified by the City Clerk and will contact you.

Is this a public or private event?

PUBLIC ✓ _____

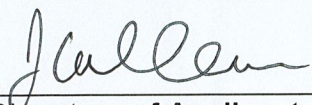
PRIVATE _____

Public events require a **Certificate of Liability Insurance** naming the City of Rock Island as additional insured in an amount not less than \$300,000 for any person and \$500,000 for any one accident is required.

SIGNATURES of persons affected by the street/alley closing MUST be submitted on attached petition indicating their approval or disapproval of the street/alley closing. (If using Sound Amplification, neighbors' approval must also be obtained and can be provided on same form.)

This request requires City Council approval and must be received by the City Clerk at least two weeks before the City Council Meeting prior to your event. The City Council meets on the second and fourth Mondays of each month. When there is a City legal holiday on the fourth Monday, the meeting will be held on the third Monday of the month.

If approved, barricades will be delivered the Friday prior to your weekend event. If event is during the week, barricades will be delivered one working day prior to the event date. You will be responsible for setting up and taking down the barricades, and returning them to the corners where they were delivered so they may be picked up on the Monday following the weekend event/day following week day event.



Signature of Applicant

Date of Application

DO NOT WRITE BELOW THIS LINE...TO BE COMPLETED BY THE CITY CLERK'S OFFICE

Public Works	Police	City Council	Insurance
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City Clerk Approval Date

License Number

License Issued Date

Return completed application and additional documents to:
City Clerk's Office, 1528 3rd Avenue, Rock Island, IL. 61201
(309) 732-2010

STREET/ALLEY CLOSING APPROVAL PETITION

We, the undersigned, approve of the requested street/alley closing for 100 block of 18th St. ST/AVE
 between 1800 block of 2nd Ave., Green Lawn, ST/AVE and Roundabout intersection ST/AVE
 from 5 P.M. to 7 P.M. on Thursday, Sept. 25
Start Time End Time Day (s) / Date (s)

We understand that a _____ is to be held on the aforementioned date(s).
 We have also been notified of any Sound Amplification in conjunction with this event.

NAME	ADDRESS	APPROVE STREET CLOSING	APPROVE SOUND AMPLIFICATION
El Patron			
Consuelo & Boger	1829 2ave	Yes	Yes
Soiz	1829 2ave	Yes	Yes
Renaissance Lofts	124 18 th St. + Green Lawn	Yes	Yes
Star Block Lofts	1821-1829 2 nd Ave	Yes	Yes
Project Now	1830 2 nd Ave	Yes	Yes
UMM Ship RICA-	211-18 th ST.	Yes	Yes

Both
Payne
Both
Payne

Memorandum



To: Rock Island City Council
From: Amanda Torres, Deputy Clerk
Subject: Report from the City Clerk's Office regarding a request from Hauberg Estate to use sound amplification and to close the north entrance of 24th Street on Saturday, October 4, 2025, from 11 a.m. to 10 p.m. for their annual Oktoberfest; and a request for the outdoor consumption of alcohol in the fenced-in area of the front lawn.
Date: September 22, 2025

Introduction and Background Information:

Attached are applications from Deb Kuntzi, Executive Director of Hauberg Estate, requesting permission to close off the north entrance of 24th Street and to use sound amplification on Saturday, October 4, 2025, from 11 a.m. to 10 p.m. for their annual Oktoberfest.

Additionally, permission for the outdoor consumption of alcohol on the front lawn of the property, which will be roped off, is also requested.

Food will be available for purchase. Live bands will be present, but sound amplification will not be used.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

It is recommended that Council approve the requests; subject to complying with all liquor license regulations and subject to being shut down early if complaints are received.

Submitted by: Amanda Torres, Deputy Clerk

Approved by:

CITY OF ROCK ISLAND

PERMIT APPLICATION

STREET CLOSING REQUEST

APPLICANT INFORMATION

CONTACT NAME <u>DEB KUNTZE</u>	ADDRESS <u>1300 24TH ST</u>	CITY <u>RI</u>	STATE <u>IL</u>	ZIP CODE <u>61201</u>
TELEPHONE NO.				

ALTERNATE NAME <u>JOSHUA ROUNDS</u>	ADDRESS	CITY	STATE	ZIP CODE
TELEPHONE NO.				

Street/alley to be blocked off: (attach map if possible) 24TH ST St/Ave
between _____ St/Ave and _____ St/Ave

Day(s) <u>SATURDAY</u>	Date(s) <u>OCTOBER 4, 2025</u>	Start Time <u>11:00 AM</u>	End Time <u>10:00 PM</u>
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TYPE OF EVENT – PURPOSE (Block party, etc.) OKTOBERFEST ROCK ISLAND

Will AMPLIFIED sound be used? YES X NO _____

If YES – a Sound Amplification Permit is required. Applications are available from the City Clerk. Fee for Sound Amplification Permit is \$25.00 per day. Sound Amplification after 6:00 pm and/or on Sundays requires approval by the City Council.

Will ALCOHOL be sold/consumed? YES X NO _____

Will a TENT be used ? YES _____ NO X TENT SIZE _____

Will FOOD be sold? YES X NO _____

If YES – the City Health Inspector will be notified by the City Clerk and will contact you.

Is this a public or private event? YES X NO _____

Public events require a **Certificate of Liability Insurance** naming the City of Rock Island as additional insured in an amount not less than \$300,000 for any person and \$500,000 for any one accident is required.

SIGNATURES of persons affected by the street/alley closing MUST be submitted on attached petition indicating their approval or disapproval of the street/alley closing. (If using Sound Amplification, neighbors' approval must also be obtained and can be provided on same form.)

This request requires City Council approval and must be received by the City Clerk at least two weeks before the City Council Meeting prior to your event. The City Council meets on the second and fourth Mondays of each month. When there is a City legal holiday on the fourth Monday, the meeting will be held on the third Monday of the month.

If approved, barricades will be delivered the Friday prior to your weekend event. If event is during the week, barricades will be delivered one working day prior to the event date. You will be responsible for setting up and taking down the barricades, and returning them to the corners where they were delivered so they may be picked up on the Monday following the weekend event/day following week day event.


Signature of Applicant

8-27-25
Date of Application

DO NOT WRITE BELOW THIS LINE...TO BE COMPLETED BY THE CITY CLERK'S OFFICE

Public Works	Police	City Council	Insurance
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City Clerk Approval Date

License Number

License Issued Date

Return completed application and additional documents to:
City Clerk's Office, 1528 3rd Avenue, Rock Island, IL. 61201
(309) 732-2010



ROCK ISLAND
ILLINOIS

CITY OF ROCK ISLAND

LICENSE APPLICATION

SOUND AMPLIFICATION

FEE: \$25/ Per Day

APPLICANT INFORMATION

BUSINESS/ORGANIZATION NAME	ADDRESS	CITY	STATE	ZIP CODE
FRIENDS OF HAUBERG	1300 24TH ST	RI	IL	61201
TELEPHONE NO.	563-508-2063			

APPLICANT'S NAME	ADDRESS	CITY	STATE	ZIP CODE
DEB KUNTZE	842 20TH ST	RI	IL	61201
TELEPHONE NO.	563-508-2063			

DATE (S) OF ACTIVITY	TIME OF ACTIVITY (TO - FROM)
OCTOBER 4, 2025	11:00-10:00 PM
TYPE OF EVENT	WHERE EVENT WILL BE HELD
FUNDRAISER	HAUBERG ESTATE

Estimate distance sound will be thrown: 100 FT

Is the proposed location within 300 feet of the property line of any church, hospital, school or courthouse?

Yes _____ No X

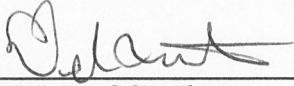
ADDITIONAL DETAILS REGARDING EVENT (Outdoor alcohol consumption, use of tent, etc.):

ALCOHOL SERVED + CONSUMED IN CARRIAGE HOUSE, NO TENT

FOOD SERVED

SIGNATURES of persons in the range of the Sound Amplification MUST be submitted on attached petition indicating their approval or disapproval of the use of Sound Amplification.

Sound Amplification after 6:00 pm and/or on Sundays requires approval of City Council and must be received by the City Clerk at least two weeks before the City Council Meeting prior to your event. The City Council meets the second and fourth Mondays of the month except when the fourth Monday is a legal holiday; then the City Council will meet on the third Monday of the month.


Signature of Applicant

8-27-25
Date of Application

DO NOT WRITE BELOW THIS LINE...TO BE COMPLETED BY THE CITY CLERK'S OFFICE

City Council Approval Date (If applicable)

City Clerk Approval Date

License Fee

License Fee Receipt Number

License Number

License Issued Date

Return Completed Application to:
City Clerk's Office, 1528 3rd Avenue, Rock Island, IL. 61201
(309) 732-2010





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/22/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Lohman Companies
3901 - 15th Street D
Moline, IL 61265-7206
Lohman Companies

309-764-8331

CONTACT NAME: Lohman Companies

PHONE (A/C, No, Ext): 309-764-8331

FAX (A/C, No): 309-764-5967

E-MAIL ADDRESS: commerical@lohman-companies.com

INSURED
Friends of Hauberg
Civic Center Foundation
1300 24th St
Rock Island, IL 61204-3174

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : Springfield Casualty

INSURER B :

INSURER C :

INSURER D :

INSURER E :

INSURER F :

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$
	CLAIMS-MADE ☐ OCCUR ☐	X					DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MFD EXP (Any one person) \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$
	☐ POLICY ☐ PROJECT ☐ LOC						GENERAL AGGREGATE \$
	OTHER:						PRODUCTS - COMP/OP AGG \$
							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐						BODILY INJURY (Per person) \$
	HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ OCCUR ☐						EACH OCCURRENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE ☐						AGGREGATE \$
	DED ☐ RETENTION \$ ☐						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE ☐ OTH-ER ☐
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N ☐ N/A						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Liquor Liability			10-2019-8522	01/01/2025	01/01/2026	Each Aggregate 1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Location: 1300 24th Street, Rock Island, IL 61201
The City of Rock Island is listed as an Additional Insured on the General Liability Coverages

CERTIFICATE HOLDER

CANCELLATION

CITYROC

City of Rock Island
1528 3rd Ave
Rock Island, IL 61201

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Memorandum



To: Rock Island City Council
From: Amanda Torres, Deputy Clerk
Subject: Report from the City Clerk's Office regarding a request from QC Haunts & History to close Arts Alley on Sunday, October 12, 2025 from 9 a.m. to 6:30 p.m. for their Eerie Emporium vendor market.
Date: September 22, 2025

Introduction and Background Information:

Attached is an application from QC Haunts & History requesting to close Arts Alley on Sunday, October 12th from 9 a.m. until 6:30 p.m. for The Eerie Emporium. This event is a Halloween-themed vendor market.

A hot dog cart vendor may be at the event and will contact the health inspector if confirmed.

A certificate of insurance is forthcoming.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

It is recommended Council approve the request.

Submitted by: Amanda Torres, Deputy Clerk

Approved by:



ROCK ISLAND
ILLINOIS

CITY OF ROCK ISLAND

PERMIT APPLICATION

STREET CLOSING REQUEST

APPLICANT INFORMATION

CONTACT NAME	ADDRESS	CITY	STATE	ZIP CODE
Minda Powers-Douglas	407-40th St.	Moline	IL	61265
TELEPHONE NO.	309-781-7083			

ALTERNATE NAME	ADDRESS	CITY	STATE	ZIP CODE
QC Haunts + History	(same as above)			
TELEPHONE NO.	(same)			

Street area to be blocked off: (attach map if possible) Acts Alley St/Ave
between 2nd Avenue St/Ave and the alley on the north side St/Ave

Day(s)	Date(s)	Start Time	End Time
Sunday - 1 day	Oct. 12, 2025	9 am	6:30 pm

TYPE OF EVENT - PURPOSE (Block party, etc.) The Eerie Emporium - Halloween-themed vendor market (during Back from the Dead)

Will AMPLIFIED sound be used? YES _____ NO X

If YES - a Sound Amplification Permit is required. Applications are available from the City Clerk. Fee for Sound Amplification Permit is \$25.00 per day. Sound Amplification after 6:00 pm and on Sundays requires approval by the City Council.

Will FOOD be sold? YES X NO _____

If YES - the City Health Inspector will be notified by the City Clerk and will contact you.

If Sunny's Dogs participates, they are going to contact you. I do not have food sales from the Eerie Emporium directly

If event is open to the public, a Certificate of Insurance naming the City of Rock Island as additional insured is required.

SIGNATURES of persons affected by the street closing MUST be submitted on attached petition indicating their approval or disapproval of the street closing. (If using Sound Amplification, neighbors' approval must also be obtained and can be provided on same form.)

This request requires City Council approval and must be received by the City Clerk at least two weeks before the City Council Meeting prior to your event. The City Council meets on the second and fourth Mondays of each month. When there is a City legal holiday on the fourth Monday, the meeting will be held on the third Monday of the month.

If approved, barricades will be delivered the Friday prior to your weekend event. If event is during the week, barricades will be delivered one working day prior to the event date. You will be responsible for setting up and taking down the barricades, and returning them to the corners where they were delivered so they may be picked up on the Monday following the weekend event/day following week day event.


Signature of Applicant

9-11-25
Date of Application

DO NOT WRITE BELOW THIS LINE...TO BE COMPLETED BY THE CITY CLERK'S OFFICE

APPROVALS

Public Works	Police	City Council	Insurance
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City Clerk Approval Date

License Number

License Printed Date

License Delivery Date

**Return completed application and additional documents to:
City Clerk's Office, 1528 3rd Avenue, Rock Island, IL. 61201
(309) 732-2010**

STREET CLOSING NEIGHBORHOOD APPROVAL PETITION

We, the undersigned, approve of the requested street closing for Arts Alley ST/AVE
between 2nd Avenue ST/AVE and the alley on the north side ST/AVE
from 9am to 6:30 pm on Sunday, Oct. 12, 2025
Start Time End Time Day (s) / Date (s)

We understand that a vendor market (Eerie Emporium) is to be held on the aforementioned date. We have also been notified of any Sound Amplification in conjunction with this event.

NAME	ADDRESS	APPROVE STREET CLOSING	APPROVE SOUND AMPLIFICATION
Brian Allen <u>BA</u>	Quad City Arts	Yes	Yes

STREET CLOSING NEIGHBORHOOD APPROVAL PETITION

We, the undersigned, approve of the requested street closing for Arts Alley ST/AVE
between 2nd Avenue ST/AVE and the alley on the north side ST/AVE
from 9am to 6:30 pm on Sunday, Oct. 12, 2025
Start Time End Time Day (s) / Date (s)

We understand that a Vendor market (Eerie Emporium) is to be held on the aforementioned date. We have also been notified of any Sound Amplification in conjunction with this event.

[illegible]



AutoFill can assist with filling out this form.

AutoFill Form



STREET CLOSING NEIGHBORHOOD APPROVAL PETITION

We, the undersigned, approve of the requested street closing for Arts Alley ST/AVE
between 2nd Avenue ST/AVE and the alley on the north side ST/AVE
from 9am to 6:30 pm on Sunday, Oct. 12, 2025
Start Time End Time Day (s) / Date (s)

We understand that a vendor market (Eerie Emporium) is to be held on the aforementioned date. We have also been notified of any Sound Amplification in conjunction with this event.

NAME	ADDRESS	APPROVE STREET CLOSING	APPROVE SOUND AMPLIFICATION
CAREY JORGENSEN RENAISSANCE	136 18TH ST	YES	YES

Memorandum

To: Rock Island City Council
From:
Subject: Minutes from the September 9, 2025, Study Session
and Regular City Council meeting.



Motion: Motion to approve Consent Agenda items a
through h.

RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Samantha Gange, City Clerk

Approved by:

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

9/8/2025 - Minutes

1. Call to Order

Mayor Harris called the meeting to order at 6:45 p.m. and welcomed everyone.

2. Roll Call

Mayor Harris asked City Clerk Samantha Gange to call the roll.

Present: Alderpersons Glen Evans, Randy Hurt, Linda Barnes, Jenni Swanson, Dylan Parker, Mark Poulos, Bill Healy, and Mayor Ashley Harris.

Absent: None.

Staff: City Manager Todd Thompson, Attorney Leslie Day, City Clerk Samantha Gange, and other City Staff.

3. Pledge of Allegiance

Mayor Harris led in the reciting of the Pledge of Allegiance.

4. Moment of Silence

Mayor Harris requested a moment of silence. A moment of silence was observed.

5. Awards and Honor Presentations, Officer Swearing in Ceremony, and Proclamations

- a. Proclamation declaring Saturday, August 23, 2025 as Bill Bell Jazz & Heritage Festival Day.

Mayor Harris read the proclamation and his declaration. A photo was taken. Shellie Moore Guy, Polyrythms co-founder, said a few words.

- b. Proclamation declaring September National Suicide Prevention Month.

Clerk Gange read the proclamation. Mayor Harris read his declaration. A photo was taken. Stephanie Burrow of the Quad Cities Behavioral Health Coalition said a few words.

Clerk Gange announced that the Proclamation declaring September 8, 2025 as Ivory Clark Remembrance Day was added to the agenda. Clerk Gange read the proclamation. Alderperson Evans read his declaration. A photo was taken. Mike Collier of Positive Brothers United said a few words.

- c. Presentation of the "ROCK ISLAND" Letters Photo Contest Winners.

Community Engagement Manager Sarah Hayden shared background information on the contest. She

announced the winners: Kylie Weiss for 1st Place, Bella Perkins for 2nd Place, Big Brothers Big Sisters match Rylan and George for 3rd place, and Nichole Payney for honorable mention. Rock Island Downtown Alliance (RIDA) Executive Director Jack Cullen and board member Brandy VandeWalle presented the awards.

- d. Presentation from Jack Cullen, Executive Director of the Rock Island Downtown Alliance (RIDA).

Mr. Cullen provided an update on place-based and destination branding for the downtown. He explained that RIDA worked with Mindfire Communications and the marketing team for the Quad Cities Chamber to create the new brand. The project's task force focused on developing language to highlight the downtown's unique amenities and the brand roll out itself. Individuals across various demographics and with different ties to Rock Island were interviewed during the development process, and key words and phrases were identified. Based on the interviews, Mindfire recommended *Downtown Rock Island* as the brand name. Mr. Cullen discussed how the branding would position the downtown and said the pillars of the brand are *authentic, historic, creative, diverse, and resilient*. Examples of the brand's colors and logo were displayed. If the new branding is accepted, a toolkit with brand guidelines, logos and suggested messaging will be created and distributed.

6. Public Comment

James Cox, Ahmad Afifeh, Rachel Welker, Laurel Blomquist, Taelor Denton, Teddy Doty, Andrew DeFrees, and James Blue spoke about a boycott campaign.

Dieonika Gray spoke about the shooting of Jakarta Jackson and a boycott campaign.

7. Update Rock Island

Party in the Park, Lantern Parade and Kick It with a Cop!

The Rock Island Parks & Recreation Department, in partnership with the Rock Island Library, invites the community to join the fun at Party in the Park this Wednesday, September 10th from 5 to 7 p.m. at Hodge Park, 2294 35th Street. This family-friendly event will feature face painting, balloon animals, a paper bag lantern craft from the library and a ribbon-cutting ceremony to celebrate the new Hodge Park Recreational Trail. The Police Department will also host their 2nd Annual Kick It with a Cop -- where police play a lively game of kickball with local youth.

Get in the groove this Thursday at Schwiebert Riverfront Park

Join us for Thursday Night Groove, a live concert series at Schwiebert Riverfront Park. Presented by Happy Joe's-Rock Island, this weekly event features incredible live music, delicious food and a great atmosphere along the Mississippi River. This Thursday's band is ***For Those About to Yacht***. Concessions open at 5 p.m. featuring Bent River Brewery, Happy Joe's Pizza and Rock Island Parks Grill. The concert begins at 7 p.m.

Cast your vote for the West End

The West End Revitalization has secured \$40,000 for West End residents, business owners and workers to invest in the community. Cast your vote for one of the three proposals online or by paper ballot at the MLK

Center and other West End locations. Voting is open until September 12th. The winning proposals will be announced at the next community meeting on September 16th from 5 to 7p.m. at the MLK Center.

8. Special Presentations

a. Presentation of the CY 2025 2nd Quarter Financial Management Report.

Finance Director Jessica Sager presented the 2025 2nd Quarter Financial Management Report and provided a review of revenues, expenditures, and net positions for all funds. The second quarter benchmark for revenues and expenditures was 50%. General Funds reported both revenues and expenditures at 43%. Regarding Special Revenue Funds, Ms. Sager said the Public Library Fund and the Tax Increment Financing District Funds were both at 29% while the Riverboat Gaming Fund revenue is on track with the benchmark, with transfers scheduled later in the year. The Street Improvement Fund revenue was reported at 45% and expenditures at 8%.

Ms. Sager discussed other government funds. She explained that the American Rescue Plan Act (ARPA) revenues primarily reflect an adjustment that was made moving deferred revenue to active revenue; its expenditures were reported at 16%. The Housing and Community Development Fund revenues were at 17%, reflecting the timing of federal drawdowns, and expenditures were reported at 33%. The Martin Luther King Center Operations Fund is on track with both revenues and expenditures reported at 49%. The Foreign Fire Insurance Fund was trending high on expenditures, with 84% of the budget spent, which reflects the committee-approved purchase of supplies and equipment for the Fire Department. The Community and Economic Development Fund revenues were at 39% and expenditures were at 36%.

Ms. Sager said the Enterprise Funds, which include Water, Wastewater and Solid Waste Funds, were all stable. She noted the Solid Waste Fund was slightly ahead on revenue. The Parks and Recreation Fund revenue and expenditures were both at 49%. She reported that the Internal Service Funds were mixed as the Fleet Fund and Health Benefits Funds are both on track while the Self-Insurance Fund expenditures were trending higher than the benchmark at 65%. She said funds are performing near expectations, reflecting stable financial management midyear. She added that staff will continue to monitor areas with lower revenue performance and track timing-related expenditures in the second half of the year.

Ms. Sager said staff are cautiously optimistic regarding the state and local tax disbursements. She provided the highlights of the state and local tax revenue analysis. She explained that although use tax, municipal utility tax, and food and beverage tax are below the benchmark, the increases in income tax, gaming tax, and sales tax are offsetting those shortfalls.

Ms. Sager said the monthly investment interest report indicates the average interest rates that were paid out during the second quarter months varied. The City received a combined total of just over \$428,000 in interest in the second quarter.

9. Ordinances (First Readings)

a. Report from the Community Development Department regarding an ordinance dissolving the special tax allocation fund and terminating the designation of the 1st Street Tax Increment Financing District Redevelopment Project Area. (First Reading)

Motion:	Motion to consider the ordinance.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to consider the ordinance; Aldersperson Parker seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Swanson, Parker. Nay: None. Absent: None.

10. Consent Agenda

All items under the Consent Agenda are considered to be routine in nature and will be enacted by a single motion and subsequent roll call vote. There will be no separate discussion of these items unless an Aldersperson so requests, in which case, the item will be moved from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

- a. Claims for the week of August 15 through August 21 in the amount of \$1,394,446.25; claims for the week of August 22 through August 28 in the amount of \$288,146.38; and payroll for the weeks of August 4, 2025 through August, 17 2025 in the amount of \$1,875,462.57.
- b. Purchase Card claims for the period of June 27, 2025 through July 28, 2025 in the amount of \$76,040.10.
- c. Report from the City Clerk's Office regarding a request from Olivet Baptist Church to close 21st Avenue between 11th & 12th Streets and the alley immediately north of the church on Sunday, September 14, 2025 from 10 a.m. to 4 p.m. for a picnic.
- d. Report from the City Clerk's Office regarding a request from Skellington Manor to close the southern half of 18th Street between 4th & 5th Avenues each Friday, Saturday, and Sunday between October 3 through November 2, 2025, from 5 p.m. to 1 a.m. for their annual haunted house event.
- e. Report from the Fire Department regarding a request from the Rock Island Firefighters Association, IAFF Local 25, regarding a request to utilize the intersection of 30th Street and 18th Avenue for their annual Muscular Dystrophy Association "Fill the Boot" fundraising campaign from Friday, October 10, 2025 through October 12, 2025.
- f. Report from the Information Technology Department regarding a payment in the amount of \$13,200 to Tyler Technologies of Plano, TX for the ERP System implementation services using ARPA funds (unrestricted).
- g. Report from the Information Technology Department regarding the quarterly software maintenance renewal agreement with Harris Govern from October 1 through December 31, 2025 in the amount of \$10,401.50 for the current permitting, business licensing, and land management

system.

- h. Report from the Police Department regarding bids for police uniforms and equipment, recommending the bid be awarded to Galls LLC, Lexington, KY.
- i. Report from the Police Department regarding bids for dry cleaning, recommending the bid be awarded to Burke Cleaners in the amount of \$11,766.15.
- j. Minutes from the August 25, 2025 Closed Session.
- k. Minutes from the August 25, 2025 Study Session and City Council meeting.

Motion:	Motion to approve Consent Agenda items a through k.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Healy moved to approve Consent Agenda items a through k; Aldersperson Evans seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Swanson, Parker. Nay: None. Absent: None.

11. Contracts/Agreements

- a. Report from the City Attorney regarding a settlement agreement between the City of Rock Island, Ravelingeen, and General Constructors Inc. of the Quad Cities.

Motion:	Motion to approve the agreement and authorize the City Manager to execute the document.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Evans moved to approve the agreement and authorize the City Manager to execute the document; Aldersperson Poulos seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Swanson, Parker. Nay: None. Absent: None.

- b. Report from the Police Department regarding bids for towing services, recommending the bid be awarded to Kendall Towing, Milan, IL.

Motion:	Motion to approve the contract and authorize the City Manager to execute the document.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Poulos moved to approve the contract and authorize the City Manager to execute the document; Aldersperson Hurt seconded.

DISCUSSION:

Police Chief Tim McCloud clarified that a request for bid was put out and Kendall came in lower than Quad City Towing.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Swanson, Parker. Nay: None. Absent: None.

12. Budget/Finance Items

- a. Report from the Finance Department regarding budget adjustments to the TIF 8 1st Street Fund (406) and TIF 9 Century Woods Fund (407) in the amount of \$51,405.

Motion:	Motion to approve the budget adjustments.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Evans moved to approve the budget adjustments; Alderman Hurt seconded.

DISCUSSION:

Community and Economic Development Director Miles Brainard said the TIF districts are contiguous, so they are able to transfer funds between one another under the TIF Act. He explained that the transfer is needed to zero out the First Street TIF's balance in order to close it.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Swanson, Parker. Nay: None. Absent: None.

13. Department Reports

- a. Report from Administration and the Rock Island Downtown Alliance (RIDA) regarding the new branding for Downtown Rock Island.

Motion: Motion to accept the new branding guidelines for the downtown.
RC Roll Call vote is need.

MOTION:

Aldersperson Parker moved to accept the new branding guidelines for the downtown; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Swanson, Parker. Nay: None. Absent: None.

- b. Report from the City Clerk regarding the amended schedule of regular City Council meetings for 2025 with the updated time change from 6:45 p.m. to 5:45 p.m.

Motion: Motion to approve the amendment as recommended.
RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve the amendment as recommended; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Swanson, Parker. Nay: None. Absent: None.

14. Events/Misc Requests

- a. Report from the City Clerk's Office regarding an amendment to the Quad Cities Marathon race route on Sunday, September 28, 2025.

Motion: Motion to approve the amendment as recommended.
RC Roll Call vote is needed.

MOTION:

Aldersperson Healy moved to approve the amendment as recommended; Aldersperson Barnes seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Swanson, Parker. Nay: None. Absent: None.

15. Rock Island Port Authority

- a. Motion: Motion to close the regular City Council meeting and convene the Rock Island Regional Port District meeting.
- VV Voice vote is needed.

MOTION:

Aldersperson Healy moved to close the regular City Council meeting and convene the Rock Island Regional Port District meeting; Aldersperson Evans seconded.

VOTE:

Motion PASSED on a 7-0-0 voice vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Swanson, Parker. Nay: None. Absent: None.

b. Other Business/New Business

Economic Development Director Tom Flaherty announced that the port's master plan steering committee will hold their first meeting this week.

- c. Motion: Motion to exit the Rock Island Port Authority and reconvene the regular City Council meeting.
- VV Voice vote is needed.

MOTION:

Aldersperson Poulos moved to exit the Rock Island Regional Port Authority and reconvene the regular City Council meeting; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 7-0-0 voice vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Swanson, Parker. Nay: None. Absent: None.

16. Other Business/New Business

Aldersperson Swanson requested that the Urban Agriculture Ordinance be brought back to Council earlier than November for consideration, preferably on September 22nd. Ms. Day confirmed that if enough council members were in agreement, then it can be brought back at an earlier date.

17. Adjourn

- a. Motion to Adjourn to September 22, 2025.
- Motion: Motion to adjourn.
- VV Voice vote is needed.

MOTION:

Alderperson Evans moved to adjourn; Alderperson Parker seconded.

VOTE:

Motion PASSED on a 7-0-0 voice vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Swanson, Parker. Nay: None.
Absent: None.

The meeting concluded at 8:10 p.m.

[MIN_SIGNATURES]

CITY OF ROCK ISLAND
CITY COUNCIL STUDY SESSION
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

9/8/2025 - Minutes

1. Call to Order

Mayor Harris called the meeting to order at 5:30 p.m. and welcomed everyone.

2. Roll Call

Mayor Harris asked City Clerk Samantha Gange to call the roll.

Present: Alderpersons Glen Evans, Randy Hurt, Linda Barnes, Jenni Swanson, Dylan Parker, Mark Poulos and Mayor Ashley Harris.

Absent: Alderperson Bill Healy.

Staff: City Manager Todd Thompson, Attorney Leslie Day, City Clerk Samantha Gange, and other City Staff.

3. Presentations

a. Presentation from the Dream Center, Peoria IL on a new housing approach

City Manager Todd Thompson introduced Kristy Schofield, Director of Homelessness and Housing with the Dream Center in Peoria, who presented on their approach to addressing homelessness.

Ms. Schofield reported that homelessness in the nation increased by 18% last year and shelters and service providers are struggling to keep pace. She noted the Dream Center currently serves 150–170 individuals each night, with numbers continuing to grow.

She outlined three new initiatives being developed by the Dream Center: Compassion Hub, Compassion Shelter, and Compassion Village. The Compassion Hub will serve as a day center in Peoria, offering access to services such as mental health care, legal assistance, career development, life skills training, healthcare, drug rehabilitation referrals, and other resources.

The Compassion Shelter is the only emergency shelter in the area. Ms. Schofield explained there has been a shift away from the traditional shelter model, and individuals or families facing housing insecurity are paired with a caseworker to create a plan aimed at achieving stable housing within six months.

She then described the Compassion Village concept, which is still under discussion for location. The Village would feature 32 tiny homes designed for individuals who do not fit into congregate shelters, including those with pets or addiction issues. Plans include bathrooms, community spaces, picnic areas, a check-in station, and supportive services. Renderings and photos of the proposed Village were shared. She noted that feedback from residents and stakeholders suggests avoiding a downtown location.

Ms. Schofield emphasized the Dream Center's close partnership with the City of Peoria and its involvement in the Continuum of Care. She highlighted the collaborative efforts among community providers, noting that they meet frequently to avoid duplication of services, close gaps in care, and ensure responsible use of

available funding.

4. Public Comment

Amanda Irwin with Project NOW provided an update on the organization's efforts in the community and shared information with Council regarding current initiatives.

5. Adjourn

- | | | |
|----|---------|-----------------------|
| a. | Motion: | Motion to Adjourn. |
| | VV | Voice vote is needed. |

MOTION:

Alderperson Poulos moved to adjourn the Study Session; Alderperson Evans seconded.

VOTE:

Motion PASSED on a 6-0-1 voice vote. Aye: Poulos, Evans, Hurt, Barnes, Parker, Swanson. Nay: None. Absent: Healy.

The meeting concluded at 6:00 p.m.

[MIN_SIGNATURES]

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding payment to Langman Construction, Rock Island, Illinois, for an emergency sewer main repair at 2429 25th Street in the amount of \$19,599.20.
Date: September 22, 2025

Introduction and Background Information:

Langman Construction Inc. is entitled to payment in the amount of \$19,599.20 for an emergency sewer main repair at 2429 25 Street. The work was done on June 10, through June 17, 2025.

A larger excavator was required to do the work and subsequently a contractor with the proper equipment was hired. Langman Construction Inc. was selected on a rotational basis with other contractors.

Previous Council Action (if any):

Budget Impact:

Vendor: Langman Construction Inc., Rock Island, IL
Payment Amount: \$19,599.20

Account Chargeable:

Fund:	505	Wastewater Operation & Maintenance
Department:	705	Utilities Services
Cost Center:	428	Wastewater Collection Maintenance
Object Code:	538025	Infrastructure Maintenance
Project Code:	702158	Emergency Sanitary Sewer Repair

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Public Works Department recommends that the City Council approve the payment to Langman Construction Inc., Rock Island, IL in the amount of \$19,599.20.

Submitted by: Michelle Martin, Manager

Approved by:



BILL TO: City of Rock Island
Attn: John Pearson
1309 Mill Street
Rock Island, IL 61201

DATE OF INVOICE: 7/10/2025

INVOICE #: 2505-09

DESCRIPTION OF WORK: Repair

LOCATION: 2429 25th St

SUMMARY (See below for itemization):

LABOR	\$	11,497.61
EQUIPMENT	\$	2,537.81
MATERIAL	\$	3,211.28
SUBCONTRACTOR	\$	2,352.50

INVOICE TOTAL	\$	19,599.20
----------------------	-----------	------------------

BREAKDOWN OF SUMMARY:

	10-Jun	11-Jun	12-Jun	13-Jun	17-Jun	S.T.	O.T.	HR. RATE	INS.	PAYROLL	
PAYROLL											
OPERATOR	2	8	8	3	1.5	22.5		\$ 41.50	\$	933.75	\$ 933.75
	0.5	0.5	0.5				1.5	\$ 62.25	\$	62.25	\$ 93.38
Field Manager							0	\$ 38.50	\$	-	\$ -
							0	\$ 57.75	\$	-	\$ -
LABOR FOREMAN	2	8	8				18	\$ 43.25	\$	778.50	\$ 778.50
		1	0.5				1.5	\$ 64.88	\$	64.88	\$ 97.31
LABOR	4	16	16	11	1.5	48.5		\$ 35.52	\$	1,722.72	\$ 1,722.72
							0	\$ 53.28	\$	-	\$ -
Field Manager 2				3	1.5	4.5		\$ 56.16	\$	252.72	\$ 252.72
							0	\$ 84.24	\$	-	\$ -
LABOR/PS							0	\$ 36.02	\$	-	\$ -
							0	\$ 54.03	\$	-	\$ -
TRUCK							0	\$ 41.50	\$	-	\$ -
							0	\$ 62.25	\$	-	\$ -
FINISHER				9		9		\$ 31.55	\$	283.95	\$ 283.95
							0	\$ 47.33	\$	-	\$ -
SUBTOTAL	8.5	33.5	33	26	4.5	102.5	3		\$	4,098.77	\$ 4,162.33
BENEFITS											
LABOR								72.5 HRS @	\$	25.06	\$ 1,816.85
OPERATOR								24.0 HRS @	\$	40.50	\$ 972.00
FIELD MGR								0 HRS @	\$	12.77	\$ -
FINISHER								9 HRS @	\$	28.53	\$ 256.77
SUBTOTAL								105.5			\$ 7,207.95
PLUS 35%											\$ 2,522.78
SUBTOTAL BENEFITS AND HOURS											\$ 9,730.73
PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE							0.04 of	\$	4,098.77	\$	170.10
WORKMEN COMP INSURANCE							0.04 of	\$	4,098.77	\$	163.95
FED UNEMPLOYMENT TAX							0.01 of	\$	7,207.95	\$	43.25
STATE UNEMPLOYMENT TAX							0.09 of	\$	7,207.95	\$	677.55
FED SOCIAL SECURITY TAX							0.08 of	\$	7,207.95	\$	551.41
SUBTOTAL PAYROLL ADDITIVES											\$ 1,606.25
PLUS 10%											\$ 160.63
TOTAL PAYROLL ADDITIVES											\$ 1,766.88
TOTAL LABOR											\$ 11,497.61

I hereby certify that the above statement is a copy of that portion of the payroll which applies to the above work.

EQUIPMENT (BLUE BOOK VALUES)	10-Jun	11-Jun	12-Jun	13-Jun	17-Jun	TOTAL	RATE	AMOUNT
Hitachi Mini Ex	2.5	8.5	8.5		1.5		21.0 \$	35.34 \$ 742.14
Cat 305E				3.0			3.0 \$	77.23 \$ 231.69
Flatbed Trailer	2.0						2.0 \$	4.83 \$ 9.66
Traffic Control Devices	1.0						1.0 \$	500.00 \$ 500.00
Pick up Truck	2.0	9.0	8.5	3.0	1.5		24.0 \$	43.93 \$ 1,054.32
	7.5	17.5	17.0	6.0	3.0			
TOTAL EQUIPMENT								\$ 2,537.81
MATERIAL								
Ferricos						2 EA	\$	76.80 \$ 153.60
8" STR 26 pipe						10 LF	\$	16.16 \$ 161.60
Concrete						8 CY	\$	169.50 \$ 1,356.00
#6 Rebar						26 bars	\$	3.50 \$ 91.00
Epoxy						1 Tube	\$	25.00 \$ 25.00
Black Dirt						2 LD	\$	125.00 \$ 250.00
Recycled Rock						69.28 TN	\$	9.00 \$ 623.52
Man sand						8.78 TN	\$	15.00 \$ 131.70
SUBTOTAL MATERIAL								\$ 2,792.42
PLUS 15%								\$ 418.86
TOTAL MATERIAL								\$ 3,211.28
SUBCONTRACTOR	10-Jun	11-Jun	12-Jun	13-Jun	17-Jun	TOTAL	RATE	AMOUNT
Overland					1		1 \$	180.00 \$ 180.00
Dan Ash		8.5	7.75	2	1.5		20 \$	110.00 \$ 2,172.50
SUBTOTAL SUBCONTRACTOR								\$ 2,352.50
PLUS 5% or \$100								
TOTAL SUBCONTRACTOR								\$ 2,352.50

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding payment #2 to Summerset Marine Construction, Whitewater, Wisconsin, for the Sunset Marina Dock Replacement Project in the amount of \$315,000.

Motion: Motion to allow claims a and b.

RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

Summerset Marine Construction, Whitewater, WI, is due Payment #2 for the Sunset Marina Dock Replacement Project. This payment is for dredging that has been completed to date. Payment #2 is in the amount of \$315,000.

Previous Council Action (if any):

Budget Impact:

Vendor: Summerset Marine Construction, Whitewater, WI
Payment Amount: \$315,000.00

Fund:	520	Sunset Marina
Department:	710	Fleet Services
Division:	020	Admin
Object:	563055	Docks/Wharves
Project:	702465	Sunset Marina FEMA Project
Grant:	297	ARPA

Requisition: 25000201

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Public Works Department recommends that the City Council approve Payment #2 to Summerset Marine Construction, Whitewater, WI, in the amount of \$315,000.00.

Submitted by: Michelle Martin, Manager

Approved by:

AIA® Document G702® – 1992

Application and Certificate for Payment

TO OWNER: City of Rock Island 1309 Mill Street Rock Island, IL 61201	PROJECT: SUNSET MARINA - DOCK D400 REPLACEMENT	APPLICATION NO: 002	Distribution to: OWNER: [] ARCHITECT: [] CONTRACTOR: [X] FIELD: [] OTHER: []
FROM Summerset Marine Construction CONTRACTOR: W3128 State Road 59 Whitewater, WI 53190	VIA Edgewater Resources ARCHITECT: 434 S Yellowstone Drive Madison, WI 53719	PERIOD TO: August 31, 2025 CONTRACT FOR: Dock D400 Replacement CONTRACT DATE: 05-28-2025 PROJECT NOS: / /	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM.....	3,130,413.00
2. NET CHANGE BY CHANGE ORDERS.....	\$0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2).....	\$3,130,413.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$796,802.00
5. RETAINAGE:	
a. 10.00% of Completed Work (Column D + E on G703: \$796,802.00)=	\$79,680.20
b. 10.00% of Stored Material (Column F on G703: \$0.00)=	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$79,680.20
6. TOTAL EARNED LESS RETAINAGE.....	\$717,121.80
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	402,121.80
8. CURRENT PAYMENT DUE.....	\$315,000.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$2,413,291.20

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order		0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: _____
State of: Wisconsin
County of: Jefferson

Subscribed and sworn to before
me this _____ day of _____
Notary Public:

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$315,000.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



Continuation Sheet

ALA Document G702*, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

Use Column I on Contracts where variable retainage for line items may apply.

**SUNSET MARINA - DOCK
D400 REPLACEMENT**

APPLICATION NO:

002

APPLICATION DATE: _____

08-29-2025

PERIOD TO:

August 31, 2025

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
I	Demolition and Removals	25,000.00	0.00	0.00	0.00	0.00	0.00%	25,000.00	0.00
	Electrical	596,505.00	0.00	0.00	0.00	0.00	0.00%	596,505.00	0.00
	Telecommunications	20,600.00	0.00	0.00	0.00	0.00	0.00%	20,600.00	0.00
	Covered Floating Dockage System	1,277,814.00	366,802.00	0.00	0.00	366,802.00	28.71%	911,012.00	0.00
	Gangway	81,793.00	0.00	0.00	0.00	0.00	0.00%	81,793.00	0.00
	Fire Pedestals	10,508.00	0.00	0.00	0.00	0.00	0.00%	10,508.00	0.00
	Non-Potable Water	49,955.00	0.00	0.00	0.00	0.00	0.00%	49,955.00	0.00
	Dredging D400	417,407.00	40,000.00	0.00	0.00	40,000.00	9.58%	377,407.00	0.00
	Fire Suppression	115,489.00	0.00	0.00	0.00	0.00	0.00%	115,489.00	0.00
	Dredging D100 & D300	535,342.00	40,000.00	350,000.00	0.00	390,000.00	72.85%	145,342.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	3,130,413.00	446,802.00	350,000.00	0.00	796,802.00	25.45%	2,333,611.00	0.00

Memorandum



To: Rock Island City Council
From: Samantha Gange, City Clerk
Subject: Report from the Public Works Department regarding payment to the Illinois Department of Transportation for the 85th Avenue West & Rock Island Parkway Intersection in the amount of \$158,398.89 (ARPA restricted funds).

Motion: Motion to allow the claim.

RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

In 2022, the City Council obligated \$333,710 of ARPA funds for the City's portion of the Rock Island Parkway project, which addressed safety concerns at the intersection of 85th Street West and Rock Island Parkway.

In August 2025, the City received an invoice from the Illinois Department of Transportation for its share of the project in the amount of \$158,398.89, which came in under budget. The project was obligated with the U.S. Treasury through an Interagency Agreement (IAI) and the remaining funds may be reallocated to other obligated projects with IAI agreements, in accordance with U.S. Treasury program guidelines.

Staff will provide a recommendation to the City Council in October regarding the reallocation of the excess funds.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Samantha Gange, City Clerk

Approved by:

**Memorandum
Public Works Department**



To: City Manager
Subject: Payment for the 85th Avenue West & Rock Island Parkway Intersection, CRI #2834
Date: September 17, 2024
Number: 2025-141

The Illinois Department of Transportation is requesting final payment under an agreement executed on April 22, 2022 between the City of Rock Island and the State of Illinois in which the City will reimburse the State for part of the construction costs for the 85th Street West and Rock Island Parkway Intersection Highway Safety Improvement Program (HSIP) Project, CRI 2834.

Recommendation

The Public Works Department recommends that the City Council approve the payment to the Illinois Department of Transportation, Springfield, IL, in the amount of \$158,398.89.

Vendor: Illinois Department of Transportation, Springfield, IL
Payment Amount: \$158,398.89

Project Expense String: 008703-538025-00000-000000
Account: 475-700-420-538025-000
Purchase Order: P20250221

Submitted by: Michael T. Bartels, Public Works Director
Michael J. Kane, P.E., City Engineer

Approved by: Todd Thompson, City Manager



Illinois Department of Transportation

Invoice

City of Rock Island
City Clerk
1528 3rd Ave.
Rock Island, IL 61201

INVOICE NO. 125291
RESP. CODE 9040
INVOICE DATE 01/01/2023
REVENUE CODE 6305
AUDIT NUMBER
PAYER NUMBER 007653

EXPLANATION OF CHARGES

PAY FROM THIS INVOICE

	AMOUNT
LOCATION: RI PARKWAY & 85TH	
LOCAL SECTION:	
ROUTE: FAU 5796	
SECTION: 19-00195-00-TL	
COUNTY: Rock Island	
JOB NO.: C-92-086-20	
PROJECT NO.: ETVX-869	
CONTRACT NO.: 85716	
DISTRICT: 2	

The Agreement executed 6/15/2022 between
City of Rock Island, and the State of Illinois
provides that the city will reimburse the State
for part of the construction costs.

CITY SHARE:

ZS3EU01	\$1,038,508.35
LESS FEDERAL SHARE @ 90% NTE 984,750.00	(\$934,657.52)
07R0401	\$54,548.06
LOCAL SHARE	\$158,398.89

Payment Due Date 01/15,**TOTAL DUE**\$158,398.89

PLEASE MAKE CHECK PAYABLE TO TREASURER, STATE OF ILLINOIS

MAIL TO: Illinois Department of Transportation
Room 322, Harry R. Hanley Building
2300 So. Dirksen Parkway
Springfield, IL 62764

INQUIRIES CONTACT: Local Agency-Agreement Analyst at 217/524-6531.

Memorandum



To: Rock Island City Council

From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager

Subject: Report from the Community Development Department regarding a consultant services contract with McGuire Igleski & Associates, Inc. for Historic Design Guidelines for an amount not to exceed \$15,492.

Motion: Motion to approve the contract and authorize the City Manager to execute the documents.

RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

The City has successfully secured a new Certified Local Government (CLG) Grant from the State Historic Preservation Office (SHPO) to fund a Historic Design Guidelines project. This project will develop new design guidelines for historic properties, a need identified in the City's 2016 City Heritage Resources Plan. The current guidelines, last published in 1993, have a limited geographic scope, lack detailed illustrations, and require updates regarding alternative materials and the treatment of non-contributing properties. The primary objective of this project is to draft comprehensive design guidelines that cover all geographic areas, current and future designated historic resources, and all building typologies (e.g., residential, commercial, and industrial).

An invitation to bid was put out for the month of August. At the end of the bidding period, staff had received five (5) bids. The bidders all meet the required federal professional qualification standards, demonstrate relevant experience, and exhibit a clear commitment to historic preservation. The bidders and the costs for their services are as follows.

Consutlant	Bid Amount
McGuire Igleski & Associates, Inc.	\$15,492.00
AltusWorks, Inc.	\$18,000.00
JLK Architects	\$18,000.00
Designing Local Limited	\$18,000.00
Studio GWA	\$18,200.00

Having reviewed all the bids, staff recommend awarding the contract to McGuire Igleski & Associates, Inc. McGuire Igleski & Associates, Inc. is an architectural firm in Evanston, Illinois with special expertise in historic preservation projects. MIA brings a comprehensive knowledge of Rock Island's history and architectural legacy, derived from their previous collaborations with the City on three of its historic districts: the Downtown Rock Island Historic District (2020), the Broadway Historic District (2023), and the United States Housing Corporation Historic District (2024). Their comprehensive proposal and proven track record make them the ideal consultant for developing the updated Historic Design Guidelines. Staff is confident that McGuire Igleski & Associates, Inc. can execute the City's project on budget and in a timely fashion.

Previous Council Action (if any):

NA

Budget Impact:

The direct costs of the project are funded entirely through a Certified Local Government grant. The city will match 20% of the funding through staff time.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department and the Preservation Commission recommend that the City Council approve the contract with McGuire Igleski & Associates, Inc for an amount not to exceed \$15,492.00 and authorize the City Manager to execute the documents.

Submitted by: Tanner Osing, Planning & Zoning Manager

Approved by:



Request for Proposals (RFP)

Historic Design Guidelines for the City of Rock Island

INTRODUCTION

The City of Rock Island, Illinois (2020 population of 37,108) is the seat of Rock Island County and is located in the Quad Cities, a metropolitan region situated on the Iowa-Illinois border along the Mississippi River. Rock Island is currently home to three National Register Historic Districts, one local historic district, and 47 individual local landmarks. The Preservation Commission, established in the 1980s, currently examines and rules on design review requests for external renovations/repairs and additions for homes/properties designated as local landmarks or located within a locally designated historic district. Rock Island is a Certified Local Government (CLG).

PROJECT BACKGROUND

The City's existing design guidelines for historic properties are dated and do not cover all geographic areas. The existing residential design guidelines were originally printed in 1993 with only minor updates since then. Further, the City has design guidelines for the downtown, but not other commercial or industrial areas.

The City's Heritage Resources Plan (2016) mentions the need to update the guidelines as a goal. The plan notes that the existing guidelines lack illustrations and photos, language on alternative materials, and discussion on the treatment of non-contributing properties in historic districts. The plan also indicates that the commercial guidelines could benefit from stronger recommendations on signage, storefront rehabilitation, material preservation, and energy efficiency.

Recognizing the need for a unified and updated approach, the City seeks to integrate existing plans and policies into a clear, city-wide framework. The new guidelines should provide consistent design standards that are context sensitive and reflect the recommendations from the 2016 Heritage Resources Plan.

SCOPE OF SERVICES

The selected consultant will create a comprehensive set of design guidelines to reflect current practices and technologies in the treatment of historic properties. The guidelines should be more than a document used for design review purposes by also including practical resources for historic property owners seeking to invest in their properties from small-scale maintenance concerns to larger, adaptive use projects where incentives may be sought. The design guidelines should incorporate the following at a minimum.

- Line drawings that show characteristic features and elements of a particular architectural style.

- Photos as well as images.
- Locations where new additions should be placed in regards to scale, materials, and compatibility for properties of particular architectural styles.
- Materials that could be replaced in-kind and acceptable replacement materials.
- Maintenance and preservation of key architectural details.
- Energy efficiency and alternative energy generating equipment (i.e. solar panels, wind turbines, etc.)
- Design issues related to all architectural styles and properties of Mid-Century vintage.
- Best practices for historic property maintenance.

Additionally, the new guidelines should accomplish the following objectives.

- Assist staff and the Preservation Commission in design review.
- Serve as a tool for property owners and developers by offering a clear, user-friendly resource that aligns with the Secretary of Interior's Standards.
- Make preservation projects more approachable thus protecting more historic resources.
- Strengthen the City's commitment to preservation through increased awareness and education.

ADDITIONAL SERVICES

The Community Development Department will assist the selected consultant in managing the operational aspects of the project and coordinating work with the relevant parties. The department will provide overall support for project tasks. The City's Urban Planner will serve as the lead liaison for the project, although other support staff may be involved from time to time.

The consultant will hold progress meetings with the City (in-person or virtually) as often as necessary (approximately once per month) until a final document is recommended for approval by the Preservation Commission and adopted by the City Council. City staff may schedule progress meetings, as necessary, at key times during project development. The consultant shall also provide progress reporting throughout the project as deemed necessary by the liaisons

APPROACHING THE SCOPE OF SERVICES

Please note that these are the general services required and are considered to be the minimum required to complete the project. The consultant is given latitude toward its approach of the scope outlined in the prior sections and is encouraged to propose additions/edits that lend to the best process. Following the selection process, a meeting will be held with the selected consultant to negotiate the final scope of work and a contract for services. Therefore, the City reserves the right to revise the final scope of work.

CONTENTS OF PROPOSAL

- Proposed project budget not to exceed \$18,200 (including line item costs)
- Proposed timeline

- Qualifications statement
- Bidders approach to addressing the Scope of Services
- Standard contract for services (not yet executed)

CONTENTS OF QUALIFICATIONS STATEMENT

Bidders are encouraged to be concise and submit only the following information.

1. **Consultant Qualifications:** Provide a biography describing the consultancy's members' individual qualifications and history, years in business, location(s), legal structure, ownership, organizational structure, and key staff that would be committed to this project. Consultant qualifications should meet the Professional Qualification Standards shown in Appendix A as listed in the CLG Grants Manual FFY 2022.
2. **Prior Experience:** Provide examples of the consultant's previous experience with comparable projects, specifically the development of historic design guidelines. Examples of projects should be from the last five (5) years and include descriptive information such as the character of these projects, the scope of the consultant's involvement, methodology, and locations of the projects. Experience working with local governments and developing publicly accessible documents is highly relevant.
3. **References:** Provide a list of at least three (3) references who have worked with the consultant in the past five (5) years who have relevant knowledge concerning the consultant's ability to complete such a project, specifically related to design guideline development or similar planning/preservation projects. Names, affiliations, addresses, current telephone numbers, and email addresses of all references must be provided.

SUBMISSION OF PROPOSALS

Submissions must be received no later than **August 21, 2025 at 4:00 PM**. Proposals may be delivered in person or sent via mail with a tracking service. All submissions must be in sealed envelopes that include the following information on the outside cover:

Community Development Department
 1528 3rd Avenue
 Rock Island, IL 61201
 ENCLOSED: Response to RFP – Historic Design Guidelines

AWARDING CONTRACTS

The City shall not accept any proposals after the submission deadline. Proposals shall be reviewed for pricing, experience, previous work history, references, approach to addressing the scope of services, State Licenses, State Registration, insurances, bonds, subcontractors, equipment owned, equipment rented, operator experience, and financial stability. The City at its sole discretion shall decide after a review which consultant, if any, is responsive to the RFP. All bidding and award procedures undertaken by the City regarding this project shall be consistent with the City's adopted procurement procedures. Incomplete proposals shall not be accepted. Consultants who do not demonstrate relevant professional qualifications and experience in developing

design guidelines shall not be considered. The lowest bid shall not automatically guarantee that the consultant will be awarded the contract. A submitted price for services shall remain valid for 90 days after submission deadline. Additionally, all qualifications shall be evaluated using the following criteria and through consideration of the proposed budget.

1. Demonstrate Relevant Experience:
 - a. Good: The consultant demonstrates superior experience in providing services. The qualifications demonstrate a wide depth of experience with five (5) or more similar projects, and prior experience working with municipalities. Project work samples are of outstanding quality in content and technical presentation.
 - b. Fair: The consultant demonstrates the required experience in providing services. The qualifications demonstrate an adequate depth of experience with between three (3) and five (5) similar projects, and prior experience working with municipalities. Project work samples are of good quality in content and technical presentation.
 - c. Poor: The consultant fails to demonstrate the required experience in providing services. The qualifications include fewer than three (3) similar projects, and limited prior experience working with municipalities. Project work samples are of inadequate quality in content and technical presentation.
2. Exhibit Commitment to Historic Preservation:
 - a. Good: The consultant demonstrates a superior approach to the subject material, a high degree of understanding of the historic and cultural resources involved, and a commitment to carry out the project in a way that meets the objectives of the SHPO and the U.S. Department of the Interior. All references confirm the above.
 - b. Fair: The consultant demonstrates an adequate approach to the subject material, a basic understanding of the historic and cultural resources involved, and a willingness to carry out the project in a way that meets the objectives of the SHPO and the U.S. Department of the Interior. A majority of references confirm the above.
 - c. Poor: The consultant fails to demonstrate an adequate approach to the subject material, does not understand the historic and cultural resources involved, and is unwilling to carry out the project in a way that meets the objectives of the SHPO and the U.S. Department of the Interior. A majority of references cite a lack of commitment to historic preservation.
3. Indicate Financial Wherewithal: Consultants should provide verification of their financial ability to develop such a project. Financial information need not be overly explicit, but sufficient for the City to ascertain whether the consultant is capable in this regard. The proposed budget **shall not exceed \$18,200.00**.

BIDDER RESPONSIBILITY

Bidders shall keep the bidding process confidential. Each bidder shall be fully acquainted with conditions relating to the scope of services, any current government

regulations pertaining to the work, and restrictions associated with acceptable execution of requested work. Failure or omission of the bidder to acquaint themselves with conditions shall in no way relieve them of any obligation with respect to their bid or subsequent contract.

FEDERAL, STATE, AND LOCAL REPORTING COMPLIANCE

The bidder shall provide financial and programmatic information as required by the City of Rock Island to comply with all Federal, State, and local law reporting requirements. The bidder shall also adhere to all applicable Federal, State, and local regulations.

PROJECTED SELECTION PROCESS SCHEDULE

After the deadline to receive proposals has passed, City staff shall review qualifications and select a consultant to recommend to the Preservation Commission. The Commission shall review the qualifications and make a recommendation to the City Council. Once the Council awards the contract, City staff shall contact said consultant with an executed contract.

August 21, 2025 at 4:00pm	Deadline to receive proposals
August 27, 2025	Preservation Commission makes a recommendation.
September 8, 2025	City Council awards contract.

CONTACT INFORMATION

The primary contact person for this project is listed below. All questions regarding this RFP should be directed to this contact.

Eunice Amissah-Mensah, Urban Planner

Community Development Department

1528 3rd Avenue

Rock Island, IL 61201

Email: amissah-mensah.eunice@rigov.org; Phone: (309) 732-2902

APPENDIX A

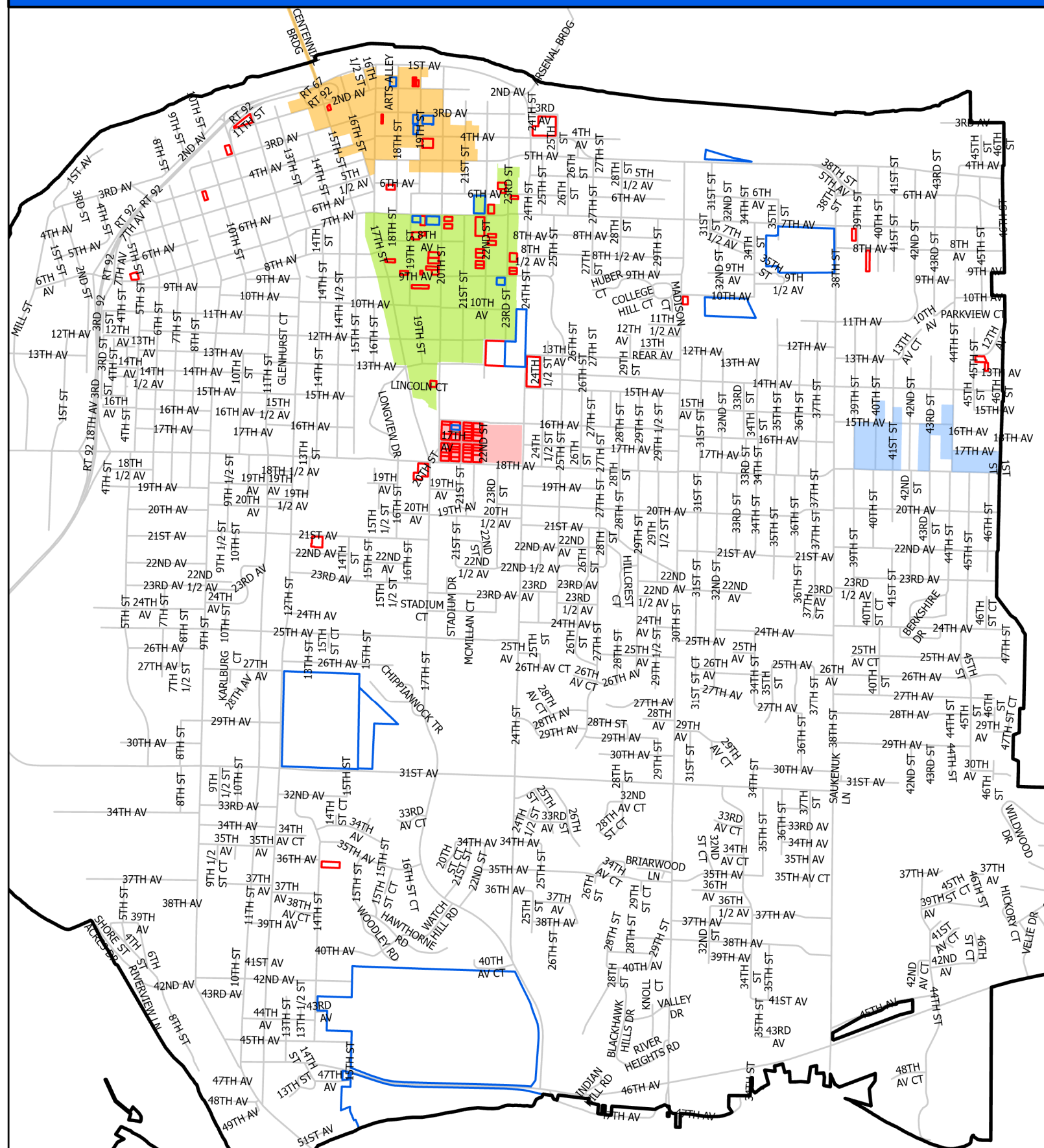
36 CFR PART 61 PROFESSIONAL QUALIFICATIONS STANDARDS

In the following definitions, a year of full-time professional experience need not consist of a continuous year of full-time work but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

- A. **History.** Minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:
 - 1. At least two years of full-time experience in research, writing, teaching, interpretation or other demonstrable professional activity with an academic institution, historical organization or agency, museum, or other professional institution; or
 - 2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.
- B. **Archeology.** Minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or closely related field plus:
 - 1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration or management.
 - 2. At least four months of supervised field and analytic experience in general North American archeology; and
 - 3. Demonstrated ability to carry research to completion. (In addition, to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the prehistoric period. A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.)
- C. **Architectural History.** Minimum professional qualifications in architectural history are graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history; or a bachelor's degree in the above specialties or closely related field plus one of the following:
 - 1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
 - 2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

- D. **Architecture.** Minimum professional qualifications in architecture are a professional degree in architecture plus at least two years of full-time professional experience in architecture; or a state license to practice architecture.
- E. **Historic Architecture.** Minimum professional qualifications in historic architecture are a professional degree in architecture or State license to practice architecture, plus one of the following:
1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
 2. At least one year of full-time professional experience on historic preservation projects. Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specification for preservation projects.

Rock Island Historical Properties and Districts



BID TALLY RELEASE

COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: Request for Proposal (RFP) for Historic Design Guidelines

DATE: 8/25/2025

Please note that the bidding period is closed and five (5) qualifying bids were received.

Consultant	Bid Amount:
McGuire Igleski & Associates, Inc.	\$15,492.00
Altus Works Inc.	\$18,000.00
JLK Architects	\$18,000.00
Designing Local Limited	\$18,000.00
Studio GWA	\$18,200.00

MOST RESPONSIBLE AND REASONABLE BIDDER: McGuire Igleski & Associates, Inc.

CONTRACT TO BE AWARDED BY THE CITY COUNCIL ON 9/8/2025 FOR THE PROPOSED BID AMOUNT.

Request for Proposals



Historic Design Guidelines for the City of Rock Island

August 21, 2025

McGuire Igleski & Associates, Inc.
1330 Sherman Avenue
Evanston, IL 60201



McGuire Igleski & Associates, Inc.

Architecture, Preservation, Planning

August 21, 2025

CITY OF ROCK ISLAND

Eunice Amissah-Mensah | Urban Planner
Community Development Department
1528 3rd Avenue
Rock Island, IL 61201

Re: Historic Design Guidelines for the City of Rock Island

Dear Ms. Amissah-Mensah,

The City of Rock Island (City) has requested this proposal from McGuire Igleski & Associates, Inc. (MIA) to prepare Historic Design Guidelines for the City of Rock Island. MIA proposes to provide the Scope of Services described below and as indicated in the *Request for Proposals* dated July 25, 2025.

The City identified the need to amend and update the existing design guidelines for historic properties, last published in 1993, as an objective to advance the goal of preserving and protecting Rock Island's historic resources in its 2016 City Heritage Resources Plan. The existing design guidelines cover a limited geographic area of the City, with a focus on the residential and downtown historic districts, and lack detailed illustrations and photographs. The City also wishes to establish a unified and consistent approach by integrating the design guidelines with existing plans and policies to develop a city-wide framework.

MIA's proposed approach and scope of services will support these goals, and the City's commitment to preservation, by providing illustrated and comprehensive design guidelines that address not only all geographic areas which cover the city's current and future designated historic resources, but also address all building typologies (e.g., residential, commercial, industrial, cultural, etc.) and context-specific character-defining features (e.g., storefronts and signage for commercial properties) and architectural styles from the the mid-nineteenth century through the latter quarter of the mid-twentieth century. The guidelines will reflect current best practices and preservation technologies, as outlined in the Secretary of the Interior's *Standards for the Treatment for Historic Properties*, in an accessible and approachable format for property owners.

The guidelines will also assist City staff and the Historic Preservation Commission (HPC) in streamlining the review process for the issuance of a Certificate of Appropriateness, currently required for work undertaken at a designated local landmark (either individually or within a historic district). The guidelines will also support property owners interested in preserving their historic properties through increased awareness and education by providing a list of resources and references to advise appropriate repair, maintenance, and restoration work while enabling them to take advantage of available financial incentives to offset costs. The design guidelines will also encourage appropriate new construction on vacant or non-contributing sites, as well as additions to historic properties.

MIA is a women-owned architectural firm (WBE and DBE-certified) specializing in historic preservation. All staff members meet the National Park Service's *Professional Qualifications Standards* as required per the grant agreement. MIA is committed to maintaining the procedural and professional requirements outlined in 36 CFR Part 60 and the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*.

MIA brings a comprehensive knowledge of the history and architectural legacy of Rock Island through our previous work with the City of Rock Island on three of the four historic districts in the community, including the



McGuire Iglesias & Associates, Inc.

Architecture, Preservation, Planning

Downtown Rock Island Historic District, the Broadway Historic District, and the United States Housing Corporation Historic District. Our team also brings a wealth of expertise through our work on several design guideline-specific projects. Recent and relevant projects are showcased in the enclosed project profiles. MIA also has an extensive history of previously completed projects for governmental clients as part of Certified Local Government (CLG) grant programs. Previous design guidelines and/or relevant projects include:

- Design Guidelines for the Milwaukee Avenue Special Character Overlay District, Chicago, IL, 2023.
- Design Guidelines for the City of Stoughton Historic Downtown District, Stoughton, WI, 2022.
- Neighborhood Conservation Districts Zoning Amendment and Pilot Design Guidelines, Chicago, IL, 2020.
- Kinzie Industrial Multiple Property Evaluation and Corridor Design Guidelines, Chicago, IL, 2019.
- Bryn Mawr Avenue, Uptown Square, and West Argyle Street Historic Districts Preservation Plans and Design Guidelines, Chicago, IL 2017.
- Preservation Consulting to the Village of Orland Park for Certificate of Appropriateness Review, Orland Park, IL, 2013 to present.
- Citywide Aurora Design Guidelines, Aurora, IL, 2001.

Enclosed are additional firm qualifications, project staffing, key personnel resumes, and project profiles with references.

We look forward to assisting the City of Rock Island in your efforts and are happy to clarify any questions you may have regarding this proposal.

Sincerely,

McGuire Iglesias & Associates, Inc.

A handwritten signature in dark ink that reads "erica ruggiero". The signature is written in a cursive, lowercase style.

Erica Ruggiero, Associate AIA

Principal

847.328.5679 ext. 5 / erica@miarchitects.com

SCOPE OF SERVICES

I: Survey and Research

- A. Project kick-off meeting with the City to review goals, process, deliverables, and schedule.
- B. Review existing documentation on Rock Island's currently designated historic resources, including but not limited to existing National Register of Historic Places nomination forms, existing Landmark Designation Reports, applicable regulations/ordinances, zoning information, and previously undertaken surveys and studies.
- C. Visit and make a visual survey of Rock Island's currently designated historic resources to document the existing historic fabric, changes to historic buildings, vacant lots, and new construction.
- D. Photograph Rock Island's historic districts and individually designated historic resources to document existing conditions, character-defining features and elements, architectural styles, building types, streetscapes, and other features as necessary to develop and illustrate the design guidelines. MIA will take specific note of defining and unique development patterns.
- E. Prepare a Summary of Findings that will direct the format and contents of the design guidelines. With the Summary of Findings, MIA will also prepare a draft outline (table of contents) for the design guidelines for review and comment by the City.

II: Development of Design Guidelines

- A. Upon completion of the survey and research, MIA will prepare illustrated design guidelines for the City of Rock Island's historic resources to guide the rehabilitation of existing buildings while preserving contributing and significant buildings and features. In addition to preserving historically designated properties, the guidelines will advise on the appropriate and compatible new construction for infill lots, as well as additions or the replacement of non-contributing/non-historic resources. The design guidelines will follow the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and for *Preservation Planning*, as well as the Rock Island Preservation Ordinance. The design guidelines will include, but are not limited to:
 - i. Introduction
 - ii. Purpose of the Design Guidelines
 - Project Methodology
 - Community Engagement Process
 - Principles and Goals
 - iii. Identification and Description of the City of Rock Island's Designated Historic Individual Properties and Districts
 - iv. Description of the Certification of Appropriateness and Permit Review Process
 - v. Brief narrative on the history and development of the City of Rock Island
 - vi. Architectural Description (in narrative and graphic form) of the City's historic built environment
 - Character-defining features
 - Neighborhood patterns of development
 - Architectural styles
 - Building typologies/forms
 - Existing conditions/changes over time
 - vii. Design Guidelines
 - Illustrated guidelines for rehabilitation and restoration, including maintenance, repair, and replacement materials for contributing/significant and non-contributing/new properties.
 - Guidelines for how to address common changes over time when planning work for a historic property.
 - Guidelines for appropriate new construction and replacement of non-contributing/non-historic properties, to be based on the existing historic fabric and

presented in both narrative and graphic form. These guidelines will promote well-designed new construction that enhances the character of Rock Island's historic built environment.

- Guidelines for additions to contributing properties, to be based on the existing historic fabric and presented in both narrative and graphic form.
- Guidelines for retrofitting a historic property for energy efficiency.
- Specific guidelines for unique development patterns, context-specific character-defining features (e.g., storefronts and signage for commercial buildings), and building typologies (e.g., residential, commercial, industrial, etc.) identified during the Survey and Research Phase, including site/public realm features.
- Map of the designated historic districts and individual resources with a key that notes the existing condition of each lot, vacant, historic building (contributing and non-contributing), new construction, etc., with reference to the appropriate treatment for each.

viii. Appendices

- Suggested resources (e.g., financial incentives).
- Historic standards and guidelines for use as reference for these specific guidelines (e.g., National Park Service Preservation Briefs and Preservation Tech Notes).
- Pre-COA submittal checklist and Design Guideline Review Checklist.

B. Deliverables

- i. A summary of findings from the Survey and Research Phase, with an outline (table of contents) for the design guidelines, will be provided to the City, in Microsoft Word, for review and approval before beginning the complete text draft.
- ii. A complete text draft of the design guidelines will be provided to the City for review in Microsoft Word.
- iii. A complete illustrated layout draft of the design guidelines in Microsoft Word will be provided to the City, which incorporates all previous edits and comments made by the City during the review of the text draft.
- iv. The final illustrated design guidelines, incorporating edits and comments provided by the City during the review of the complete illustrated layout draft. The City will be provided with three (3) bound copies, in addition to a digital copy provided in an interactive PDF format.
- v. Presentation materials for meetings, as identified below.
- vi. MIA will provide progress reports to the City of Rock Island in accordance with the reporting requirements outlined in the CLG grant agreement.

III. Meetings and Community Engagement

A. MIA will attend up to four (4) virtual working meetings with the City:

- i. Meeting 1: Kick-off meeting to review the project timeline, confirm project expectations and goals, discuss changes/revisions to the existing design guidelines, and tour the study areas.
- ii. Meeting 2: Review Summary of Findings from the Survey and Research Phase, and proposed design guideline report outline/table of contents.
- iii. Meeting 3: Presentation and review of text draft of design guidelines and photograph/illustration mock-ups.
- iv. Meeting 4: Presentation and review of the completed illustrated layout draft.

B. MIA will attend up to two (2) public Historic Preservation Commission (HPC) meetings at key milestones within the project to present findings and solicit feedback:

- 1) Introduce the project, the history of Rock Island's designated historic resources, and available incentives to the public and solicit feedback and input.

- 2) Present the final design guidelines to the public and share resources and references for property owners interested in undertaking any work at a property located within the study area.

FEE PROPOSAL

McGuire Iglesias & Associates, Inc. proposes to provide the services described in the *Request for Proposals*, dated July 25, 2025, and as described above, for a Lump Sum Fee of **\$15,492**, including reimbursables. A fee breakdown with line items is provided below.

	SUBTOTALS	
	Hours	Fee
1.00 SURVEY AND RESEARCH		
1.01 Review of existing documentation.	4	\$476
1.02 Survey / Documentation of the Study Area	24	\$2,460
1.03 Summary of Findings / Report Outline	16	\$1,640
Phase Subtotal	44	\$4,576
2.00 DEVELOPMENT OF DESIGN GUIDELINES	Hours	Fee
2.01 Development of design guidelines	112	\$9,488
Phase Subtotal	112	\$9,488
3.00 MEETINGS + COMMUNITY ENGAGEMENT	Hours	Fee
3.01 Four (4) virtual meetings with City staff	4	\$476
3.02 Two (2) presentations to the HPC	8	\$952
Phase Subtotal	12	\$1,428
TOTAL HOURS & FEES	168	\$15,492

Invoices will be submitted on an agreed-upon schedule. Payments will be made per the requirements/procedure outlined within the grant agreement between the City and the State Historic Preservation Office / National Park Service.

PROPOSED PROJECT SCHEDULE

We anticipate developing the project timeline with considerable input from the City. It is anticipated that the project will take approximately 21 weeks to complete, with an approximate start date of the week of September 8, 2025. Provided below is a proposed project schedule.

HISTORIC DESIGN GUIDELINES FOR THE CITY OF ROCK ISLAND																	McGuire Igleski & Associates (MIA) Action					
																	City of Rock Island (City) Action					
TASK	DATE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
PROJECT START DATE	w/o September 8	x																				
Working Meeting 1 / Kick-off	w/o September 8	x																				
Review existing documentation on the City of Rock Island's designated historic resources	1 week																					
Survey, Building, and Streetscape Documentation	2 weeks																					
Prepare the Summary of Findings and the proposed outline for the Design Guidelines	2 weeks																					
Submit the Summary of Findings and outline for review by the City	w/o October 6					x																
Working Meeting 2 / Reviewing Summary of Findings and proposed outline	w/o October 6					x																
Presentation to the HPC on the Summary of Findings and proposed outline	w/o October 27								x													
Prepare the text draft of the Design Guidelines	5 weeks																					
Submit the text draft of the Design Guidelines to the City for review	w/o November 17											x										
City review of the Design Guidelines text draft	3 weeks																					
Working Meeting 3 / Review of complete text draft Design Guidelines	w/o December 8														x							
Prepare a complete illustrated layout draft of the Design Guidelines with revisions	6 weeks																					
Submit the complete illustrated layout draft of the Design Guidelines for review by the City	w/o December 22																x					
City review of illustrated layout draft	2 weeks																					
Working Meeting 4 / Review illustrated Design Guidelines	w/o January 5																		x			
Revise the illustrated layout draft of the design guidelines per City review	2 weeks																					
Submit final illustrated Design Guidelines to the City	w/o January 26																					x
Presentation to the HPC on the final Design Guidelines	w/o January 26																					x
END OF PROJECT	w/o January 19																					x

ORGANIZATION AND SERVICES

Established in 2001, McGuire Igleski & Associates, Inc. is an architectural firm offering the full range of professional services with special expertise in historic preservation. Our skilled staff includes five full-time architects and historic preservation specialists, giving us a wide base of knowledge for working with all building types. The firm is a Women-owned S corporation with Amy Gauen, Sarah Haas, Mark Igleski, and Erica Ruggiero as principals and owners. Our office is located in Evanston, Illinois.

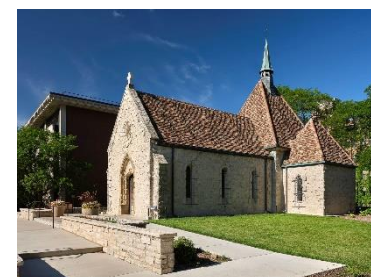
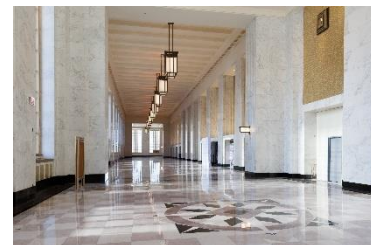
Services include:

- Evaluation, Analysis, Planning, and Design
- Existing Conditions Assessments
- Building Restoration, Rehabilitation, and Adaptive Reuse
- Compatible Additions to Existing Buildings
- Historic Structure Reports and HABS/HAER Documentation
- Preservation Consulting & Planning; Historic Surveys & Design Guidelines

McGuire Igleski & Associates, Inc. is a member of the USGBC with LEED Accredited Professionals on staff. We integrate the needs of the modern user, providing state-of-the-art design and technology solutions while respecting the building traditions, historic materials, and qualities of the past, which contribute to the historic character of the building or site.

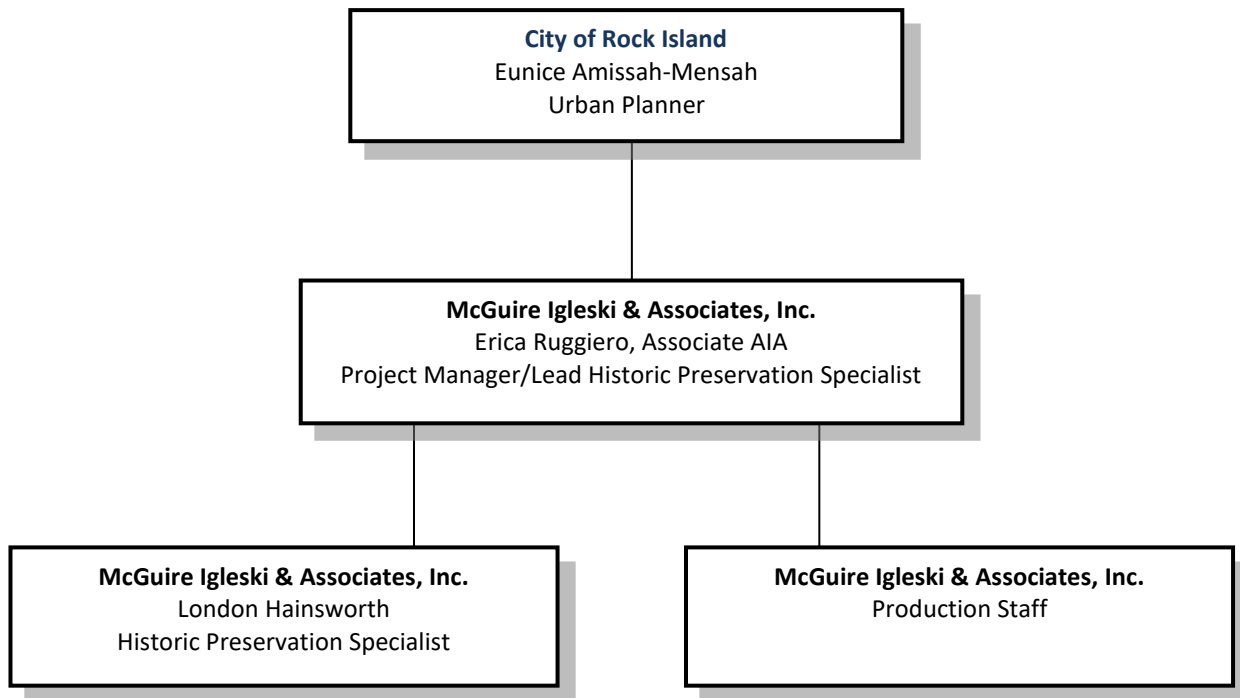
Projects include:

- Architectural and historic preservation services for Restoration and Adaptive Reuse projects, including the Old Post Office Lobby and Hotel Florence.
- Design Guidelines for municipalities, including the Milwaukee Avenue Special Character Overlay District and the Kinzie Industrial Corridor for the City of Chicago, and Downtown Design Guidelines for the City of Stoughton.
- Preservation consulting for projects for private and public clients, including National Register nominations, Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) recordation packages, and Section 106 regulatory review and mitigation.
- Renovation projects, including restoration, repair, preservation planning, ADA and life safety upgrades, adaptive use, and additions.
- Historic Resource Surveys, including recent projects of the Lincoln Highway, McHenry County Rural Structures Survey, the Village of Frankfort, and the Potawatomie Neighborhood in St. Charles.
- Historic Building Conditions Assessments and Preservation Planning for cultural and educational facilities, including the St. Joan of Arc Chapel, Shedd Aquarium, and Northwestern University.



PROJECT STAFFING

McGuire Igleski & Associates (MIA – WBE/DBE) will perform the scope of services described above with Erica Ruggiero, as project manager and lead historic preservation specialist, coordinating the City and MIA staff, overseeing survey work, research, and writing of the design guidelines. Below is a list of key project staff with titles. Resumes and project profiles are attached. All staff meet the Secretary of the Interior's *Professional Qualification Standards under CFR Part 61*.



ERICA RUGGIERO, ASSOCIATE AIA, MSHP

Erica is a historic preservationist specialist and architectural historian with experience in preservation planning, building surveys, feasibility study reports, rehabilitation and adaptive reuse design, façade restorations, Historic American Building Survey, and building condition assessments. With degrees in both historic preservation and interior design, Erica has a demonstrated understanding of maintaining the authenticity, integrity, and character of a time and place, while adapting it for more modern uses.

EDUCATION

Master of Science/Historic Preservation
School of the Art Institute of Chicago
Chicago, IL

Master of Science/Interior Design
Florida State University
Tallahassee, FL
Graduate Certificate: Urban Design

PROFESSIONAL AFFILIATIONS

Landmarks Illinois
Chicago Women in Architecture
Society for Architectural Historians
American Planning Association
American Institute of Architects

PROFESSIONAL ACTIVITIESChicago for Chicagoans:

Presenter
Chicago History 101: Railroads & Highways,
Chicago, IL, January 2018

Presenter
McKinley Park Neighborhood Tour,
Chicago, IL, June 2017- Present

Conference on Illinois History:

Presenter
Researching Illinois' Rural Resources
Springfield, IL, October 2019

Presenter
History of the Early Chicago Steel Industry
from 1855-1905,
Springfield, IL, October 2016

National Register of Historic Places:

Garfield Farm and Garfield Tavern
Amendments and Boundary Extension
Campton Hills, IL February 2016

Central Manufacturing District: Original East
District, Chicago, IL October 2015 (*Amended
for Statewide Significance, February 2017*)

Central Manufacturing District: Pershing
Road Development, Chicago, IL June 2015

SELECTED PROJECTS

- **Historic Preservation Plans.** Primary preparer for preservation planning documents for the Bryn Mawr Avenue, West Argyle Street, and Uptown Square Historic Districts. Historic Preservation Plans document existing conditions of a district, complex, or campus, through field survey and evaluation, development of historical context, and definition of architectural or visual features. Plans provide recommendations, including prioritized preservation goals and design principles/guidelines that encourage preservation and appropriate adaptive reuse or new development per the Secretary of the Interior's *Standards for Preservation Planning*.
- **Historic Downtown District, Stoughton, WI.** Preparer of a local landmark designation for Stoughton's Historic Downtown District and associated comprehensive, illustrated design guidelines. The design guidelines provide information on the architectural and historical significance of the district to serve as a planning tool and guide property owners and businesses for the preservation of their historic property. They also encourage appropriate new infill construction and additions to historic properties, guided by the district's history, pattern of development, and rich architectural character, while providing available financial incentives and preservation recommendations.
- **Milwaukee Avenue Urban Identity Study, Chicago, IL.** Co-lead the creation of a comprehensive set of design guidelines for existing and new construction for the Milwaukee Avenue Special Character Overlay District (SCOD). Work included a thorough analysis of existing conditions of the built environment, the creation of illustrated design guidelines, and an extensive community and stakeholder engagement process.
- **Harlem Avenue Visioning Study, Chicago, IL.** Primary preparer for the analysis of the existing conditions of the built environment. The analysis supported recommendations for public realm, streetscape, and architectural improvements to strengthen Chicago's northwest side Italian community. Assisted with the identification of focus areas and development sites at key opportunity sites along the two-mile corridor. Lastly, helped lead a robust community engagement process to define an implementation framework for the proposed improvements.
- **Kinzie Industrial Corridor, Chicago, IL.** Primary preparer of a Multiple Property Evaluation (MPE) Report and Design Guidelines for the City of Chicago Kinzie Industrial Corridor. The project included a resource survey of 800 properties in the corridor, including National Register (NR) and City of Chicago (COC) Landmark evaluation, research to determine date of construction and historic use/name, and identification of character-defining features, architectural style, building typology, and alterations/changes over time. Upon completion of the survey, MIA prepared an MPE which provided a description of the survey area and methodology, narrative on the history and development of the corridor, architectural description of the corridor, a comprehensive identification of industrial building typologies, and recommendations for the preservation of the corridor, including design guidelines to promote the rehabilitation of character buildings.

LONDON HAINSWORTH

London Hainsworth is a historic preservation specialist and architectural conservator with experience in historic resource surveys, historic structure reports, building conditions assessments, conservation planning, and preventative conservation. With degrees in art history and historic preservation, London has demonstrated understanding of the way buildings function and weather over time, allowing for proper planning, treatment, and adaptation of use.

EDUCATION

Master of Science
Historic Preservation
School of the Art Institute of Chicago
Chicago, IL

Bachelor of Art
Art History
Brigham Young University
Provo, Utah

PROFESSIONAL AFFILIATIONS

Association for Preservation
Technology
American Institute for Conservation
Vernacular Architecture Forum

SELECTED PROJECTS

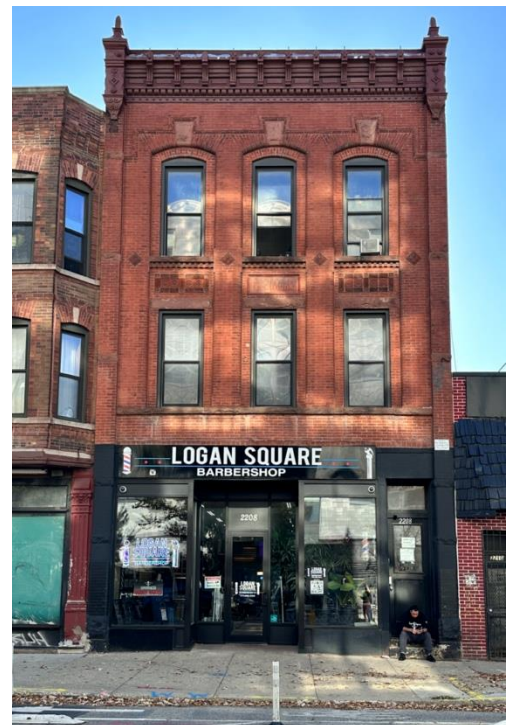
- **McHenry County Rural Structures Survey, McHenry County, Illinois.** Assisting with the completion of a survey update, originally completed in 1998 for McHenry, Algonquin, Nunda, and Grafton Townships. Completed fieldwork and documentation, independent research on each property, and helped prepare the illustrated survey report which included a written historic context statement on McHenry County, the townships, and rural crossroad communities, as well as an architectural narrative on the residential and agricultural building typologies and architectural styles identified.
- **Historic Architectural Impact Study (HAIS), Winnetka, IL.** Preparer of a HAIS report for 445 Sheridan Road in Winnetka, IL. The report documents the existing conditions of the residence and the known history of the property and owners, neighborhood context, and biographical data for the architects prior to its demolition. As part of the study, an evaluation of the property's historical and architectural integrity was completed, as well as an evaluation of the impact the demolition of the property would have on neighborhood character per the National Register "Criteria for Evaluation" established by the U.S. Department of the Interior, National Park Service and by the "Evaluation of landmarks" established in Title 15, Chapter 15.64, Section 15.64.030 of the Winnetka Village Code (1999).
- **Section 106 Reviews, Chicago, IL.** Preparer of Section 106 reviews and documentation for the City of Chicago as part of its lead water service pipe replacement and small accessible repair programs for seniors.
- **Historic American Engineering Record (HAER), Statewide, IL.** Preparer of HAER documentation for the Chapel 2 building located at Scott Air Force Base in St. Clair County, Illinois; included recordation of existing conditions, preparation of drawings, and a report documenting the historical narrative and contexts of the building.
- **Downtown Joliet Historic District, Joliet, IL.** Co-preparer of the Historic Resources Survey forms for Downtown Joliet—including information regarding materiality, form, and architectural detailing. The district is the original city center for residential development, commerce, transportation, education, government, and recreation on the east side of the Des Plaines River, and, with the arrival of key infrastructure improvements, it transformed into the heart of the City of Joliet. The survey area encompassed over 300 structures, constructed between 1858 and 2025, with a variety of properties, including earlier single-family dwellings and later apartment buildings; one and two-part commercial blocks; social halls; theaters; educational facilities; auto garages and service stations; transportation infrastructure, including train depots and railroad bridges, early and mid-twentieth century hotels; and government buildings.

PROJECT PROFILE

<i>Project Name</i>	Milwaukee Avenue Special Character Overlay District
<i>Location</i>	Chicago, IL
<i>Firm's Contribution</i>	Creation of Milwaukee Avenue Urban Identity Design Guidelines
<i>Completion Date</i>	2023
<i>Client/Contact</i>	Carmen Martinez City of Chicago Dept. of Planning and Development 121 N. LaSalle Street Chicago, IL 60602 (312) 744.5920

MIA teamed with Site Design Group, Ltd. (prime, SDG), Goodman Williams Group, and Borderless Studio to complete Urban Identity Design Guidelines for the Milwaukee Avenue Special Character Overlay District.

Together, MIA and SDG created a unique set of design Guidelines for the corridor which built off of previous planning efforts and responded to the distinct characteristics of the corridor through design strategies that embrace the historic nature of the built environment, guide rehabilitation work at character buildings, and promote appropriate and compatible new construction on infill lots or when replacing non-character buildings. For the Milwaukee Avenue corridor, the design guidelines consider key character-defining features and development patterns that contribute to the identity of the corridor, as well as address the community's concerns about the rehabilitation of existing character buildings and increasing affordable housing. To ensure the community's concerns and needs are met, team included a robust, and bilingual, community engagement process, which listened and integrated the community's response and input throughout the process into the final design guidelines.



Design Guidelines are [available here](#).

PROJECT PROFILE

Project Name	Design Guidelines for the Historic Downtown District
Location	Stoughton, WI
Firm's Contribution	Development of design guidelines for general maintenance, rehabilitation, additions, and new construction
Completion Date	2022
Client/Contact	Michael Stacey City of Stoughton Zoning Administrator 207 S. Forrest Street Stoughton, WI. 53589 (608) 646.0421 MStacey@cityofstoughton.com

The design guidelines for Stoughton's Historic Downtown District were prepared by MIA to serve as a planning tool and to provide guidance for property owners and businesses for the preservation of their historic property. The guidelines also encourage appropriate new infill construction and additions to historic properties, guided by the district's history, pattern of development, and rich architectural character. The guidelines provide information on the architectural and historical significance of the district, available financial incentives, and preservation recommendations and best practices for the repair, restoration, and maintenance of contributing buildings located within the district.

The district is significant for its role in the regional commerce, trade, and transportation, and locally for architecture, government, and education between 1860 and 1947. During this period, Stoughton developed as a regionally significant mercantile center for southern Dane and northern Rock counties, providing the region with extensive retail, financial, and professional services. These historical uses continue today and are reflected in the district's diverse built environment and unique streetscape.



Design Guidelines are [available here](#).

PROJECT PROFILE

<i>Project Name</i>	Broadway Historic District
<i>Location</i>	Rock Island, IL
<i>Firm's Contribution</i>	Amendments to National Register Nomination Form with funding provided by a CLG Matching Grant
<i>Completion Date</i>	2023
<i>Client/Contact</i>	Tanner Osing Planning & Zoning Manager City of Rock Island 1528 Third Avenue Rock Island, IL 61201 (309) 732.2901

The City of Rock Island selected MIA to complete amendments to the Broadway National Register Historic District. First listed in 1998, the amendments focused on providing an updated resource inventory and identification of contributing and non-contributing resources. A revised narrative summary was also included in the amendment to document the minimal physical changes to the Broadway Historic District. The district is comprised of approximately 168 acres with 660 contributing resources and 185 non-contributing resources. The existing contributing resources were constructed between ca. 1854 and 1973 and are predominantly composed of historic single-family residences with only four commercial properties interspersed throughout the interior of the district. The nomination form was also amended to extend the Period of Significance, currently circa 1854 -1948, to 1973. The extension of the Period of Significance reflects the district's local architectural significance and encompasses those contributing resources that depict Rock Island's architectural heritage and transition from late nineteenth-century and early twentieth-century revival styles to the Modern Movement during the mid-twentieth century. An introductory contextual history on the founding of the City of Rock Island was also added.



PROJECT PROFILE

Project Name Downtown Rock Island
Historic District

Location Rock Island, IL

Firm's Contribution Preparation of a National
Register Historic District
nomination form.

Completion Date 2020

Client/Contact Miles Brainard, CED Director
City of Rock Island
1528 Third Avenue
Rock Island, IL 61201
(309) 732.2900
Brainard.miles@rigov.org

MIA was selected by the City of Rock Island to prepare a National Register of Historic Places nomination form for the Downtown Rock Island Historic District. As part of the nomination process, MIA completed a resources survey and prepared a digital building database to aid in the completion of the narrative description as part of the National Register nomination, as well as historic context statement and architectural significance narrative. The district encompasses 82.3 acres with 108 contributing buildings, two contributing structures, five contributing parking lots, nine contributing objects, 27 non-contributing buildings, one non-contributing site, 15 non-contributing parking lots, and five properties previously individually listed on the National Register of Historic Places.

The District is the original city center for Rock Island and endures as a locally significant commercial district and the heart of Rock Island County government, society, and local community culture for the City of Rock Island since its founding in 1841.



PROJECT PROFILE

Project Name The United States Housing Corporation Historic District

Location Rock Island, IL

Firm's Contribution Preparation of a National Register Nomination Form

Completion Date 2024

Client/Contact Linda Anderson
Rock Island Preservation Society
1718 21st Street
Rock Island, IL 61201
lwickerrph@aol.com

The Rock Island Preservation Society selected MIA to prepare a National Register of Historic Places nomination form for The United States Housing Corporation Historic District. The district is composed of two discontinuous units. It consists of 184 contributing buildings and 35 non-contributing buildings, of which 14 were constructed as part of the housing collection but have suffered a loss of integrity, and the remaining 21 buildings were built as standard residential development within the area and not by the U.S.H.C. There are 23 contributing secondary resources (e.g., garages) and 151 non-contributing secondary resources.

The Rock Island District of the United States Housing Corporation (USHC) is nationally significant as the first instance of the federal government becoming directly involved in building non-military, permanent housing for civilians. Just 37 of the 60 nationwide projects continued after Armistice Day in 1918. Save for projects at Vallejo, California and Bremerton, Washington, the Rock Island District was the westernmost completed USHC project. It was the largest of the four Midwest projects and its house designs directly reflected regional architectural tract house design and popular tastes. While multi-unit designs, including dormitories and hotels, dominated other project sites, the Rock Island District differed from the beginning because it valued the single-family detached house and a commitment to homeownership as the best means of securing good citizenship.

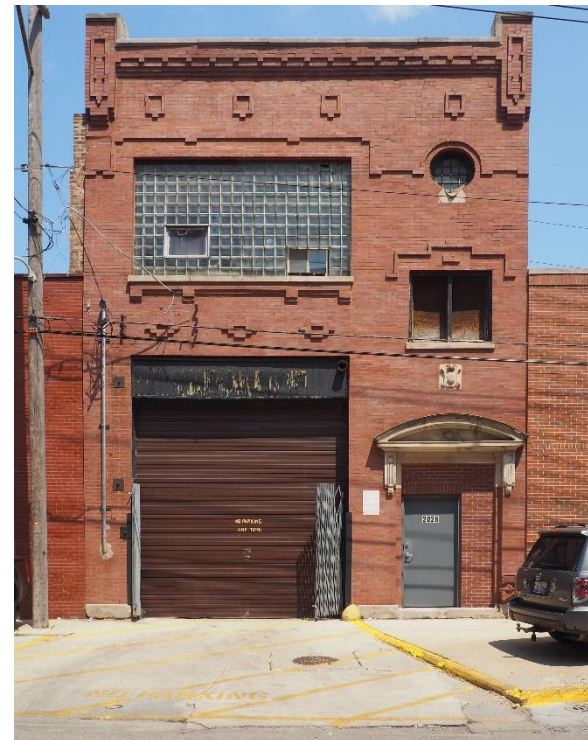


PROJECT PROFILE

<i>Project Name</i>	Kinzie Industrial Corridor
<i>Location</i>	Chicago, IL
<i>Firm's Contribution</i>	Multiple Property Evaluation and Resources Survey
<i>Completion Date</i>	2019
<i>Client/Contact</i>	Erika Sellke City of Chicago Dept. of Planning and Development 121 N. LaSalle Street, Rm 1006 Chicago, IL 60602 (312) 744.9146 Erika.sellke@cityofchicago.org

MIA was selected by the City of Chicago to prepare a Multiple Property Evaluation (MPE) Report for the Kinzie Industrial Corridor. The project included a resource survey of the 800 properties in the corridor, including National Register (NR) and City of Chicago (COC) Landmark evaluation, research to determine date of construction and historic use/name, and identification of character-defining features, architectural style, building typology, and alterations/changes over time. Upon completion of the survey, MIA prepared an MPE which provided a description of the survey area and methodology, narrative on the history and development of the corridor, architectural description of the corridor, a comprehensive identification of industrial building typologies, and recommendations for the preservation of the corridor including NR listing and COC Landmark designations.

Located in the Near West Side Community area, the Kinzie Industrial Corridor is one of Chicago's first industrial areas. Development was spurred by the arrival of Chicago's first railroad, the Galena & Chicago Union, and Chicago's first stockyards, Bull's Head, in 1848. National industrial companies which established plants in the corridor included firms like the H.J. Heinz Company, Dixie-Vortex Company, and Kraft Foods Company. Today, the Kinzie Industrial Corridor remains a center for manufacturing and industry and represents Chicago's industrial heritage from the mid-to-late nineteenth century to present day.



Design Guidelines are [available here](#).

PROJECT PROFILE

Project Name Neighborhood Conservation Districts Zoning Amendment and Pilot Design Guidelines

Location Chicago, IL

Firm's Contribution Character Building Survey and Design Guideline

Completion Date 2020

Client/Contact Cindy Roubik
City of Chicago
Dept. of Planning and Development
121 N. LaSalle Street
Chicago, IL 60602
(312) 744.0012
cynthia.roubik@cityofchicago.org

McGuire Igleski & Associates, Inc. (MIA) teamed with Site Design Group, Ltd. (prime) to complete Design Guidelines for the Bronzeville and Englewood study area of the Neighborhood Conservation District (NCD) Pilot Project. MIA's role in the NCD Pilot Project included the completion of a neighborhood windshield survey of each pilot area to identify those character-defining features and buildings which represent the neighborhood. The focus of the survey was on existing architectural styles, principal elevation features, landscaping/streetscape, massing, materials, use, site/setting, scale, building orientation, and building typologies to define the identity of each neighborhood's built environment and serve as a basis for the neighborhood specific design guidelines.

MIA also provided services for the development of the design guidelines with a focus on the adaptive reuse of existing buildings to encourage the preservation of neighborhood character and development patterns, while promoting appropriate contemporary architecture on infill lots or the redevelopment of non-character buildings.





Community Development Department
1528 3rd Avenue
Rock Island, IL 61201

ENCLOSED: Response to RFP – Historic Design Guidelines



AltusWorks Proposal for the City of Rock Island: Historic Design Guidelines

August 21, 2025

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1. Qualifications Statement
 - A. Key Staff Resumes
 - B. Related Experience
2. Approach to Addressing Scope of Services
 - A. Proposed Timeline
 - B. Proposed Budget
3. Standard Contract for Services (not yet executed)



August 21, 2025

City of Rock Island
Attn: Eunice Amissah-Mensah, Urban Planner
Community Development Department
1528 3rd Avenue
Rock Island, IL 61201

Re: RFP – Historic Design Guidelines for the City of Rock Island

Qualifications Statement

AltusWorks is pleased to submit our proposal to provide professional services for the City of Rock Island's Historic Design Guidelines.

AltusWorks is an architectural firm in Chicago, Illinois that has specialized in the preservation, restoration, and adaptive reuse of existing and historic structures since our founding in 2003. We are a certified women-owned business enterprise that operates as an S corporation.

Our adept team of 14 professionals consists of licensed architects, cultural resource specialists, historic preservation architects and designers, experienced façade inspectors, and an accredited building enclosure commissioning authority. All of our production staff meet the Secretary of the Interior's professional qualifications standards in architectural history, architecture, and/or historic architecture, with multiple decades of expertise in developing and applying design standards that align with the Secretary of the Interior's guidelines.

Key staff that will be committed to this project are:

- Founding Principal and Preservation Architect **Ellen F. Stoner**, AIA, CxA+BE, LEED AP will oversee project execution. Ellen has decades of experience in the management of complex projects, and historic preservation experience in the areas of research, assessment, report preparation, reuse studies and presentation, as well as peer review and stakeholder engagement. Ellen will be active in all aspects of project delivery and management.
- Cultural Resource Specialist and Planner **Anney Grish** will carry out the research, assessment, and documentation required for the successful completion of this project. Anney has years of experience in cultural resource management and preservation planning work across the country, and is skilled at marrying the complexity of preservation policy with contextuality and organized research.

Resumes detailing the relevant experience of these key staff members are included in the following pages.

Prior Experience

Our team at AltusWorks has a great depth of experience in the preparation of preservation planning documents. We understand the importance of providing municipalities and agencies with clear, practical tools that balance consistency in design review with accessibility for property owners. Our approach emphasizes integrating existing planning policies, aligning with the Secretary of the Interior's Standards, and incorporating illustrative graphics and examples to create guidelines that are both technically sound and user-friendly.

Our work on related projects has included the development of preservation planning documents for governments and agencies across the Midwest. These efforts required close collaboration with local governments and adherence to federal and state preservation standards, ensuring that the resulting documents could serve as effective resources for both staff and the public as needed.

Detailed descriptions of selected projects from the past five years are included in the following pages, along with references and their contact information.





Ellen Farlow Stoner Founder, Principal, Architect

Ellen leads a diverse restoration and rehabilitation team. Through her profound understanding of historic and new building materials, technologies and systems, AltusWorks excels at problem solving related to the complexities of working with existing and historic structures. Her expertise facilitates the implementation of a variety of projects from historic structures reports and program management to additions, building renovation and restoration, envelope repair and re-cladding, and adaptive reuse.

Summary of experience

Over 30 years practicing architecture, historic preservation and restoration

Professional Registration

Illinois Registered Architect
 NCARB Registered Architect
 LEED Accredited Professional, 2009
 Chicago Self-Certified Architect

Secretary of the Interior's Professional Qualifications

Architectural History
 Architecture
 Historic Architecture

Education

Master of Architecture,
 Historic Preservation Option,
 University of Illinois at
 Urbana-Champaign, 1991

 Bachelor of Science
 in Architectural Studies,
 University of Illinois at
 Urbana-Champaign, 1988

Project experience

Experience and expertise across a range of historic preservation-related projects.

Historic Preservation

Chicago Union Station Mail Platform Renovation, Section 106 Consulting Chicago, IL 2019-present | Preparing National Historic Preservation Act Section 106 documents for the incorporation of a new waiting room on the historic mail platform and the addition of new egress stairs through, and adjacent to, the Old Post Office.

Mill Race Inn, Adaptive Reuse Study Geneva, IL 2022 | Preservation Architect; prepared a feasibility study for the adaptive reuse of the 1840s Settlement Era vernacular structure, a local Geneva Landmark.

Chicago Transit Authority, Historic Illinois Building Survey/Historic American Engineering Record Chicago, IL 2017 | Researched and document the riveted construction of the elevated train track structure along CTA's North Mainline and the historic Vautravers Building that sits within the Newport Historic District as a term of the Section 106 Memorandum of Agreement.

Metra 59th/60th Street Station, Section 106 Consulting Chicago, IL 2017-present | Preparing National Historic Preservation Act Section 106 documents mitigating negative effects to historic resources in the replacement of the existing station.

Metra NEPA Master Agreement, Section 106 Consulting Chicago, IL 2021-present | Preparing National Historic Preservation Act Section 106 documents for the implementation of various infrastructure improvement projects.

Metra 115th Rock Island District Branch Station Rehabilitation, Section 106 Consulting Chicago, IL 2021-2022 | Performed historic research and prepared National Historic Preservation Act Section 106 documents identifying the eligibility and effects to historic resources for the replacement of existing station facilities.

Metra Grand Avenue Grade Separation, Section 106 Consulting Elmwood Park, IL 2020-present | Preparing historic assessment and National Historic Preservation Act Section 106 documents for grade separation between vehicular and rail traffic.

Connect Transit Downtown Bloomington Transit Center, Section 106 Consulting Bloomington, IL 2021-2023 | Performed historic research and prepared National Historic Preservation Act Section 106 documents identifying the eligibility and effects to historic resources for the construction of a new public transit terminal.



Ellen Farlow Stoner continued

Project experience

Experience and expertise across a range of historic preservation-related projects.

Historic Preservation

Planning Now - Chatham Multiple Resource District Landmark Designation Report Chicago, IL 2017 | Preparation of a multiple-property landmark designation report for mid-century modern housing in the Chatham neighborhood of Chicago, significant for its prominent African-American architects and unique architectural styles.

Planning Now - Patio Theater Landmark Designation Report Chicago, IL 2015 | Preparation of a landmark designation report for a rare, intact example of historic "theater block" architecture.

Metra Van Buren Street Station, Section 106 Consulting Chicago, IL 2020-2023 | Prepared National Historic Preservation Act Section 106 documents for renovations to the station and surrounding pedestrian infrastructure.

Chicago Transit Authority, Red/Purple Line Modernization Chicago, IL 2014-2020 | Historic Preservation Consultant interfacing between NEPA study and design team to mitigate negative effects to five historic districts through which the train track passes. Provided design consultation for the replacement of four historic stations and relocation of one local landmark.

Chicago Union Station, Preliminary Engineering Chicago, IL 2015-2018 | Historic Preservation Consultant on a multi-disciplinary design team for the preliminary engineering of 13 projects focused on operations, safety and accessibility. Prepared Historic Preservation Plan and advised on design solutions impact on historic resources.

Stakeholder Engagement

Saint Peter's Episcopal Church Rehabilitation Chicago, IL 2019-2021 | Orchestrated design workshops with parishioners to gather their perspectives and input as part of the rehabilitation and renovation plan for the church. *Winner of the 2021 Faith & Form Design Award for Adaptive Reuse

Positioning Pullman Ideas Workshop Chicago, IL 2015 | Preservation Architect as part of the Collaborative Ideas Workshop for America's Newest National Monument charged with Programming Options for Historic Structures, Treatment of Vacant Sites, Interpretation of Demolished Buildings, and Infill Design Guidelines.

DuPage County Forest Preserve - McKee House Architectural Study Lombard, IL 2013 | Facilitated public meetings to gather input on the community's preferred reuse options as part of preparing a feasibility study to investigate opportunities for rehabilitation of the vacant historic residence.

Preservation Architecture

Moline Multi-Modal Station, O'Rourke Building Moline, IL 2012 | Historic Preservation and Building Envelope Consultant and Preservation Architect providing Section 106 services as part of multi-disciplinary team for LEED Silver rehabilitation of historic O'Rourke Building into regional transportation hub seeking Federal Historic Tax Credits.

Chicago Transit Authority, Montrose Station ASAP Renovation Chicago, IL 2023-present | Architectural Designer on an engineering team implementing accessibility and circulation improvements for CTA's Montrose Blue Line station, including new elevators, stairs, and other interior renovations.

Illinois Neuropsychiatric Institute Building Envelope Restoration Chicago, IL 2020- Present | Preservation Architect for building envelope system restoration including limestone, terra cotta, and brick masonry walls, multiple roof levels, fenestration, and doors.

Evanston History Center Evanston, IL 2010-present | Preservation Architect for the comprehensive restoration of the 1890's Charles Gates Dawes Mansion and Coach House, a National Historic Landmark.

9401 S. Ewing Schlitz Tied House Envelope Restoration Chicago, IL 2021-Present | nclosure assessment, cost estimate, zoning and code analysis to prepare construction documents for select envelope repairs to rehabilitate the abandoned bar and apartment building.

Clarke-Forde House Museum Restoration Chicago, IL 2021-2023 | Preservation Architect for the exterior restoration of the oldest house in Chicago, including facility assessment and design of exterior envelope repairs, mechanical, engineering, and plumbing upgrades, and site accessibility improvements.

Museum of Science and Industry Facade Restoration Chicago, IL 2018-2022 | Preservation Architect for the envelope restoration project (\$16.3M) designed concurrently to complete the exterior restoration program. Restored limestone facades, terra cotta domes, skylights, masonry parapets, roof replacement, drainage improvements, monumental granite and limestone entrance stair replacement and modern kiosk entrances rehabilitation.





Anney Grish | Cultural Resource Specialist, Planner

Anney's passion for historic preservation stems from her background in urban planning and interest in how preservation can contribute to great public spaces. Her skillset includes preparing Section 106 and HABS/HAER documentation, developing comprehensive plans, and performing field surveys, historic research, and GIS mapping. Anney's experience bolsters the team's expertise in historic preservation documentation and planning.

Summary of experience

7 years working in architectural and historic preservation related fields.

Education

Master of Urban Planning and Policy, University of Illinois at Chicago, 2020

Bachelor of Arts in Sociology, Roosevelt University, 2011

Secretary of the Interior's Professional Qualifications

Architectural History

History

Affiliations and Memberships

Skyline Council of Landmarks Illinois

Young Professionals in Transportation - Chicago

Rust Belt Coalition of Young Preservationists

Project experience

Experience and expertise across a range of preservation related projects.

Historic Preservation

Metra NEPA Master Agreement, Section 106 Consulting Chicago, IL 2021-present | Performing historic research and preparing NHPA Section 106 documents identifying the eligibility and effects to historic resources for multiple transportation and rail improvement projects.

Metra 59th/60th Street Station, Section 106 Consulting Chicago, IL 2021-present | Performing historic research and preparing NHPA Section 106 documents identifying the NRHP eligibility of / potential project effects on historic resources for the replacement of an existing train station located within multiple historic districts.

Amtrak Chicago Union Station Mail Platform, Section 106 Consulting Chicago, IL 2021-2024 | Performed historic research and prepared NHPA Section 106 documents identifying the NRHP eligibility of / potential project effects on historic resources for a project at Chicago Union Station.

The Field School, Historic Tax Credit Consulting Chicago, IL 2023-present | Performing historic research, reviewing plans, and preparing applications and documentation for federal historic tax credits for a National Register-listed school building.

Old Chicago Neighborhood Historic Resources Survey Rock Island, IL 2024-2025 | Conducted a comprehensive historic resources survey of 250+ properties in a residential neighborhood, including field survey documentation, historical research, GIS mapping, and the development of preservation recommendations to support the town's long-term planning and preservation goals.

HABS Report, Elliott Farmhouse Oswego, IL 2021-2022 | Performed historic research and prepared Historic American Buildings Survey documentation to record the architectural design and history of an historic farmhouse.

Chicago Landmark Designation Reports:

- *Morning Star Baptist Church (2024-2025)*
- *Hyde Park Union Church (2023-2024)*
- *St. Adalbert Complex (2022-2023)*
- *Clark-Netsch House (2022)*

Performed historic research and prepared Landmark Designation reports and presentations for the proposed landmarking of architecturally and culturally significant buildings.



Anney Grish continued

Project experience

Nuts & Bolts Brewing, Historic Tax Credit Consulting and National Register Nomination South Holland, IL 2023-present | Performing historic research and preparing the NRHP nomination report and federal historic tax credit application documents for one of the oldest remaining buildings in South Holland, to be adapted into a brewery.

Connect Transit Bloomington, Section 106 Consulting Bloomington, IL 2022-2023 | Performed NHPA Section 106 review process for the construction of the new Downtown Bloomington Transit Center. Site abuts the NRHP Bloomington Central Business District encompassing over 100 buildings dating from 1842. Performed archival research and field surveys to catalog historic resources and assess potential adverse effects from the proposed construction.

HABS Report, Villa Santa Maria Tinley Park, IL 2022-2023 | Quality Assurance review and edits for the internally-produced Historic American Buildings Survey (HABS) report of a historic building owned by the Cook County Forest Preserve.

Historic Buildings GIS Database Paris, TX 2021 | Built an ArcGIS geodatabase amalgamating multiple years of historic resources survey data for the city of Paris, Texas. Created shapefiles mapping over 1,000 building parcels with associated data points, and historic and current photos for each, including custom features for future changes. Designed interactive map content for the City's website to detail interesting findings and encourage public participation.*

Stakeholder Engagement and Research

Illinois Housing Development Authority Standards Updates Chicago, IL 2023 | Gathered feedback from developers, designers, and IHDA staff members engaged in multi-family housing projects and applied their input to reorganize IHDA's Architectural Planning and Construction Standards Document for improved clarity and ease of use.

Facility Analysis, Planning, and Management

Chicago Park District Polling Place ADA Assessment Chicago, IL 2023-2024 | Performed site assessments of 28 polling place locations for future ADA accessibility upgrades per the Department of Justice.

Chicago Public Schools First Floor Usable ADA Assessment Chicago, IL 2022 | Performed site assessments of 30 schools for barriers to first floor access and conceptual locations for future elevator service to multi-story facilities and provided the CPS capital planning team with a scope report for each assessed school for future accessibility upgrades.

Comprehensive Plan for the Village of Dolton, Dolton, IL 2020 | Planner who performed historic research, data analysis, report writing, and graphic design in creating a long-range comprehensive plan for the Village. Winner 2020 APA-IL Project and Service Award, Student Award.*

Grow Greater Englewood: Bontemps Campus Plan, Chicago, IL 2020 | Planning Consultant who performed research, report writing, stakeholder engagement, and graphic design to assist in creating an adaptive reuse plan for a nonprofit urban agriculture organization. This plan focused on retrofitting a vacant elementary school building and campus to accommodate an urban farm and community center.*

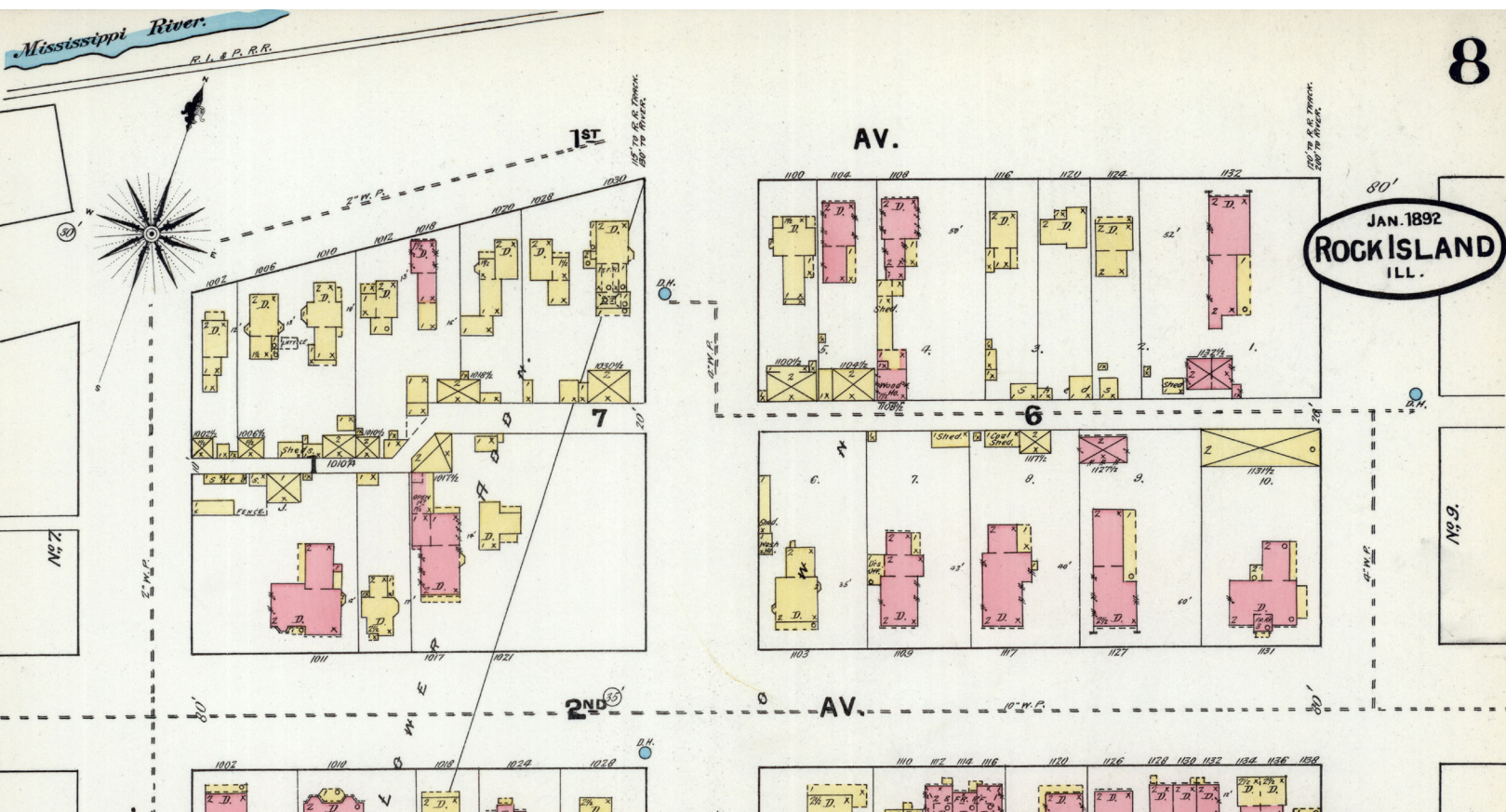
Universal Mobility Sidewalk Analysis Chicago, IL 2020 | Analyzed data from local transportation agencies using ArcGIS and Excel to assess sidewalk network completeness and contributing factors for accessibility throughout the Chicagoland region. Created maps and reports to summarize this data for potential legislative efforts.*

*completed under previous employment



Old Chicago Neighborhood Historic Resources Survey Rock Island, IL

Historic Preservation Planning

**CLIENT:**

City of Rock Island, IL
1528 Third Avenue
Rock Island, Illinois 61201

CLIENT REFERENCE:

Tanner Osing
Planning & Zoning Manager
(309) 732-2901
osingtanner@rigov.org

AltusWorks conducted a Historic Resources Survey of Rock Island's oldest residential neighborhood, Old Chicago, which encompasses approximately 163 acres and 469 parcels. We performed a pedestrian-level field survey to document and assess all properties, followed by comprehensive research to evaluate each property's potential eligibility for National Register and local landmark designation. In collaboration with Rock Island staff, we also developed and applied a unique ranking criterion tailored to the City's goals, prioritizing properties to help guide future planning and revitalization efforts.

To organize and present the survey results, we integrated all field data and evaluations into a GIS database, linking survey findings and recommendations for each parcel to shapefiles. We then compiled a detailed survey report that provides local historic context, outlines the survey methodology, illustrates key findings through charts, tables, and maps, and offers customized preservation recommendations. These final deliverables equip the City with tools to pursue new historic designations, implement targeted preservation strategies, and plan for the future of the Old Chicago neighborhood.



Chicago Housing Authority Design Standards

Facade & Historic Materials Specialist



CLIENT/OWNER:
**SMNG-A / Chicago Housing
Authority**

60 E. Van Buren St.
13th Floor
Chicago, IL 60605

Richard Rothstein
Project Executive, Capital
Construction, CHA
(312) 913-7380

2018–2020

As part of a comprehensive effort to standardize CHA's basis of design and define owner performance requirements for all buildings systems, both new and renovated, AltusWorks prepared design standards and technical specifications to be used by approved Architects of Record through the system-wide Capital Improvement Program. These standards guided the repair, renovation, and replacement of existing building envelope systems.

Drawing on our in-depth knowledge of materials, detailing, and modes of failure, we developed effective and technically sound standards while also integrating state-of-the-art solutions. Our team paid particular attention to eliminating redundancies and inconsistencies in the historic materials and façade portions of the standards, producing a more user-friendly and consistent document that supports both preservation-sensitive design and ongoing capital improvements in residential developments.



[VIEW MORE AT ALTUSWORKS.COM](https://altusworks.com)

First Floor Usable Accessibility Assessments

Title II Compliance Scope Development



CLIENT/OWNER:
Chicago Public Schools

42 W. Madison Street
Chicago, IL 60606

Mehernosh Mistry
(312) 577-7400
mpmistry2@cps.edu

December 2021–December 2022

AltusWorks provided accessibility consulting for Chicago Public Schools as part of a city-wide assessment effort to identify barriers to first-floor access in over 200 schools. Over several months, we evaluated 30 neighborhood school facilities for compliance with Title II of the Americans with Disabilities Act, considering both conceptual options for future vertical circulation and near-term renovation priorities. AltusWorks prepared detailed scope-of-work recommendations addressing toilet rooms, main office areas, parking lots, and primary entrances. The project required consistent interpretation of design standards, comprehensive documentation of existing conditions, and the development of clear, actionable recommendations to guide capital planning and facility improvements.



[VIEW MORE AT ALTUSWORKS.COM](https://www.altusworks.com)

Chicago Park District, Polling Places Accessibility Improvements

Accessibility Consultant and Architect



OWNER:
Chicago Park District

CLIENT:
MoDE Architects
213 W. Institute Place, Suite 210
Chicago, IL 60610

CLIENT REFERENCE:
James Mo, Principal
(312) 475-9918
jmo@modearchitectspc.com

October 2023 - Present

As part of a multi-disciplinary team, AltusWorks performed accessibility assessments of 28 polling place locations within Chicago Park District fieldhouses and other facilities. Our work included documenting existing conditions, identifying barriers to accessibility, and developing recommendations in alignment with the Chicago Public Schools design guidelines and the U.S. Department of Justice Consent Decree. Following this assessment, AltusWorks designed and prepared construction documents for site and building upgrades to achieve ADA compliance. The project required consistent application of design standards, clear documentation of findings, and the translation of technical requirements into practical construction solutions.



[VIEW MORE AT ALTUSWORKS.COM](https://altusworks.com)

Mayslake Peabody Estate - Facility Condition Assessment and Master Plan

Adaptive Reuse and Rehabilitation



CLIENT/OWNER:
**Forest Preserve District of DuPage
County, Office of Planning**

1717 31st Street
Oak Brook, IL

CLIENT REFERENCE:
Jessica Ortega
Office of Planning
(630) 871-6404
jortega@dupageforest.com

July 2023– Present

AltusWorks was engaged to prepare a Facility Condition Assessment and Reuse Master Plan for the Mayslake Peabody Estate. Consisting of multiple structures on 87 acres of land, the formerly private property was purchased by the Forest Preserve District of DuPage County in 1993 and subsequently listed in the National Register of Historic Places.

Our team performed a detailed visual assessment of the structures on the estate grounds, developed a prioritized restoration program, and assigned costs for fiscal and capital planning. We then facilitated multiple community engagement sessions to gather feedback from stakeholders and the public to assist in developing the vision for the future of the estate. The final phase of the project, the Master Plan, consolidates data from the assessment and engagement processes to present reuse options that will inform fiscal planning and provide strategies to accommodate the collective vision for the future of public programming at Mayslake Peabody Estate.



[VIEW MORE AT ALTUSWORKS.COM](https://www.altusworks.com)

Chicago Engine Company Fire House Assessments and Master Plan

Exterior Envelope Assessment and Historic Preservation Consulting



CLIENT/OWNER:

City of Chicago - Department of Assets, Information, and Services (AIS)

Frances E. Rovituso-Strange
Coordinating Architect
City of Chicago, Department of AIS.

(312) 744-5476
Frances.Rovituso-Strange@cityofchicago.org

September 2023 - April 2024

ALTUSWORKS PROJECT TEAM:

Ellen F. Stoner: Principal-in-Charge
Keshia Patel: Assessor, Preservation Architect
Marty Kelly: Assessor

The City of Chicago has undertaken an assessment and design project to plan the modernization and standardization of its Engine Company Fire Station Houses located across the city. As the Building Envelope and Historic Preservation Consultant on a multi-discipline team led by Wight & Co, Altusworks developed and is implementing a prioritized assessment system to quantify and rank systems and components, identify remaining life cycle, and establish costs for repair or replacement.

In cooperation with McKinstry, who is evaluating the interior and building systems, AltusWorks is visiting all 102 engine companies over a 6 month period to assess the exterior walls, roofs, windows, doors, foundations, and appurtenances which constitute the buildings' enclosure systems. As the preservation consultant, AltusWorks is identifying the historic firehouses within the portfolio and advising during project's planning efforts on the impact to those resources.

Upon delivery of the assessment report, AltusWorks will advise Wight & Co on renovations to the firehouses in compliance with the Secretary of Interiors Standards for Rehabilitation.





Approach

AltusWorks is pleased to submit our interest and team's qualifications for this exciting project. We recognize that the City of Rock Island is seeking to modernize and unify its historic design guidelines, providing both a practical resource for property owners and a reliable tool for staff and commissioners. This undertaking will involve careful integration of the City's existing policies and the recommendations of the 2016 Heritage Resources Plan into a single, accessible framework. The result will be a set of guidelines that clearly communicate standards, reflect current preservation practices, and support the City's ongoing commitment to protecting historic resources. By ensuring the guidelines are thorough, consistent, and user-friendly, we will empower property owners to make informed choices and help streamline the review process.

AltusWorks believes that strong, effective management and communication are key to the success of every project. Ellen Stoner, Principal at AltusWorks, will oversee the project, providing her expertise and quality assurance and control to ensure all commitments are met by our staff. Anney Grish, Cultural Resource Specialist, will serve as the primary point of contact for all communications with City of Rock Island staff, and will manage and coordinate all in-house work.

Our approach will begin with establishing a shared understanding of priorities and goals through an initial kickoff meeting with City staff. From there, our team will conduct a thorough review of the City's current guidelines, the Heritage Resources Plan, and representative historic properties across Rock Island. This groundwork will help us identify gaps and opportunities, particularly related to commercial and industrial areas, mid-century resources, and emerging topics such as energy efficiency and alternative materials.

With this foundation in place, we will develop a clear framework for the updated guidelines, organized by property type and architectural style, and illustrated with line drawings and photographs for clarity. Draft guidelines will be prepared in close coordination with staff, with multiple checkpoints built in to ensure feedback is incorporated efficiently. Throughout the process, our focus will remain on creating a document that is easy for staff and commissioners to apply consistently, while also serving as a practical, approachable reference for property owners.

Proposed Timeline

The following is our proposed timeline detailing critical project activities. This schedule is based upon an estimated notice of contract award of 9/8/25 per the issued RFP, and is subject to change based on modification of this date.

Phase 1 – Project Initiation (Sept 2025)

- Kickoff meeting with City staff
- Confirm scope, communication plan, and schedule
- Define objectives and gather insight

Phase 2 – Research & Analysis (Sept – Oct 2025)

- Review existing guidelines and Heritage Resources Plan
- Conduct field review of representative properties
- Identify gaps and opportunities

Phase 3 – Framework & Outline (Nov 2025)

- Develop annotated outline of updated guidelines
- Review outline with City staff and refine as needed

Phase 4 – Draft Guidelines (Dec 2025 – Jan 2026)

- Prepare first draft with narrative text, illustrations, and photos
- Submit to City staff for review

Phase 5 – Revised Guidelines (Jan – Feb 2026)

- Incorporate City feedback
- Resubmit to City staff for review

Phase 6 – Final Guidelines & Adoption (Feb – Mar 2026)

- Finalize document
- Present to Preservation Commission for recommendation

Overall Duration: 7 months (Sept 2025 – Mar 2026)



Proposed Budget

For the scope of services outlined in the issued RFP, we propose the following fee:

Service	Fee
Development of updated Historic Design Guidelines Document	\$17,500
Travel Expenses	\$500
TOTAL	\$18,000

Ms. Amissah-Mensah, I commit our resources as described in this proposal to the success of this project. Please do not hesitate to contact me should you need any further information. We appreciate the opportunity to assist the City of Rock Island in their preservation goals.

Respectfully,

AltusWorks, Inc.



Ellen F. Stoner, Principal





STANDARD TERMS AND CONDITIONS

Description of Services

AltusWorks, Inc. ("AltusWorks") agrees to perform the base services (the "Base Services") outlined in the Proposal for Services attached hereto (the "Proposal for Services"), dated _____, on behalf of _____ ("Owner") for the project described therein (the "Project").

Standard of Care

In performing these services, AltusWorks will use the level of care and skill ordinarily used for similar projects by reputable members of its profession currently practicing in the same location. AltusWorks makes no guarantee or warranty, express or implied, by providing services under this Agreement. AltusWorks, Inc. will use reasonable care to comply with applicable codes and laws in effect at the time services are provided.

Additional Services

Services provided at the Owner's request after the date hereof that are not part of the base services outlined in the Proposal for Services, which are agreed to in writing by AltusWorks, are considered to be additional services ("Additional Services"). AltusWorks will not proceed with Additional Services without the express written consent of the Owner.

Fees and Expenses

Fees for Services and Additional Services, if any, will be billed based on the portion of total services completed during the month as estimated by AltusWorks. The reimbursable expenses noted in the Fee Summary of the Proposal are in addition to the lump sum fee and will be billed accordingly. Owner will be invoiced monthly for Services, Additional Services, if any, and reimbursable expenses. All invoices are payable upon receipt regardless of the ability of the Owner to secure financing. Amounts unpaid 30 calendar days after the invoice date will be charged interest at a rate of one and a half percent (1.5%) per month from the invoice date until the date payment is received by AltusWorks. If interest is charged, all future payments will be applied to interest before applying to the base fee.

Retainer

A retainer in the amount of _____ is due upon acceptance of this Agreement. The retainer will be reduced by an amount equal to the amount of the last paid invoice and all other amounts then outstanding under this Agreement. In the event that any amount of the retainer is remaining after such setoff, the remaining amount, if any, will be promptly returned to Owner. In the event that this Agreement is terminated by the Owner through no fault of AltusWorks, the retainer will be forfeited and all outstanding invoices and fee incurred up to that day shall be paid in full.

Owner Provided Information

AltusWorks may rely on the accuracy and completeness of information provided by the Owner or Owner's consultants or agents without verification of the information.

**Contractor Contract Requirements:**

The following contract requirement shall be incorporated into the contract between the contractor and the owner. The Architect and the Architect's Consultants shall be named as 'additional insured' on the Commercial General Liability policies of the Contractor and Subcontractors of all tiers. Coverage for the additional insureds shall be on a primary and non-contributory basis.

Ownership of Documents and Copyright

All materials prepared by AltusWorks pursuant to this Agreement are instruments of service for use solely on this Project. AltusWorks is the original author and owner of the materials produced pursuant to this Agreement and retains all rights including, but not limited to, copyrights in and to such materials. The Owner shall not reuse or permit the reuse of such materials without the express written consent of AltusWorks.

Certifications

Any certification issued by AltusWorks is issued only for those contract documents prepared by AltusWorks. All certifications issued by AltusWorks are solely to its knowledge and only to such matters for which AltusWorks would have actual knowledge by the performance of its Base Services and Additional Services, if any, under this Agreement.

Termination

AltusWorks' obligation to perform its Base Services and Additional Services, if any, hereunder may be terminated by either party upon not less than seven (7) calendar days prior written notification to the other party. The Owner agrees to pay AltusWorks for all Base Services and Additional Service, if any, performed and all reimbursable expenses incurred to the date notice of termination.

Jobsite Safety

The Owner agrees and acknowledges that AltusWorks shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents. AltusWorks assumes no liability for workers or job site safety, error or omission by Contractor or its subcontractors.

Hazardous Materials

In consideration of the risks to AltusWorks in connection with the potential presence of hazardous materials, including but not limited to asbestos, mold, fungus, and PCBs at the Project Site, the Client agrees to make no claim and waives, to the fullest extent permitted by law, any claim or cause or causes of action of any kind, including but not limited to negligence, breach of contract or warranty, either express or implied, strict liability or any other causes, against AltusWorks which may arise out of or may in any way be connected to the presence of such hazardous materials. The Client acknowledges that AltusWorks is not and shall not be required to be in any way an "arranger," "generator," "operator" or "transporter" of hazardous materials present at or near the Project site, as these terms are defined in applicable federal or state statutes.

**Force Majeure**

If AltusWorks is hindered, delayed or prevented from performing its services under this Agreement due to (i) any act or neglect of Owner, or (ii) force majeure, the time for completion of its services shall be extended by the period of the resulting delay. Force majeure includes, but is not limited to, an act of God, war, terrorism, civil insurrection or unrest, strikes, labor stoppages, natural disasters, or the demands or requirements of government authorities.

Indemnification and Mutual Waiver

To the fullest extent permitted by law, Owner shall indemnify, defend and hold AltusWorks harmless from and against any and all claims, causes of action, costs, losses, liability and damages (including reasonable attorney and consultant fees and costs) arising from or related to the Project other than those claims that arise solely from AltusWorks' allegedly negligent conduct. To the fullest extent permitted by law, the parties waive against each other all claims for or entitlement to special, exemplary, incidental, indirect or consequential damages arising from or related to the Project. The parties also waive against each other all rights and claims otherwise covered by property insurance, by builder's risk insurance or by all risk insurance, including but not limited to subrogation rights, irrespective of whether the claims arise during or post-construction and regardless of final payment to AltusWorks.

Limitation of Liability

Notwithstanding anything to the contrary herein, in no event shall the total aggregate liability of AltusWorks and its officers, directors, employees, agents, and consultants to the Owner for any claim, whether based on Contract, tort or any other theory, exceed the remaining limits of AltusWorks' insurance coverage responding to a claim for the Services provided under this Agreement. Causes of actions between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have accrued and the applicable statutes of limitations shall commence to run not later than either the date of Substantial Completion for the acts or failures to act occurring prior to Substantial Completion, or the date of issuance of the final Certificate for Payment for acts or failures to act occurring after Substantial Completion.

Design without Construction Administration

It is understood and agreed that the Architect's Basic Services under this Agreement do not include project observation or review of the Contractor's performance or any other construction phase services. The Owner assumes all responsibility for interpretation of the Contract Documents and for construction observation and the Owner waives any claims against the Architect that may be in any way connected hereto. If the Owner authorizes any construction phase services, then those services shall be compensated for as Additional Services, unless negotiated otherwise.

In addition, the Owner agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Architect, its officers, directors, employees and subconsultants (collectively, Architect) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the performance of such services by other persons or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments or changes made to the Contract Documents to reflect changed field or other conditions,



except for claims arising from the sole negligence or willful misconduct of the Architect.

Dispute Resolution

The parties agree to submit all claims, disputes, or other matters in questions arising out of this Agreement or breach thereof to mediation. The demand for mediation shall be made in writing with the other party and within a reasonable time after such claim, dispute, or other matter arises.

Third Party Beneficiary Liability

Base Services and Additional Services, if any, provided by AltusWorks under this Agreement are being performed solely for the Owner's benefit and no third parties are intended third party beneficiaries of this Agreement.

Assignment

Neither party shall assign this Agreement without the prior written consent of the other party.

Privacy/Confidentiality

AltusWorks will not disclose nonpublic information with respect to the Owner, except as may be required by law. Notwithstanding the foregoing, AltusWorks reserves the right to use certain details of the Base Services and Additional Services, if any, provided under this Agreement, including the Project address, budget, scope and images, for marketing and educational purposes.

Entire Agreement

This Agreement embodies the entire agreement of the parties with respect to the Project. No amendment to this Agreement shall be valid and enforceable unless in writing and signed by the parties.

Governing Law

This Agreement shall be governed by the laws of the State of Illinois, without regard to the principles of conflicts of law thereof.



Project Name: _____

Project Address: _____

Agreed to and Accepted by:

Owner

AltusWorks, Inc.

Signature

Signature

Printed Name

Printed Name

Title

Title

Address

211 N. Clinton St, Suite 3S

Address

Chicago, IL 60661

Date

Date

Response to Request for Proposals

Historic Design Guidelines for the City of Rock Island

Due: August 21st, 2025 at 4:00pm

Attention:

Eunice Amissah-Mensah

Urban Planner

Community Development Department



August 21st, 2025

Eunice Amissah-Mensah
Urban Planner
Community Development Department



**RE: Response to Request for Proposals (RFP)
Historic Design Guidelines for the City of Rock Island**

Dear Ms. Amissah-Mensah,

I am proud to extend JLK Architects' professional service proposal and qualifications to provide consulting services to the City of Rock Island to prepare Historic Design Guidelines. Our work with existing and historic buildings throughout Chicago and greater Illinois goes back to 1992, and we trust that our collaborative, research-driven approach and expertise in historic preservation are an ideal match for the City's goals and objectives.

Why JLK? We believe in being your partner in preservation and architecture. Our team brings together architecture and history. Technical preservation architects collaborate with talented architectural historians to guide the stewardship of historic resources throughout Illinois, from Art Moderne-style movie palaces and former industrial buildings in Rockford, to a large commercial department store building in Peoria and main street in Plainfield.

We know historic preservation. Our Secretary of the Interior-qualified preservation architects and architectural historians are experienced with the treatment of historic buildings and structures. We have a strong portfolio, a dedicated and technically expert staff, and awards attesting to our strength and applied understanding of historic preservation treatment standards, architectural design excellence, and collaborative processes. From our experience developing designs for the rehabilitation of various types of buildings, we bring firsthand knowledge in the appropriate treatment of historic buildings. We know how to identify, assess, and preserve the materials and features of historic buildings that make them significant. Where necessary, we also know how to undertake sensitive interventions when necessary to make accessibility improvements, increase sustainability, and ensure that our historic places remain safe and functional for generations to come. We know that feasibility and cost are important factors when evaluating appropriate treatments.

We know Illinois' historic downtowns. We know the vitality and variety of the historic Main Streets found in communities like Rock Island throughout Illinois. We've worked successfully on numerous complex projects involving the rehabilitation of historic buildings in the heart of these cities, and we've seen the impacts that this work can have. In Plainfield, we are working closely with Village staff to develop comprehensive downtown design guidelines that enhance existing historic treatment guidelines with additional guidance related to new development, sustainability, and Modern architectural styles and types. In Peoria, we recently completed the rehabilitation of the former Schipper and Block department store, an A&P supermarket, and a mid-century parking garage into new headquarters for OSF Healthcare which brings hundreds of employees into downtown daily. In Rockford, the future rehabilitation of the historic Times Theater will bring a mid-size live performance venue and restaurants to a long-quiet corner in downtown. We are also designing the adaptive reuse of the former Rockford Gas, Light & Coke Company Fitting and Meter Shops building in an industrial area just west of downtown.

We listen. We're dedicated to building a positive and collaborative working relationship with all project stakeholders and staff at the City of Rock Island. We take pride in working together to achieve a common goal: thoughtful, comprehensive, and well-executed Historic Design Guidelines that support the city and the community.

We're ready! We've grown to an office of 22 architects, historians, and support staff with projects throughout Illinois and beyond. Our team is flexible and prepared to be readily available for in-person meetings and coordination with advance planning. We are committed to prioritizing this project and eager to bring our experience and enthusiasm to support the City of Rock Island in this important next step toward holistic stewardship of its historic resources.

Please find our responses to the qualifications requirements and other requested information included herewith.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read 'Meg Kindelin', written in a cursive, flowing style.

Meg Kindelin, AIA
President, Johnson Lasky Kindelin Architects

Since 1992, JLK has specialized in award-winning historic preservation architecture and design.

Secretary of the Interior-qualified Architectural Historians and Historic Preservation Architects at JLK expertly guide public and private clients through all areas of cultural resources management.

Historians, architects, preservationists, planners, and designers at JLK provide cultural resources consulting and planning services that help designers, owners, and agencies navigate environmental review, historic resource evaluation, and preservation design standards.

Our expertise and services include:

- » Architectural History Reconnaissance and Intensive Field Surveys and Historic Contexts
- » Preservation Planning, Design Guidelines, and application of Secretary of the Interior Standards and Guidelines for the Treatment of Historic Properties
- » Nominations to the National Register of Historic Places and Local Landmark Designations
- » Financial Incentives including Historic Tax Credits
- » Compliance with Section 106 of the National Historic Preservation Act and the Section 707 of the Illinois State Agency Historic Resources Preservation Act
- » Historic Structure Reports
- » Heritage Documentation following National Park Service Standards and Guidelines, including HABS, HAER, and HALS
- » Interpretive display, historic marker, and plaque design and development



Consultant Qualifications



JLK Architects is an established full-service historic preservation architecture firm located at 230 W. Huron Street, Suite 510 the River North neighborhood of Chicago, Illinois. Meg Kindelin, AIA is the President and Owner of JLK Architects, an S-Corporation in Illinois.

JLK offers full architectural design and construction administration services as well as expanded services in both public and private sectors, transportation infrastructure, and historic preservation planning and cultural resources management. Founded in 1992, rigorous research, technical investigation, and thoughtful design have defined our approach to architecture and historic preservation since the firm's inception. Under Meg's leadership since 2014, the firm has grown significantly into a diverse and talented team of architects, designers, planners, and historians.

Our architectural historians and historic preservation architects meet and exceed the Secretary of the Interior's (SOI) Professional Qualifications Standards for Historic Architecture and Architectural History, as shown in Appendix A as listed in the Certified Local Grants (CLG) Manual.

JLK's SOI qualified architectural historians and preservationists will utilize their expertise to ensure the new guidelines align with the objectives of the Illinois State Historic Preservation Office (SHPO) and the SOI Standards for the Treatment of Historic Properties and incorporate contemporary best practices and material advancements. As preservation architects, our team brings firsthand, applied preservation experience to this work. In all our work, we adhere to preservation treatment standards and guide the rehabilitation of historic buildings of various sizes, types, and styles. Recently our office completed the adaptive reuse of the OSF HealthCare Ministry Headquarters which received a Richard H. Driehaus Foundation National Preservation Award (2023) from the National Trust for Historic Preservation. Our team designed replacement terracotta spandrel panels which were no longer extant on the building. To meet project cost and durability, the new panels were manufactured out of compatible alternative material, Glass Fiber Reinforced Concrete (GFRF), which replicated the historic design and glazed white finish of the historic terracotta. This project was featured in the National Park Service (NPS) *Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors* (2023).

KEY STAFF COMMITTED TO THE PROJECT

The organizational chart below shows the proposed structure and key staff committed to this project.





Meg Kindelin, AIA

President | Principal in Charge

Meg is a Secretary of the Interior-qualified Historic Architect and Architectural Historian with over 26 years experience in historic preservation. Meg brings enthusiasm, passion, and creative problem solving to projects. Her actionable insights and hands-on, collaborative approach ensure projects and teams of myriad size and scope are delivered on time and within budget. Meg oversees all adaptive reuse and renovation projects, historic structure reports, heritage documentation projects (HABS/HAER), reuse feasibility studies, and condition assessments. As an established leader in the preservation field, she sits on committees for Landmarks Illinois and is former Chair of the Illinois Historic Sites Advisory Council with the State Historic Preservation Office.

Education

Master of Architecture in Design
University of Texas at Austin

Master of Science in Architectural History
University of Texas at Austin

Bachelor of Science in Anthropology
University of Illinois at Urbana-Champaign

Registrations

Registered Architect in
States of Illinois, Indiana, and Kentucky

Qualifications

SOI-Qualified Historic Architect and Architectural
Historian, as codified 36 CFR Part 61

Professional Affiliations

AIA Historic Resources Committee

Association for Preservation Technology
International

Illinois Historic Sites Advisory Council. Chair

Landmarks Illinois, Easements Committee

WB Griffen Society

Society for Industrial Archaeology

Construction History Society of America

Chicago Architecture Foundation, Newhouse
Curriculum Program

National Trust for Historic Preservation

Society of Architectural Historians

WTS International, Women in Transportation

World Heritage USA Member

Relevant Experience

Village of Oak Park

Historic Building Preservation Plan and
Rehabilitation Feasibility Assessment
Oak Park, Illinois

Village of Sheffield

Village Hall Condition Assessment and
Programming
Sheffield, Illinois

OSF Healthcare Headquarters

Rehabilitation and Tax Credit Project
Historic Preservation Consultant
Peoria, Illinois

Times Theater

Historic Tax Credit Consulting and
HP Architecture
Rockford, Illinois

915 Cedar

Historic Tax Credit Consulting and
HP Architecture
Rockford, Illinois

Barrington's White House Cultural and Community Center

Rehabilitation and Addition
Barrington, Illinois

Essanay Film Studios Building

Historic Structure Report and Feasibility
Study
Chicago, Illinois

Battledeck House

Restoration
Highland Park, Illinois

Ragdale House

Restoration
Lake Forest, Illinois

Darlington Hotel

Adaptive Reuse
Chicago, Illinois

Village of Plainfield

Historic Barn Restoration
Kane County, Illinois

Glenview Park District

Wagner Farm Barn and Out Building
Stabilization Report
Glenview, Illinois

Glessner House

Wood Window, Door and Courtyard
Restoration
Chicago, Illinois

The Governor Duncan Mansion and Park

Historic Structures Report
Jacksonville, Illinois

Martin Mitchell Mansion

Naper Settlement
Naperville, Illinois

Solomon Cottage

Adaptive Reuse
Park Ridge, Illinois



Kelsey Kuehn

Associate | Architectural Historian

Kelsey is a multidisciplinary Architectural Historian with over five years of experience in architectural studies, historic preservation, and cultural resources management. She exceeds the Secretary of the Interior's Professional Qualifications for Architectural History and is experienced with conducting archival research, surveying and evaluating historic buildings, and authoring various technical reports. Her previous project experience includes nominations to the National Register of Historic Places (NRHP), documentation for the Historic American and Illinois Buildings Surveys (HABS and HIBS), and consultation for Historic Tax Credits (HTCs). Having also contributed to Section 106 and Section 110 National Historic Preservation Act compliance efforts for diverse projects in 16 states, Kelsey is well-versed in successfully navigating these processes.

Select Relevant Experience

Village of Oak Park

Historic Building Preservation Plan and Rehabilitation Feasibility Assessment
Oak Park, Illinois

JLK is partnering with the Village of Oak Park to rehabilitate and modernize the historic Village Hall and Municipal Campus, originally built in 1976 by architect Harry Weese.

Working closely with the Facility Review Committee and Village staff, JLK developed a Building Preservation Plan that identified character-defining features and treatment zones throughout the building and site.

Times Theater

Historic Tax Credit Consultation and HP Architecture
Rockford, Illinois

JLK provided historic preservation consulting services to the Art Moderne-style Times Theater, built in 1938.

JLK's Historic Preservation Studio worked with the owner, contractor, engineers, and architects to identify the building's character defining features and treatment options based on the Secretary of the Interior's (SOI) Standards for Rehabilitation. JLK managed the State and Federal Historic Tax Credits (HTC) processes and produced all documentation following State Historic Preservation Office (SHPO) and National Park Service (NPS) standards. As preservation architects, JLK analyzed existing conditions and historic documentation to inform the production of supporting narratives, drawings, and specifications following SOI Standards for Rehabilitation.

Rockford Gas, Light & Coke Company Meter and Fitting Shop, 915 Cedar Street

National Register Nomination and Historic Tax Credit Consultation
Rockford, Illinois

JLK is supporting a local private development client in the adaptive reuse of the former Rockford Gas, Light & Coke Company Fitting and Meter Shops Buildings.

Secretary of the Interior (SOI) qualified Historic Preservation Architects and Architectural Historians conducted archival research and field photography to list the building in the National Register of Historic Places (NRHP). JLK presented to the Illinois Historic Sites Advisory Committee in late winter 2024 and the building was successfully listed in the NRHP.

JLK is currently providing Historic Tax Credit Consultation Services and Full-service Historic Preservation Architectural Design to ensure that rehabilitation of the building meets preservation standards and navigates the historic tax credit certification process smoothly.

City of Chicago

Section 106 Review for HUD Grant-Funded Programs
Chicago, Illinois

Chicago Park District

Various HUD Grant-funded Improvements Projects, Section 106 Compliance
Chicago, Illinois

DuPage Water Commission

Water Transmission Pipeline Extension Project, Section 106 Compliance
DuPage, Will, and Kendall Counties, Illinois

Education

Master of Art History
University of Wisconsin-Milwaukee

Bachelor of Science, Architectural Studies
Art History and Criticism Minor
University of Wisconsin-Milwaukee

Qualifications

SOI-Qualified Architectural Historian, as codified 36 CFR Part 61

Professional Affiliations

Docomomo US/Wisconsin

Founding Board Chapter Member

Landmarks Illinois, Skyline Council
Secretary 2024-2026

Society for Industrial Archaeology, Big Shoulders Chapter
Founding Chapter Member

Lectures & Talks

Preserving Modernism and the Spirit of Open Government: The Role of Preservation Planning and Advocacy in Securing the Future of Oak Park's Village Hall
Preserving the Recent Past Conference, Boston, MA, March 2025

Articles & Essays

Sensitive, Contextual, Modern: Examining Works by Alonzo Robinson, Wisconsin's First Black Architect

Docomomo US Regional Spotlight
Co-Author with Paul Wellington, Spring 2021

**Project completed prior to JLK*



Victoria Hill

Associate | Architectural Historian

Victoria is a Secretary of the Interior-qualified Architectural Historian with four years of experience in historic preservation and cultural resources management. She is experienced in conducting archival research, surveying and documenting historic buildings, and authoring various technical reports. Her project experience includes NRHP nominations, documentation for Historic American Buildings Survey (HABS), Historic Tax Credit consultation, and Section 106 Historic Preservation Act compliance efforts for diverse projects in Illinois and is well-versed in successfully navigating these processes.

Education

Master of Science in Historic Preservation
School of the Art Institute of Chicago

Bachelor of Arts in Art History, Criticism, and
Conservation
Stanford University

Qualifications

SOI-Qualified Architectural Historian, as codified 36
CFR Part 61

Professional Affiliations

Association for Preservation Technology, Great Lakes
Chapter

Landmarks Illinois, Skyline Council

Society for Industrial Archaeology, Chicago Big
Shoulders Chapter

Select Relevant Experience

**Rockford Gas, Light & Coke Company
Meter and Fitting Shop, 915 Cedar Street**
National Register Nomination and Historic
Tax Credit Consultation
Rockford, Illinois

JLK is supporting a local private development
client in the adaptive reuse of the former
Rockford Gas, Light & Coke Company Fitting
and Meter Shops Buildings.

Secretary of the Interior (SOI) qualified Historic
Preservation Architects and Architectural
Historians conducted archival research and
field photography to list the building in the
National Register of Historic Places (NRHP). JLK
presented to the Illinois Historic Sites Advisory
Committee in late winter 2024 and the
building was successfully listed in the NRHP.

JLK is currently providing Historic Tax Credit
Consultation Services and Full-service Historic
Preservation Architectural Design to ensure
that rehabilitation of the building meets
preservation standards and navigates the
historic tax credit certification process smoothly.

**Brewmaster's House, 500 N Madison
Street**

Adaptive Reuse Historic Treatment Plan
Rockford, Illinois

JLK Preservation Architects and Architectural

Historians developed a historic treatment plan
of the interior and exterior for the adaptive
reuse of the former Brewmaster's House into a
commercial

Village of Plainfield
Architectural Consultation Services and
Downtown Design Guidelines
Plainfield, Illinois

City of Chicago
Section 106 Review for HUD Grant- Funded
Programs
Chicago, Illinois

Chicago Park District
Various HUD Grant-funded Improvements
Projects, Section 106 Compliance
Chicago, Illinois

DuPage Water Commission
Water Transmission Pipeline Extension
Project, Section 106 Compliance
DuPage, Will, and Kendall Counties, Illinois



DATES: Ongoing

ROLE: Historic Preservation Architect

KEY STAFF:

Meg Kindelin, Principal in Charge

Kelsey Kuehn, Project Manager

Victoria Hill, Architectural Historian

Aubrey Prestwich, Architectural Historian

The Village of Plainfield is located 35 miles southwest of Chicago along the DuPage River. Incorporated in 1834, the Village has a rich history and is one of the oldest communities in Will County and Kendall County. Its historic Main Street is defined by the character of its late nineteenth century and early twentieth century building stock and is a historic district listed in the National Register of Historic Places. The Village engaged JLK to update existing historic and downtown design guidelines and create a comprehensive guidance document to guide future stewardship and new development.

Secretary of the Interior (SOI) qualified Architectural Historians and Preservation Architects at JLK are working closely with the Planning Department and Historic Preservation Commission to develop comprehensive design guidelines for downtown Plainfield. The goal of the project is to incorporate and update existing guidance to create a single document that outlines historic preservation treatment guidelines, guidelines for new construction design, and information about contemporary best practices for maintenance, repair, and replacement.

SERVICES

- Preservation Planning
- Existing Documentation Review, Research, and Peer Guidelines Analysis
- Architectural Field Survey
- Public Coordination and Presentation



DATES: 2018-2023

ROLE: Historic Preservation Architect

PROJECT BUDGET: Confidential

KEY STAFF:

Meg Kindelin, Principal in Charge

Katie McNamee, Preservation Architect

Kelsey Kuehn, Architectural Historian

JLK is the Historic Preservation Architect for the restoration and reuse of the seven-story former department store built in 1905. Peoria's Downtown District is now the new headquarters for the nonprofit Order of Saint Francis (OSF) Healthcare System, the city's largest employer.

The scope included programming, design, and construction for the adaptive reuse of the vacant historic building for modern use, including major demolition of the interior infrastructure and an exterior refurbishment. JLK directed the preservation work to ensure all aspects of the project met the Secretary of the Interior's Standards for Rehabilitation and coordinated directly with the Illinois State Historic Preservation Office (SHPO). JLK's work also included historic research, extensive surveying of historic materials and spaces in the building, and directing the team on all historic details, treatment, and strategies.

JLK led Historic Tax Credit documentation and the client earned 45% of all project costs through federal and state historic tax credits by completing the project in accordance with national preservation standards.

The project benefits the surrounding community in multiple ways. All contractors employed on the renovation were local. And when fully operational, the new OSF headquarters will bring about 700 people into Peoria's downtown every day, helping reinvigorate the area both socially and economically.

SERVICES

- Comprehensive Space Planning, Interior Programming and Design
- Complete Architecture Services and Construction Documents
- Historic Research, Surveying and Coordination with SHPO

SELECT PROJECT AWARDS

- National Trust for Historic Preservation Richard H. Driehaus Award for Rehabilitation, 2023
- Landmarks Illinois Driehaus Foundation Preservation Award, 2023
- ALA Silver Award - Existing Building Mixed Use, 2022
- AIA Prairie Chapter Restoration Award, 2022
- SEAIO Award of Merit - Best Renovation/Retrofit/Preservation Project, 2022



DATES: 2023 - Ongoing

ROLE: Historic Preservation Architect

PROJECT BUDGET: \$100M

JLK FEE: \$450K

SQUARE FOOTAGE: 70K SF

CLIENT REFERENCE:

Rob Sproule
Public Works Director
Village of Oak Park
rsroule@oak-park.us

KEY STAFF:

Meg Kindelin, Principal in Charge
Heidi Nickel, Project Manager
Katie McNamee, Project Architect
Kelsey Kuehn, Architectural Historian
Tatiana Guletsky, Project Designer

JLK is partnering with the Village of Oak Park to rehabilitate and modernize the historic Village Hall and Municipal Campus, originally built in 1976 by architect Harry Weese. The facility currently serves as office space for Village staff and houses the Village Police Department. The primary goal of the project is to improve the functionality of the building to meet modern governance needs while preserving its historical significance and the Village's commitment to Open Government.

The project began with a comprehensive building assessment and feasibility study conducted by JLK. Preservation Architects and Architectural Historians from JLK carefully reviewed historic documentation and previous studies to evaluate the building's condition and potential for renovation. Working closely with the Facility Review Committee and Village staff, JLK developed a Building Preservation Plan that identified character-defining features and treatment zones throughout the building and site. The study also produced three conceptual design options, with one recommended scheme presented to the Village Board.

Currently, JLK is leading the schematic design phase for the Oak Park Municipal Campus alongside a multidisciplinary team of architects, engineers, planners, and landscape architects. This phase focuses on designing the new Police Department facility on-site while planning the rehabilitation of the existing Village Hall.

SERVICES

- In-depth historic research
- On-site field survey and study of interior finishes
- Feasibility analysis for proposed interventions
- Preparation of Building Preservation Plan
- Report compilation, formatting, and presentation



The Art Moderne-style Times Theater was built in 1938. Noted theater architect Edward P. Lewin and interior theater decorator Hanns R. Teichet designed this mixed-use commercial building and movie palace that is a contributing resource to the National Register-listed West Downtown Rockford Historic District. The theater is also designated as a local landmark. The building has been vacant and not in use for over 10 years. The building is in a severe state of deterioration, but a local development team is working diligently to adapt the building as a live performance venue and commercial restaurant space.

Secretary of the Interior-qualified Preservation Architects and Architectural Historians are working closely with the owner, contractor, engineers, and local architect of record to catalogue and guide the treatment of the building's interior and exterior character-defining features. JLK is also preparing all documentation to achieve state and federal historic tax credits (HTC) and coordinating with the State Historic Preservation Office (SHPO) and National Park Service (NPS). As preservation architects, JLK analyzed existing conditions and historic documentation to inform the production of supporting narratives, drawings, and specifications following SOI Standards for Rehabilitation. The project is currently in design development. A preliminary colorized rendering of the historic interior above shows the intent to restore historic lobby and theater finishes.

SERVICES

- Historic tax credit consultation, including coordination with SHPO and NPS
- Historic treatment consultation following SOI Standards for Rehabilitation
- Conditions documentation and assessment, including historic research and analysis
- Development of architectural narratives, drawings, and specifications



Sheffield Village Hall is a Classical Revival structure with Romanesque Revival influences built in 1909 by the local contractor Patrick M. Ford. It was designed by George Franklin Barber, and was placed on the National Register for Historic Places in 2012.

Secretary of the Interior (SOI) Qualified Preservation Architects and Architectural Historians from JLK carefully reviewed historic documentation and previous studies to evaluate the building's condition and potential for renovation. JLK completed a Conditions Assessment and Feasibility Study for the Sheffield Village Hall to recommend preservation-minded repairs and create a clear vision for the prudent reuse of the structure.

SERVICES

- Condition Assessment
- Preservation Planning
- Space Renderings
- Cost estimating services

Bidders Understanding and Approach



PROJECT UNDERSTANDING

We understand that the City of Rock Island, Illinois, is seeking historic preservation consultant services to create a comprehensive set of city-wide design guidelines that reflect current practices and technologies in the treatment of historic properties of various types and styles. We reviewed the Rock Island Residential Design Guidelines (1993), the Rock Island Downtown Design Guidelines, and the Rock Island Heritage Resources Plan (2016) to develop a thorough understanding of the City's existing guidelines. We understand the City's objectives to consolidate and expand upon these existing guidelines to assist the Preservation Commission, property owners, and developers and to make preservation projects more approachable while also strengthening the City's commitment to preservation through increased awareness and education. We understand the the City is a Certified Local Government (CLG) and that the Project is being funded with CLG funding grant dollars; as such, we understand that our project team and deliverables must adhere to the CLG program requirements.

PROJECT APPROACH

JLK Architects is proud and pleased to present our professional service proposal for Historic Preservation Services in response to the Request for Proposals (RFP) to create comprehensive Historic Design Guidelines for the City of Rock Island. We are proud of our 30-plus year reputation delivering quality design work and preservation excellence achieved by maintaining rigorous standards and highly engaged technical professionals. Our collaborative, hands-on, and research-driven approach defines our work. While our portfolio varies, our general approach to all preservation projects is consistent and proven.

1. **Collaborative and Communicative.** Through regularly scheduled progress meetings and frequent coordination, we ensure that all team members and project stakeholders are engaged and informed about every aspect of the process. We collaborate across disciplines to ensure all efforts and outcomes are aligned.
2. **Research-driven and Hands-on.** We believe in the approach to "know before you go." Before we go into the field, we conduct thorough research and review existing reports and documentation to understand the history and existing conditions and develop a detailed plan for successful field assessment. Before we develop recommendations, we ensure that all stakeholders have the same level of understanding about project deliverables and expectations.
3. **On-time Project Delivery.** We understand that a rigorous quality control/quality assurance process and regular check-ins with the client and stakeholders are critical to successful deliverables and on-time delivery. We ensure that these processes are scheduled into all our projects.

To create Historic Design Guidelines for the City of Rock Island, our approach builds on the general scope of services outlined in the RFP with additional detail based on our professional experience and anticipated collaboration with the City.

1 - Kick-off Meeting and Project Coordination

As soon as we receive Notice to Proceed, we will organize a virtual kick-off meeting with the City Community Development Department, the City's Urban Planner, and members of the City Council and Preservation Commission. This meeting will allow our teams to meet, get to know each other, and establish the major priorities and goals which will set the tone for this work. We will also discuss immediate next steps and the comprehensive schedule so that all work kicks off at a deliberate pace that will be maintained for the entire Project. With this meeting, it is our goal to establish a common understanding of the broader vision and open communication among the entire team.

Throughout the duration of the Project, JLK will hold regular monthly virtual progress meetings with City staff, provide progress updates throughout the Project, and maintain consistent coordination via email and phone. In coordination with City staff, we will identify progress meetings at significant Project milestones for continued engagement and feedback from City staff, the Preservation Commission, and the City Council.

During our Field Survey (described in detail in Section 3), JLK will schedule in-person meetings with City staff as needed for any information sharing or critical coordination.

2 - Existing Documentation Review and Research

JLK will continue to reference the City's existing Residential Design Guidelines, Downtown Design Guidelines, and the Heritage Resources Plan. In addition, JLK will gather and review relevant information from the following:

1. **Certificates of Appropriateness (COA).** In coordination with City staff, JLK will review past COAs to identify appropriate repair and rehabilitation projects that are good candidates for photo documentation and illustration in the Historic Design Guidelines.
2. **Community Development Department Staff Feedback.** JLK will schedule a meeting with City staff, and the Preservation Commission as appropriate, to gather feedback on the COA review process. We hope to identify specific gaps in guidance, beyond the stated lack of guidelines for commercial and industrial areas outside of downtown, that will facilitate COA reviews. We also aim to understand common questions received from historic property owners and identify targeted resources for the maintenance, repair, and adaptive reuse of various property types.
3. **Peer Cities' Historic Design Guidelines.** JLK will review recently updated historic design guidelines of peer cities in Illinois. For instance, the City of Elgin recently adopted its Design Guideline Manual for Landmarks and Historic Districts in March 2022.
4. **Rock Island Historic Structures Inventory and Previous Surveys.** To develop a comprehensive understanding of the City's historic residential, commercial, and industrial properties, JLK will review documentation related to existing historic structures, including local Landmarks, individual properties and historic districts listed in the National Register, and previous surveys and reports including the *Rock Island's Historic Residential Neighborhoods, 1835-1955: A Summary Report* and information recorded by the Rock Island's Most Significant Unprotected Structures Project.

As SOI-qualified preservation architects and historians, JLK will also draw on our professional expertise in applying the SOI Standards for the Treatment of Historic Properties. Our experience performing maintenance, repair, rehabilitation, and restoration work on historic properties of various types, styles, and scales informs the approachable, realistic, and applied lens through which we practice historic preservation.

3 - Field Survey

Prior to field survey, JLK will identify typical architectural typologies, forms, and styles throughout the City of Rock Island for survey. JLK will rely on the existing Residential Design Guidelines, Downtown Design Guidelines, Rock Island Historic Structures Inventory, Previous Surveys, and remote desktop review of existing conditions using Google StreetView.

JLK will coordinate with the City to schedule one day of field survey and any in-person coordination meetings with staff. The purpose of the field survey is to complete the following:

- Capture updated high-resolution photographic documentation of the following for use in illustrating the Historic Design Guidelines:
 - » Typical architectural resource typologies and forms (commercial, residential, industrial).
 - » Typical architectural styles and character-defining features of each style (examples of each research type in each style).
 - » Examples of appropriate repairs, alterations, modifications, and replacement of historic materials, finishes, and features (to be coordinated with the City by review of previously approved COAs).

4 - Historic Design Guidelines Development

Our team will synthesize the efforts of our existing documentation review, research and coordination, and field survey to develop a comprehensive set of design guidelines for the treatment of historic properties in the City of Rock Island. We will work closely with the City Community Development Department and Urban Planner during development, provide frequent updates, and seek regular feedback during scheduled working sessions and review meetings. Our approach is as follows:

1. We will produce a document with written narrative, bulleted summaries, and decision-making “Do’s and Don’ts” call-outs that incorporate all appropriate existing guidelines with the following:
 - » Design guidance (massing, scale, material, siting, general compatibility, etc.) for additions to historic properties of various architectural types and styles.
 - » Design guidance (massing, scale, material, siting, general compatibility, etc.) for the treatment of non-contributing resources and proposed new construction within historic districts.
 - » General guidance on best-practices for the maintenance, repair, and replacement of significant historic materials, finishes, and features using appropriate methods and compatible alternative materials.
 - » Specific guidance for the treatment of historic mid-century buildings, industrial buildings and complexes, and commercial properties.
 - » Specific guidance on sensitive and compatible interventions to improve accessibility and sustainability at historic properties.
2. We will illustrate the guidelines with high-resolution photographs and line drawings that depict the following:
 - » Typical historic architectural resource typologies and forms represented throughout Rock Island.
 - » Typical historic architectural styles and character-defining features of each style represented throughout Rock Island.
 - » Examples of appropriate and inappropriate repairs, alterations, modifications, and replacement of historic materials, finishes, and features.
 - » Recommended and not recommended approaches to repairs, rehabilitation, and additions.
3. We will work closely with the City Community Development Department and Urban Planner to develop a final document for presentation to and approval by the City Preservation Commission and adoption by the City Council.

Proposed Project Timeline & Budget



We understand that the RFP states that the Preservation Commission will make a recommendation on August 27, 2025 and that the City Council will award the contract for this work on September 8, 2025. We assume that notice to proceed (NTP) will be issued immediately and we are prepared to prioritize this work. Our proposed timeline to complete this work is approximately 20 weeks as outlined below with approximate dates in italics.

Project Milestone/Activity	Duration
Kick-off Meeting	1 Day <i>September 10, 2025</i>
Existing Documentation Review	2 Weeks <i>September 10 - September 24, 2025</i>
Research	Ongoing throughout Project
Field Survey	1 Day <i>September 24, 2025</i>
Draft Guidelines	6 Weeks <i>September 24 - November 5, 2025</i>
City Review of Draft Guidelines	2 Weeks <i>November 5 - 19, 2025</i>
JLK Revise Guidelines	2 Weeks* <i>November 19 - December 3, 2025*</i> <i>*Thanksgiving: November 27</i>
City + JLK Final Review Meeting	1 Day <i>December 3, 2025</i> <i>Approval by December 11, 2025 Preservation Commission submittal deadline</i>
Preservation Commission Approval	1 Day <i>Meeting on December 18, 2025</i>
Adoption by City Council	January 2026 Meeting

PROPOSED PROJECT BUDGET

JLK and our project team understand that all costs for this project are limited to a not-to-exceed (NTE). Based on this, we propose the following breakdown of costs:

<i>Consultant Services to create Historic Design Guidelines</i>	<i>\$17,500</i>
<i>Estimated Reimbursables (Travel)</i>	<i>\$500</i>
Total Fee	\$18,000

References



Three (3) references for whom JLK has provided similar services in the past five (5) years are listed below.

Project: Oak Park Village Hall Preservation Plan and Rehabilitation

Rob Sproule
Public Works Director
Village of Oak Park
Phone: 708-358-5700
Email: rsproule@oak-park.us

Project: Sheffield Village Hall Adaptive Reuse Feasibility Study

Skip Moore
Treasurer
Sheffield Village Hall Alliance
239 S. Main Street
Sheffield, IL 61361
Phone: 815-200-9847
Email: txwmoore@outlook.com

Project(s): UIUC Historic Preservation & Architecture Retainer Contracts

Dennis Craig
Campus Historic Preservation Officer
University of Illinois at Urbana-Champaign
Facilities & Services
1501 S. Oak Street
Champaign, IL 61820
Phone: 217-300-2077
Email: dlcraig@illinois.edu

CITY OF ROCK ISLAND, ILLINOIS

HISTORIC DESIGN GUIDELINES

August 21, 2025



Eunice Amissah-Mensah
Urban Planner
Community Development Department
1528 3rd Avenue
Rock Island, IL 61201

RE : Rock Island Historic Design Guidelines

Dear Eunice and Members of the Selection Committee:

On behalf of Designing Local we would like to thank you for the opportunity to submit this proposal to the City of Rock Island to update the Historic District Design Guidelines. We understand the importance of creating a resource that builds on the City's Heritage Resources Plan and not only assists in design review but also empowers property owners to maintain and enhance their historic properties. We create design guidelines with one main goal: to make sure residents and property owners of all experience levels can easily understand and use them.

We bring national experience creating design guidelines. Designing Local is a certified woman-owned business with deep experience in historic preservation, planning, implementation, urban design, as well as place-based master plans. As an Ohio-based planning firm with national reach, our team has over eight years of experience providing historic preservation planning and are qualified under the Federal Historic Preservation Professional requirements as described in the United States Secretary of the Interior's Standards for Archeology and Historic Preservation (48 FR 44716). The proposed team regularly travels to projects in cities, towns, and villages across the country to provide specialized expertise.

We position preservation design guidelines as a tool for growth and revitalization. We view a community's built environment as the primary element which defines the community's identity and formulates the experience of residents and visitors. We will take a balanced approach to this project that sets a clear path for new developments by leveraging existing assets to reinforce a sense of place. It will also provide clear, appropriate guidance to historic property owners and developers, encouraging revitalization and preservation in Rock Island.

We create clear and usable guidelines supported by visualization tools. We believe that a document can only be successful if it is developed with a community driven approach. An inspiring vision is essential for a project's success. This vision must be communicated through strong and compelling tools, including clearly defined goals, a concise and easy-to-understand final document, and vibrant community-accepted visualizations.

On behalf of our team, we appreciate the opportunity to submit our proposal to you and your community partners who are committed to the historic preservation in Rock Island. Our team is excited about this opportunity, particularly based on our recent experience working in Moline. Projects steeped in history and community stories is where our firm comes alive!

Sincerely,

Josh Lapp

Principal & Co-Founder
josh@designinglocal.com | 614.607.1557
(Primary Contact)

Amanda Golden

Managing Principal & Co-Founder

DESIGNING LOCAL FIRM OVERVIEW

HISTORIC PRESERVATION, URBAN PLANNING & DESIGN, & COMMUNITY ENGAGEMENT



Designing Local is an award-winning, nationally recognized firm that has helped more than 60 US communities create vibrant, culturally rich, fun places.

OVERVIEW

Designing Local, Ltd. is an Ohio-based certified woman-owned business dedicated to helping communities connect people to place through culture. Our firm was born from the belief that design, art, culture, historic preservation, and other important unique attributes of communities are often overlooked in the planning process.

EXPERTISE

We believe that a document can only be successful if it is supported by a community engagement-driven approach. We also believe that any project must have an inspiring vision to be successful. This vision must be communicated through strong and compelling tools including clearly defined goals, a concise and easy to understand final document, and vibrant visualizations that are accepted by the community. Our team has over eight years of experience providing historic preservation planning, architectural history, and historic landscape architecture, and are also qualified under the Federal Historic Preservation Professional requirements as described in the United States Secretary of the Interior's Standards for Archeology and Historic Preservation (48 FR 44716).

APPROACH

We view a community's built environment as the primary element which defines the community's identity and formulates the experience of residents and visitors. We will approach the Design Guidelines project with a balanced approach that sets a clear path forward for new design while leveraging existing assets to reinforce the sense of place, provide clear and appropriate guidance to historic property owners, and encourage revitalization and preservation in the community.

FOUNDED
2014

LOCATION
20 E. Broad Street
Columbus, Ohio 43215

EMPLOYEES
15

CERTIFICATIONS
Women-owned Business Enterprise (WBE)
State of Ohio
Certified Disadvantaged Business Enterprise (DBE)
Ohio Department of Transportation

SERVICES
Historic Preservation
Community Engagement
Urban Planning & Design
Public Art Planning
Arts & Culture Planning
Landscape Architecture

FIRM'S CAPABILITY

Designing Local is a certified woman-owned business with deep experience in historic preservation, planning and implementation, as well as place-based master plans. As an Ohio-based planning firm with national reach, our team has over ten years of experience providing historic preservation services and are qualified under the Federal Historic Preservation Professional requirements.

Our team will provide all services from our only office in Columbus, Ohio. We have an in-house team of 15 planning, design, preservation, and administrative professionals that all work out of our office in Columbus, Ohio. We have extensive experience working with clients across the country and we are able to adjust our timing to fit within local business hours. We are very accustomed to facilitating, leading, and participating in meetings virtually with our clients and we do so frequently on our active projects in the Central Region of the United States.

The proposed team regularly travels to projects in cities, towns, and villages across the country to provide specialized expertise. We have experience working with the Quad Cities and completed the Public Art & Placemaking Plan for nearby Moline, Illinois. We have carefully reviewed the proposed timeline and are confident in our ability to mobilize resources and complete all tasks within the stipulated timeframe.



MOLINE PUBLIC ART & PLACEMAKING PLAN

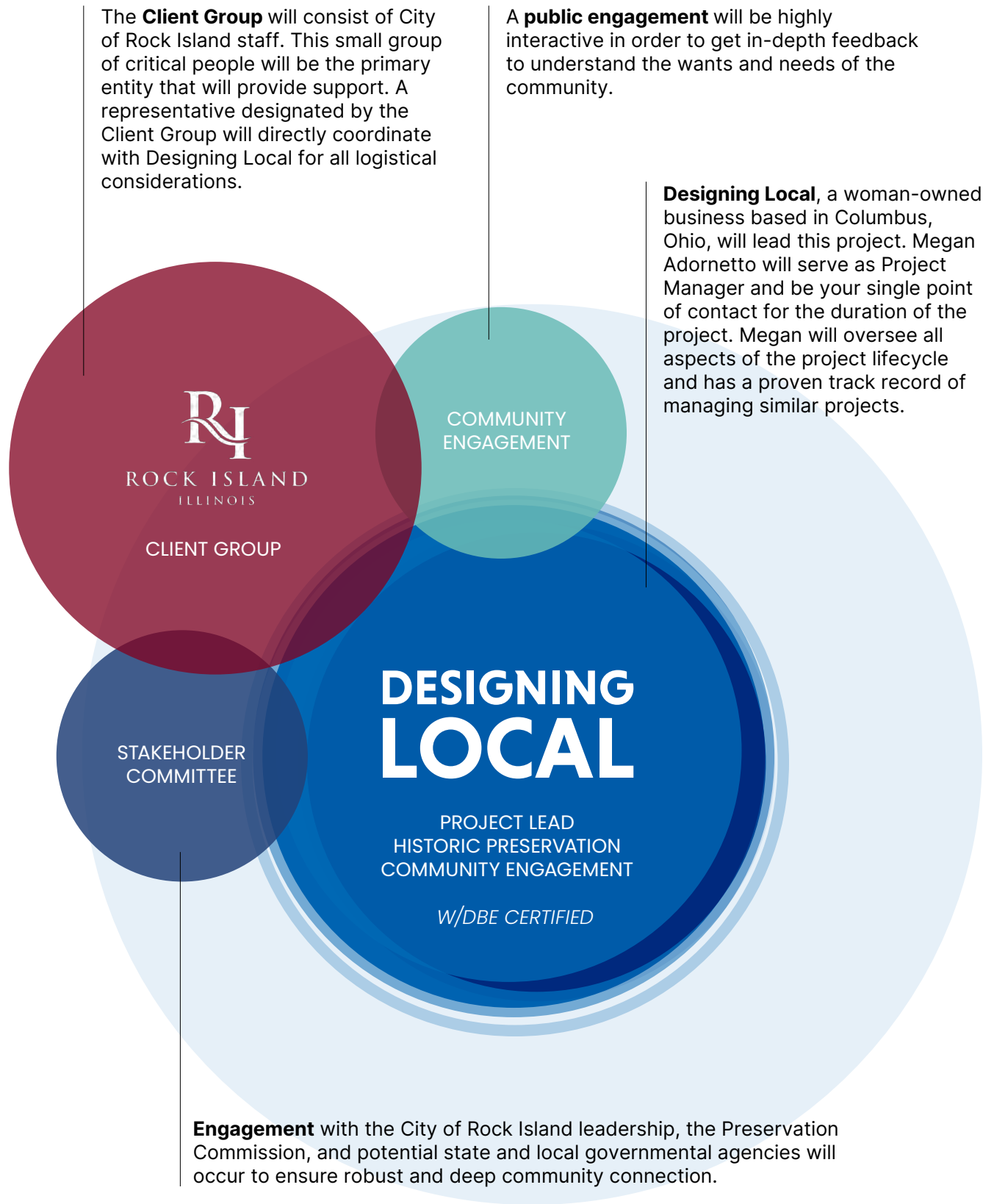
MOLINE, ILLINOIS

The City of Moline, Illinois is a Quad City bordered by the Mississippi River. As the gateway to the East, the city understands the value of first impressions, which is why it set out to develop its first-ever Public Art Master Plan. The plan focused on downtown Moline and supported numerous other planning initiatives advancing redevelopment of the city center. Designing Local hosted a robust public engagement program despite the global pandemic.

A series of stakeholder meetings and focus groups were held with various organizations and community leaders. Students from Augustana College and Black Hawk College participated in virtual public events called 'Walkabout Talkabout Public Art', during which they were asked to consider seven different types of sites and how public art could impact them. The Moline Public Art Master Plan was adopted in 2021 and continues to influence public art policy and programs in the city, including the transformational public art project coming soon at 1315 4th Avenue in Downtown Moline.

PROJECT TEAM

Designing Local is able to perform this work in-house and does not anticipate the use of any subcontractor/partners to perform the scope of work indicated. Below is a project organization chart that illustrates the structure of the project team.



JOSHUA LAPP, AICP

PRINCIPAL | DESIGNING LOCAL

PROJECT ROLE: PRINCIPAL IN CHARGE

Josh is a Principal and Co-Founder of Designing Local. He has over twelve years of professional experience in urban planning on a variety of project types. Driven by the desire to create actionable plans with easy wins for clients and the community, Josh's favorite projects are those that have a complex issue at the center. His broad knowledge of planning related issues have provided clients with well-rounded, highly researched recommendations to move cultural initiatives forward. At Designing Local, Josh oversees historic preservation tax credits, national register nominations, and historic preservation plans. He has worked on dozens of arts and culture planning initiatives across the country, developed broad public engagement opportunities for Public Art Master Plans and Cultural Plans, and has managed over 20 state and federal historic tax credits in Ohio amounting to over \$70 million in investment in historic buildings in Central Ohio alone.

RELEVANT EXPERIENCE**Moline Public Art & Placemaking Plan**

Moline, Illinois | Urban Planner

Amherst Historic Design Guidelines

Amherst, New Hampshire | Principal in Charge

Old West End Design Guidelines

Toledo, Ohio | Principal in Charge

Sandusky Preservation Design Guidelines

Sandusky, Ohio | Preservation Planner

Frankfort Special Capital District Design Guidelines

Frankfort, Kentucky | Preservation Planner

Somerset Historic District Building Assessment Report

Somerset, Ohio | Principal in Charge

Historic Caldwell Revitalization Plan

Caldwell, Ohio | Placemaking & Preservation Lead

Downtown Mansfield National Register Nomination

Mansfield, Ohio | Project Manager

Ohio and Erie Canal Southern District National Register Nomination

Southern Ohio | Urban Planner

*2019 Public Education and Awareness Award: Ohio History Connection***Buckeye Hills Regional Council Downtown Revitalizations Workshops**

Southeast Ohio | Engagement Lead

New Albany Design Guidelines Technical Training

New Albany, Ohio | Project Manager

1505 E Main Street, National Register Nomination

Columbus, Ohio | Project Manager

**EDUCATION**

Bachelor of Science in City & Regional Planning, The Ohio State University

ACCREDITATIONS

Member, American Institute of Certified Planners

APPOINTMENTS

Commissioner, Near East Area Commission

Former Chair of Board, Transit Columbus Multi-Modal Advocacy Group

Former Commissioner, Create Columbus Commission

Former Commissioner, Italian Village Historic Review Commission



MEGAN ADORNETTO

HISTORIC PRESERVATIONIST | DESIGNING LOCAL

PROJECT ROLE: PROJECT MANAGER & HISTORIC PRESERVATIONIST

Megan is a skilled designer and historic preservationist with a passion for preserving and studying the evolution of cultural heritage. Megan's expertise includes Autodesk Revit, AutoCAD, SketchUP, and GIS. She has experience in laser scanning, building conditions assessments, and historic property research. Megan has also worked as a freelance designer, creating schematic design packages for clients, and as an intern at an architecture and construction company, where she worked on historic structure projects and created existing conditions models in Revit. With her strong background in design and preservation, Megan is dedicated to keeping tradition alive and ensuring the preservation of cultural heritage for future generations.



RELEVANT EXPERIENCE

Amherst Historic Design Guidelines

Amherst, New Hampshire | Project Manager

Old West End Design Guidelines

Toledo, Ohio | Project Manager

Sunrise Historic District Survey

Greeley, Colorado | Project Manager & Historic Preservationist

San Luis Historic Survey & Public Art Plan

San Luis, Arizona | Project Manager & Historic Preservationist

Powell Historic District Survey

Powell, Ohio | Project Manager & Historic Preservationist

Orem Historic District Survey

Orem, Utah | Project Manager & Historic Preservationist

Somerset Historic District Building Assessment

Somerset, Ohio | Project Manager & Historic Preservationist

West Virginia Historic Preservation Consultant Services

- Berkeley Springs Expert Visit
 - Parkersburg Design Charrette
 - Martinsburg Design Assistance
 - Charles Town Design Assistance
- West Virginia Statewide | Project Manager

Cross Building Assessment

Racine, Ohio | Project Manager

Reimagining Columbus

Columbus, Ohio | Historic Preservationist & Researcher

Schroer Building Historic Tax Credit

Mansfield, Ohio | Project Manager

EDUCATION

Master of Science in Historic Preservation, Clemson University

Graduate Certificate in Historic Preservation, Boston Architectural College

Bachelor of Arts in Interior Design, Kent State University

AFFILIATIONS

Association for Preservation Technology, International

Society for Architectural Historians

** Projects completed with a previous employer*



AMANDA GOLDEN

MANAGING PRINCIPAL & CO-FOUNDER | DESIGNING LOCAL

PROJECT ROLE: ENGAGEMENT STRATEGIST

Amanda Golden is the Managing Principal and Co-Founder of Designing Local, a cultural strategist, urban planner, curator, and creative placemaker with deep expertise in culturally responsive public art and equitable community engagement. Since 2014, she has championed the belief that public art must authentically reflect its community. Amanda is passionate about designing inclusive processes that amplify underrepresented voices and navigate complex cultural dialogues, ensuring projects are rooted in a shared vision defined by many.

At Designing Local, Amanda spearheads the creation of public art and cultural plans for cities across the U.S. These plans are distinguished by their emphasis on equitable engagement, which informs every aspect of a project, from its initial vision to the final design.

Amanda has overseen more than 50 public art and cultural plans in 22 different states, directed numerous complex public art commissions, and authored innovative funding policies that have been adopted as city policy. Her leadership on the Mellon-funded Reimagining Columbus project, which navigated a complex public dialogue about the future of the city's Christopher Columbus statue, stands out as a career-defining achievement and one of her most proud accomplishments.

RELEVANT EXPERIENCE

Moline Public Art & Placemaking Plan

Moline, Illinois | Project Manager

Fort Wayne Public Art Master Plan

Fort Wayne, Indiana | Project Manager

Erie Public Art & Placemaking Plan

Erie, Colorado | Principal in Charge

Sandusky Public Art & Placemaking Plan

Sandusky, Ohio | Project Manager

The Point Public Art Plan

Salt Lake City, Utah | Principal in Charge

Park City / Summit County Arts & Culture Plan

Park City / Summit County, Utah | Principal in Charge

Howard County Arts & Culture Plan

Howard County, Maryland | Principal in Charge

Akron Cultural Plan

Akron, Ohio | Project Manager

Anaheim Public Art Master Plan & Implementation

Anaheim, California | Project Manager

Sullivant Bright Public Art and Parklet Project

Columbus, Ohio | Principal in Charge



EDUCATION

Master of City & Regional Planning, The Ohio State University

Bachelor of Science in City & Regional Planning, The Ohio State University

APPOINTMENTS

Central Ohio APA, Immediate Past Chair

State of Ohio APA, Former Board Member

Development Commissioner, City of Columbus, Ohio



ANDREW EBLE

URBAN PLANNER | DESIGNING LOCAL

PROJECT ROLE: URBAN PLANNER

Andrew is a highly passionate urban planner that brings creativity, versatility, and collaboration to every project. He leverages advanced technical tools to produce impactful visualizations and strategic plans that clearly articulate project visions. His dedication to enhancing community identity and cultural vibrancy is consistently demonstrated through his significant contributions to projects across the country.



RELEVANT EXPERIENCE

Thornton Arts & Culture Plan

Thornton, Colorado | Urban Planner

Burleson Public Art Plan

Burleson, Texas | Urban Planner

Roeland Park Public Art Plan

Roeland Park, Kansas | Urban Planner

New Braunfels Arts & Culture Plan

New Braunfels, Texas | Urban Planner

Warsaw Cultural District Plan

Warsaw, Indiana | Urban Planner

Greater Lafayette Region Arts & Culture Plan

Benton, Carroll, Fountain, Tippecanoe, Warren, & White Counties, Indiana | Urban Planner

Wabash River Region Arts & Culture Plan

Clay, Parke, Sullivan, Vermillion & Vigo Counties, Indiana | Urban Planner

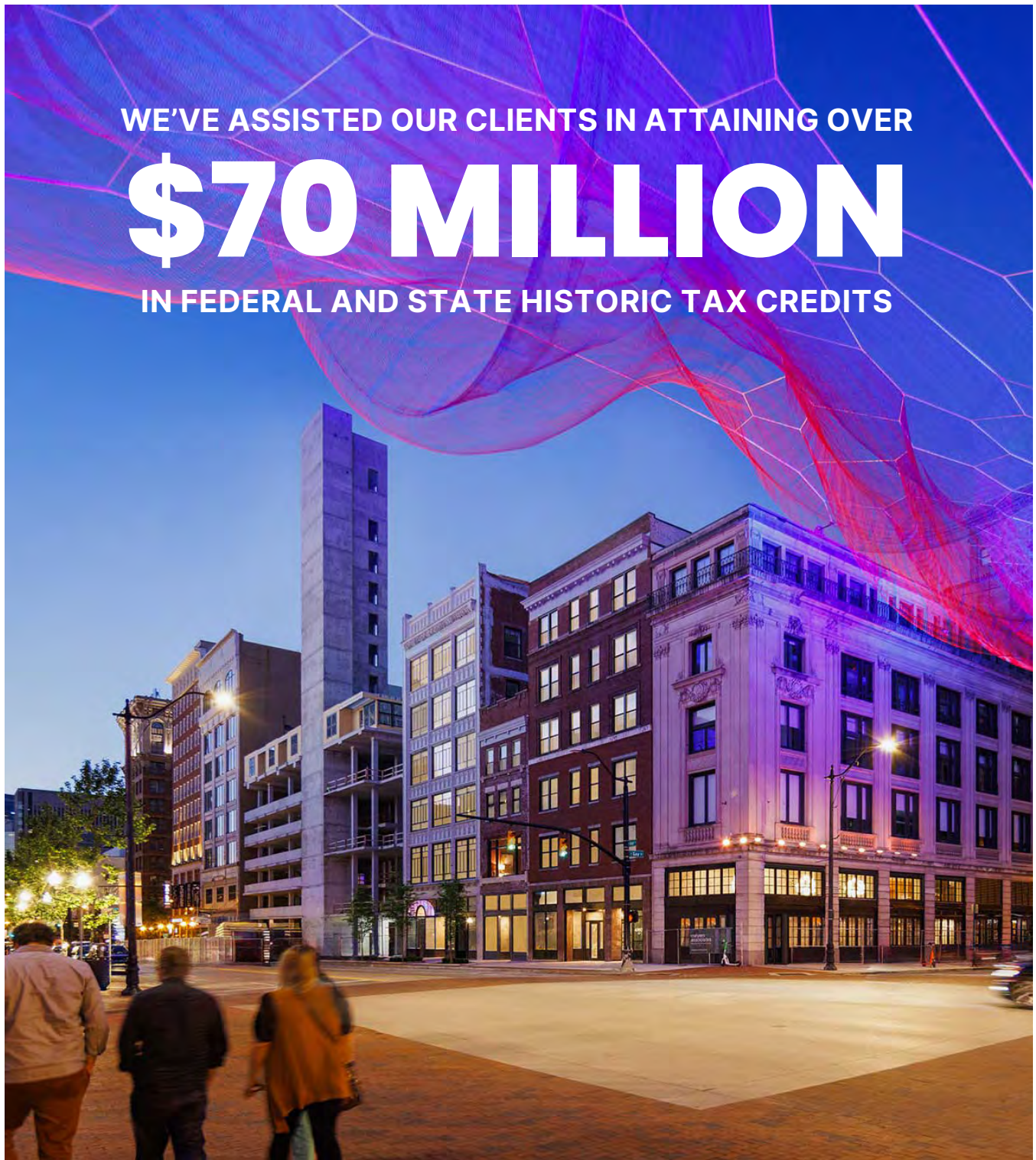
EDUCATION

Bachelor of Urban Planning,
University of Cincinnati
College of Design
Architecture, Art, and
Planning

ROLE

Urban Planning & Design
GIS Mapping
Graphics & Visualizations
Stakeholder Engagement
Community Engagement
Project Coordination





Designing Local is a registered Historic Preservation Consultant with the Ohio Historic Preservation Office and qualified under the Federal Historic Preservation Professional requirements as described in the United States Secretary of the Interior's Standards for Archeology and Historic Preservation (48 FR 44716).

Located in the historic Hayden Building across from the Statehouse in Downtown Columbus, Ohio Designing Local is dedicated to helping communities connect people to place through culture. Our firm was born from the belief that design, art, culture, historic preservation and other important unique attributes of communities are often overlooked in the planning process. We bring an authentic curiosity and passion to our work.

ADDITIONAL RELEVANT EXPERIENCE

HISTORIC DESIGN GUIDELINES

Old West End Design Guidelines
Toledo, Ohio

Amherst Historic Design Guidelines
Amherst, New Hampshire

Preservation Design Guidelines
Frankfort, Kentucky

Historic Preservation Design Guidelines
Sandusky, Ohio

HISTORIC PRESERVATION PLANS

Atlas of Columbus Landmarks & Urban Ideas Forum
Columbus, Ohio
ASLA Ohio 2021 Honor Award, Communications + Research

Mansfield, Ohio Historic Preservation Plan Update
Mansfield, Ohio

New Albany Design Guidelines Technical Training
New Albany, Ohio

Ohio & Erie Canal Southern Descent Heritage Trail
Southern Ohio

Downtown Caldwell Revitalization Plan
Caldwell, Ohio

HISTORIC RESOURCE SURVEYS

Sunrise Historic District Survey
Greeley, Colorado

Somerset Historic District Building Assessment
Somerset, Ohio

Powell Historic District Survey
Powell, Ohio

Orem Historic District Survey
Orem, Utah

HISTORIC TAX CREDIT APPLICATIONS

1005 Madison
Covington, Kentucky

1017 Madison
Covington, Kentucky

The Ohio Building
Sidney, Ohio

Hotel Covington
Covington, KY

48 Parkwood
Columbus, OH

Mechanics Bank
Mansfield, OH

Pythian Theater
Columbus, OH

777 N 4th Street
Columbus, OH

14-16 West Union Street
Athens, Ohio

14-16 North Park Place
Newark, Ohio

46 Park Avenue West
Mansfield, Ohio

48 Parkwood
Columbus, Ohio

174 Columbus Avenue (Columbus Candy Company)
Columbus, Ohio

1223, 1233, & 1505 East Main Street
Columbus, Ohio

1685 Oak Street
Columbus, Ohio

Astrup Company Building (Pivot Center for Art, Dance, and Expression)
Cleveland, Ohio
Cleveland Restoration Society & AIA Cleveland 2021 Community Impact Award

Budd Dairy Building
Columbus, Ohio
Columbus Landmarks 2021 Recchie Award Finalist

Columbus Dispatch Building
Columbus, Ohio

Columbus Electrical Works
Columbus, Ohio

Hayden Building
Columbus, Ohio

LeVeque Tower
Columbus, Ohio

Louis Sullivan Bank Building
Newark, Ohio

Madison's Department Store
Columbus, Ohio

One East Gay
Columbus, Ohio

Palace Theater
Columbus, Ohio

White Haines Optical Factory
Columbus, Ohio

Worthington Masonic Lodge
Worthington, Ohio

NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

1505 E. Main St./McClure Nesbitt Motor Company
Columbus, Ohio

Astrup Company Building
Cleveland, Ohio

Budd Dairy Building
Columbus, Ohio

German Village Historic District Amendment
Columbus, Ohio

Mansfield Downtown District
Mansfield, Ohio

Ohio & Erie Canal Southern Descent
Various Sites, Southern Ohio
Ohio History Connection 2019 Public Education and Awareness Award

Van Wert Downtown District
Van Wert, Ohio

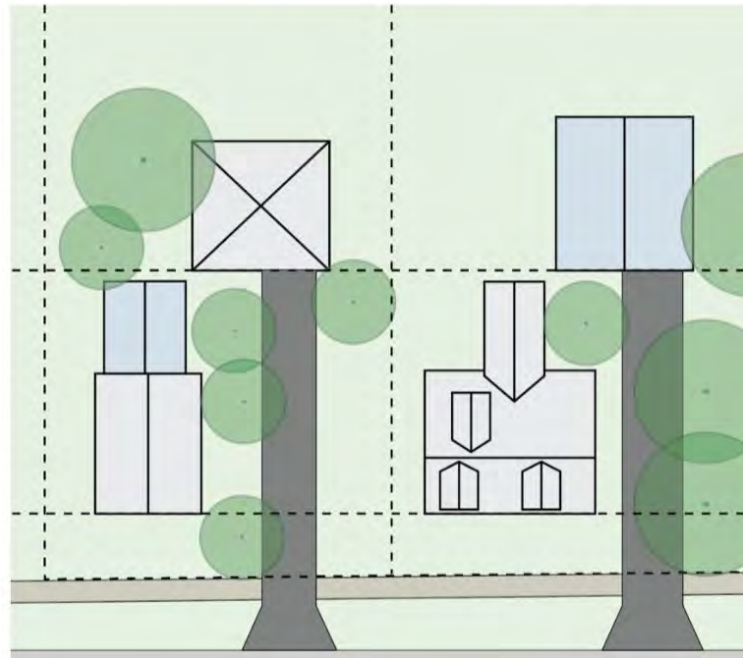
LOCAL HISTORIC REGISTER NOMINATIONS

46 Park Avenue West
Mansfield, Ohio

1223 & 1233 East Main Street
Columbus, Ohio



= EXISTING STRUCTURE
 = NEW CONSTRUCTION
 = PROPERTY LINE



AMHERST HISTORIC DISTRICT DESIGN GUIDELINES

AMHERST, NEW HAMPSHIRE

These guidelines were created to provide clear direction for exterior work on historic buildings within the Amherst Village Historic District. The primary goal was to transition the existing, mostly textual guidelines into a visual document as well as to ensure that the guidelines were more easily digestible for everyday homeowners.

This project was a collaborative effort, supported by the Town of Amherst and the Amherst Village Historic District Commission, with partial funding from a Certified Local Government (CLG) grant.

The final result was a comprehensive, practical resource that uses easy-to-read graphics and illustrations to describe historical context, prominent architectural styles, and specific instructions for various building elements. This ensures all new work is sensitive to the village's historic fabric, preserving its unique character and appearance.

CLIENT

Town of Amherst, New Hampshire

DATE

2025

SERVICES

Historic Preservation Planning

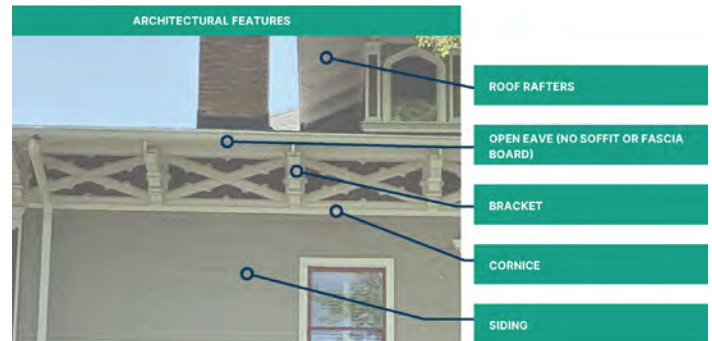
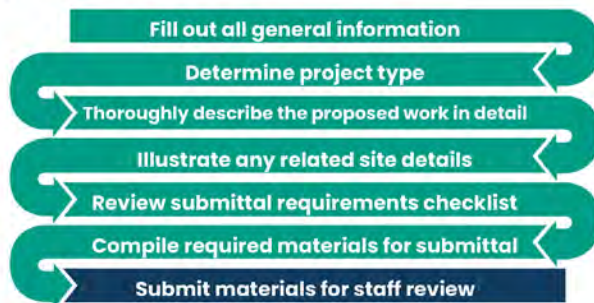
RELEVANCE

- ✓ Historic District
- ✓ Historic Design Guidelines
- ✓ Updated Previous Guidelines
- ✓ Community Engagement
- ✓ CLG Grant
- ✓ \$20,000 or less

[CLICK HERE TO SEE THE FINAL PLAN](#)



Application Process



OLD WEST END HISTORIC DISTRICT DESIGN GUIDELINES

TOLEDO, OHIO

The main goal of these design guidelines is to provide comprehensive standards and guidance for exterior work on buildings within the City of Toledo's Old West End Historic District. Its purpose is to preserve, protect, and enhance the built environment of this significant neighborhood. The guidelines serve as a "how-to" manual to assist owners, architects, and contractors in designing and executing exterior projects.

The guidelines were developed with a Certified Local Government (CLG) grant and were created with input from various stakeholders, including residents, city staff, and historic preservationists. The document incorporates past planning efforts and national standards, such as the Secretary of the Interior's Standards for Rehabilitation. This process ensured that the guidelines are well-informed and align with established preservation principles. The guidelines also serve as the basis for project review by the Old West End Historic District Commission and the Toledo-Lucas County Planning Commission. The final document provides detailed guidelines for a wide range of topics and addresses common issues and building components. The outcome is a clear resource that promotes the retention of historic elements and helps to minimize the visual impact of modern systems, thereby ensuring the long-term preservation of the neighborhood's unique historic character.

CLIENT
City of Toledo, Ohio

COMPLETED
2025

SERVICES
Historic Preservation

RELEVANCE

- ✓ Historic District
- ✓ Historic Design Guidelines
- ✓ Updated Previous Guidelines
- ✓ Community Engagement
- ✓ CLG Grant
- ✓ \$20,000 or less

[CLICK HERE TO SEE THE FINAL PLAN](#)



PRESERVATION DESIGN GUIDELINES

SANDUSKY, OHIO

The City of Sandusky is experiencing a boom in downtown redevelopment, especially with updates to historic buildings. Since the existing Design Guidelines were created in 2007 and have received minimal update since their adoption, a comprehensive review was needed to allow enhanced guidance for new developments. Preserving these structures, while allowing them to take on new life, will provide direction for historic preservation in Sandusky which is an economic catalyst for the community and enhances its identity. The project team facilitated one-on-one discussions with various community stakeholders including historic preservation enthusiasts; building owners, architects and residents who had been through the design review process; city staff, members of Landmarks Commission and related commissions, and leadership. These conversations formed the basis of the project team's understanding of the status of the existing guidelines as well as general preservation and development issues throughout Sandusky.

The Design Guidelines includes a substantial revision to the format and organization of the 2007 guidelines document. This includes diagrammatic graphics, a visual history of the City, and a reorganization of various items.

CLIENT

City of Sandusky, Ohio

DATE

2023

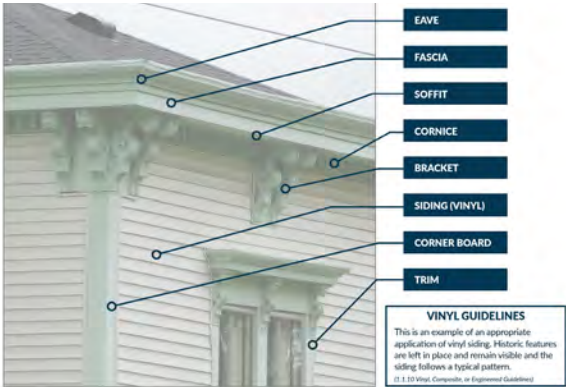
SERVICES

Historic Preservation Planning
Community Engagement

RELEVANCE

- ✓ Historic District
- ✓ Historic Design Guidelines
- ✓ Updated Previous Guidelines
- ✓ Community Engagement
- ✓ \$20,000 or less

[CLICK HERE TO SEE THE FINAL PLAN](#)



1.2

Windows

Windows are one of the most important features of historic homes and buildings and their design and materials greatly impact the overall character of the Special Capital District.

KEY TAKEAWAYS

- 1 The best approach is to retain and repair historic wood windows
- 2 New wood windows of the same size and proportions can be installed
- 3 New clad wood windows with aluminum, fiberglass or vinyl can be installed that are the same proportions as the existing
- 4 New wood or aluminum storm windows can be installed
- 5 The dimensions of existing windows should not be altered

Proposed Treatment	Window Modification Type	Acceptability	Approval Process	Details
	Repair Existing Historic Windows	SA	SA	1.2.1
	Install New Windows that Match Historic Windows	SA	SA	1.2.2
	Install New Clad Wood Windows	SA	SA	1.2.2
	Install New Vinyl or Solid Fiberglass Windows	ARB	ARB	1.2.3
	Install New Wood or Aluminum Storm Windows	SA	SA	1.2.4
	New or Altered Window Openings	ARB	ARB	1.2.9
	Awning	SA	SA	1.2.19

SPECIAL CAPITAL DISTRICT DESIGN GUIDELINES

FRANKFORT, KENTUCKY

The Special Capital District is one of the three City of Frankfort historic districts, mostly focused on residential properties. The District exists to help preserve historic buildings in the neighborhood to ensure that the history of Frankfort lives on well into the future. Establishing Downtown Historic District Design Guidelines will encourage the renovation, rehabilitation and preservation of older neighborhoods in Frankfort that have special or unique features or important associations with the City's historical development.

The team evaluated the existing historic buildings in the district and examined the needs and desires of residents and property owners through engagement sessions and public design workshops. Topics addressed included the renovation of historic properties, including construction materials, as well as the design of newly constructed buildings.

The new design guidelines for the Special Capital District create cohesive guidelines with the other two historic districts in Frankfort and solidify continued preservation and investment in the community's historic resources.

CLIENT
City of Frankfort, Kentucky

COMPLETED
2023

SERVICES
Historic Preservation
Community Engagement

RELEVANCE

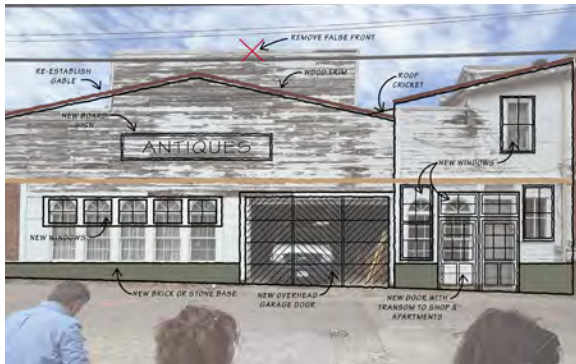
✓ Historic District

✓ Historic Design Guidelines

✓ Updated Previous Guidelines

✓ Community Engagement

[CLICK HERE TO SEE THE FINAL PLAN](#)



SOMERSET HISTORIC DISTRICT BUILDING ASSESSMENT

SOMERSET, OHIO

As a cornerstone of the community, Somerset's historic district holds immense cultural and aesthetic value. By meticulously documenting the district's buildings, the Designing Local team worked to develop a comprehensive review of the architectural gems nestled within this 170-acre area. The assessment report offers a captivating journey through time, revealing the stories embedded within its structures and will be a crucial step to preserve the unique character and rich history of Somerset.

From identifying significant architectural features to assessing the condition of each building, the report provides a detailed snapshot of the district's current state. By uncovering the historical context of these structures, the report contributes to a deeper understanding and appreciation of Somerset's past. Ultimately, this comprehensive assessment empowers the community to make informed decisions about the future preservation and revitalization of this treasured historic district.

CLIENT

Mayors' Partnership for Progress

COMPLETED

2024

SERVICES

Historic Preservation
Urban Planning & Design

RELEVANCE

- ✓ Historic District
- ✓ Storefront Rehabilitation
- ✓ Signage Recommendations
- ✓ Material Preservation
- ✓ \$20,000 or less

[CLICK HERE TO SEE THE FINAL PLAN](#)



WEST VIRGINIA HISTORIC PRESERVATION CONSULTING

WEST VIRGINIA STATEWIDE

The West Virginia Department of Economic Development hired Designing Local to act as a Historic Preservation Consultant to provide professional design and historic preservation services for downtown commercial property owners in certified Main Street West Virginia and ON TRAC communities.

The Designing Local team has provided a number of on-site consultations for several Main Street communities. Our work so far has included the preparation of design solutions, building assessments, technical advice, and recommendations for historic preservation. Designing Local has completed multiple projects for Berkeley Springs as an expert/resource team, facade improvement suggestions, renderings, and building use charrette/community engagement. As part of this project, our team has become familiar with the Secretary of Interior's Standards for Rehabilitation and Main Street America's Four-Point approach to historic preservation design.

CLIENT

West Virginia Department of Economic Development

DATE

2024 - Ongoing

SERVICES

Historic Preservation
Community Engagement

RELEVANCE

- ✓ Historic District
- ✓ Storefront Rehabilitation
- ✓ Signage Recommendations
- ✓ Material Preservation
- ✓ Community Engagement
- ✓ \$20,000 or less

LIST OF CLIENT REFERENCES

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Jennifer Brennan

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State of West Virginia
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304-352-3971
Project: West Virginia Historic Preservation Consultant Contract

Logan Stang

Planning Director
City of Powell, Ohio
LStang@cityofpowell.us
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Project: Powell Historic District Survey

William (Bill) Harbert

Associate Planner
William.Harbert@toledo.oh.gov
Project: Toledo Old West Historic Design Guidelines

Nic Strong

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603.792.6755
Project: Amherst Historic Preservation Design Guidelines

Vicki Birenberg

Historic Preservation Officer
City of Frankfort, Kentucky
vbirenberg@frankfort.ky.gov
502.892.8970
Project: Frankfort Special Capital District Design Guidelines

Nancy Recchie

Benjamin D. Rickey & Co.
nrecchie@gmail.com
614.582.8268
Project: Multiple Historic Preservation Projects



PROPOSED BASE SCOPE OF WORK

The proposed scope for the City of Rock Island Rock Island Historic District Design Guidelines is outlined on the following pages. The scope should be refined with input from staff. Please note that references to “Client Group” is the City of Rock Island-designated project manager and the “Team” is the Designing Local team members.

TASK 1: MOBILIZATION

1.01: Discover Rock Island. Facilitate a tour of the Rock Island's designated Historic Districts and local landmarks with members of the Client Group and select stakeholders to understand the issues and architectural character of Rock Island. Discuss and review any existing historic design guidelines documents, goals and tasks, process, opportunities and constraints, code language, and establish key stakeholders.

1.02: Design a comprehensive project plan and detailed schedule of the overall timeline for the creation of the Historic Design Guidelines. This will address the role and responsibility of the Client Group and Team members with specific milestones to reach within the scope of the project including, but not limited to: timing of any project management meetings, stakeholder meetings, public meetings, and project presentations and reports. This will be refined and monitored by both the Client Group and the Team project manager.

Task 1 Deliverables

- Stakeholder list with contact information;
- Project workplan and timeline.

TASK 2: BACKGROUND DATA COLLECTION

2.01: Background Research. Retrieve and review the 2016 Heritage Resources Plan and existing available documentary materials, and current design review guidelines and processes to become familiar with Rock Island's history, existing ordinances, and other adopted documents, and best practices to determine potential issues to address in the guidelines development process.

2.02: Site & Community Character Analysis. Review existing approved plans to understand opportunity areas and sites, architectural style, constraints, and other issues. Provide a written assessment of key findings. The Team will also develop a user-based understanding of the City through a detailed analysis of existing aesthetics, unique natural features, historical sites, and other elements. Exhibits will be created from this analysis will be utilized throughout the planning process to support engagement and discussion.

2.03: Guidelines Benchmark Research. Compile benchmark guidelines documents and images which are similar in context and key elements to this project and organize them by type. Provide historic preservation best practices and benchmarks/examples from other comparable communities to help guide discussions among City staff and the community about key issues of concern. Review neighboring, regional and national design guidelines for relevance and best practices. Consult with the Client Group for aspects they want to see included in the final document. These benchmarks will be used to generate ideas and communicate concepts to be tested and refined throughout the process.

2.04: Determine optimal method and process for public outreach. The Team will work with the Client Group to identify, describe, and implement a comprehensive strategy and methodology for conducting public meetings that encourage and engage input from the community.

Task 2 Deliverables

- Background research;
- Base maps/site photos;
- Public meeting event dates and type.

PROPOSED BASE SCOPE OF WORK, CONTINUED

TASK 3: PUBLIC ENGAGEMENT

3.01: Determine existing attitudes and perceptions, opportunities and challenges to creating the Rock Island Historic Design Guidelines. The Team will meet with key stakeholders to listen and learn about Rock Island. Stakeholder meetings may take place in one-on-one or as focus group sessions and may include community members and other leaders of non-government entities. During this series of meetings, the Team will determine an internal vision and will discuss the plan for fulfilling the vision.

3.02: Public Meetings. At least one (1) in-person community meeting will be held to generate feedback and input for the development of the design guidelines. This will include elements such as map exercises, general discussion, and written comments on Rock Island history. The Team will work with the Client Group to develop the interactive activities in order to foster dialogue. Members of the Team will facilitate conversations with attendees and will collect verbal, video recorded, and written comments.

- **Create.** The Team will work with the Client Group to design the specific details for each workshop, including specific engagement activities, necessary background research, and essential products. In addition to the engagement workshops, the team will develop a survey for the community to participate in. The survey will be distributed online through social media channels, the City's website, and will be available in hard copy in City offices.
- **Market.** The Team will assist with promoting the workshops, including developing the design of all marketing materials. The Team will utilize neighborhood organizations, and the City to promote the workshops within their networks.
- **Facilitate.** The Team will lead the community engagement opportunities or educate local leaders to solicit input from as many people as possible ensuring the process reaches audiences of diverse backgrounds.
- **Report.** The Team will prepare a detailed report that interprets the data and identifies key values, priorities, vision and goals. All findings will be presented based on community feedback and support and will be evaluated through a national best practice lens to key stakeholders and the City.

Task 3 Deliverables

- Meeting materials;
- Engagement report including data from public and stakeholder meetings.

TASK 4: PRELIMINARY DRAFTS

4.01: Draft Rock Island Historic Design Guidelines document format. Create a first draft of the guidelines document for review by the Client Group. This will include the text format, page layout, color scheme, table of contents, acknowledgments, etc.

4.02: Draft Rock Island Historic Design Guidelines text outline (Review #1-60% Draft). Develop an initial draft of the guidelines text for review. This will be provided to the Client Group for their comments and will be supported by review by the public.

4.03: Draft preliminary Rock Island Historic Design Guidelines text (Review #2-95% Draft). Refine the draft guidelines for review by the Client Group and the State Historic Preservation Office (SHPO).

Task 4 Deliverables

- Submit and update drafts to SHPO for comment.
- Present drafts to key stakeholders
- Provide/Present Final Draft

PROPOSED BASE SCOPE OF WORK, CONTINUED

TASK 5: FINAL HISTORIC DESIGN GUIDELINES

5.01: Final Rock Island Historic Design Guidelines document. Produce a final Rock Island Historic Design Guidelines document which will include an introduction with a summary of the process, a brief history of Rock Island's historical development, public engagement, benchmark research, the guidelines text, and various supporting exhibits illustrating the treatment of existing historic properties, new developments, materials, and signage. A draft of this document will be circulated for review by the Client Group and any comments/feedback will be incorporated into the final version.

- **City Brand Guidelines & Visual Quality.** Reference any existing branding guides to create consistency and clarity of communication with the public. The Team will strive to create a visually compelling document that will quickly and effectively communicate the intent and outcomes of the guidelines to the public. Diagrams, maps, and renderings will be utilized as prominent elements in the plan.
- **Document Production and Digital File Delivery.** The document will be designed in an 8.5" x 11", double-sided book format and will be produced in Adobe InDesign, similar to the example plans provided in] this proposal, and exported to a PDF. The Team will deliver original, editable graphic and text files to the Client Group for future editing and updates.
- **Process Appendix.** The Team will produce a separate appendix of all process oriented materials including meeting minutes, benchmark research, etc.

5.02: Final Guidelines Presentation. Present final draft of updated Rock Island Historic Design Guidelines to key stakeholders and City staff for approval.

Task 5 Deliverables

- Final Rock Island Historic Design Guidelines document.

ASSUMPTIONS OF THE TEAM:

- The Team will be prepared to have work sessions and project updates at minimum, bi-weekly with staff.
- The Team will attend all meetings as needed and required and will prepare meeting summaries for staff, including a monthly progress report as requested.
- The Team will prepare presentation materials in suitable formats for all public meetings.
- The Team will take the lead on facilitating all public meetings.
- The Team will respond in a timely manner to any and all questions from the public and staff.
- The Team will serve as a liaison between the City and community stakeholders.
- The Team will brief leadership on plan recommendations, as requested.
- The Team will provide all tools for data collection including but not limited to questionnaires, surveys, etc.

ASSUMPTIONS OF THE CLIENT GROUP:

- This approach will be converted to a detailed scope of work finalized in collaboration with the Client Group that will address coordination among the City of Rock Island staff.
- Client Group will assist in obtaining any documents and data.
- Client Group will act as a liaison with the appropriate legislative bodies.
- Client Group will coordinate document review and supply edits or approvals in a timely manner.
- Client Group will assist with securing locations for meetings, events, and workshops.
- Client Group will assist in marketing public workshops to the public through community channels and other local opportunities.

PROPOSED PROJECT SCHEDULE

Designing Local anticipates that this project will require approximately six (6) months to complete. This will include two (2) in-person visits and bi-weekly virtual Client Group meetings. The process shown below is preliminary and we anticipate refinement of the schedule with input from the Client Group.

TASKS

TASK 1:
MOBILIZATION

TASK 2:
**BACKGROUND DATA
COLLECTION**

TASK 3:
**PUBLIC
ENGAGEMENT**

TASK 4:
**PRELIMINARY
DRAFTS**

TASK 5:
**FINAL ROCK ISLAND
HISTORIC DESIGN
GUIDELINES**

MEETINGS

KICK-OFF MEETING

COORDINATION MEETINGS
Virtual bi-weekly calls for the duration of project.

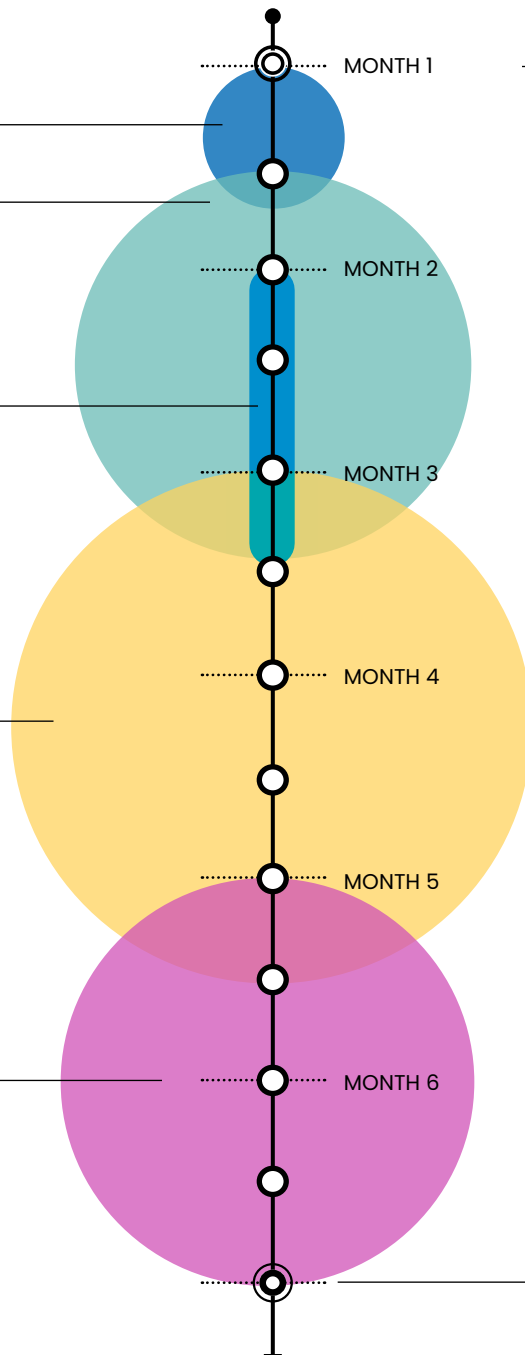
**KEY STAKEHOLDER
MEETINGS/INTERVIEWS**

PUBLIC ENGAGEMENT

**DRAFT ROCK ISLAND
HISTORIC DESIGN
GUIDELINES**

**REVISE DRAFT BASED
ON COMMENTS**

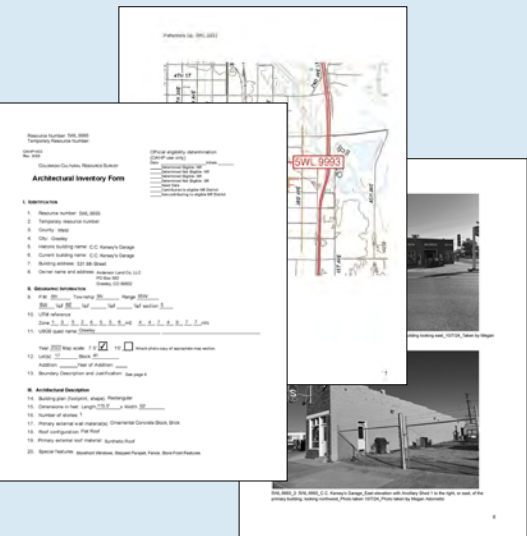
**FINAL ROCK ISLAND HISTORIC
DESIGN GUIDELINES**



FEE PROPOSAL

The following task and fee worksheet is based on the preceding project scope of work. The Team anticipates refinement of the scope of work, and subsequently, the task and fee worksheet. Billing will be performed on monthly intervals and includes travel, expenses, and two (2) in-person visits.

ITEM	DESCRIPTION	FEE
BASE SCOPE OF WORK		
TASK 1	MOBILIZATION	\$4,000
TASK 2	BACKGROUND DATA COLLECTION	\$2,000
TASK 3	PUBLIC ENGAGEMENT	\$3,000
TASK 4	DRAFT ROCK ISLAND HISTORIC DESIGN GUIDELINES	\$4,000
TASK 5	FINAL ROCK ISLAND HISTORIC DESIGN GUIDELINES	\$5,000
BASE SCOPE OF WORK TOTAL (NOT TO EXCEED)		\$18,000



IN-PERSON ENGAGEMENT
SUNRISE HISTORIC DISTRICT SURVEY

GREELEY, COLORADO

Designing Local is currently working with the City of Greeley, Colorado to complete a historic resource survey of approximately 544 properties in the Sunrise neighborhood.

The Designing Local team is performing a file search, on-site fieldwork, and taking high-quality photography of the buildings, followed by a reconnaissance survey for 90% of the properties and an intensive survey for the remaining 10%. As part of the project we have facilitated one (1) public meeting, conducted four (4) oral history interviews, and translated outreach materials and the final survey report into Spanish. The survey must comply with History Colorado's requirements and will be completed by December 31, 2025.



WHY OUR TEAM?

Whether a resident or visitor, we believe spending time in Cities should be enriching, enjoyable, and engaging. We strive toward this ideal with all of our projects through local creative engagement.

WE ARE A CREATIVE, EXPERIENCED, & ENTHUSIASTIC TEAM

We are a well-rounded team that will provide a broad range of expertise. Designing Local's approach to planning and design that is created for the locals, by the locals, sets us apart from other firms. Our team approaches each project as a collective effort, with the creative and technical elements working harmoniously to form a cohesive and visually compelling document. Our team brings a youthful passion and curiosity to our work that will result in design guidelines that are tailored to Rock Island and are clear and concise. Our open, honest, and clear communication coupled with Principal-level service means the planning and design process will be straightforward, thoughtful, and successful.

WE ARE EXPERTS AT CREATING VIBRANT, CULTURALLY RICH, FUN PLACES WHERE PEOPLE WANT TO BE

Residents and visitors are drawn to distinct, interesting, culturally relevant places. Each community has a significant latent resource in the form of the creative energy of its residents. Our projects enable this energy to be focused toward building community pride, identity, and investment, and growing an environment that attracts all people. We don't want the engagement process to feel like work, so we work to create an atmosphere that is convenient, fun, and fosters open and inclusive dialogue. Through robust and creative public engagement we help to extract the story of the place in which we are working. We take that story, as told by the community itself, and help translate that into a unique, interesting, and powerful deliverable that will bring people that visit Rock Island to experience joy and well-being.

WE SEE HISTORIC PRESERVATION AS ESSENTIAL FOR THE GROWTH AND VITALITY OF A CITY

We recognize that prosperity and economic development come from strategically planning and investing in our communities culture and unique assets. The result: better community relations, increased pride and ownership by stakeholders, and revered places that people and businesses naturally choose to be a part of. We seek to help communities grow their pride, realize their ability to influence the future, and create a prosperous community for all.

ROCK ISLAND

HISTORIC DESIGN GUIDELINES

RFP RESPONSE | AUGUST 21, 2025



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CLIENT
AGREEMENT



August 21, 2025

Eunice Amissah-Mensah
Urban Planner
Community Development Department
1528 3rd Avenue
Rock Island, IL 61201

RE: Response to RFP – Historic Design Guidelines for the City of Rock Island

Dear Ms. Amissah-Mensah,

Studio GWA is pleased to submit our proposal in response to the City of Rock Island's Request for Proposals for the development of updated Historic Design Guidelines. As a multidisciplinary firm with deep expertise in architecture, urban planning, and historic preservation, we are excited about the opportunity to partner with the City to create a comprehensive, user-friendly, and visually engaging set of guidelines that will serve as a valuable tool for staff, the Preservation Commission, and property owners alike.

With over 40 years of experience working with municipalities and preservation commissions across the Midwest, our team brings a proven track record in crafting design guidelines that are both technically sound and accessible to a broad audience. We understand the importance of balancing preservation goals with contemporary needs, and we are committed to delivering a document that reflects Rock Island's unique architectural heritage while supporting adaptive reuse, sustainability, and community engagement.

Our approach will be guided by the recommendations of the 2016 Heritage Resources Plan and aligned with the Secretary of the Interior's Standards. We will incorporate clear illustrations, practical maintenance strategies, and thoughtful guidance on materials, energy efficiency, and mid-century architecture. We also recognize the importance of collaboration and will work closely with City staff and stakeholders throughout the process to ensure the final product is both visionary and implementable.

We appreciate the City's commitment to preserving its historic resources and would be honored to contribute to this important initiative. Thank you for considering our proposal. We look forward to the opportunity to discuss our qualifications and approach in greater detail.

Sincerely,

Ashley Sarver, AICP
Principal
asarver@studiogwa.com
(815) 963-1900

Rockford
Monroe



200 Prairie St. Suite 201
1107 16th Ave.

Rockford, IL 61107
Monroe, WI 53566

815-963-1900
studiogwa.com



WE EMPOWER CHANGEMAKERS.



We work with people who make things happen. Imaginative thinkers, bold risk-takers, and optimistic problem-solvers, Studio GWA relishes opportunities to partner with the changemakers transforming vision into reality.

Studio GWA is a creative, visionary team that believes in engaging the community through design. We are well-versed in urban and architectural design, economic development, real estate development, planning, placemaking, and other services that have benefited communities throughout the Midwest.

We have earned a reputation for revitalizing existing spaces in a way that emphasizes their character and reinforces their unique context within a community. Some of the best places are those that played a core role in a community's development. We help people tell that story to bring it back to life for future generations, not only through the engagement process but also through design.

Since 1982, Studio GWA has contributed to focused community change by taking an on-the-ground approach. We continue to partner with individuals, organizations, and communities to develop a shared ownership and appreciation of history, one that creates a legacy for future generations.

OUR STRENGTHS



MASTER PLANNING



FINANCIAL FEASIBILITY



PRESERVATION AND REUSE

We create environments that facilitate the interaction and interconnection of people; a thriving community is the natural result.

studio**gwa**

Contact: Ashley Sarver, AICP, Principal
Email: asarver@studiogwa.com
Phone: (815) 963-1900

Rockford:

200 Prairie Street, Suite 201
Rockford, Illinois 61107

Monroe:

1107 16th Avenue
Monroe, Wisconsin 53566

Full Legal Name: Gary W. Anderson and Associates, Inc.
Date Established: 1982
Number of FTEs: 14



MAIN ST / RTE 136

Meet the Team

Studio GWA is a dynamic team of architects, designers, and urban planners that have the hands-on experience and technical acumen to tackle a multitude of projects: new build, adaptive reuse, historic preservation, comprehensive urban plans, downtown revitalization studies, conceptual development, building proformas, and historic tax credit consulting.



Ashley Sarver

AICP | PRINCIPAL

EDUCATION

University of Illinois

Master of Urban Planning and Policy
Chicago, IL
2013

National Trust for Historic Preservation

Training in Historic Real Estate Finance

University of Illinois

Bachelor of Arts in International Studies
Minor in Spanish
Urbana-Champaign, IL
2010

ORGANIZATIONS

- American Planning Association
- American Planning Association, IL Chapter
- I Bike Rockford, President
- Natural Land Institute, Secretary
- Patroit's Gateway Community Center, Secretary
- Rockford Mass Transit District, Secretary

AREAS OF FOCUS

Economic Development
Community Engagement
Development Feasibility Studies
Historic Tax Credits Consulting
Corridor Planning
Local, State, and Federal Incentives

EXPERIENCE

Years with Studio GWA: 10
Years of Practice: 15

Ashley is a Principal and passionate urban planner with a background in municipal economic development. She has the ability to analyze market conditions and consider the overall context to develop a plan for new construction and adaptive reuse. With a passion for community and neighborhood development, she mixes her knowledge of development tools with community outreach to develop a pathway to achieving community goals.

Her specialties lie in historic real estate finance, corridor and downtown planning, and envisioning new spaces within old buildings. She's affectionately known as the "planitect" by her coworkers for her ability to dip into the design world to seamlessly connect vision to project feasibility.

SIGNATURE PROJECT EXPERIENCE

Master Planning/Feasibility Studies

- Sterling Riverfront Redevelopment Planning • Sterling, IL
- Madison Street Corridor Planning and Financial Feasibility • Rockford, IL
- Financial Scenario Planning for Woodstock Courthouse • Woodstock, IL
- Keith Creek Greenway Planning and Community Outreach • Rockford, IL
- Downtown Oregon Master Plan • Oregon, WI
- Poplar Grove Comprehensive Plan • Poplar Grove, IL

Historic Tax Credit Consulting

- Middle Avenue Historic District Nomination • Aurora, IL
- Hobbs Building, Multi-Family & Commercial • Aurora, IL
- International Harvester Showroom & Warehouse, Commercial • Aurora, IL
- Midtown Faust • Rockford, IL
- Old Courthouse Center • Woodstock, IL
- Fredendall Building • Janesville, WI
- Keefer Hotel • Hillsdale, MI
- 120 W Main St • West Dundee, IL
- Valentine's Transfer & Storage • Aurora, IL
- 110 Cross St • Aurora, IL
- The Iconic Building • Rockford, IL



Aaron Holverson

AIA, NCARB | PRINCIPAL

EDUCATION

Judson University
Master of Architecture
Elgin, IL
2011

Judson University
Bachelor of Arts in Architecture
Elgin, IL
2009

ORGANIZATIONS

- American Institute of Architects (AIA)
- National Council of Architectural Registration Boards (NCARB)
- The Congress for New Urbanism (CNU)
- Historic Preservation Commission, Monroe, Wisconsin
- Main Street Monroe

AREAS OF FOCUS

Urban Design
Project Management
Mixed-Use Development
Development Feasibility Studies
Construction Administration
Historic Preservation & Renovation

EXPERIENCE

Years with Studio GWA: 8
Years of Practice: 18

Aaron is a Project Architect who manages projects from initial conversation, through design to completion. With a background in historic renovation, project management, and carpentry, Aaron uses his diverse experience and education to develop a holistic approach to each project. In addition to his work on the design side of the profession, Aaron spent many years on project sites as a carpenter and project manager.

Aaron holds a Master of Architecture degree from Judson University with an emphasis in Traditional Architecture and Urbanism. He is a licensed Architect, is NCARB certified, a member of the CNU, and a member of the Historic Preservation Commission in Monroe, Wisconsin.

SIGNATURE PROJECT EXPERIENCE

Historic Renovation, Adaptive Reuse

- Mitchell Building, Multi-Family Housing • Milwaukee, WI
- Eugene Hotel, Hospitality • Monroe, WI
- 401 Birch, Hospitality • Kennett Square, PA
- Colman Yards Building 11, Office • Rockford, IL
- 43 E Galena, Hospitality • Aurora, IL
- Old McHenry County Courthouse, Cultural & Commercial • Woodstock, IL
- Keefer House Hotel, Hospitality • Hillsdale, MI
- The Rose House at Monroe Arts Center, Hospitality • Monroe, WI
- Lock and Mule, Commercial • LaSalle, IL
- Kaskaskia Hotel, Hospitality • LaSalle, IL
- Company 251, Mixed-Use • Aurora, IL
- Moveable Feast, Commercial • Wheaton, IL
- Monroe Arts Center, Commercial • Monroe, WI
- Dawn Theater, Commercial • Hillsdale, MI
- Flannery's, Multi-family & Commercial • New Glarus, WI

Master Planning, Feasibility Studies

- River Area Master Plan • La Crosse, WI*
- Downtown Oregon Master Plan • Oregon, WI
- Sterling Riverfront Redevelopment Planning • Sterling, IL
- Madison Street Corridor Planning and Design • Rockford, IL
- Grand Haven Adaptive Reuse Planning • Grand Haven, MI
- Baumgartner's Placemaking • Monroe, WI
- Economic Resiliency Study, Concept Plans and Renderings • Baraboo, WI



Caryssa Buchholz

AIA, NCARB, LEED GREEN ASSOC | PROJECT MANAGER I

EDUCATION

School of the Art Institute in Chicago

*Master of Architecture
Certificate in Historic Preservation
Chicago, IL
2014*

University of Wisconsin

*Bachelor of Science in Architecture
Milwaukee, WI
2012*

ORGANIZATIONS

- American Institute of Architects

AREAS OF FOCUS

Sustainability - LEED/Passive House
Design
Historic Preservation/Renovation
Adaptive Reuse
Exterior Evaluations

EXPERIENCE

Years with Studio GWA: 4
Years of Practice: 11

Caryssa is an architect with a specialization in historic preservation and sustainability which allows for a broad range of project experience ranging from interior buildouts to residential to institutional and commercial architecture. She has a passion for showing the potential of the existing building stock through problem solving, plan iteration, and incorporation of sustainable elements with the utmost intention of proving existing buildings can be just as efficient as new construction.

SIGNATURE PROJECT EXPERIENCE

Historic Renovation/Adaptive Reuse

- Colman Yards Multi-Family & Commercial Campus • Rockford, IL
- 20-22 West Main, Mixed-Use • Freeport, IL
- 43 E Galena Ave, Hospitality • Aurora, IL
- 2-12 North River, Multiple Restaurants • Aurora, IL
- Winnebago Town Hall, Historic Structure Report (HSR) • Winnebago, IL
- 120 West Main, Hospitality • West Dundee, IL
- Waukegan Façade Improvement, Commercial • Waukegan, IL
- The Baltic Mill, Historic Structure & Museum • Belvidere, IL
- The Dixon, Historic Theatre • Dixon, IL
- Chicago Housing Authority, Multiple Sites • Chicago, IL*
- Hansberry
- Armour Square
- Museum of Science of and Industry • Chicago, IL*
- Fort Massac • Metropolis, IL* (HSR)
- Morton Arboretum • Lisle, IL* (HSR)

Sustainability

- Yannell PHIUS+ House • Chicago, IL* (Passive)
- Maryville University • St. Louis, MO* (LEED)

Interior Buildout

- Warby Parker • Multiple Sites*
- Chicago Public Schools, Multiple Sites • Chicago, IL*
 - Cameron Elementary School
 - Phillips Elementary School
 - Libby Elementary School
 - DuSable Campus (Bronzeville/Williams)
 - Vaughn Occupational High School
 - Uplift High School
 - McCutcheon Elementary School



Michael Smith

AICP CANDIDATE | PROJECT MANAGER I

EDUCATION

University of Illinois
Master of Urban Planning & Policy
 Chicago, IL
 2018

Northern Illinois University
Certificate in Public Administration
 Dekalb, IL
 2017

Judson University
Bachelor of Arts in Religious Studies
 Elgin, IL
 2005

ORGANIZATIONS

- I Bike Rockford

AREAS OF FOCUS

Transportation Planning
 Community Engagement
 Development Feasibility Studies
 Historic Tax Credits Consulting
 Corridor Planning
 Geospatial Analysis

EXPERIENCE

Years with Studio GWA: 5
 Years of Practice: 7

Michael is an urban planner whose work at Studio GWA includes master planning, corridor planning, transportation planning, and stakeholder engagement. With over ten years of experience in the nonprofit sector, he understands how critical stakeholders are in co-developing work products that are authentic and inclusive. Michael recognizes the interwoven relationship between each place and space and works with stakeholders to ensure that redevelopment plans are cohesive, balanced, values-driven, and consensus-based.

SIGNATURE PROJECT EXPERIENCE

Historic Tax Credit Consulting

- Determine of Eligibility (DOE) for Lawrence Bros Building • Sterling, IL
- Part 1 Evaluation of Significance Applications
 - 120 W Main • West Dundee, IL
 - 20-22 W Main • Freeport, IL*
 - 401 Birch • Kennett Square, PA*
 - 17-19 N Broadway • Aurora, IL*
 - Aurora National Bank • Aurora, IL*
 - 112-116 E Galena • Aurora, IL*
 - Brady Block • Aurora, IL*
 - Valentine's Transfer & Storage • Aurora, IL
 - 202 N Main • Rockford, IL*
- Part 2 Description of Rehabilitation Applications
 - 43 E Galena • Aurora, IL
 - Old Courthouse Center • Woodstock, IL
 - 401 Birch • Kennett Square, PA*
 - 120 W Main • West Dundee, IL
 - 202 N Main • Rockford, IL*
 - The Iconic Building • Rockford, IL
 - Valentine's Transfer & Storage • Aurora, IL
 - Hobbs Building • Aurora, IL
 - International Harvester Showroom & Warehouse • Aurora, IL
- Historic American Buildings Survey (HABS), 928 Maple • Downers Grove, IL

Master Planning/Feasibility Studies

- Poplar Grove Comprehensive Plan • Poplar Grove, IL
- Danville Downtown Revitalization Plan • Danville, IL
- Sterling Riverfront Redevelopment Planning • Sterling, IL
- Economic Resiliency Planning and Corridor Study • Baraboo, WI
- Keith Creek Corridor Study • Rockford, IL
- River Area Master Plan • La Crosse, WI*
- Comprehensive Outdoor Recreation Plan • Viroqua, WI*
- Historic Preservation Plan • Viroqua, WI*

* In Progress

OUR EXPERIENCE

Our historic preservation services are designed to protect and celebrate the architectural and cultural heritage of our communities while adapting buildings for contemporary use. From guiding property owners through the complexities of Historic Tax Credit (HTC) consulting to preparing thorough Historic Structure Reports that document a building's history and condition, our team provides the insight and technical skill needed for thoughtful stewardship. We excel at coordinating preservation strategies that integrate seamlessly with modern systems and uses. Whether your project involves the rehabilitation of a landmark, adaptive reuse of a historic building, or navigating preservation funding sources, we deliver solutions that honor history while supporting vibrant futures.

Mount Morris Streetscape

Facade Improvement • Streetscape Design

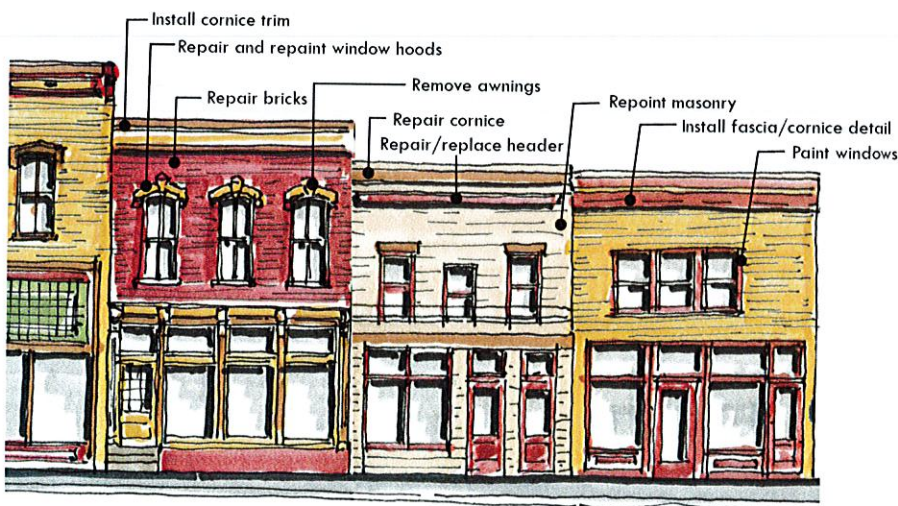


As part of their downtown revitalization efforts, the Village of Mount Morris asked for assistance in visualizing a series of façade improvements on several buildings. The downtown business activity was adversely affected by the relocation or closing of large publishing companies, and over time many buildings have been affected by prolonged disinvestment and ad-hoc renovations. The goal of the project was to create a vision for the streetscape of Wesley Avenue that would create an attractive, historically sensitive business environment.



Gary W. Anderson Architects (now Studio GWA) met with stakeholders including village officials, business owners, and volunteers to understand both the existing conditions and desired outcomes of the project. Each of the respective buildings in the two-block area were toured and photographed, and historical photos were gathered in order to propose period-correct improvements.

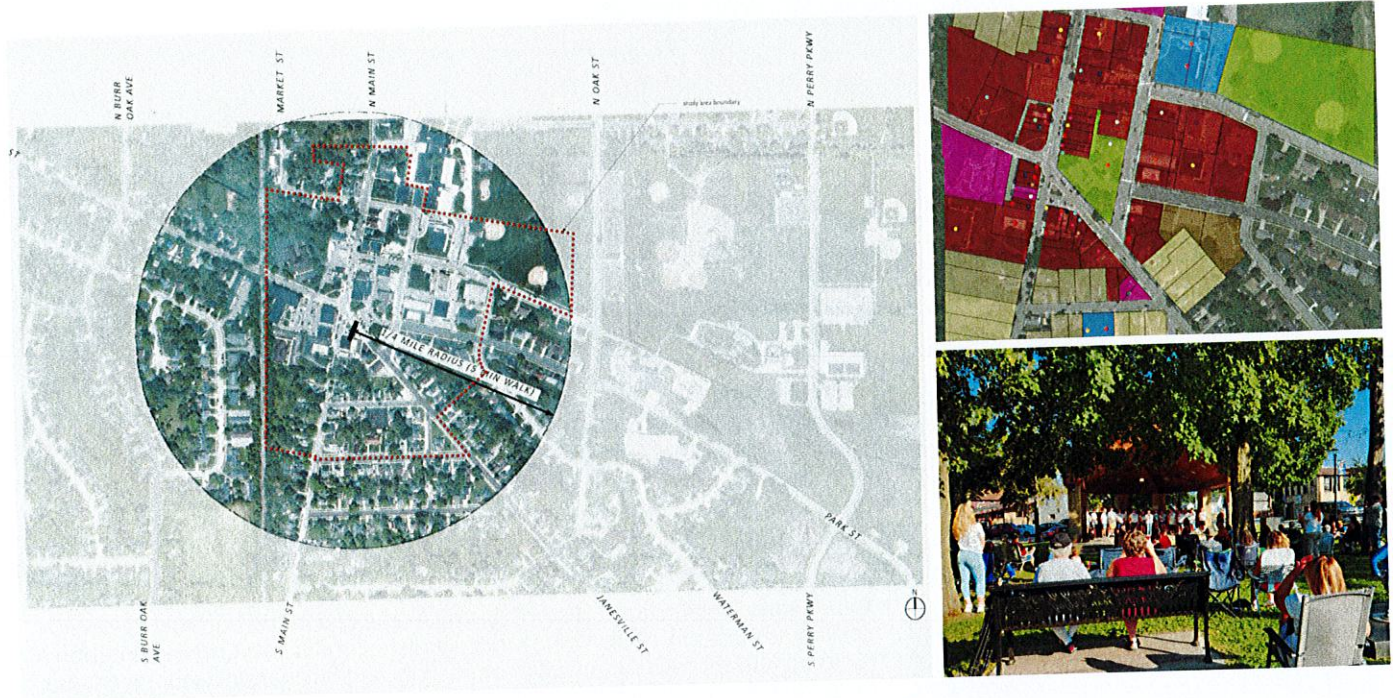
Two elevation renderings of the Wesley Avenue streetscape were provided. The first was a cost-sensitive rendering with minor improvements representing small changes that could still make an impact, such as paint and awnings. The second was a fully modified rendering that called out thorough improvements including window placement, cornice re-installation, and storefront orientation. All the considered and recommended project improvements proposed by GWAA were designed to meet the Standards for Rehabilitation as outlined by the Secretary of the Interior in order to enhance this area's eligibility for listing on the National Register of Historic Places. The Village has used this as a tool for speaking with business owners and to incentivize strategic improvements within their TIF district.





Village of Oregon, WI Downtown Master Plan

Community Engagement • Urban Design • Architectural Strategy



Community meets possibility in Downtown Oregon.



Studio GWA, in partnership with Redevelopment Resources and the Village of Oregon, developed a visionary Downtown Master Plan that celebrates Oregon's small-town charm while preparing for future growth. Informed by extensive public engagement—including surveys, walking tours, and local events—the plan reflects the community's desire to preserve its historic character while enhancing livability, economic vitality, and walkability.

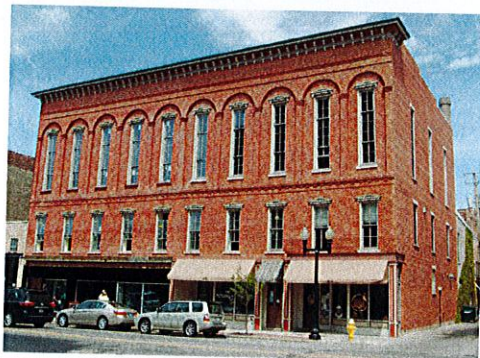
The plan identifies ten key opportunity sites for redevelopment, ranging from adaptive reuse of historic buildings to new mixed-use infill projects that introduce housing, retail, and public amenities. Waterman Triangle Park is reimagined as a central gathering space with improved visibility, interactive features, and flexible infrastructure for events. Streetscape enhancements and mobility improvements further support a more connected and welcoming downtown experience.

An important element of the plan is the Downtown Design Guidelines, which provide a framework for preserving architectural integrity and promoting high-quality, context-sensitive development. These guidelines encourage restoration of original building materials, pedestrian-oriented storefronts, and signage that complements historic façades. They also address compatible new construction, cohesive streetscape elements, and integration of public art and landscaping—ensuring that future development reinforces Oregon's identity and supports long-term investment in the downtown.



East Rockford Historic District

District Establishment • National Register Listings



The original East Rockford Historic District was listed in the National Register of Historic Places in 1978. The district was listed under two Criteria: Criterion A for its significant association with commercial and business development, and Criterion C for its architectural importance. The latter Criterion is underscored by the fact that, though it exists in a small area, the district offers an exceptionally intact glimpse of a nineteenth century and early twentieth century urban fabric. The contributing buildings represent a range of architectural styles from as early as 1834 to as late as 1964.

Gary W. Anderson Architects played an integral role in the formation of both the original district listing as well as its expansion. Notably, the introduction of the state and Federal Historic Tax Credits piqued the interest of stakeholders in expanding the district to the north to encompass several buildings with significant historic integrity.



Our firm's work in establishing historic districts and leading redevelopment projects within historic districts has continued in recent years. We have assisted with the creation of a number of historic districts including the West Rockford Historic District, Haight Village Historic District, 7th Street Historic District, and most recently the Middle Avenue Historic District, all of which are National Register Districts.

PROJECT APPROACH & SCOPE

Studio GWA has been on the ground, helping property owners and municipalities solve problems with their historic inventory for over 40 years. We are a team of doers who operate not only at the planning level to set forth documentation that provides a clear pathway, but also as architects and designers who work with property owners daily. We help them understand the joys and challenges of working with old buildings, the value in maintaining details, financial tools to aid renovation, and the importance to adhering to the Secretary of the Interior's Standards.

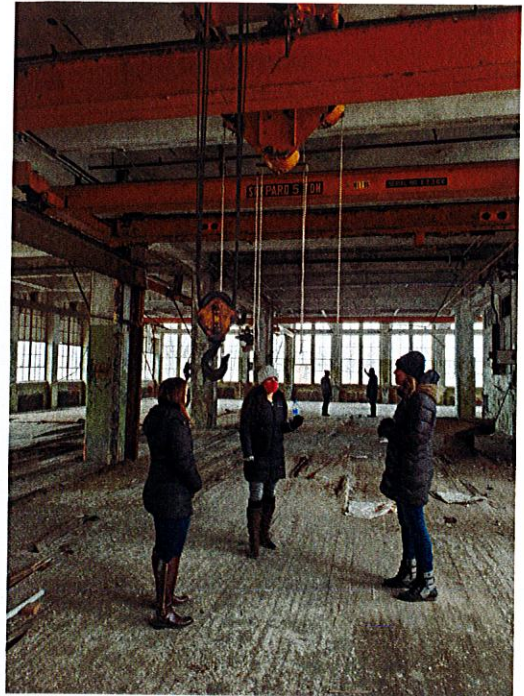
In selecting us, you would choose a team of planners, preservationists, and architectural experts. Our architectural knowledge will become especially helpful in helping craft solutions to the guidelines that are respectful of the historic property but practical and not overly onerous to property owners.

Project Approach

Studio GWA brings a place-based, preservation-forward approach to the development of historic design guidelines. Our team of architects, planners, and preservation specialists has extensive experience working with municipalities and property owners to sensitively approach renovation of historic buildings. We understand that the goal is to develop design guidelines that are visually engaging, technically sound, and accessible to a wide range of users—from homeowners to developers to design review boards.

Rock Island's rich architectural legacy—including three National Register Historic Districts, one local historic district, and 47 individual local landmarks—deserves guidelines that honor its character while supporting thoughtful evolution. Our team understands the nuances of historic architecture, the challenges of adaptive reuse, and the importance of aligning preservation goals with contemporary needs such as energy efficiency and material sustainability. Our approach is grounded in best practices, shaped by community context, and driven by a commitment to protecting and celebrating local heritage.

We also understand that Rock Island has recently been accepted as a River Edge Redevelopment Zone community, providing access to the uncapped and non-competitive State Historic Tax Credit (HTC). This State HTC is an important tool in the renovation of historic structures and is a critical financing tool for adaptive re-use projects. This tool, coupled with the design guidelines can have a powerful impact on the landscape of preservation within the community. We have extensive experience working with the historic tax credits, and will work with staff to understand how this may play a role in the development of the guidelines.



Relationship with City Staff & Preservation Commission

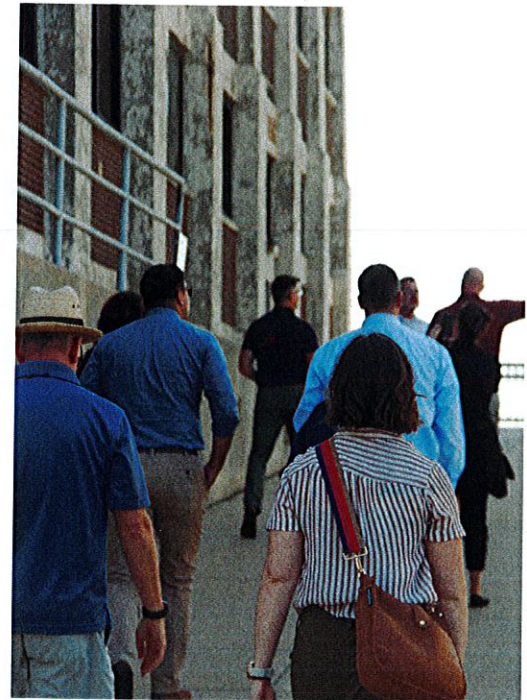
We will work closely with the Community Development Department and the Preservation Commission to ensure the guidelines reflect both regulatory needs and community values. Our team will lead the documentation process, facilitate collaborative engagement, and deliver a visually rich, user-friendly document that supports both design review and public education. Regular check-ins—virtual or in-person—will ensure alignment throughout the project. We anticipate at least once-per-month meetings to coordinate with the City's Urban Planner, though will schedule ad-hoc meetings as-needed for key milestones.

Project Scope

Task 1: Project Kickoff & Contextual Review

We will begin with a kickoff meeting and walking tour of Rock Island's historic districts and landmarks. This immersive start allows our team to understand the architectural character, preservation challenges, and community aspirations firsthand.

We will also review the 2016 Heritage Resources Plan and existing guidelines to identify gaps, opportunities, and understand the previous community engagement approaches.



During the walking tour, we will photo-document local resources for use within the guidelines as potential examples and to guide future conversations.

Task 2: Community Engagement

In order to create design guidelines that are user-friendly, we will work with local stakeholders to better understand the existing base knowledge, process, and temperature for preservation within the community. We will coordinate with City staff, the Preservation Commission, property owners, and key stakeholders through virtual workshops and/or in-person meetings to test assumptions, understand challenges, and present solutions. We have allotted time for two focus groups, an open house-style meeting, and up to six individual interviews with stakeholders. Feedback will be incorporated into the draft design guidelines and reviewed with staff and other relevant stakeholders to ensure the final product reflects community input and regulatory clarity.

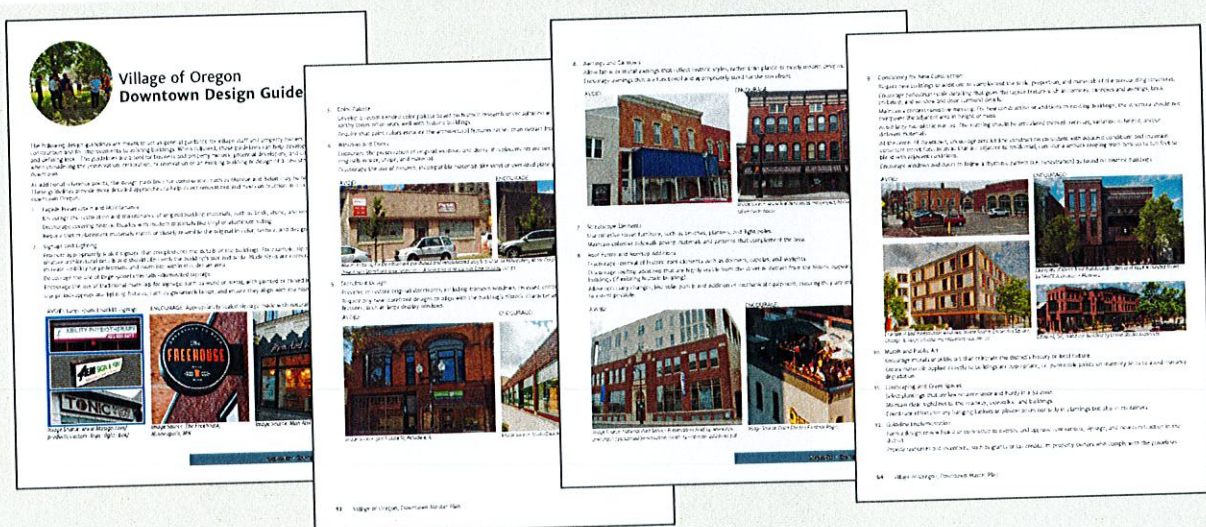
Task 3: Drafting the Guidelines

We will develop a comprehensive, illustrated set of design guidelines that includes:

- Architectural style profiles with annotated line drawings
- Photographs and illustrations that provide examples of the intent
- Guidance on appropriate materials, additions, and alterations
- Recommendations for energy efficiency and alternative energy systems
- Maintenance best practices and treatment of non-contributing properties
- Specific guidance for mid-century and commercial/industrial properties

The guidelines will be structured for ease of use by both professionals and the public, with clear navigation, glossary terms, and visual cues. For property owners new to owning a historic structure, there may be a good amount to learn; the design guidelines will help educate on the importance of these historic details while also providing information on next steps.

This draft design guidelines will first be distributed for review by staff and any other key project team members. Then, our team will incorporate any edits in order to produce a 80% draft document for further distribution.



Task 4: Finalization & Adoption Support

Following feedback on the 80% draft, we will finalize the guidelines for adoption. The final deliverable will be formatted for both print and digital use, with ADA-compliant graphics and intuitive layout. We will also provide a presentation to the Preservation Commission and City Council, as needed, to support adoption.

FEE & SCHEDULE

SEPTEMBER 2025	TASK 1: KICK-OFF & CONTEXTUAL REVIEW	\$ 1,820
OCTOBER 2025 - DECEMBER 2025	TASK 1: COMMUNITY ENGAGEMENT	\$ 5,460
NOVEMBER 2025 - FEBRUARY 2026	TASK 2: DRAFTING THE GUIDELINES	\$ 9,100
FEBRUARY 2026 - MARCH 2026	TASK 3: FINALIZATION & ADOPTION SUPPORT	\$ 1,820

GRAND TOTAL: \$ 18,200

This is a fixed fee. Our team will monitor our hours and work product to fall within this identified budget. Additional fee will never be charged unless there is a request to change the scope of work.

	2025				2026		
	Sept	Oct	Nov	Dec	Jan	Feb	March
TASK 1: KICK-OFF & CONTEXTUAL REVIEW							
TASK 1: COMMUNITY ENGAGEMENT							
TASK 2: DRAFTING THE GUIDELINES							
TASK 3: FINALIZATION & ADOPTION SUPPORT							

PROFESSIONAL REFERENCES



Christina Betz

Executive Director of Operations
City of Woodstock, IL
cbetz@woodstockil.gov
815-338-4300

Scott Shumard

City Manager
City of Sterling, IL
sshumard@sterling-il.gov
815-632-6621

Elise Cruz

Director of Community Development
Village of Oregon, WI
ecruz@vil.oregon.wi.us
608-835-6291



Client Agreement

Thank you for considering Studio GWA to assist you with drafting design guidelines for Rock Island, Illinois. The purpose of this Agreement and the attached terms and conditions is to outline our rights and obligations to each other, providing clarity for moving forward.

Introduction

This Client Agreement ("Agreement") is between **City of Rock Island** ("Client" or "You") and **Studio GWA** ("We" or "Us") to provide architectural services as outlined below:

Client

City of Rock Island
Eunice Amissah-Mensah
1528 3rd Avenue
Rock Island, IL 61201

Architect

Studio GWA
200 Prairie Street, Suite 201
Rockford, IL 61107

Contract Date: August 21, 2025

Project Approach

Studio GWA brings a place-based, preservation-forward approach to the development of historic design guidelines. Our team of architects, planners, and preservation specialists has extensive experience working with municipalities and property owners to sensitively approach renovation of historic buildings. We understand that the goal is to develop design guidelines that are visually engaging, technically sound, and accessible to a wide range of users—from homeowners to developers to design review boards.

Rock Island's rich architectural legacy—including three National Register Historic Districts, one local historic district, and 47 individual local landmarks—deserves guidelines that honor its character while supporting thoughtful evolution. Our team understands the nuances of historic architecture, the challenges of adaptive reuse, and the importance of aligning preservation goals with contemporary needs such as energy efficiency and material sustainability. Our approach is grounded in best practices, shaped by community context, and driven by a commitment to protecting and celebrating local heritage.

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Relationship with City Staff & Preservation Commission

We will work closely with the Community Development Department and the Preservation Commission to ensure the guidelines reflect both regulatory needs and community values. Our team will lead the documentation process, facilitate collaborative engagement, and deliver a visually rich, user-friendly document that supports both design review and public education. Regular check-ins—virtual or in-person—will ensure alignment throughout the project.

Rockford
Monroe



200 Prairie St. Suite 201
1107 16th Ave.

Rockford, IL 61107
Monroe, WI 53566

815-963-1900
studiogwa.com

We anticipate at least once-per-month meetings to coordinate with the City's Urban Planner, though will schedule ad-hoc meetings as-needed for key milestones.

Project Scope

Task 1: Project Kickoff & Contextual Review

We will begin with a kickoff meeting and walking tour of Rock Island's historic districts and landmarks. This immersive start allows our team to understand the architectural character, preservation challenges, and community aspirations firsthand.

We will also review the 2016 Heritage Resources Plan and existing guidelines to identify gaps, opportunities, and understand the previous community engagement approaches.

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Task 3: Drafting the Guidelines

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Task 4: Finalization & Adoption Support

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Fee Summary:

Architectural Services	
Kick-off & Contextual Review	\$1,820
Community Engagement	\$5,460
Drafting the Guidelines	\$9,100
Finalization & Adoption Support	\$1,820
Total Architectural Services	\$18,200

Acceptance:

Acceptance by the Client is strictly limited to this Proposal and the attached Terms and Conditions for Architectural Services, which when acknowledged by signing this Proposal and the attached Terms and Conditions, is authorization to proceed. This proposal will expire 90 days from the contract date listed on page 1.

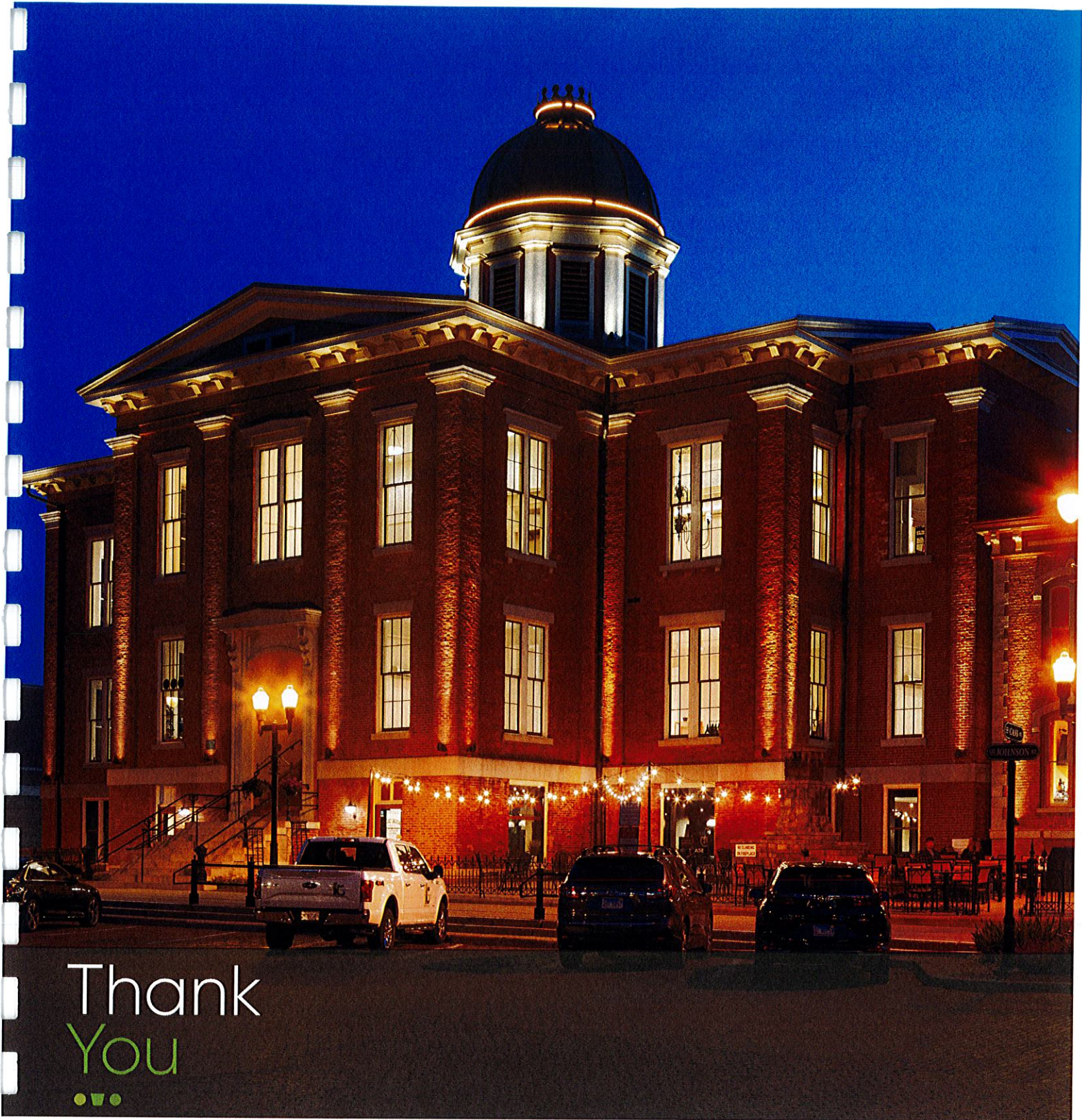
Ashley Sarver, Principal

Date

Client Representative

Date





Thank
You
•••



200 Prairie Street, Suite 201
Rockford, IL 61107
815-963-1900
www.studiogwa.com

AIA® Document B104® – 2017

Standard Abbreviated Form of Agreement Between Owner and Architect

AGREEMENT made as of the 8th day of September in the year 2025
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address and other information)

The City of Rock Island
Municipality
1528 Third Avenue
Rock Island, IL 61201

and the Architect:
(Name, legal status, address and other information)

McGuire Iglesias & Associates (MIA)
S-Corporation
1330 Sherman Avenue
Evanston, IL 60201

for the following Project:
(Name, location and detailed description)

Historic Design Guidelines for the City of Rock Island

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Init.

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User Notes:

(812280676)

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10	MISCELLANEOUS PROVISIONS
11	COMPENSATION
12	SPECIAL TERMS AND CONDITIONS
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ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth below:

(State below details of the Project's site and program, Owner's contractors and consultants, Architect's consultants, Owner's budget for the Cost of the Work, and other information relevant to the Project.)

See Exhibit A: MIA's response on August 21, 2025, to the City of Rock Island's Request for Proposals.

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the schedule, the Architect's services and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 The parties shall agree upon written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to written protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide the professional services set forth in this Agreement consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

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§ 2.2 The Architect shall maintain the following insurance until termination of this Agreement. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 11.8:

(Identify types and limits of insurance coverage, and other insurance requirements applicable to the Agreement, if any.)

.1 General Liability

\$1,000,000

.2 Automobile Liability

\$1,000,000

.3 Workers' Compensation

\$1,000,000

.4 Professional Liability

\$3,000,000 each claim / \$3,000,000 annual aggregate

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural, mechanical, and electrical engineering services. Services not set forth in this Article 3 are Supplemental or Additional Services.

§ 3.1.1 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on (1) the accuracy and completeness of the services and information furnished by the Owner and (2) the Owner's approvals. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.2 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.3 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 3.2 Design Phase Services

§ 3.2.1 The Architect shall review the program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 3.2.2 The Architect shall discuss with the Owner the Owner's program, schedule, budget for the Cost of the Work, Project site, and alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the Project requirements.

§ 3.2.3 The Architect shall consider the relative value of alternative materials, building systems and equipment, together with other considerations based on program, aesthetics, and any sustainable objectives, in developing a design for the Project that is consistent with the Owner's schedule and budget for the Cost of the Work.

§ 3.2.4 Based on the Project requirements, the Architect shall prepare Design Documents for the Owner's approval consisting of drawings and other documents appropriate for the Project and the Architect shall prepare and submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 6.3.

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§ 3.2.5 The Architect shall submit the Design Documents to the Owner, and request the Owner's approval.

§ 3.3 Construction Documents Phase Services

§ 3.3.1 Based on the Owner's approval of the Design Documents, the Architect shall prepare for the Owner's approval Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the Work. The Owner and Architect acknowledge that in order to construct the Work the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.4.4.

§ 3.3.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 3.3.3 The Architect shall submit the Construction Documents to the Owner, update the estimate for the Cost of the Work and advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 6.5, and request the Owner's approval.

§ 3.3.4 The Architect, following the Owner's approval of the Construction Documents and of the latest estimate of the Cost of the Work, shall assist the Owner in obtaining bids or proposals and awarding and preparing contracts for construction.

§ 3.4 Construction Phase Services

§ 3.4.1 General

§ 3.4.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A104™–2017, Standard Abbreviated Form of Agreement Between Owner and Contractor. If the Owner and Contractor modify AIA Document A104–2017, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement.

§ 3.4.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.4.1.3 Subject to Section 4.2, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

§ 3.4.2 Evaluations of the Work

§ 3.4.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.2, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work.

§ 3.4.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents and has the authority to require inspection or testing of the Work.

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§ 3.4.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.4.2.4 When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith.

§ 3.4.2.5 The Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

§ 3.4.3 Certificates for Payment to Contractor

§ 3.4.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.4.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified.

§ 3.4.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.4.4 Submittals

§ 3.4.4.1 The Architect shall review and approve, or take other appropriate action, upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or any construction means, methods, techniques, sequences or procedures.

§ 3.4.4.2 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Contractor's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 3.4.4.3 The Architect shall review and respond to written requests for information about the Contract Documents. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness.

§ 3.4.5 Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 4.2.3, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.4.6 Project Completion

The Architect shall conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion; forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and received from the Contractor; and issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services are not included in Basic Services but may be required for the Project. The Architect shall provide the Supplemental Services indicated below, and the Owner shall compensate the Architect as provided in Section 11.2. Supplemental Services may include programming, site evaluation and planning, environmental studies, civil engineering, landscape design, telecommunications/data, security, measured drawings of existing conditions, coordination of separate contractors or independent consultants, detailed cost estimates, on-site project representation beyond requirements of Section 4.2.2, value analysis, interior architectural design, tenant related services, preparation of record drawings, commissioning, sustainable project services, and any other services not otherwise included in this Agreement. *(Identify below the Supplemental Services that the Architect is required to provide and insert a description of each Supplemental Service, if not further described in an exhibit attached to this document.)*

Additional services provided outside of those listed in Exhibit A, may be provided for an additional fee by the Architect upon approval by the Owner.

§ 4.2 The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Upon recognizing the need to perform Additional Services, the Architect shall notify the Owner. The Architect shall not provide the Additional Services until the Architect receives the Owner's written authorization. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3.

§ 4.2.1 The Architect shall provide services necessitated by a change in the Initial Information, changes in previous instructions or approvals given by the Owner, or a material change in the Project including size; quality; complexity; the Owner's schedule or budget for Cost of the Work; or procurement or delivery method as an Additional Service.

§ 4.2.2 The Architect has included in Basic Services N/A (See Exhibit A) visits to the site by the Architect during construction. The Architect shall conduct site visits in excess of that amount as an Additional Service.

§ 4.2.3 The Architect shall, as an Additional Service, provide services made necessary by a Contractor's proposed change in the Work. The Architect shall prepare revisions to the Architect's Instruments of Service necessitated by Change Orders and Construction Change Directives as an Additional Service.

§ 4.2.4 If the services covered by this Agreement have not been completed within eighteen (18) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, schedule, constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements.

§ 5.2 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

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§ 5.3 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project; a written legal description of the site; and services of geotechnical engineers or other consultants, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project.

§ 5.4 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.5 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests; tests for air and water pollution; and tests for hazardous materials.

§ 5.6 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.7 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.8 The Owner shall endeavor to communicate with the Contractor through the Architect about matters arising out of or relating to the Contract Documents.

§ 5.9 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

§ 5.10 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by the Architect.

§ 6.3 In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding and price escalation; to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. If the Owner requires a detailed estimate of the Cost of the Work, the Architect shall provide such an estimate, if identified as the Architect's responsibility in Section 4.1, as a Supplemental Service.

§ 6.4 If, through no fault of the Architect, construction procurement activities have not commenced within 90 days after the Architect submits the Construction Documents to the Owner the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

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§ 6.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.6 If the Owner's current budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 authorize rebidding or renegotiating of the Project within a reasonable time;
- .3 terminate in accordance with Section 9.5;
- .4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or
- .5 implement any other mutually acceptable alternative.

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. If the Owner requires the Architect to modify the Construction Documents because the lowest bona fide bid or negotiated proposal exceeds the Owner's budget for the Cost of the Work due to market conditions the Architect could not reasonably anticipate, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 11.3; otherwise the Architect's services shall be without additional compensation. In any event, the Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility under this Article 6.

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums when due pursuant to Article 9 and Article 11. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service, subject to any protocols established pursuant to Section 1.3, solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the

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Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 7.5 Except as otherwise stated in Section 7.3, the provisions of this Article 7 shall survive the termination of this Agreement.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents, and employees of the other, for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A104–2017, Standard Abbreviated Form of Agreement Between Owner and Contractor. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect and Owner waive consequential damages for claims, disputes or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.6.

§ 8.2 Mediation

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 Mediation, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.3 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

(Check the appropriate box.)

- ☒ [X] Arbitration pursuant to Section 8.3 of this Agreement
- ☐ [] Litigation in a court of competent jurisdiction
- ☐ [] Other: *(Specify)*

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

§ 8.3 Arbitration

§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by,

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mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement.

§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 8.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.4 Consolidation or Joinder

§ 8.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

§ 8.4 The provisions of this Article 8 shall survive the termination of this Agreement.

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

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§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, Reimbursable Expenses incurred, and all costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.

(Paragraphs deleted)

§ 9.8 Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A104–2017, Standard Abbreviated Form of Agreement Between Owner and Contractor.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 10.4 If the Owner requests the Architect to execute certificates or consents, the proposed language of such certificates or consents shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 10.6 The Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. However, the Architect's materials shall not include information the Owner has identified in writing as confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

§ 10.8 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3, the Owner shall compensate the Architect as follows:

- .1 Stipulated Sum
(Insert amount)

Init.

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User Notes:

(812280676)

(Paragraphs deleted)\$15,492

§ 11.2 For Supplemental Services identified in Section 4.1, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

Based on the hourly rates set forth in 11.7 below.

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

Based on the hourly rates set forth in 11.7 below.

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus percent (%), or as follows:

Based on the hourly rates set forth in 11.7 below.

§ 11.5 Where compensation for Basic Services is based on a stipulated sum or percentage of the Cost of the Work, the compensation for each phase of services shall be as follows:

(Table deleted)

As set forth in Exhibit A.

§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants, if any, are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices.
(If applicable, attach an exhibit of hourly billing rates or insert them below.)

Employee or Category	Rate
Project Manager / Lead Historic Preservation Specialist	\$119.00
Associate Historic Preservation Specialist	\$86.00
Production Staff	\$56.00

§ 11.8 Compensation for Reimbursable Expenses

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

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- .1 Transportation and authorized out-of-town travel and subsistence;
- .2 Long distance services, dedicated data and communication services, teleconferences, Project web sites, and extranets;
- .3 Permitting and other fees required by authorities having jurisdiction over the Project;
- .4 Printing, reproductions, plots, and standard form documents;
- .5 Postage, handling, and delivery;
- .6 Expense of overtime work requiring higher than regular rates if authorized in advance by the Owner;
- .7 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;
- .8 Expense of professional liability insurance dedicated exclusively to this Project or the expense of additional insurance coverage or limits requested by the Owner in excess of that normally maintained by the Architect and the Architect's consultants;
- .9 All taxes levied on professional services and on reimbursable expenses;
- .10 Site office expenses; and
- .11 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus percent (%) of the expenses incurred.

§ 11.9 Payments to the Architect

(Paragraphs deleted)

§ 11.9.2 Progress Payments

§ 11.9.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

(Insert rate of monthly or annual interest agreed upon.)

Prime Rate calculated on an annual basis or such higher rate required by applicable law.

§ 11.9.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.9.2.3 Records of Reimbursable Expenses, expenses pertaining to Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

(Include other terms and conditions applicable to this Agreement.)

N/A

ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents identified below:

- .1 AIA Document B104™–2017, Standard Abbreviated Form of Agreement Between Owner and Architect
- .2 Building Information Modeling Exhibit, if completed:

N/A

Init.

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- .3 Exhibits:
(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits identified in Section 4.1.)

Exhibit A: Architect Scope of Services

- .4 Other documents:
(List other documents, if any, including additional scopes of service forming part of the Agreement.)

N/A

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

Todd Thompson City Manager
(Printed name and title)

ARCHITECT *(Signature)*

Sarah Haas President
(Printed name, title, and license number, if required)

Init.

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Additions and Deletions Report for AIA® Document B104® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 11:46:22 CT on 09/17/2025.

PAGE 1

AGREEMENT made as of the 8th day of September in the year 2025

...

The City of Rock Island
Municipality
1528 Third Avenue
Rock Island, IL 61201

...

McGuire Igleski & Associates (MIA)
S-Corporation
1330 Sherman Avenue
Evanston, IL 60201

...

Historic Design Guidelines for the City of Rock Island
PAGE 2

See Exhibit A: MIA's response on August 21, 2025, to the City of Rock Island's Request for Proposals.
PAGE 3

\$1,000,000

...

\$1,000,000

...

\$1,000,000

...

\$3,000,000 each claim / \$3,000,000 annual aggregate

PAGE 6

Additional services provided outside of those listed in Exhibit A, may be provided for an additional fee by the Architect upon approval by the Owner.

...

§ 4.2.2 The Architect has included in Basic Services N/A (See Exhibit A) visits to the site by the Architect during construction. The Architect shall conduct site visits in excess of that amount as an Additional Service.

...

§ 4.2.4 If the services covered by this Agreement have not been completed within eighteen (18) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

PAGE 9

☒ Arbitration pursuant to Section 8.3 of this Agreement

PAGE 11

~~§ 9.7 In addition to any amounts paid under Section 9.6, if the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall pay to the Architect the following fees:~~

~~(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)~~

~~.1 Termination Fee:~~

~~.2 Licensing Fee if the Owner intends to continue using the Architect's Instruments of Service:~~

PAGE 12

~~.2 Percentage Basis~~

~~— (Insert percentage value)~~

~~— () % of the Owner's budget for the Cost of the Work, as calculated in accordance with Section 11.6.~~

~~.3 Other~~

~~— (Describe the method of compensation) \$15,492~~

...

Based on the hourly rates set forth in 11.7 below.

...

Based on the hourly rates set forth in 11.7 below.

...

Based on the hourly rates set forth in 11.7 below.

...

Design Phase

percent (

%)

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Construction Documents	percent (	%)
Phase		
Construction Phase	percent (	%)
Total Basic Compensation	one hundred percent (	100 %)
As set forth in Exhibit A.		

...

Project Manager / Lead Historic Preservation Specialist \$119.00

Associate Historic Preservation Specialist \$86.00

Production Staff \$56.00

PAGE 13

§ 11.9.1 Initial Payment

An initial payment of ~~(\$)~~ shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.9.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

...

~~%~~ Prime Rate calculated on an annual basis or such higher rate required by applicable law.

...

N/A

...

N/A

PAGE 14

Exhibit A: Architect Scope of Services

...

N/A

...

Todd Thompson City Manager

Sarah Haas President

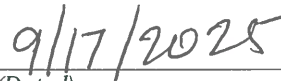
Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 11:46:22 CT on 09/17/2025 under Order No. 500002402 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document B104™ – 2017, Standard Abbreviated Form of Agreement Between Owner and Architect, other than those additions and deletions shown in the associated Additions and Deletions Report.


(Signed)


(Title)


(Dated)

Memorandum



To: Rock Island City Council
From: Samantha Gange, City Clerk
Subject: Report from General Administration and the Mental Health Committee regarding an agreement with Narratives, QC for property acquisition assistance for the Story Coffee Co. in the amount of \$45,000 (ARPA unrestricted).

Motion: Motion to approve the agreement and authorize the City Manager to execute the document.

RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

In July 2022, the City of Rock Island administered an ARPA survey asking residents and stakeholders to identify their top five priorities from twelve categories established by the U.S. Treasury. Survey results showed mental health resources and services as one of the top five priorities.

In October 2022, the City Council adopted the overall ARPA plan, which included an allocation of \$250,000 in unrestricted funds for mental health resources. That fall, a Mental Health Stakeholder Focus Group was held with community partners to better understand local needs.

Throughout 2023, Alderperson Hurt, City Manager Todd Thompson, and ARPA Program Manager Samantha Gange continued meeting with stakeholders to explore opportunities where mental health funding could make the greatest impact.

In June 2024, the City Council approved the committee's recommendation to allocate \$85,000 to Narratives for individual life coaching sessions and mental health support groups for youth. The funding agreement was successfully completed in June 2025.

In August 2025, Narratives submitted a proposal for \$45,000 in unrestricted ARPA funds to support the acquisition of the former Theo's Java Club building. The project will establish Story Coffee Co., a social enterprise designed to be both a vibrant downtown gathering place and a workforce development hub for young adults. The City's contribution will help close the funding gap, stabilize a vacant downtown property, and create a bridge between economic revitalization and community wellness. This project aims to provide young adults with opportunities for stability and purpose while creating a new hub of connection for the community.

The project specifically benefits underserved young adults by providing employment, job training, and mentorship in a supportive environment. These opportunities not only build workforce skills but also foster purpose, stability, and community connection, factors that are critical to positive mental health outcomes.

Previous Council Action (if any):

In July 2024, the City Council approved \$85,000 in ARPA restricted funds for Narratives, QC. to provide mental health services to youth in Rock Island.

Budget Impact:

\$45,000 (remaining ARPA unrestricted mental health funds)

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Narratives QC is a 501(c)(3) nonprofit founded in 2020 to empower vulnerable young adults (ages 17–25) to “write a better story” for their lives. Our trauma-informed model combines life coaching, workforce readiness, and creative expression with mental health support woven throughout.

Since opening our doors, we have served more than 100 young adults, 100% of whom qualify as low-income, 68% identify as people of color, and over half are young women. Many face poverty, housing instability, untreated mental health challenges, or barriers to employment. Narratives meets them at this critical life stage with trusted coaching, job pathways, and community connections.

Council Goal (if applicable):

Recommendation:

It is recommended that the City Council approve \$85,000

Submitted by: Samantha Gange, City Clerk

Approved by:

Narratives QC, Inc.

ARPA Capital Request

To: City of Rock Island, Illinois

Date: September 3, 2025

Amount Requested: \$45,000

Project Title: Establishing Story Coffee Co. in the Former Theo's Java Club Building

Executive Summary

Narratives QC, Inc. respectfully requests **\$45,000 in ARPA funds** from the City of Rock Island to support the acquisition and stabilization of the former Theo's Java Club building in downtown Rock Island. This investment will allow us to establish **Story Coffee Co.**. This dynamic social enterprise will serve as both a vibrant downtown gathering place and a workforce development hub for local young adults.

We have already secured **over 70% of the \$285,000 purchase price** through private donations, grants, and philanthropic support. With the City's partnership, we can close the remaining gap, secure this cornerstone property, and initiate immediate renovations that will position this project as a catalyst for **economic revitalization, workforce development, and enhanced community mental health**.

Organizational Overview

Narratives QC is a 501(c)(3) nonprofit founded in 2020 to empower vulnerable young adults (ages 17–25) to “write a better story” for their lives. Our trauma-informed model combines **life coaching, workforce readiness, and creative expression** with mental health support woven throughout.

Since opening our doors, we have served **more than 100 young adults**—100% of whom qualify as low-income, 68% identify as people of color, and over half are young women. Many face poverty, housing instability, untreated mental health challenges, or barriers to employment. Narratives meets them at this critical life stage with **trusted coaching, job pathways, and community connections**.

Project Description

We propose to transform the former Theo's Java Club into **Story Coffee Co.**, a **dual-purpose space** that will:

1. **Activate Downtown Rock Island** with a premier neighborhood café serving high-quality food and coffee, designed with modern customer experiences in mind.
2. **Train and Employ Local Youth** through structured workforce development—teaching food preparation, barista skills, customer service, and inventory management in a supportive, trauma-informed environment.
3. **Advance Mental Health & Belonging** by providing a safe, purpose-driven space that reduces isolation and fosters community connection.

This model blends **economic vitality with social impact**. Patrons will see a thriving café. Behind the scenes, young adults will gain the confidence, skills, and mentorship needed to transition into stable careers and leadership roles.

Use of Funds

The **\$40,000 in ARPA funds** will be used for:

- **Property Acquisition Assistance:** Direct contribution toward the \$285,000 purchase price of the Theo's building.
 - **Building Stabilization & Readiness:** Initial code compliance, accessibility upgrades, and safety improvements necessary to welcome the public.
 - **Leveraged Investment:** Funds will combine with philanthropic dollars already secured, maximizing the impact of the City's contribution.
-

Impact for Rock Island

- **Downtown Revitalization:** Reactivates a beloved community space, increases daily foot traffic, and anchors economic activity in downtown Rock Island.
- **Workforce Development:** Provides Rock Island youth—especially those disconnected from education and employment—with real job experience, mentorship, and transferable

skills.

- **Mental Health Outcomes:** Creates a safe and supportive environment that reduces isolation, fosters purpose, and strengthens resilience.
- **Community Ownership:** Establishes a gathering place that belongs to Rock Island residents—where daily commerce meets long-term social transformation.

Sustainability

Narratives QC has built a diverse base of support, with funding already secured from regional foundations (Bechtel Trust, Regional Development Authority, Hubbell Waterman Foundation) and private donors. This café will also generate **earned revenue** to sustain operations, while strengthening Narratives' capacity to serve young adults well into the future.

Conclusion

This is more than a coffee shop. It is a **cornerstone investment in Rock Island's future**—a bridge between economic revitalization and community wellness, where young adults gain stability and purpose while the city gains a vibrant hub of connection and commerce.

With the City's \$45,000 ARPA investment, we will close the funding gap, purchase and stabilize this historic property, and launch a project that pays dividends in **jobs, mental health, and downtown vitality** for years to come.

We welcome the opportunity to meet, share detailed financials, and answer any questions. Thank you for considering this request and for investing in the young adults and the future of Rock Island.

Sincerely,

Dr. Annette Clevenger

Founder & Executive Director
Narratives QC, Inc.

Memorandum



To: Rock Island City Council

From: Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding a contract with PGAV Planners for services to establish a Northwest Industrial TIF District for an amount of \$33,500.

Motion: Motion to approve the contract and authorize the City Manager to execute the contract documents.

RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

Staff have identified needs for redevelopment assistance in Sunset Business Park as well as older industrial areas in the City (e.g. along 5th Street south of 18th Avenue). Recent conversations with the City's port planning consultants also highlighted that many industrial sites show significant potential for investment, but likely sit stagnant without the City bringing resources to bear. In light of this, staff recommend working with a consultant to establish a new TIF district that will cover the majority of the City's older industrial areas to the northwest.

At the beginning of September 2025, staff issued a request for proposals (RFP) to establish a Northwest Industrial TIF district. Three (3) responses were received at the end of the bidding period. The bidders and the costs for their services are as follows.

Consultant	Bid Amount
PGAV Planners	\$33,500 with an \$8,000 contingency
Moran Economic Development	\$33,500
Ryan	\$80,000 with a \$10,000 contingency

After reviewing the bids, staff recommend awarding the contract to PGAV Planners. While their bid is one of the most affordable, staff also believe they are the best suited consultant to complete the project. PGAV Planners is located in St. Louis, Missouri and specializes in working with communities on a variety of planning, zoning, housing, and economic development projects. They most recently worked with the City on the Strategic Housing Development Plan, and have also worked with the City in the past on TIF projects. Staff is confident that PGAV Planners can execute the City's project on budget and in a timely fashion.

Previous Council Action (if any):

NA

Budget Impact:

The consultant services to establish the district is an eligible expense under the TIF Act, and will be paid out of the new district. The contract includes an \$8,000 contingency in case a housing impact study and related public meetings are needed.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the City Council approve the contract and authorize the City Manager to execute the contract documents.

Submitted by: Samantha Gange, City Clerk

Approved by:

CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN
THE CITY OF ROCK ISLAND, ILLINOIS AND PGAV PLANNERS, LLC
(Proposed Northwest Industrial TIF Redevelopment Project Area)

THIS AGREEMENT is entered into on the date and by execution shown hereafter, by and between the City of Rock Island, Illinois (hereinafter referred to as the “City”) and PGAV Planners, LLC, (hereinafter referred to as “PGAV”).

WITNESSETH:

Whereas, the City is interested in the development and improvement of areas within the City utilizing the Tax Increment Allocation Redevelopment Act, 65 ILCS, 5/11-74.4-1 et. seq., as amended (the “TIF Act”) to facilitate development in the area; and

Whereas, the City desires to explore the feasibility of establishing a tax increment finance (TIF) redevelopment project area in an area shown in **Exhibit A**, attached herein (the “Project Area”); and

Whereas, in order to establish a new TIF redevelopment project area, the City wishes to retain PGAV to undertake an eligibility study to determine if all or a portion of the Project Area is eligible under the applicable provisions of the Act; and

Whereas, in the event all or a portion of the Project Area is eligible for designating as a TIF redevelopment project area, the City may direct PGAV to prepare a redevelopment plan for this area, pursuant to the scope of services described herein; and

Whereas, PGAV is duly experienced in conducting eligibility studies and preparing TIF redevelopment plans.

Now, Therefore, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

A. Interested Parties Registry

PGAV will assist the City in complying with the requirements of the Act regarding the “interested parties registry.” This assistance includes providing the City with drafts of the following:

1. A newspaper notice of registration for the interested parties registry regarding the proposed TIF district.
2. An updated TIF interested parties registration form.

B. Eligibility Analysis

1. The Project Area being considered for use of tax increment financing is shown on **Exhibit A**, which is attached hereto and hereby made a part of this Agreement.
2. PGAV will advise the City on actions that will be necessary for the parcels within the study area to qualify as a “conservation” and/or “blighted” area, as defined in the TIF Act. PGAV will also examine any evidentiary documentation, to be provided by the City, concerning building code violations, inadequate utilities and any other information that may affect the public health safety and welfare. The findings will be documented with map annotations and narrative.
4. PGAV will also analyze and document the trends in property values based on Rock Island County real property assessment records.
5. PGAV will recommend a final boundary for the TIF Area. Upon concurrence by the City’s point of contact, PGAV will prepare findings on eligibility and incorporate said findings in the Redevelopment Plan as described in **Task C** below, if the City decides to move forward with the Redevelopment Plan.

C. Redevelopment Plan

If the Project Area qualifies under the TIF Act and at the request of the City, PGAV will prepare a Redevelopment Plan for the Project Area. This Plan will include as provided for in the TIF statute:

1. Redevelopment Plan/Statutory Requirements:
 - a. Redevelopment plan objectives.
 - b. Generalized land uses to apply for the Project Area.
 - c. Description of private projects and necessary public actions.
 - d. Implementation strategy.
 - e. Estimate redevelopment project costs.
 - f. Estimate of equalized assessed value of the Project Area after redevelopment.
 - g. The eligibility findings for the Project Area as documented in **Task C** of this scope of services.
 - h. Include documentation that “but for TIF” the Plan will not be implemented.
 - i. Include evidence that the subject Project Area has not been subject to growth and development by private enterprise as may be revealed from assessed value data and/or building permit records.
 - j. Taxing district impacts.
2. Exhibits:

PGAV will prepare the following maps and/or exhibits, as deemed necessary by PGAV, to document the Redevelopment Plan.

- a. Redevelopment Project Area Map for the Project Area.
- b. General Land Use Plan.
- d. Estimated Redevelopment Project Costs.
- e. Parcel key map indexed to a list of County Permanent Identification Numbers (PINs), property owners, and most recent equalized assessed valuation (EAV).

D. Review & Approval Process

1. The City will approve the annexation of the Project Area prior to adopting the TIF Redevelopment Project Area and Plan ordinances.
2. PGAV will prepare, for the City's use, a schedule that documents the Redevelopment Plan review and approval process for the proposed Redevelopment Project Area. Included in this schedule will be dates for publications and mailing of required notices pursuant to the requirements of the Act.
3. PGAV will provide guidance to the City in the formal approval process of the Redevelopment Plan. This shall include general advice regarding schedule tasks and rely on the City's TIF special counsel for drafting ordinances, notices, and resolutions.
4. PGAV will present the proposed Redevelopment Plan at the Joint Review Board meeting and at the required public hearing. This scope provides for not more than one (1) meeting each for these purposes for a grand total of two trips for meeting attendance.

II. INFORMATION TO BE PROVIDED OR TASKS TO BE UNDERTAKEN BY THE CITY

The City will provide (or cause to be provided by others) the following:

- A.** A person to serve as a point of contact for the City, who will interact with PGAV staff and be responsible for tasks to be completed by the City.
- B.** Provide, or cause to be provided, a digital base map of the Study Area with appropriate ArcGIS shapefiles. Said digital map files, at a minimum, shall include parcels, street names, water features, PIN numbers, and high-resolution aerial photography if available.
- C.** Prepare the legal boundary description of the proposed Redevelopment Project Area.
- D.** If necessary, accomplish any necessary amendments to the City's Comprehensive Plan so that the proposed uses contained in the TIF Redevelopment Plan are consistent with the Comprehensive Plan for the City as a whole.
- E.** Be responsible for the publication of the required public hearing notices in the local newspaper and mailing of various required notices to taxing districts, property owners within the Redevelopment Project Area and residential addressees within 750 feet of the proposed Project Area boundary. The City will be responsible for ensuring that such publications and mailings take place in accordance with the schedule prepared by PGAV under **Section I** of this Agreement.
- F.** Provide any other information that may be relevant to determining eligibility.

III. TIMING OF PERFORMANCE

Upon signing of this Agreement, PGAV will commence services as provided herein. PGAV shall complete the assignment in accordance with a work schedule to be mutually prepared by PGAV and the City. PGAV will take all reasonable and necessary steps to ensure the draft Plan is delivered before December 31, 2025, and ensure the City adopts the Plan in Q1 2026.

IV. FEE & METHOD OF COMPENSATION

- A. Compensation for the completed services associated with Tasks A through D of the Scope of Services shall be Thirty-Three Thousand Five Hundred Dollars (\$33,500), inclusive of reimbursable expenses as stated below. The method of compensation shall be on a lump sum, or fixed fee, basis billed monthly according to the labor spent on the Tasks outlined in the Scope of Services. If it is determined through the course of this contract that a Public Meeting, housing impact study, or other task is required that is not found in the Scope of Services, PGAV will conduct that work on an hourly basis not to exceed Eight Thousand Dollars (\$8,000) in accordance with the hourly rate table found below. PGAV will be responsible for keeping track of the time spent on these additional services and PGAV will seek the City's approval prior to committing any time or fee to these tasks. The City's approval may be given via email or written confirmation.

PGAV PLANNERS HOURLY RATES 2025

Project Staff	Hourly Rate
President	\$290
Vice President	\$260
Senior Director	\$235
Associate Director	\$235
Senior Project Manager	\$220
Project Manager	\$185
Project Planner	\$160
Planner	\$130
Intern	\$65
Administrative/Technical Assistance	\$95

- B. Reimbursable expenses will consist of reasonable travel expenses, local mileage, express delivery charges, photographic expenses, or the cost of printing or other reproduction of documents. Such expenses will be billed at their direct cost to PGAV.
- C. Payments to PGAV for services and reimbursable expenses are due within 30 days after receipt of our statement. If no payment has been received within 60 days after receipt of our initial statement, PGAV will suspend services under this Agreement until PGAV has been paid in full the amounts due for services and expenses.

V. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

The scope of the work to be performed by PGAV shall be as provided for herein. The following work elements are hereby specifically noted as not included as tasks to be performed in conjunction with the terms of this Agreement, but may be conducted in accordance with the hourly rate table found above:

- A. Revisions to the Eligibility Study or TIF Redevelopment Plan if the boundaries of the Project Area change after completion of said Eligibility Study;
- B. Undertaking special studies such as market studies, economic impact studies, traffic impact studies, and any other special studies that may be useful to the City in making decisions on specific development proposals within the Project Area;

- C. Preparation of a Housing Impact Study. It is assumed that the final project will not result in the displacement of 10 or more inhabited residential units.
- D. Preparation of the required annual TIF reports that are required to be submitted to the Illinois Comptroller's Office;
- E. Preparation of tax increment revenue history or projections to be used in support of issuance of TIF bonds or other obligations or reporting on any outstanding bond issues.
- F. Preparation of and/or review of redevelopment agreements between the City and private parties wishing to receive TIF assistance.
- G. Attendance at more than one meeting each for the JRB meeting and the public hearing before the City Council.

These services shall be considered additional work beyond the scope of this Agreement. These services may be provided at additional cost subject to a written scope of services for any such task(s) along with the fee to be paid. Any such work must be approved by the City and provided for in the form of a written addendum or email notification.

VI. PROJECT STAFFING & MANAGEMENT

- A. PGAV hereby agrees to provide the qualified professional, technical, and clerical staff available within the firm to conduct the work in accordance with the tasks as outlined in **Section I** of this Agreement.
- B. If, in the opinion of PGAV and the City, a particular assignment (e.g., extra services) requires specialized expertise not available within the PGAV staff, the accomplishment of such tasks may be achieved through subcontract with firms or individuals subject to prior approval of the City.

VII. TERMINATION OF AGREEMENT

If, for any reason, the City wishes to terminate this Agreement, the City shall notify PGAV in writing. The date of said termination shall occur upon receipt of the written notice of termination by PGAV via email or U.S. Postal Service. The City will pay to PGAV an amount representing the percentage complete of the work performed to the date of termination, plus any reimbursable expenses which have been incurred by PGAV to that date.

VIII. MISCELLANEOUS PROVISIONS

The Scope of Services, provided in **Section I** of this Agreement, is based upon the provisions of the most recent version of the TIF Act. Should anything occur that would cause the TIF Redevelopment Plan to be prepared and processed under the terms of any subsequent amendments, the applicable portions of this Agreement shall be amended as appropriate.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this _____ day of _____, 2025.

ATTEST:

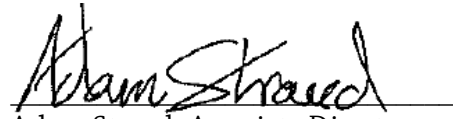
CITY OF ROCK ISLAND, ILLINOIS

Samantha Gange, City Clerk

Ashley Harris, Mayor

ATTEST:

PGAV PLANNERS, LLC


Adam Stroud, Associate Director

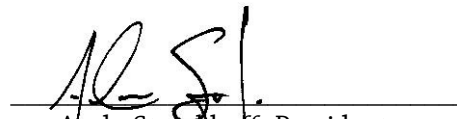
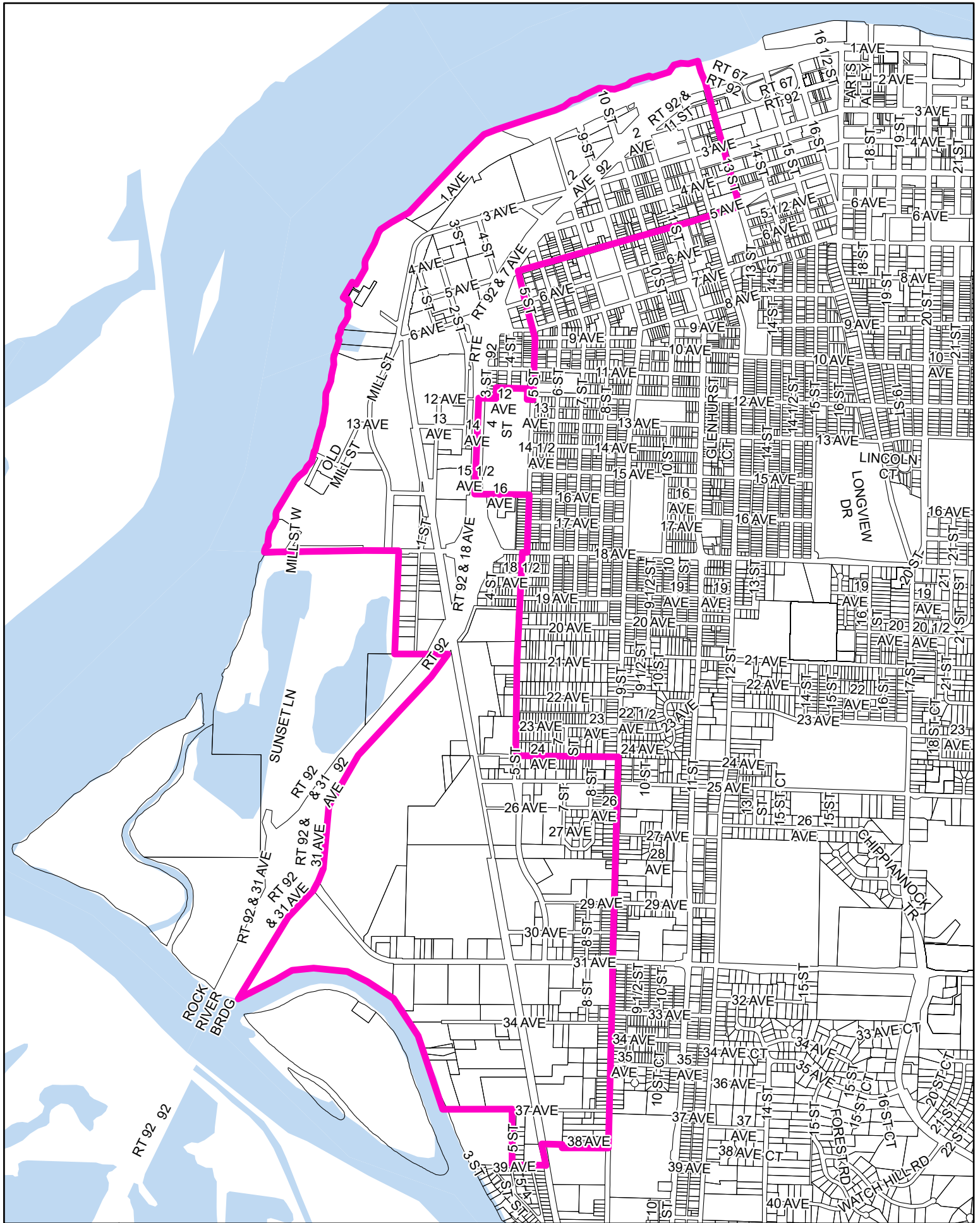

Andy Struckhoff, President

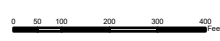
Exhibit A – Proposed TIF Project Area



Proposed TIF Project Area



City of Rock Island
Planning and Zoning



Disclaimer: This map is not a substitute for an actual field survey or aerial investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.

Date Map Created: September 2024
Date Aerial Photo: April 2024
Drawn By: K. Douglas

Memorandum



To: Rock Island City Council
From: Jessica Sager, Finance Director
Subject: Report from the Finance Department regarding a budget adjustment to the Community/Economic Development Fund (420) in the amount of \$500,000.

Motion: Motion to approve the budget adjustment.
RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

The Community Development Division is requesting a budget adjustment to the Community/Economic Development Fund (420) expenditure budget in the amount of \$500,000.00. The Division has been awarded funding through the Home Repair and Accessibility Program (HRAP) through the Illinois Housing Authority (IHDA) which will be used to expand the City's existing housing rehabilitation programs. The budget adjustment will impact the expense and project account listed below.

Account Number	Description	Type	Amount
420-300-100-538025-000 P 000300-538025-30528- 000000	COMMDEV CD Infrastructure Maintenance - IHDA HRAP CY 2025	Expense	\$500,000.00

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

City Council approve the budget adjustment increasing the Community/Economic Development Fund (420) expenditure budget by \$500,000.00 for CY 2025.

Submitted by: Jessica Sager, Finance Director

Approved by:

Memorandum
Community and Economic Development Department

To: Jessica Sager, Finance Director

Subject: Budget Adjustment Memo

Date: September 3, 2025



The Community Development division is requesting a budget adjustment of \$500,000. The City has been awarded, The Home Repair and Accessibility Program (HRAP) through the Illinois Housing Authority (IHDA). These funds will be used to expand the City's existing housing rehabilitation programs. The City will begin to use funds in September of 2025. The budget adjustment will increase the balance of the account listed below.

Account:Expense

Fund:	420
Department:	300
Cost Center:	100
Object Code:	538025
Project Code:	000
Project String:	000300-538025-30528-000000

Submitted by:

Nichole Mata, Community Development Manager

Miles Brainard, Community & Economic Development Director

Memorandum



To: Rock Island City Council
From: Todd Thompson, City Manager
Subject: Report from General Administration regarding the appointment of Amanda Torres as Interim City Clerk beginning October 1, 2025.

Motion: Motion to approve the appointment as recommended.

RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

Pursuant to Chapter 2, Section 2-86 of the Rock Island Code of Ordinances, the City Clerk is an appointed position that reports to the City Manager. With the resignation of City Clerk Samantha Gange effective October 1, 2025, it is necessary to appoint an Interim City Clerk to serve until the position is permanently filled.

Amanda Torres, who has served as Deputy City Clerk since February 2024, possesses the knowledge, skills and experience required to assume this responsibility. She will serve as Interim City Clerk effective October 1, 2025, and continue in this role until a permanent appointment is made.

Previous Council Action (if any):

Samantha Gange was appointed as City Clerk in October, 2021.

Josh Adams was appointed Interim City Clerk from May 1, 2021, to October 2021.

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

It is recommended that City Council approve the appointment of Amanda Torres as Interim City Clerk effective October 1, 2025.

Submitted by: Samantha Gange, City Clerk

Approved by:

Memorandum



To: Rock Island City Council
From: Amanda Torres, Deputy Clerk
Subject: Report from the City Clerk's Office regarding a request from Tiana Washington to hold a walk/run event on Saturday, October 4, 2025 from 9 a.m. to 12 p.m.

Motion: Motion to approve the event.
RC Roll Call vote is needed.

Date: September 22, 2025

Introduction and Background Information:

Attached is an application from Tiana Washington to hold a walk/run event on Saturday, October 4th from 9 a.m. to 12 p.m.

The organizer originally planned for a 5k but had to significantly scale down the race. Participants will begin at 9th Street & 18th Avenue and proceed north on 9th Street, west on 5th Avenue, south on 5th Street and end at Denkmann Park.

A certificate of insurance is forthcoming.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

It is recommended that Council approve the event.

Submitted by: Amanda Torres, Deputy Clerk

Approved by:

CITY OF ROCK ISLAND

LICENSE APPLICATION



ACTIVITY PERMIT

IMPORTANT NOTICE

This application must be submitted no less than sixty (60) days prior to the event.

INSURANCE REQUIREMENTS

Use of only City-owned streets: Certificate of Insurance naming the City of Rock Island as an additional insured in an amount not less than \$300,000.00 for any person and \$500,000.00 for any one accident is required.

Use of any State-owned streets (US-67 and/or IL-92): Certificate of Insurance naming the City of Rock Island **AND** the Illinois Department of Transportation (IDOT) as an additional insured in the amounts specified in Article 107.27 of IDOT's Standard Specifications for Road and Bridge Construction is required.

APPLICANT INFORMATION

NAME of EVENT:

Runnin' The Town (5K)

SPONSOR NAME/ORGANIZATION	ADDRESS	CITY	STATE	ZIP CODE
Tiana Washington	3545 Central ave	Bettendorf	IA	52722
TELEPHONE NO.				
563-528-3706				

CONTACT PERSON	ADDRESS	CITY	STATE	ZIP CODE
Same				
TELEPHONE NO.	EMAIL ADDRESS			
	Soultree99@gmail			

ACTIVITY DETAILS

Type of Activity: ☐ Parade ☒ Run ☒ Walk ☐ March ☐ Bicycle Ride ☐ Other (specify below)

DATE OF EVENT	EVENT START TIME	EVENT END TIME
Oct 4, 2025	9 a.m.	12
DATE OF SETUP	SET UP START TIME	SET UP END TIME
	7 a.m.	8 a.m.

CITY OF ROCK ISLAND

LICENSE APPLICATION

Estimated number of

Participants:	Floats:	Vehicles:	Bands:	Wheelchairs:	Horses:	Other:
70	0	2		?	0	

Number of volunteers available for traffic control: 12

* Contact the Police Department to arrange for traffic control. Telephone Number: (309) 732-2402

Tail car provided by sponsor: Yes _____ No ☒

Ambulance/first aid provided by sponsor: Yes _____ No _____

Does sponsor provide barricades?: Yes ☒ No _____

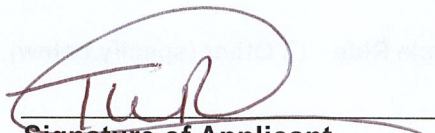
Are barricades required from City?: Yes ☒ No _____ Qty 3

Cover Letter: A cover letter describing the details of the event must be submitted with the activity application.

Route for Activity: A detailed description and map of city streets and property involved in activity must be attached to this application. Starting and ending locations as well as direction of travel need to be clearly indicated.

Notification to Residents: In the case of applications for new events and/or new routes, the sponsor of said new event and/or route shall notify the residents and/or businesses located along said race route, parade route, or other, for that specific activity, in writing, at least three (3) weeks prior to City Council consideration. Prior to Council consideration, sponsor shall notify and obtain written approval or disapproval from the residents and/or businesses and submit a copy of same to the City Clerk. *Notification forms are available from the Clerk's office.* Any resident and/or business who objects to said event shall have the opportunity to be heard at the City Council meeting during which time the event is to be considered.

Billed for Services: The undersigned understands the sponsor shall be billed for police and/or public works services rendered.


Signature of Applicant

August 20, 2025
Date of Application

Please attach the following to your application:

☐ Certificate of Insurance ☒ Route Map & Description ☐ Cover Letter

CITY OF ROCK ISLAND

LICENSE APPLICATION

DO NOT WRITE BELOW THIS LINE...TO BE COMPLETED BY THE CITY CLERK'S OFFICE

City Council Approval
Date

City Clerk Approval
Date

Route Map and/or
Information Included

Insurance Information
Included

License Number

License Printed Date

License Delivery Date

Return completed application and additional documents to:
City Clerk's Office, 1528 3rd Avenue, Rock Island, IL 61201 or CityClerkMail@rigov.org
(309) 732-2010

CITY OF ROCK ISLAND

LICENSE APPLICATION

DO NOT WRITE BELOW THIS LINE TO BE COMPLETED BY THE CITY CLERK'S OFFICE

City Council Approval
Date

City Clerk Approval
Date

City Council Approval
Date

Licensee Information
Include

License Number

Licensee Information
Include

License Delivery Date

Return completed application and additional documents to:
City Clerk's Office, 1558 3rd Avenue, Rock Island, IL 61201 or CityClerk@cityofrockisland.org
(309) 792-2610

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