



**City Council Meeting Agenda  
February 23, 2026 - 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. Vote to Approve Agenda**
  - a. Motion: Motion whether or not to approve the agenda.  
RC Roll Call vote is needed.
- 6. Presentations**
  - a. Rock Island Public Library Annual Report Presentation
  - b. Economic Development Strategic Plan
  - c. Port District Master Plan
- 7. Public Comment**
- 8. Update Rock Island**
- 9. Passage of Ordinances & Resolutions**
  - a. Report from the Community Development Department regarding a resolution on the development of a land purchase and land sale policy.  
  
Motion: Motion to adopt the resolution.  
RC Roll Call vote is needed.
  - b. Report from the Public Works Department requesting approval of an Illinois State Revolving Loan Program resolution authorizing a representative to sign the loan documents for the Southwest Treatment Plant Influent Pumping Station Replacement Project.  
  
Motion: Motion to adopt the resolution.

RC Roll Call vote is needed.

**10. Ordinances (First Readings)**

- a. Report from the Finance Department regarding a water utility billing adjustment policy and ordinance amending Chapter 16, Article II, Section 16-37 of the Code of Ordinances. (First Reading)

Motion: Motion to consider the ordinance and adopt the policy.

RC Roll Call vote is needed.

- b. Report from the Community Development Department regarding an ordinance approving the 2026 amendment to remove parcels from the North 11th Street TIF Redevelopment Project Area. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

- c. Report from the Community Development Department regarding an ordinance approving the tax increment financing redevelopment plan and project for the North Rock Island Port District TIF. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

- d. Report from the Community Development Department regarding an ordinance designating the North Rock Island Port District TIF. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

- e. Report from the Community Development Department regarding an ordinance adopting tax increment financing for the North Rock Island Port District TIF. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

- f. Report from the Community Development Department regarding the purchase of real estate at 1031 10th Avenue (PIN 0734463010). (First Reading)

Motion: Motion to approve the purchase and consider the ordinance.

RC Roll Call vote is needed.

- g. Report from the Community Development and Public Works Departments regarding the installation and replacement of water service lines. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

- h. Report from the Public Works Department requesting adoption of an Illinois State Revolving Loan Program ordinance for financing the Southwest Treatment Plant Influent Pumping Station Replacement Project in the amount of \$4,500,000. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

- i. Report from the Fire Department regarding an ordinance amending Chapter 6, Article II, of the Code of Ordinances to Adopt the 2021 International Fire Code. (First Reading)

Motion: Motion to 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 January 30 through February 5 in the amount of \$1,504,318.85; claims for the week of February 6 through February 12 in the amount of \$1,878,489.05; and Payroll for the weeks of January 19, 2026 through February 1, 2026 in the amount of \$1,917,938.80.
- b. ACH Report for the month of January 2026 in the amount of \$2,050,144.02
- c. Report from the Information Technology Department regarding payment in the amount of \$12,842.41 to GovernmentJobs for the maintenance contract renewal of NEOGOV from April 8, 2026 through April 7, 2027.
- d. Report from the Information Technology Department regarding payment in the amount of \$14,557.21 to BIZLIBRARY for the contract renewal of the online recruitment tool annual support maintenance from March 16, 2026 through December 31, 2026.
- e. Minutes from the February 9, 2026 City Council meeting.
- f. Minutes from the February 9, 2026 Closed Session.

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

RC Roll Call vote is needed

## 12. Claims/Purchases

- a. Report from the Finance Department regarding payment to Harris Computer Systems of Chicago, IL for the renewal of the maintenance contract for the NorthStar software and related interfaces in

the amount of \$65,044.43.

- b. Report from the Finance Department regarding payment to Harris Enterprise Resource Planning of Chicago, IL for the renewal of the maintenance contract for the GEMS-FMS software in the amount of \$12,000.

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

- c. Report from the Public Works Department regarding payment 15 to Valley Construction, Rock Island, Illinois, for the Rebuild Downtown Rock Island Improvements Project in the amount of \$423,859.49.

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

- d. Report from the Public Works Department requesting authorization to purchase a rear loader refuse truck from GATR Truck Center, Cedar Rapids, Iowa, in the amount of \$312,053.

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

- e. Report from the Public Works Department requesting authorization to purchase a replacement spoil truck from Truck Country Quad Cities, Davenport, Iowa, in the amount of \$190,292.

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

### **13. Contracts/Agreements**

- a. Report from the Community Development Department regarding bids for the demolition of houses at 3321 7 1/2 Avenue in Rock Island and 1513 8th Avenue in East Moline.

Motion: Motion to award the bid as recommended and authorize the City Manager to execute the contract, subject to minor attorney modifications.  
RC Roll Call vote is needed.

### **14. Budget/Finance Items**

- a. Report from the Finance Department regarding a budget carryover from CY 2025 in the Community Development Fund (420) in the amount of \$616,337.35.

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

- b. Report from the Finance Department regarding a budget carryover from CY 2025 in the Community Development Block Grant Fund (421) in the amount of \$126,774.19.

Motion: Motion to approve the budget adjustment.

RC Roll Call vote is needed.

## 15. Department Reports

- a. Report from the Community Development Department regarding a housing and retail market study in the Augustana Hilltop area.

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

RC Roll Call vote is needed.

- b. Report from the Community Development Department regarding a memorandum of agreement with Augustana College for ecological survey activities.

Motion: Motion to approve the memorandum of 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 variance request from Tim Fanella of Modern Woodmen for property at 1701 1st Avenue.

Motion: Motion to approve the variance based on the staff analysis and the commission's recommended stipulation.

RC Roll Call vote is needed.

## 16. Events/Misc Requests

- a. Report from the Clerk's Office regarding requests from Bridges Catering to use sound amplification and to close 3rd Avenue between 17th & 18th Streets and 17th Street between 2nd and 3rd Avenues on Saturday, March 14, 2026 from 7 a.m. to 3 p.m. for a St. Patrick's Parade viewing event.

Motion: Motion to approve the requests as recommended.

RC Roll Call vote is needed.

## 17. Other Business/New Business

## 18. Adjourn

- a. Motion to adjourn to March 9, 2026.

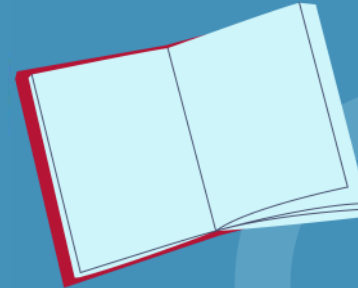
Motion: Motion to adjourn.  
VV Voice vote is needed.

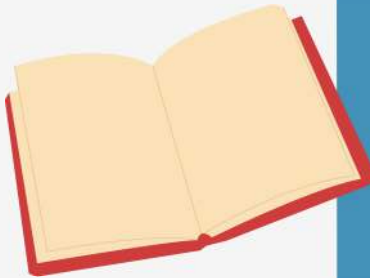

*This agenda may be obtained in accessible formats by qualified persons with a disability by making appropriate arrangements from 8:00 am to 5:00 pm, Monday through Friday, by contacting the City Clerk's Office at (309) 732-2010 or visiting in person at: 1528 Third Avenue, Rock Island, IL 61201.*

ROCK ISLAND PUBLIC LIBRARY

# 2025 Annual Outcomes Report

*In accordance with 75 ILCS 5/4-10*





## IPLAR - Illinois Public Library Annual Report

(75 ILCS 5/4-10) (from Ch. 81, par. 4-10)

*Sec. 4-10*

Within 60 days after the expiration of each fiscal year of the city, incorporated town, village or township, the board of trustees shall make a report of the condition of their trust on the last day of the fiscal year, to the city council, board of trustees or board of town trustees, as the case may be.

A paper copy will be filed with the City Clerk.





# Required Contents

 **Revenues** 

 **Expenditures** 

 **Collections** 

 **Property** 

 **Partnerships** 

 **Fund Requirements** 

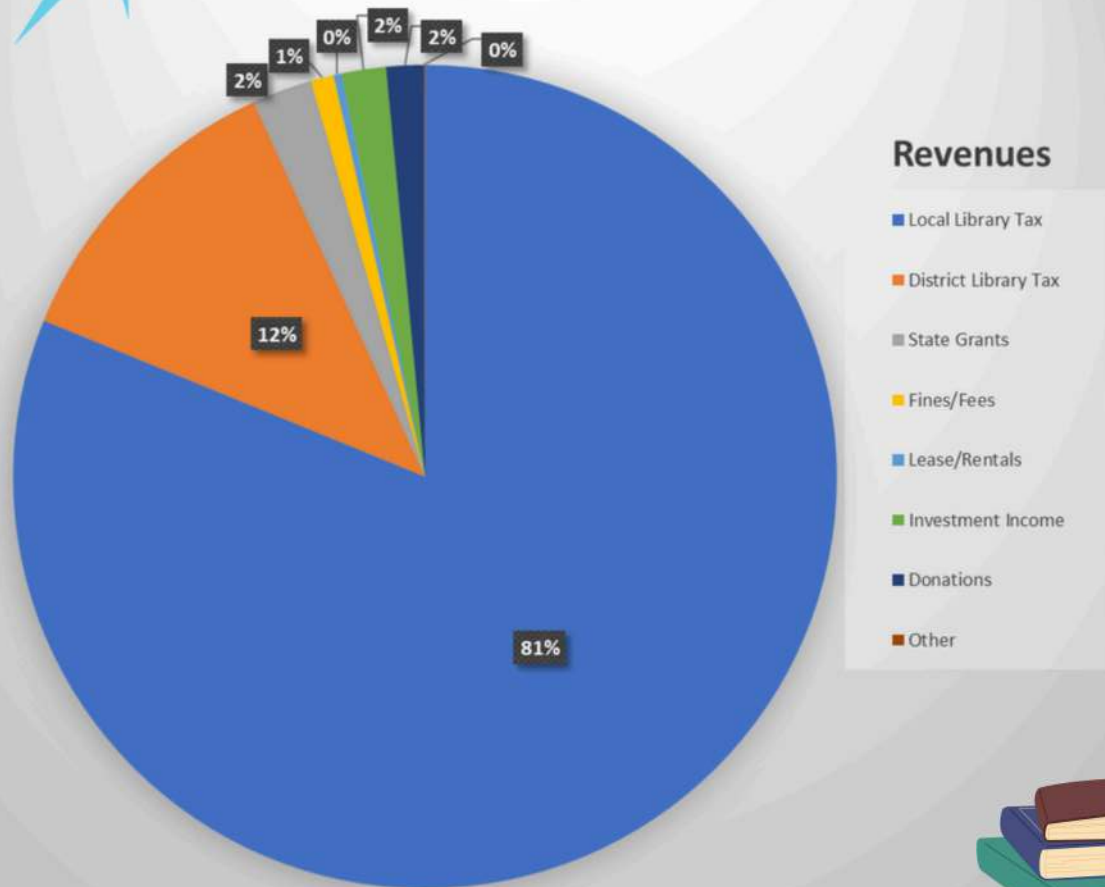
 **Liabilities** 

 **Accumulations** 

 **Stats of Note** 



# Library Revenue



Local Library Tax	\$2,546,440.00
District Library Tax	\$375,796.00
State Grants	\$74,069.23
Fines/Fees	\$28,284.00
Lease/Rentals	\$9,875.00
Investment Income	\$54,405.00
Donations	\$46,469.00
Other	\$1,068.00
<b>Total Collected</b>	<b>\$3,136,406.23</b>

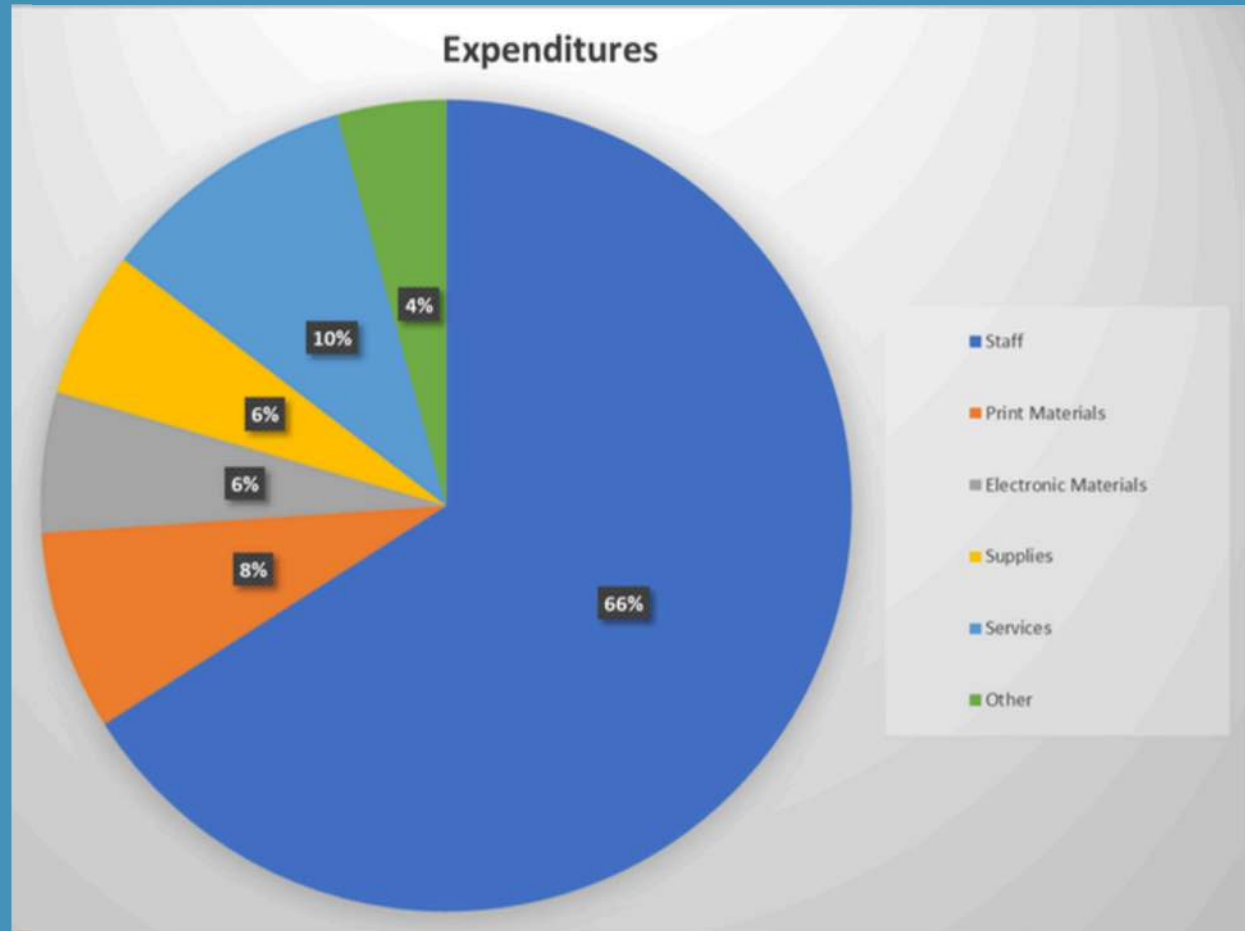
As of February 1, 2026

# Library Expenditures

**Operations:**  
**\$3,116,632**

**Capital:**  
**\$103,055**

**As of February 1, 2026**





# Collection Statistics

Physical Materials Owned: 159,083

Physical Materials Circulated: 150,168

Downloading & Streaming Platforms: 8

Electronic Materials Circulated: 152,125

**TOTAL CIRCULATION: 302,293 ITEMS**





# Property Acquisition

None.

# Partnerships



AOK (All Our Kids) Early  
Childhood Network  
April Greetings  
ARC of the Quad Cities  
Army Sustainment Command  
Augustana College & Archives  
Black Hawk College Adult  
Learning Center  
Black Hawk State Historic Site  
Broadway Historic District  
Clock, Inc.  
Community Caring Conference  
Dementia Friendly IL QC  
Davenport Public Library  
EveryChild  
Family Resources  
Family Solutions  
Figge Art Museum  
Fort Armstrong  
Friendship Manor  
Gas & Electric Credit Union  
Genesius Guild  
Goodwill of the Heartland  
Her Voice Media  
Heart of Hope Ministries  
Hauberg Estate

Huiskamp Collins Insurance Solutions  
Illinois Department on Aging  
Illinois Public Libraries Present  
Illinois State Treasurer's Office  
Independent Lens  
Jewish Federation of the Quad Cities  
Jordan Catholic School  
Lion's Club  
Midwest Writing Center  
MLK Community Center  
NAMI  
Narratives QC  
Planting Books - Seeds 4 a Better Future  
PrairieCat Online Consortium  
Progressive Action for the Common Good  
ProjectNow  
Quad Cities Open Network  
Quad City Arts  
Quad City Botanical Center  
Quad City Wild Ones  
Quad City Audubon Society  
Reaching Across Illinois Library System  
Robert Young Center  
Rock Island HeadStart & Preschool  
Rock Island Horticulture Club  
Rock Island Kiwanis Club  
Rock Island Parks and Recreation  
Rock Island Township

Rock Valley Physical Therapy  
Rock Island-Milan School District  
Rocky Resource Room  
Rotary Club of Rock Island  
Rx Integrative Solutions  
Sacred Mournings  
SB Quilling  
Seton Catholic School  
Skip-a-Long Childcare Centers  
(new in 2025: Skip-A-Long Milan!)  
Small Business Development Ctr  
(SBDC)  
Society for Financial Awareness  
South Rock Island Township  
Spring Forward Learning Center  
St. Anthony Nursing & Rehab Center  
St. George Greek Orthodox Church  
Sunlight Apothecary  
The Third Place  
Transitions Mental Health  
Two Rivers YMCA  
University of Illinois Extension Office  
US Army Corps of Engineers  
Vera French  
WIU - QC Campus  
World Relief Quad Cities after-school  
WQPT Quad Cities  
YWCA Quad Cities



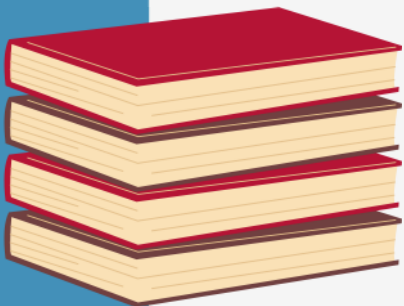
# Fund Requirements



The Library Board of Trustees is requesting a library tax levy of

**\$2,815,270**

in CY 2027 to cover negotiated general wage increases, merit raises, insurance premiums, and inflation.





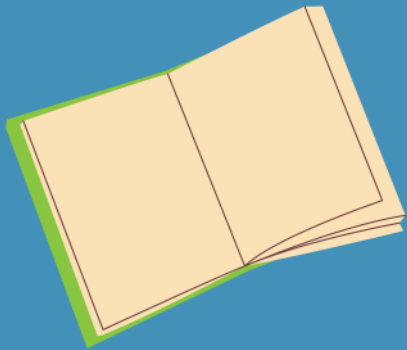
# Accumulations & Liabilities

## Accumulations:

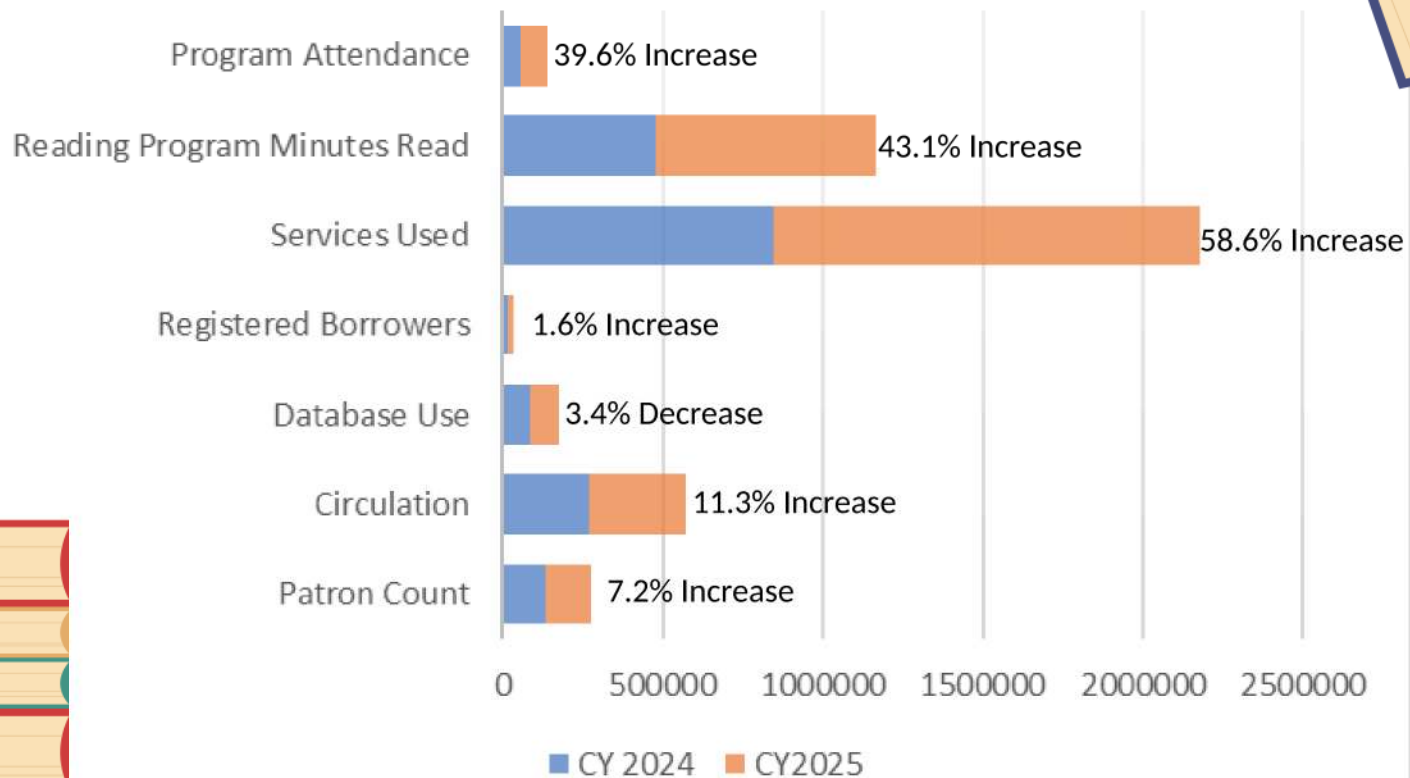
- 90-Day reserve  
Variable; currently \$784,101
- Assigned reserve for building improvements  
Unaudited; near \$1 million

## Liabilities:

- JCI Project Bond; currently in the CIP budget



# Statistics of Note



# TRANSFORMING FACILITIES

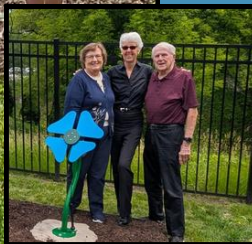
*for the better*



**EXTRA:**  
WATTS-MIDTOWN  
BRANCH  
**DEBT**   
**PAID IN 2025!**

# RELEVANT PROGRAMS & SERVICES

*adding value to your library experience*



# EQUITABLE for ALL

17,914 COMMUNITY  
COMFORT CART ITEMS  
DISTRIBUTED



Gardening for All:  
RIPL Seed Library!



**3,758 PACKETS:**  
distributed at Downtown, Watts-Midtown &  
Southwest Branch Libraries.

Rock Island Public Library  
has certified as a  
dementia-friendly  
organization.



Dementia Friendly  
Illinois | Quad Cities

Supportive community options that  
foster quality of life for people &  
families living with dementia.

# ENGAGING PROGRAMS

*Connecting our community*



2025 Events

ON-SITE PROGRAMS  
807

9%  
↑  
more programs

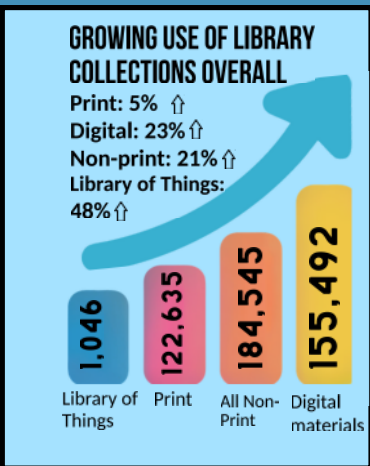
OFF-SITE PROGRAMS: + 58 virtual programs  
256

TOTAL ATTENDEES:  
82,913

↔  
40%  
JUMP!

# REACHING OUT

Into Our Community



# Master Plan of the Downtown Library

Completed in 2025

**PROPOSED DESIGN**  
MAIN FLOOR READING ROOM - 1



**PROPOSED DESIGN**  
MAIN FLOOR READING ROOM - 2



**PROPOSED DESIGN**  
MAIN FLOOR READING ROOM - 3



**PROPOSED DESIGN**

MEZZANINE READING ROOM - 5



Providing additional seating for increased comfortability.

**PROPOSED DESIGN**

MEZZANINE READING ROOM - 6



Increasing security and situational awareness by adding staff offices to the mezzanine.

**PROPOSED DESIGN**

LOWER LEVEL ENTANCE - 7



Moving staircases to make them more obvious, safe, and appealing.

Creating small meeting rooms for study, conferences, and meetings.

**PROPOSED DESIGN**

SECOND FLOOR ROTUNDA - 4



**PROPOSED DESIGN**  
OUTDOOR READING PLAZA



**Adding more ADA accessible parking and safer access to the library.**

**PROPOSED DESIGN**  
OUTDOOR READING PLAZA



**Creating an outdoor meeting spot and programming space to complement the Downtown renovations.**

# **GREAT YEAR!** *What's Next?*

- Funding the Downtown Library's Master Plan
- Renovating the Children's Room Restroom for ADA Accessibility
- Launching the "Library Citizens' Academy" in April
- "Plant a Seed - READ!" Summer Reading Challenge
- Numerous events recognizing our country's 250<sup>th</sup> birthday
- Keeping up with demand for our "analog" craft programs

**BEING THE BEST LIBRARY WE CAN BE!**

Thank  
you!

Any questions?



# Memorandum



**To:** Rock Island City Council  
**From:** Miles Brainard, Director  
**Subject:** Report from the Community Development Department regarding a resolution on the development of a land purchase and land sale policy.

Motion: Motion to adopt the resolution.  
RC Roll Call vote is needed.

**Date:** February 23, 2026

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## Introduction and Background Information:

The City Council has previously directed that staff develop policies for real estate purchases and sales. The attached resolution establishes a timeline for public engagement on such policies modeled after the one used for the Urban Agriculture Ordinance. It also extends a moratorium on the sale of residentially-zoned, City-owned vacant lots through the end of June. This will help staff better respond to inquiries about purchasing City-owned properties.

## Previous Council Action (if any):

The City Council approved a moratorium on the sale of residentially-zoned, City-owned vacant lots in June 2025. It directed staff to develop regulations for urban agriculture and policies for property sales. The first of those two objectives was completed when the Council approved an Urban Agriculture Ordinance in January 2026. The second of those two objectives remains to be addressed. The moratorium expired on December 31, 2025.

## Budget Impact:

Enacting a policy will not substantially impact the City budget, although individual purchases and sales may.

## 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

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Approved by:



**MORATORIUM ON THE SALE OF RESIDENTIALLY-ZONED, CITY-OWNED  
VACANT LOTS WITHIN THE CITY OF ROCK ISLAND, ILLINOIS**

WHEREAS, the City Council has established policies and procedures by local ordinance regarding the sale of residentially-zoned, City-owned vacant lots (Ord. No. 24-2024) and has an interest in ensuring that the sale of said lots is in the best long-term interests of the neighborhoods where they are located and the City at large;

WHEREAS, the City Council approved a now-expired moratorium on the sale of residentially-zoned, City-owned vacant lots on June 9, 2025 which directed staff to develop regulations for urban agriculture and policies for property sales; and

WHEREAS, the City Council has adopted an Urban Agriculture Ordinance on January 12, 2026 to regulate such activities but as of yet has not adopted a broader land policy;

THEREFORE, BE IT RESOLVED, that the City Council directs City staff to develop updated policies and procedures for both the purchase and sale of real estate by the City using a public engagement process as shown below.

**March 2:** Planning & Zoning Commission holds a first public listening session about the sale municipal purchase and sale of real estate. Staff present a draft policy.

**April 6:** Planning & Zoning Commission holds a second public listening session about the sale municipal purchase and sale of real estate. Staff present any updates to the draft policy.

**May 4:** Planning & Zoning Commission takes a vote to recommend adoption of the proposed policy.

**May 11:** City Council receives study session presentation about the proposed policy and has an opportunity to ask staff questions.

**May 18:** City Council considers an ordinance to formally establish the policy.

BE IT FURTHER RESOLVED, that the City Council imposes a moratorium on the sale of residentially-zoned, City-owned vacant lots, expiring on June 31, 2026 or prior to that date if so decided by the City Council.

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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 Public Works Department requesting approval of an Illinois State Revolving Loan Program resolution authorizing a representative to sign the loan documents for the Southwest Treatment Plant Influent Pumping Station Replacement Project.

Motion: Motion to adopt the resolution.

RC Roll Call vote is needed.

**Date:** February 23, 2026

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### **Introduction and Background Information:**

The City is pursuing low interest financing for the Southwest Treatment Plant Influent Pumping Station Replacement Project construction through the Illinois State Revolving Loan Program. In order to complete the application process, the City Council must designate an Authorized Representative to sign the loan documents.

Attached is the resolution designating the City Manager as the Authorized Representative for this purpose.

### **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:**

The Public Works Department recommends that the City Council pass the Resolution Authorizing a Representative to Sign Loan Documents.

Submitted by: Michelle Martin, Manager

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Approved by:

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING A REPRESENTATIVE TO  
SIGN LOAN DOCUMENTS**

WHEREAS, application provisions for loans from the Water Pollution Control Revolving Fund for construction of sewage treatment works require that the City Council of the City of Rock Island authorize a representative to sign the loan application forms and supporting documents.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of the City of Rock Island, Rock Island County, Illinois, as follows:

SECTION ONE: The City Manager, is hereby authorized to sign all loan application forms.

SECTION TWO: SEVERABILITY. If any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION THREE: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in effect immediately following its passage, approval, and publication in pamphlet form.

APPROVED and ADOPTED by the Mayor and City Council of the City of Rock Island this 23rd day of February, 2026.

APPROVED:

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCK ISLAND

ATTEST:

\_\_\_\_\_  
CITY CLERK

**AUTHORIZATION OF A LOAN APPLICANT'S AUTHORIZED REPRESENTATIVE  
TO SIGN WPCLP LOAN APPLICATION DOCUMENTS**

Resolved by the City Council of the City of Rock Island

Name of Authorized Representative: Todd Thompson  
Title of Authorized Representative: City Manager

Whereas, application provisions for loans from the Water Pollution Control Loan Program require that the City of Rock Island authorize a representative to sign the loan application forms and supporting documents; therefore, be it resolved by the of the of that the is hereby authorized to sign all loan application forms and documents.

Resolved this <u>23rd</u> day of <u>February</u> , <u>2026</u> .	
_____ Signature	_____ Date
<u>Todd Thompson</u> Printed Name	<u>City Manager</u> Title
Certified to be a true and accurate copy, passed and adopted on the above date.	
<div style="border: 1px solid black; width: 60%; margin: 0 auto; height: 150px;"></div>	
Signature & Stamp/Seal of Notary Public	

## Memorandum



ROCK ISLAND  
ILLINOIS

**To:** Rock Island City Council  
**From:** Jessica Sager, Finance Director, Mike Bartels, Director  
**Subject:** Report from the Finance Department regarding a water utility billing adjustment policy and ordinance amending Chapter 16, Article II, Section 16-37 of the Code of Ordinances. (First Reading)

Motion: Motion to consider the ordinance and adopt the policy.

RC Roll Call vote is needed.

**Date:** February 23, 2026

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### Introduction and Background Information:

The proposed Utility Billing Adjustment Policy establishes formal criteria for reviewing and granting adjustments to utility bills dated on or after January 1, 2025. Historically, the City has not had a formal adjustment policy to forgive or reduce utility bills. The proposed policy is intended to promote consistency while providing property owners with a structured process for requesting review of their utility charges. The policy also establishes procedures related to filling swimming pools.

Under the policy, billing adjustments may be considered in limited circumstances, such as documented clerical or meter reading errors, confirmed water meter malfunction following testing as defined in the policy and in accordance with industry standards and water leaks that meet defined eligibility criteria. Included in the policy are timelines for submitting adjustment requests, documentation requirements, usage thresholds, administrative review procedures and caps on allowable credits. Adjustment requests must be submitted by the property owner; tenants are not eligible to apply.

To qualify for a water leak adjustment, water usage must be at least 50% above the average billing cycle usage. Property owners must request adjustment of a bill within 60 days of the bill issuance date and cannot have received a leak adjustment credit within the last five (5) years. Written documentation of the leak and subsequent repair is required. All leak adjustment requests will be reviewed by the Utilities Maintenance Supervisor, Accounts Receivable & Customer Service Supervisor with final approval by the Finance Director and Public Works Director. If approved, the credit will equal 75% of the consumption above average usage and shall not exceed \$5,000.

**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 Utility Billing Adjustment Policy and Ordinance Revising Chapter 16, Article II, Section 16-37 of the Code of Ordinance for the City of Rock Island on first reading.

Submitted by: Jessica Sager, Finance Director

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Approved by:



## Utility Billing Adjustment Policy

### Billing Adjustments

The City Finance Director and the Public Works Director may consider water billing adjustments for the following reasons **ONLY**:

- Clerical billing or reading error on the part of the City
- Proven malfunction of the water meter following meter testing as described below
- Water leak adjustment as described below
- The adjustment being applied for occurred on or after the billing date of January 1, 2025

### **Clerical billing or meter reading error**

Property owners can request a review of your current utility billing by contacting the Finance Department at 309-732-2000, or by submitting the attached form online or by mailing it to City Hall at 1528 3<sup>rd</sup> Ave., Rock Island, IL. 61201, Attn: Finance Department. The review will consist of reviewing the amounts billed and, if required, re-reading the water meter. A water bill can be reviewed for a period of up to a maximum of 2 billing cycles from the date of the bill. The Finance Department will not review bills older than 2 billing cycles from the date of the bill. If it is determined that there was no clerical error or meter reading error, a charge of \$10 will be applied to your account. If it is determined that a clerical error or a meter reading error did occur, the property owner shall be credited the full amount of the error on their next utility billing.

### **Water meter leak checks/tests**

If you think that your water meter may not be reading accurately, please contact the Finance Department at 309-732-2000, or submit the attached form online or by mailing it to City Hall, ATTN: Finance Department. You can request a leak check at your property. Following the results of that leak check, if you still would like to contest the bill, you can schedule to have the meter tested. The owner or a representative of their choice (above age 18) will need to be present while our technician removes the meter and accompanies them to the testing location at 1430 24<sup>th</sup> Street. The meter will be tested for accuracy within American Water Works Association (AWWA) guidelines. If it is determined that the meter is functioning properly and within AWWA guidelines (+/- 2%), a testing fee of \$35 will be charged to your upcoming billing cycle. For residential water services ¾" and smaller, if the meter is determined not to be functioning properly, a new meter will be installed at the City's expense, and the property owner will not be charged the \$35 testing fee. **Note: any dispute of a meter reading does not waive property owner's responsibility to pay their utility billing by its due date.**

### **Water leak adjustment**



If you observe that your utility bill has gradually been getting larger and does not decrease throughout several meter reading cycles, you may have a water leak. It is the property owner's responsibility to find any leaks, or set up a leak check appointment with the Finance Department at 309-732-2000. Once a leak is found, you should repair the water leak immediately, and submit documentation of the repair to the Finance Department along with the completed Application for Billing Adjustment included in this policy. It is the property owner's responsibility to properly maintain their private water service, including any irrigation sprinkler system. This responsibility includes promptly discovering and repairing any leaks in their private water system and to limit the amount of water loss through a leak. A leak in the property owner's water service is the sole responsibility of the property owner.

After review by the Utilities Maintenance Supervisor, Accounts Receivable & Customer Service Supervisor and with approval from the Finance Director and Public Works Director, they may, in their sole discretion, grant a credit, or adjustment, to a property owner's utility billing for a leak in their water system, in accordance with the following provisions:

- 1) To qualify for a water leak adjustment, the water usage must be at least 50% above the average billing cycle usage. Average billing cycle usage is defined as the average normal consumption for the previous 12 months or, 4 billing cycles.
- 2) The property owner has repaired the leak immediately and in no case later than 60 days after the leak was discovered. Written documentation of the leak and leak repair, if contracted out to a plumber; including a copy of approved repairs by the City plumbing inspector, shall be provided.
- 3) The property owner reports the leak within 60 days of the billing date. Failure to report the leak and request a credit within the 60 day pay period shall be justification for not granting a leak adjustment credit.
- 4) The property owner has not received a leak adjustment credit within the last 5 years.
- 5) To be adjusted, the water leak must not be readily evident to a reasonable person (such as water leaks that are underground, within walls, or under floors), or the water leak must occur while occupants are away from the premises.
- 6) If an adjustment credit is granted, the amount of the credit shall be 75% of the consumption for that billing cycle, and the billing cycle prior or after if the leak was spread out between two billing cycles, that is in excess of the average usage. The credit amount shall not exceed \$5,000.
- 7) Adjustments on utility billing will NOT be made on the following:
  - a) Routine dripping faucets;
  - b) Filling of swimming pools;
  - c) Irrigation systems, watering of lawns, water-siphon operated pumps/appliances;
  - d) Bills claimed to be lost or not received;
  - e) Homes under construction/major renovation;



- f) Property owner did NOT take immediate steps, after detection of the water leak, to prevent further loss of water;
  - g) Property owner did NOT provide proof of the repair (receipts for any materials, services related to the repair; including City plumbing inspector approval, if applicable);
  - h) Meter was tampered with in any way.
- 8) The City shall not be obligated to make any adjustment for any utility bills not contested within sixty (60) days from the billing date.
- 9) All requests for utility billing adjustments must be received online, in person, or in writing, during regular business hours. A written or online form must be completed for each adjustment stating the necessary information about the water leak and verifying the water leak repair.

### **Filling of swimming pools**

Swimming pools may be filled once per calendar year without the property owner having to pay a sewer usage charge on the water used to fill the pool. The cost for this service is \$50 and will be added to the property owner's upcoming utility billing. In order for an adjustment to be granted, the property owner must do the following BEFORE FILLING POOL:

- 1) Fill out an Application for Billing Adjustment online, in person, or mail to City Hall, Attn: Finance Department.
- 2) Schedule two (2) work orders to have the water meter read, once before filling pool, and the other after filling pool, not to exceed 72 hours between work orders.
- 3) Once consumption has been calculated for filling the pool, that consumption will be billed as "water only" and will not have sewer charges.

NOTE: Property owners that attempt to submit an Application for Billing Adjustment AFTER filling a pool will NOT be granted a billing adjustment.



## APPLICATION FOR BILLING ADJUSTMENT

### REASON FOR REQUESTING BILLING ADJUSTMENT

- Clerical Billing Error
- Suspected Meter Malfunction
- Water Leak
- Fill Swimming Pool

Have you received a water leak billing adjustment in the last five (5) years?

- No
- Yes, please provide date and type of adjustment: \_\_\_\_\_
- Not Applicable

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

Service Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property owner Account Number: \_\_\_\_\_

Describe your request: \_\_\_\_\_

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**For Water Leak Adjustments Only:**

Have you attached a receipt/documentation for the water leak repairs?

Yes

No

Date you first noticed the water leak: \_\_\_\_\_

Location of the water leak: \_\_\_\_\_

Date the water leak was repaired: \_\_\_\_\_

Please describe how your water leak was identified and/or provide additional facts that might be helpful: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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By signing this request, I certify that I understand the terms and conditions of the Utility Billing Adjustment Policy.

\_\_\_\_\_

\_\_\_\_\_

Property owner Signature

Printed Name

Please mail completed form to: City of Rock Island, Attn: Finance Department, 1528 3<sup>rd</sup> Ave.  
Rock Island, IL. 61201

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

**AN ORDINANCE AMENDING CHAPTER 16, ARTICLE II, SECTION 16-37 OF THE CODE OF ORDINANCES OF THE CITY OF ROCK ISLAND, ILLINOIS, REGARDING ADJUSTMENT OF WATER UTILITY CHARGES.**

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

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, the City of Rock Island is a home rule unit of government pursuant to Article VII, Section 6(a) of the Illinois Constitution and, pursuant to the provisions of said Section 6 of Article VII, may exercise any power or perform any function pertaining to its government and affairs; and

WHEREAS, the City has reviewed Chapter 16, Article II, Section 16-37 of the Rock Island Code of Ordinances, and desires to make changes to the Code to better reflect City Council goals for the City of Rock Island;

NOW, THEREFORE, be it ordained, by the CITY OF ROCK ISLAND, ILLINOIS, as follows:

**Section One:** Chapter 16, Article II, Section 16-37 of the Code of Ordinances are hereby wholly removed and replaced with the following:

**Section 16-37. Adjustment of Water Utility Charges.**

(a) *Authority.* The Finance Director, with concurrence of the Public Works Director, may review and approve adjustments or credits to water and sewer utility bills only as provided in this section.

(b) *Authorized Grounds for Adjustment.* Adjustments may be granted solely for the following reasons:

1. Clerical billing or meter reading errors attributable to the City;
2. Proven malfunction of a water meter determined through testing;
3. Water leaks meeting the criteria of subsection (f); and
4. Swimming pool filling as provided in subsection (g).

(c) *Time Limits.* The following time limitations shall apply to all requests for billing review or adjustment:

1. Requests must be submitted within sixty (60) days of the billing date;
2. Reviews for clerical billing or meter reading errors shall be limited to two (2) prior billing cycles; and
3. No adjustment shall be made for any billing period occurring before January 1, 2025.

(d) *Clerical Billing or Meter Reading Errors.* If an error is confirmed, a credit equal to the amount of the error shall be applied to the next billing cycle. If no error is found, a ten-dollar (\$10.00) review fee may be assessed.

(e) *Meter Testing.* Customers may request a water meter test to verify billing accuracy. Meter testing shall be conducted in accordance with the American Water Works Association (AWWA) standards, allowing a variance of  $\pm$  two (2) percent, and the following provisions shall apply:

1. If the meter is found accurate, a thirty-five-dollar (\$35.00) testing fee may be charged;
2. If a residential meter three-quarters (3/4) inch or smaller is found inaccurate, it shall be replaced at no cost to the customer; and
3. A dispute of a meter reading does not relieve the customer of the obligation to timely pay utility charges.

(f) *Water Lead Adjustments.* A leak adjustment may be granted if all of the following conditions are met:

1. Water usage exceeds average consumption by fifty percent (50%) or more, based on the prior twelve (12) months or four (4) billing cycles;
2. The leak was not readily observable or occurred while occupants were away.
3. The leak was repaired within sixty (60) days of discovery;
4. Written documentation of the repair is provided; and
5. No lead adjustment has been granted within the prior five (5) years.

If approved, the adjustment shall equal seventy-five percent (75%) of the excess usage, not to exceed five thousand dollars (\$5,000.00). Leak adjustments shall not be granted for routine maintenance issues, irrigation systems, swimming pools, construction activity, lost or unreceived bills, failure to mitigate water loss, lack of documentation, or meter tampering.

(g) *Swimming Pool Filing.* Once per calendar year, sewer charges may be waived for water used to fill a swimming pool if the customer applies before filling, completes two meter readings within seventy-two (72) hours, and pays a fifty-dollar (\$50.00) fee. Water used for pool filling shall be billed as water-only consumption.

(h) *Application Requirements.* All requests for adjustments must be submitted in writing, electronically, or in person during regular business hours. A separate application is required for each request.

**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.

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MAYOR OF THE CITY OF ROCK ISLAND

PASSED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY CLERK

# 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 approving the 2026 amendment to remove parcels from the North 11th Street TIF Redevelopment Project Area. (First Reading)

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

**Date:** February 23, 2026

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## Introduction and Background Information:

On July 24, 2000, the City of Rock Island established the North 11th Street Tax Increment Financing (TIF) District pursuant to the Illinois Tax Increment Allocation Redevelopment Act ("TIF Act"). In 2023, the City received approval for an extension of this TIF through Public Act 103-0315.

The proposed 2026 Amendment to the North 11th Street TIF removes certain parcels and associated rights-of-way from the existing TIF boundary. These parcels are identified in Attachment B of the ordinance. The amendment does not add property, increase redevelopment costs, or otherwise trigger additional statutory requirements under the TIF Act.

### Purpose of the Amendment

The primary purpose of this amendment is to remove the identified parcels from the North 11th Street TIF so they may be incorporated into the proposed North Rock Island Port District TIF Redevelopment Project Area. This amendment provides several important benefits.

First, this adjustment allows for better alignment with the New Downtown TIF, which was established in 2024. The proposed North Rock Island Port District TIF and the New Downtown TIF will have similar lifespans. This alignment ensures longer-term continuity between the districts and allows the City greater flexibility to transfer funds between TIFs, if needed. Maintaining overlapping timelines for as long as possible strengthens the City's ability to coordinate redevelopment efforts and leverage resources efficiently.

Second, the area affected by this amendment is also one of the potential alternatives for the proposed new U67 bridge corridor. While no final decision has been made regarding the bridge alignment, staff recognize the importance of proactively positioning the City with appropriate financial tools. Should infrastructure improvements be required in connection with the bridge project, such as roadway enhancements, utilities, site preparation, or related public

improvements, having these parcels within the North Rock Island Port District TIF will provide a funding mechanism to support those investments.

**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: Tanner Osing, Planning & Zoning Manager

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Approved by:

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

**ORDINANCE APPROVING THE 2026 AMENDMENT TO THE  
CITY OF ROCK ISLAND, ILLINOIS NORTH 11<sup>TH</sup> STREET TIF  
REDEVELOPMENT PROJECT AREA**

WHEREAS, on July 24, 2000 the City of Rock Island, Rock Island County, Illinois, by Ordinances 53-00, 54-00, and 55-00, adopted the North 11<sup>th</sup> Street Redevelopment Plan and Project, Tax Increment Financing (TIF), and the designation of the Redevelopment Project Area (commonly referred to as the “North 11<sup>th</sup> Street TIF”), pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, as amended from time-to-time (65 ILCS 5/11-74.4-1 et. seq.); and

WHEREAS, pursuant to the Act, the City received approval of a TIF Extension in 2023 through Public Act 103-0315 by the State of Illinois General Assembly; and

WHEREAS, it is now desirable and for the best interest of the residents of the City to amend the North 11<sup>th</sup> Street TIF boundary by removing property and street rights-of-way therefrom in order to establish a new TIF Redevelopment Project Area to be identified as the North Rock Island Port District TIF Redevelopment Project Area; and

WHEREAS, subsection 11-74.4-5(c) of the Act provides that a redevelopment plan and redevelopment project area may be amended, provided that changes which do not:

- (1) add additional parcels of property to the proposed redevelopment project area;
- (2) substantially affect the general land uses proposed in the redevelopment plan;
- (3) substantially change the nature of the redevelopment project;
- (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted;
- (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or,
- (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10,

may be made without further public hearing, and related notices and procedures including the convening of a joint review board as set forth in Section 11-74.4-6 of the Act, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and

registrant on the Interested Parties Registry, as per Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing districts. Such notice by mail and by publication shall each occur not later than ten (10) days following the adoption by ordinance of such changes; and

WHEREAS, the change to the North 11<sup>th</sup> Street TIF boundary involves the removal of property and, therefore, may be made without further hearing and related notices and procedures:

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

1. The parcels shown in the attached Attachment A and listed in Attachment B are hereby removed from the North 11<sup>th</sup> Street TIF Project Area.
2. The new boundary of the North 11<sup>th</sup> Street TIF Project Area is described in Attachment C.
3. The City Clerk is hereby directed to notify the County Clerk of this 2026 Amendment.
4. The City Clerk is hereby directed, within ten (10) days from the date of passage and approval, to give notice of the passage of this Ordinance by mail to each affected taxing district and registrant on the Interested Parties Registry and publish said notice in the Dispatch-Argus, a newspaper of general circulation within the affected taxing districts.
5. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
6. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

ATTEST:

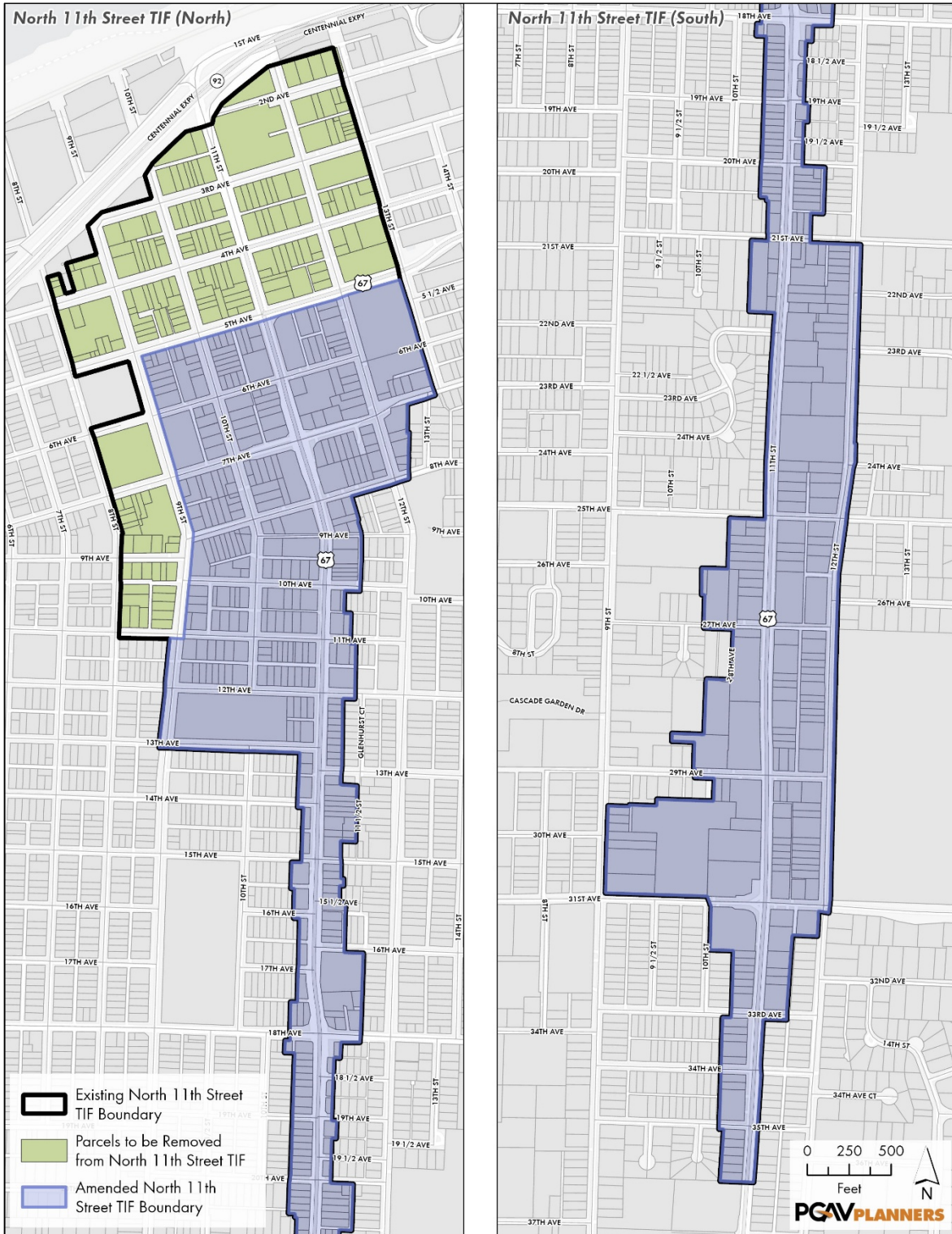
APPROVED:

\_\_\_\_\_  
Amanda Torres, City Clerk

\_\_\_\_\_  
Ashley Harris, Mayor

Attachments: A – Amended Boundary Map of North 11<sup>th</sup> Street TIF  
B – List of parcels to be removed from the North 11<sup>th</sup> Street TIF  
C – Boundary legal description of the Amended North 11<sup>th</sup> Street TIF  
Redevelopment Project Area

# Attachment A – Amended Boundary Map of the North 11th Street TIF



**Attachment B – Parcels to be Removed from North 11<sup>th</sup> Street TIF**

1	0734413011
2	0734413010
3	0734413024
4	0734413001
5	0734413017
6	0734413018
7	0734413002
8	0734413016
9	0734413019
10	0734413015
11	0734413023
12	0734413020
13	0734413005
14	0734413021
15	0734413006
16	0734413022
17	0734415006
18	0734415005
19	0734415004
20	0734415003
21	0734415002
22	0734415001
23	0734421001
24	0734415012
25	0734415007
26	0734415011
27	0734415013
28	0734415008
29	0734415014
30	0734415009
31	0734415016
32	0734415010
33	0734415015
34	0734413014
35	0734413013
36	0734413012
37	0734426006
38	0734426005
39	0734426004
40	0734426003

41	0734426002
42	0734426001
43	0734426014
44	0734426013
45	0734426012
46	0734426009
47	0734416008
48	0734416007
49	0734416006
50	0734416005
51	0734416003
52	0734416001
53	0734416009
54	0734416014
55	0734416002
56	0734416015
57	0734416010
58	0734424007
59	0734424006
60	0734424005
61	0734424004
62	0734424003
63	0734424002
64	0734424001
65	0734424008
66	0734424016
67	0734424015
68	0734412005
69	0734412001
70	0734412012
71	0734412011
72	0734412013
73	0734412008
74	0734412010
75	0734412006
76	0734412009
77	0734412014
78	0734412007
79	0734410008
80	0734410004

81	0734410005
82	0734410006
83	0734424018
84	0734424017
85	0734424014
86	0734424009
87	0734424019
88	0734424020
89	0734424010
90	0734424013
91	0734424012
92	0734414003
93	0734423006
94	0734423005
95	0734423004
96	0734423003
97	0734423002
98	0734439009
99	0734439007
100	0734439001
101	0734439006
102	0734439005
103	0734458001
104	0734459007
105	0734459001
106	0735116004
107	0735116003
108	0735116001
109	0735116005
110	0735116002
111	0734416016
112	0735110004
113	0735110009
114	0735110008
115	0735107002
116	0735107008
117	0735107012
118	0735107013
119	0735107014
120	0735107004
121	0735107003
122	0734416011
123	0734416004

124	0734416018
125	0734416017
126	0734426011
127	0734426010
128	0734426008
129	0734426007
130	0735110001
131	0735110007
132	0735110006
133	0735110005
134	0735110002
135	0735107005
136	0735107006
137	0735107011
138	0735107007
139	0735107015
140	0734425001
141	0735107009
142	0735107010
143	0735110003
144	0735101007
145	0735101004
146	0735101003
147	0734458004
148	0734439008
149	0735101005
150	0734459008
151	0734411002
152	0734422002
153	0734411003
154	0734411006
155	0734422005
156	1603213013
157	1603213012
158	0734410010
159	0734410018
160	0734410009
161	0734410017
162	0734459010
163	0734459009
164	1603213006
165	1603213007
166	1603213008

167	1603213009
168	0735107019
169	1603213014
170	0734433001
171	0734458008
172	0734459011
173	0734458007
174	0734458006
175	0734439012
176	0734439002
177	0734439003
178	0734439004

179	0734425006
180	0734412004
181	0734412015
182	1603213004
183	1603213001
184	1603213015
185	0734414004
186	0734423001
187	0734414008
188	0734422007
189	0734411007
190	0734411008

## **Attachment C – Boundary Legal Description of the Amended North 11<sup>th</sup> Street TIF Redevelopment Project Area**

### **City of Rock Island, Illinois**

Beginning at the intersection of west right-of-way line of Ninth Street and the centerline of 5<sup>th</sup> Avenue, thence southeasterly and southerly to its intersection with the south right-of-way line of 13<sup>th</sup> Avenue, thence east along the south right-of-way line of 13<sup>th</sup> Avenue to the west line of Lot One, Block One in Stroehle's First Addition, thence southerly along the west line of said Lot One and continuing southerly along the west line of Lot Two, Block One, in Stroehle's First Addition to the north right-of-way line of the east/west alley in Block One, Stroehle's First Addition, thence southerly in a line perpendicular to the centerline of said alley to the northwest corner of Lot 143, Sheet 6, in the Rock Island Township Supervisor of Assessment Map, thence southerly along the west line of said Lot 143 extended to the centerline of 14<sup>th</sup> Avenue, thence easterly along said centerline to the west line of Lot One, Block 2, Subdivision of Davenport Lands as recorded in the Rock Island Township Supervisor of Assessment Map as Lot 152, sheet six extended north, thence southerly along the extended west line of said Lot to the south line of said Lot, thence southerly to the north line of Lot 162, Sheet 6 of the Rock Island Township Supervisor of Assessment Map at a point 45 feet from the east line of said Lot 162, thence southerly along the west line of said Lot 162 to its intersection with the centerline of 15<sup>th</sup> Avenue, thence westerly along said centerline to its intersection with the west line of Lot One in Roggenkamp's Subdivision extended, thence southerly along the west line of Lot One, Lot Two, and Lot Three in Roggenkamp's Subdivision to the southwest corner of said Lot Three, thence southerly in a line parallel to the centerline of 10<sup>th</sup> Street to the north line of Lot Sixteen, Block One, L. Mosenfelder's Place Subdivision, thence easterly along said north line to its intersection with the west line of Lot Seventeen, Block One, in L. Mosenfelder's Place Subdivision, thence southerly along said west line extended to the south right-of-way line of 16<sup>th</sup> Avenue, thence easterly along the south right-of-way line of 16<sup>th</sup> Avenue to the west line of Lot one, Block Two in L. Mosenfelder's Place Subdivision, thence southerly along the west line of said Lot One to its intersection with the south line of said Lot One, thence southerly to the northwest corner of Lot 18, Block 2, L. Mosenfelders' Place Subdivision, thence southerly along the west line of said Lot 18 to its intersection with the south line of said Lot 18, thence southerly in a line to a point on the north line of Lot 1, Block 3 of L. Mosenfelder's Place, 40.0 feet from the west line of Lot 2, Block 3 in Mosenfelder's Place, thence southerly along the west line of Lot One, Block Three of L. Mosenfelders's Place extended to the centerline of the east/west alley in Block Three of L. Mosenfelder's Place, thence west along said centerline to the west line of Lot 17, Block Three of L. Mosenfelder's Place extended north, then southerly along said extended west line to the south right-of-way line of 18<sup>th</sup> Avenue, thence westerly along said south right-of-way line to a point 40 feet west of the east line of (3560) Lot 22, Block One in Smalley's Second Subdivision, thence southerly perpendicular to the east line of 10<sup>th</sup> Street to the south line of (3560) Lot 21, Block One, in Smalley's Second Subdivision, said point being 40 feet west of the east line of said Lot 21, thence easterly along the south line of said Lot 21 to the west right-of-way line of the north/south alley in Block One of Smalley's Second Subdivision, thence southerly along said west right-of-way line to its intersection with the north right-of-way line of 19<sup>th</sup> Avenue, thence south perpendicular to the centerline of 19<sup>th</sup> Avenue to the south right-of-way line of 19<sup>th</sup> Avenue, thence south along the west line of the north/south alley contained in Block One of Smalley's First Subdivision to its intersection with the north right-of-way of 20<sup>th</sup> Avenue, thence southerly perpendicular to the centerline of 20<sup>th</sup> Avenue to the south right-of-way line of 20<sup>th</sup> Avenue, thence east along the south right-of-way line of 20<sup>th</sup> Avenue to the east right-of-way line of the north/south alley contained in William Heidemann's Addition, thence south along said east right-of-way line 179.0 feet, thence east parallel to the north right-of-way line of 21<sup>st</sup> Avenue for a distance of 38.1 feet, thence south at a ninety degree angle a distance of twenty-one feet, thence easterly at a ninety degree angle a distance of 11.9 feet, thence south at a ninety degree angle to the north right-of-way line of 21<sup>st</sup> Avenue, a distance of approximately 194.3 feet, thence south in a line perpendicular to the centerline of 21<sup>st</sup> Avenue to the north line of (parcel 478) Lot 20 in Sarah J. Aitkens Subdivision, thence westerly along said north line to the west line of said Lot 20, thence south along the west line of said Lot 20, to the south line of said Lot 20, thence easterly along the south line of said Lot 20 and Lot 19 in Sarah J. Aitkens Subdivision to the west right-of-way line of 11<sup>th</sup> Street, thence south along said right-of-way line to its intersection with the south right-of-way line of 25<sup>th</sup> Avenue, thence westerly on the south right-of-way line of 25<sup>th</sup> Avenue to the west line of Lot One in W.W. Snyder's Subdivision, thence south on the west lines of Lot 1, Lot 2,

Lot 3, Lot 4, Lot, 5 and Lot 6, all in W.W. Snyder's Subdivision to the south line of said Lot 6, thence westerly at a ninety degree angle to the southeast corner of Lot 15 in Brasher's Subdivision, thence westerly along the south lot line of said Lot 15 to the west line of Lot 103, Sheet 18 of the South Rock Island Township Supervisor of Assessment Map, thence southerly on the west line of said Lot 103 to the south line of said Lot 103, thence easterly on said south line to the west line of Lot 111, Page 18 in the South Rock Island Township Supervisor of Assessment Map, thence southerly along the west line of said Lot 111 to the south right-of-way line of 27<sup>th</sup> Avenue, thence easterly on said right-of-way line to the east line of Lot 122, Sheet 18 in the South Rock Island Township Supervisor of Assessment Map, thence southerly along the east line of said Lot 122 to the south line of said Lot 122, thence westerly along the south line of said Lot 122 to its intersection with the east line of Lot 130, Sheet 18 of the South Rock Island Township Supervisor of Assessment Map, thence westerly along the north line of said Lot 130 to the west line of said Lot 130, thence southerly along the west line of said Lot 130 to the north line of Lot 34, Sheet 18, South Rock Island Supervisor of Assessment Map, thence westerly along said north line to the west line of said Lot 34, than southerly along the west line of said Lot 34 a distance of 72.6 feet to the north line of Lot 131, sheet 18 of the South Rock Island Township Supervisor of Assessment Map, thence easterly along said north line and the north line of Lot 132, Sheet 18 of the South Rock Island Township Supervisor of Assessment Map to the east line of said Lot 132, thence southerly along said east line extended to the center line of 29<sup>th</sup> Avenue, thence easterly along said centerline to the east line of Lot 33 in Emma L. Titterington's Addition extended north to the centerline of 29<sup>th</sup> Avenue, thence southerly along the east line of said Lot 33 to the north line of Lot 36 in Emma L. Titterington's Addition, thence westerly along the north line of Lot 36 to the east right-of-way line of 10<sup>th</sup> Street, thence westerly in a line perpendicular to the centerline of 10<sup>th</sup> Street to the west right-of-way line of 10<sup>th</sup> Street, thence westerly along the north lines of Lots 29 and 20 to the west line of said Lot 20, thence southerly along the west line of said Lot 20 to the south line of said Lot 20, thence west perpendicular to the centerline of the vacated Nine and One-Half Street to the east line of Lot 13 in Emma L. Titterington's Addition, thence west long the south line of said Lot 13 extended westerly to the east line of Lot 4 in Emma L. Titterington's Addition, thence south on said east line to the south line of said Lot 4, thence west on said south line to the centerline of Ninth Street, thence southerly along the centerline of Ninth Street to the centerline of 31<sup>st</sup> Avenue, thence easterly along said centerline to the centerline of 10<sup>th</sup> Street, thence southerly along said centerline to the south line of Lot 23 in Mcinnis Brothers 11" Street Addition extended west, thence easterly along said extended south line to the east line of Lot 22, in Mcinnis Brothers 11" Street Addition, thence southerly along the east lines of Lot 22, Lot 21, Lot 20, Lot 19, Lot 18, Lot 17, Lot 16, and Lot 15, all in Mcinnis Brothers 11<sup>th</sup> Street Addition, thence southerly in a line perpendicular to the centerline of 33<sup>rd</sup> Avenue to the north line of Lot One in Schreiner & Roth Brothers Cottage Grove Subdivision, thence westerly along said north line to the west line of said Lot One, thence southerly along the west line of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6, all in Schreiner & Roth Brothers Cottage Grove Subdivision, to the south line of said Lot 6, thence southerly in a line perpendicular to the centerline of 34<sup>th</sup> Avenue to the northwest corner of Lot 39 in Schreiner & Roth Brothers Cottage Grove Subdivision, thence southerly along the west line of said Lot 39, Lot 40, Lot 41, Lot 42, Lot 43, and Lot 44, all in Schreiner and & Roth Brothers Cottage Grove Subdivision, to the south line of said Lot 44, thence southerly in a line perpendicular to the centerline of 35<sup>th</sup> Avenue to the north line of Lot 7 in Edison Court Subdivision, thence easterly to the west line of Lot 6 in Edison Court Subdivision, then southerly along the west line of Lot 6, Lot 5, Lot 4, Lot 3, Lot 2, and Lot 1, all in Edison Court Subdivision, to the south line of said Lot One, thence easterly along said south line extended to the east right-of-way line of 11<sup>th</sup> Street, thence northerly along said east right-of-way line to the centerline of 33<sup>rd</sup> Avenue, thence east along said centerline to the centerline of the north/south alley in Block One of Rodman Place Subdivision as extended, thence northerly along said centerline to the north line of Lot 4, Block One, Rodman Place Subdivision as extended, thence easterly along the north line of said Lot 4 extended to the east right-of-way line of 12<sup>th</sup> Street, thence northerly along said east right-of-way line to the north right-of-way line of 21<sup>st</sup> Avenue, thence westerly along said north right-of- way line to the east line of Lot 7 in Allen & Fleming's Addition, thence northerly along said east line extended to the south line of Lot 6, in Maurus' Addition, thence easterly along said south line to the east line of said Lot 6, thence north along the east line of Lot 6, Lot 5, Lot 4, Lot 3, Lot 2, and Lot One, all in Maurus's Addition extended to the north right-of-way line of 20<sup>th</sup> Avenue, thence westerly along said north line to the east line of Lot 49 in Case Park Addition, thence northerly along said east line to the south right-of-way line of 19 ½ Avenue, thence northerly in a line perpendicular to the centerline of 19 ½ Avenue to the north right-of-way line of 19 ½ Avenue, thence northerly along the east line of Lot 40 in Case Park Addition to the north line of said Lot 40, thence easterly along the north line of Lot 41 in Case Park Addition a distance of 24.8 feet, thence northerly in a line perpendicular to the centerline of 19<sup>th</sup> Avenue to the north right-of-way line of 19<sup>th</sup> Avenue, thence westerly to the east line of Lot 30 in Case Park Addition, thence northerly along the east line of said Lot 30 as extended to the south line of Lot 29 in Case Park Addition, thence northerly along the east line of said Lot 29 extended to the north right-of-way line of 18 ½ Avenue, thence northerly along the

east line of Lot 20 in Case Park Addition extended to the south line of Lot 18 in Case Park Addition, thence easterly along said south line to the east line of said Lot 18, thence north along said east line the south line of 18<sup>th</sup> Avenue, thence easterly along said south line to the west line of Lot 6 in M.B. DeSilva's Addition extended, thence north along said extended west line to the south line of said Lot 6, thence northerly along the west line of Lot 6, Lot 5, Lot 4, Lot 3, Lot 2 and Lot 1, all in M.B. DeSilva's Addition to the south line of Lot 5 in Block Two of W.E. Bailey's Twelfth Street Addition, thence northerly along the west line of Lot 5, Lot 4, Lot 3, Lot 2 and Lot 1, all in block Two of W.E. Bailey's Twelfth Street addition to the centerline of 16<sup>th</sup> Avenue, thence westerly along said centerline to the east line of Lot 9, Block One of W.E. Bailey's Twelfth Street Addition extended southerly, thence northerly along the east line of Lot 9, Lot 10, Lot 11, Lot 12 and Lot 13, all in Block One of W.E. Bailey's Twelfth Street Addition extended to the south line of Lot 169, Page 6, in the Rock Island Township Supervisor of Assessment Map, thence easterly to the east line of said Lot 169, thence northerly along said east line to the north line of said Lot 169, thence westerly along said north line to the east line of Lot Two in A.E. Mcinnis' Addition extended southerly, thence north along said extended east line to the south line of said Lot 2, thence north along the east line of Lot 2 and Lot 1 in A.E. Mcinnis' addition to the south line of Lot 9 in S. Langman's Addition, thence easterly to the east line of said Lot 9, thence northerly along said east line to the north line of said Lot 9, thence westerly to the east line of Lot 8 in S. Langmans' Addition, thence north along the east line of Lot 8 and Lot 7, all in S. Langman's addition, to the south right-of-way line of 15<sup>th</sup> Avenue, thence northerly in a line perpendicular to the centerline of 15<sup>th</sup> Avenue to the south line of Lot 6 in S. Langman's Addition, thence northerly along the east line of Lot 6, Lot 5, and Lot 4, all in S. Langman's Addition for a distance of 100 feet, thence east at a 90 degree angle for a distance of 80 feet, thence northerly at a 90 degree angle a distance of 140 feet to the south line of Lot 4 in Flemming's Addition, thence northerly along the east lot line of Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, and Lot 9, all in Flemming's Addition, to the north line of Lot 9 in Fleming's Addition, thence westerly along said north line to the west line of Lot 2, Block 3, in G. Elmer Blakesleys 12<sup>th</sup> Street Addition, thence north along the west line of Lot 2 and Lot 1, both in Block 3 of G. Elmer Blakesleys 12<sup>th</sup> Street Addition to the centerline of 13<sup>th</sup> Avenue, thence easterly along said centerline to the centerline of Glenhurst Court extended southerly, thence northerly along said centerline to the north right-of-way line of 13<sup>th</sup> Avenue, thence westerly along said north right-of-way line to centerline of the north/south alley in Block 2 of G. Elmer Blakesley's Subdivision, thence northerly along said centerline extended to the centerline of 12<sup>th</sup> Avenue, thence easterly along said centerline to the east line of Lot 10 in Schubert & Fluegel's Second Addition extended southerly, thence north along said extended east line to the north line of the east/west alley in Schubert & Fluegel's Second Addition, thence westerly long said north line to the east line of Lot 16 in Schubert and Fluegel's Second Addition, thence north along said east line to the centerline of 11<sup>th</sup> Avenue, thence west along the centerline of 11<sup>th</sup> Avenue to the east line of Lot 14 in Schubert and Fluegel's Addition extended southerly, thence north along said east line of Lot 14 extended to the north line of the east/west alley in Schubert and Fluegel's Addition, thence east along said north line to the west line of Lot 101, sheet 6 of the Rock Island Township Supervisor of Assessment Map, thence northerly along said west line extended to the north right-of-way line of 10<sup>th</sup> Avenue, thence easterly along said north line to the centerline of the north/south alley in Block 3 of Bailey Davenport's 4<sup>th</sup> Addition, thence north along said centerline extended north to the north right-of-way line of 9<sup>th</sup> Avenue, thence easterly along said north right-of-way line to the east line of Lot 4 in Block 77 of Chicago or Lower Addition, thence northwesterly along said east line to the north right-of-way line of 8<sup>th</sup> Avenue, thence easterly along said north right-of-way line to the east right-of-way line of 13<sup>th</sup> Street, thence northerly along said east right-of-way line to the centerline of 5<sup>th</sup> Avenue, thence southwesterly and westerly along said centerline to the point of beginning, containing 173 acres more or less, all within the corporate limits of the City of Rock Island, County of Rock Island, in the State of Illinois.

# 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 approving the tax increment financing redevelopment plan and project for the North Rock Island Port District TIF. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

**Date:** February 23, 2026

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## Introduction and Background Information:

The proposed North Rock Island Port District Redevelopment Project Area (“Port District TIF”) encompasses approximately 1,399 acres located primarily along the Mississippi River and Rock River corridors in the western portion of the City. The area includes legacy industrial properties, underutilized riverfront land, freight and rail-adjacent parcels, and adjacent residential neighborhoods.

In 2024, the City received designation as a Regional Port District by the State Legislature, and subsequently obtained grant funding for a port master plan. While this effort is still ongoing, planning analysis identified substantial underused industrial property within the City’s legacy industrial areas. Many of these sites are not “development ready” due to aging infrastructure, obsolete platting patterns, deteriorated structures, or environmental conditions. The City initiated the designation of the Port District TIF to address these issues.

## Eligibility Findings

To establish a TIF district, certain eligibility requirements must be met under the State’s Tax Increment Allocation Redevelopment Act. The City’s consultant for the project, PGAV Planners, completed an eligibility study that’s included in the TIF Plan. The study determined that the Project Area qualifies as a combination of conservation and blighted areas under Illinois law. Key findings include:

- More than 84% of structures are 35 years of age or older.
- Numerous parcels exhibit building deterioration and deferred maintenance.
- Streets, alleys, sidewalks, and utilities in portions of the area are aging and in need of modernization.
- Obsolete subdivision patterns limit redevelopment potential.
- Vacant and underutilized industrial sites require assembly and likely need remediation.
- Infrastructure systems in portions of the district date to the early- to mid-20th century.

Collectively, these factors meet statutory eligibility requirements and support the conclusion

that redevelopment would not reasonably occur without the use of TIF.

Redevelopment Plan and Budget Overview

The Port District TIF Plan authorizes eligible project costs as permitted by Illinois law. This includes public works improvements, property assembly, building rehabilitation, job training, professional services, and financing costs. The estimated total eligible redevelopment costs are approximately \$46 million (2026 dollars). The most recent equalized assessed value (EAV) within the Project Area is approximately \$35.7 million. Based on anticipated redevelopment and infrastructure modernization, the City projects that EAV could increase to approximately \$71 million over time. The following table shows the budget with line item costs from the TIF Plan.

Description	Estimated Cost
A. Public Works or Improvements	\$12,566,000
B. Property Assembly	\$6,492,000
C. Building Rehabilitation/Retrofit	\$12,566,000
D. Relocation costs	\$1,047,000
E. Taxing District Capital Costs	\$1,047,000
F. Job Training	\$838,000
G. Interest Costs Incurred by Developers (30% of interest costs)	\$2,094,000
H. Planning, Legal & Professional Services	\$2,932,000
I. General Administration	\$1,047,000
J. Financing Costs	\$1,257,000
K. Contingency	\$4,189,000
<b>Total Estimated Costs</b>	<b>\$46,075,000</b>

The largest projected categories include public infrastructure improvements and building rehabilitation. This reflects the dual focus of the TIF district. There is substantial need to modernize aging water, sewer, stormwater, and street systems throughout the district. Infrastructure modernization is critical for future industrial redevelopment and also neighborhood stabilization.

Building rehabilitation is intended to support modernization of aging industrial and commercial buildings, adaptive reuse efforts, code compliance upgrades, and related improvements. This category aligns with the Plan’s goal of revitalizing underutilized properties and attracting new private investment in support of the City’s Regional Port District. Staff is also hoping to explore housing rehabilitation with TIF funding in this category.

Property assembly is the next highest category. This funding provides flexibility to consolidate obsolete parcels and prepare underutilized sites for reinvestment. Environmental remediation is included in this category. Staff anticipate that funding will be needed for assessment and cleanup of legacy industrial sites.

Planning, legal & professional services and general administration categories reflect anticipated costs associated with implementing and administering the TIF district over its life, including engineering studies, planning studies, legal services, financial advisory services, compliance reporting, and program management.

It's important to note that these categories are purposefully broad. These estimates represent statutory eligible costs and may shift among categories as projects are implemented. Establishing the TIF does not authorize any specific project, but rather creates a financing tool to support qualifying redevelopment activities consistent with the TIF Plan.

#### Joint Review Board Meeting Summary

The Joint Review Board convened on January 7th to review the proposed TIF District. Members from the City of Rock Island, Rock Island County, Rock Island-Milan School District, and Black Hawk College were present. The board reviewed the draft redevelopment plan along with the establishing ordinances. The board unanimously recommended approval of the TIF Plan to the City Council.

#### Public Hearing Summary

City staff held a public hearing for the proposed TIF district on February 2<sup>nd</sup>. The hearing garnered significant public participation, which is summarized below. The public hearing meeting minutes are also attached to the memorandum.

Residents expressed concern regarding transparency and requested public Q&A opportunities. Property tax concerns were also prominent. Residents sought assurances that the TIF would not increase tax rates and that existing homeowners would not subsidize redevelopment.

Concerns were raised about possible residential displacement. Some residents requested boundary amendments or explicit exemption language to protect certain neighborhoods. There was also reference to the historical impact of urban renewal on Black communities and emphasis on the City to ensure equitable redevelopment practices and avoid repeating past harms.

Neighborhood infrastructure conditions, including deteriorated streets, unpaved alleys, lighting issues, absentee landlords, and code enforcement concerns, were raised repeatedly. Residents requested that reinvestment include visible neighborhood improvements.

#### Conclusion

Overall, the North Rock Island Port District TIF establishes a long-term financing tool to address documented aging infrastructure, obsolete industrial site conditions, environmental challenges, and neighborhood stabilization needs. It aligns with the City's Regional Port District designation and provides a mechanism to support reinvestment without increasing tax rates.

While the public hearing reflected concerns regarding transparency, tax impacts, accountability, and displacement, the TIF Plan provides a framework for responsible redevelopment. Since the public hearing, staff have spoken directly with several residents to clarify questions and address concerns raised during the meeting. Those conversations have helped provide additional context regarding how the TIF functions and its limitations. Staff reason that establishing the Port District TIF is in the long-term public interest and is a necessary tool to support reinvestment.

Staff therefore recommend that the City Council establish the North Rock Island Port District

TIF by passing the three ordinances as required under the TIF Act.

**Previous Council Action (if any):**

NA

**Budget Impact:**

The establishment of the TIF district creates a special TIF fund where any new property tax revenue generated in the district is deposited. Without the TIF district in place, the City's portion of the new property tax revenue would go to the general fund.

**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: Tanner Osing, Planning & Zoning Manager

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Approved by:

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

**ORDINANCE APPROVING THE  
TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT  
FOR THE NORTH ROCK ISLAND PORT DISTRICT TIF**

WHEREAS, the City of Rock Island, Illinois (the “City”) desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (“TIF Act”) for the proposed Redevelopment Plan and Project (“Plan”) within the municipal boundaries of the City of Rock Island and within the North Rock Island Port District TIF (the “Project Area”) as described in Exhibit A attached to this Ordinance, which constitutes in the aggregate more than 1-1/2 acres; and

WHEREAS, the Plan was made available for public inspection at the City Clerk’s office on November 14, 2025; and

WHEREAS, the City Council did on November 24, 2025, pass Resolution 24-2025, setting February 2<sup>nd</sup>, 2026 as the date for the public hearing on the Plan, with the time and place of such hearing identified in said Resolution; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on December 19<sup>th</sup>, 2025 pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all interested parties that have registered with the City concerning the Project Area; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on December 19<sup>th</sup>, 2025 pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the Project Area; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing to be held relative to the Plan and the designation of the Project Area on February 2<sup>nd</sup>, 2026 at 5:30pm; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on December 19<sup>th</sup>, 2025; by publication on January 20<sup>th</sup>, 2026 and January 21<sup>st</sup>, 2026; and by certified mail to property owners within the Project Area on January 21<sup>st</sup>, 2026; and

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

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

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

WHEREAS, the City Council has reviewed the proposed North Rock Island Port District Tax Increment Redevelopment Plan and Project and the Comprehensive Plan for the development of the municipality as a whole to determine whether the Plan conforms to the Comprehensive Plan of the City of Rock Island, Illinois.

NOW, therefore, be it ordained, by the CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS that:

1. The City Council of the City of Rock Island makes the following findings:
  - a. The area constituting the North Rock Island Port District TIF in the City of Rock Island, Illinois is described in Exhibit A, attached hereto and made part of this Ordinance.
  - b. There exist conditions that enables the Project Area to be designated as a “redevelopment project area” and be classified as a combination “blighted area” and “conservation area” as defined in Section 11-74.4-3 of the TIF Act.
  - c. The North Rock Island Port District TIF on the whole, has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.
  - d. The Redevelopment Plan and Redevelopment Project for the North Rock Island Port District TIF conforms to the Comprehensive Plan for the development of the City as a whole.
  - e. The parcels of real property in the proposed Redevelopment Project Area are contiguous and only those contiguous parcels of real property, which will be substantially benefited by the proposed redevelopment project, are included in the North Rock Island Port District TIF.
  - f. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31<sup>st</sup> of the year in which the payment to the Municipality Treasurer as provided in subsection (b) of Section 11-74.4-8 of the TIF Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after

the year in which the ordinance approving the North Rock Island Port District TIF is adopted.

2. The Tax Increment Redevelopment Plan and Project for the North Rock Island Port District TIF, which was the subject matter of the hearing held on February 2<sup>nd</sup>, 2026, is hereby adopted and approved. A copy of the aforementioned Redevelopment Plan and Project, marked as Exhibit B, is attached to and made a part of this Ordinance.
3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

APPROVED:

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Ashley Harris, Mayor

ATTEST:

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Amanda Torres, City Clerk



## Exhibit A

**BOUNDARY DESCRIPTION**  
**The North Rock Island Port District TIF**  
**City of Rock Island, Illinois**

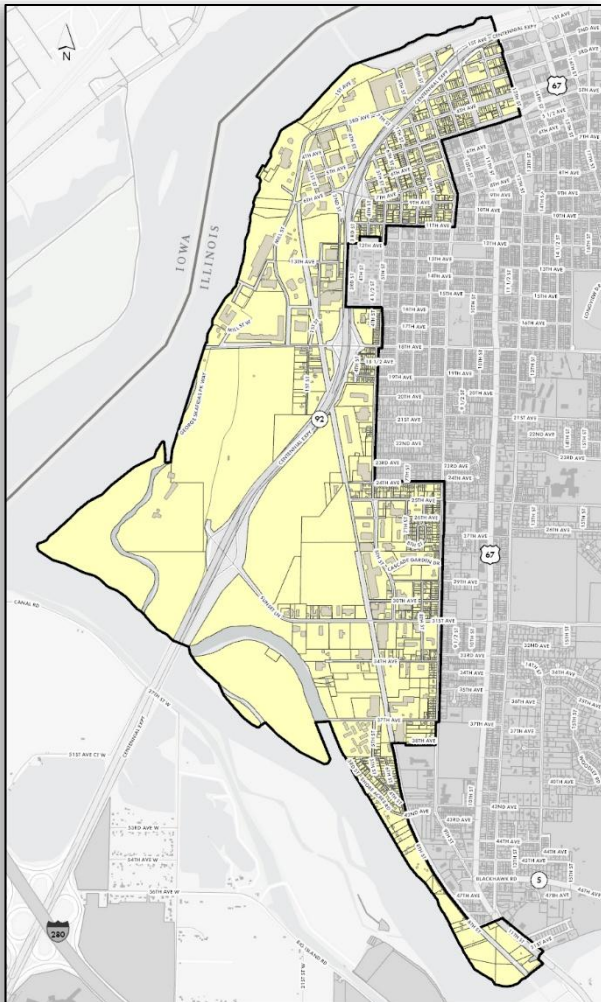
Commencing at the northeast corner of parcel with property index number (hereinafter referred to as PIN) 0735101001 and legally described as Lots 1, 2, 3, & 4 of Block 5 of Old Town; thence northwesterly approximately 388 feet to the shared boundary between the north municipal boundary line of the City of Rock Island and the south line of the Mississippi River; thence westerly following along said shared boundary line approximately 14,976 feet to the southwestern most point of the parcel with PIN 1604200001 that is located at the confluence of the Mississippi Rivers; thence southeasterly along the south boundary line of said parcel and the north line of the Rock River and continuing on said river line to the southern most point of the parcel with PIN 1610100005; thence southeast across the river to western most point of parcel with PIN 1610300002; thence southeasterly approximately 715 feet along the south boundary line of said parcel; thence directly across the Rock River to the northwestern most point of parcel with PIN 1610300001; thence southeasterly along said parcel's south boundary line and continuing across the Rock River returning to parcel with PIN 1610300002; thence continuing on said parcel's south boundary line across the Rock River to the northwest corner of parcel with PIN 1615201001; thence southeasterly along said parcel's west boundary line that is shared with the Rock River's north line; thence continuing along said river's north line to southeast corner of parcel with PIN 1614307005; thence continuing north along said parcel's east boundary line to parcel with PIN 1614307004; thence continuing east along said parcel's south boundary line and continuing across 11<sup>th</sup> Street/US 67 right-of-way to the southwest corner of parcel with PIN 1614307018; thence northwest along said parcel's west boundary line that is shared the east boundary line of 11<sup>th</sup> Street/US 67; thence continuing northwest along the east boundary line of 11<sup>th</sup> Street/US 67 right-of-way to the southernmost point of parcel with PIN 1614309003; thence continuing northeast approximately 133.5 feet along said parcel's east boundary line; thence west across 11<sup>th</sup> Street/US 67 right-of-way to the northeast corner of parcel with PIN 1614303002; thence continuing southwest along the north boundary of said parcel to the northeast corner of parcel with PIN 1614303001; thence continuing southwest along said parcel's north boundary line to its northwest corner; thence north across 49<sup>th</sup> Avenue right-of-way to the southeast corner of parcel with PIN 1614302003; thence northwest along said parcel's south boundary line that is shared with railroad right-of-way; thence continuing along railroad right-of-way to the northwest corner of parcel with PIN 1615200017; thence continuing east along said parcel's north boundary line to the west boundary line of 9<sup>th</sup> Street right-of-way; thence north along said boundary line to the northeast corner of parcel with PIN 1610411006; thence directly east across 9<sup>th</sup> Street right-of-way to east boundary line of 9<sup>th</sup> Street right-of-way; thence north along said boundary line to the southwest corner of parcel with PIN 1602321047; thence north approximately 40 feet along said parcel's east boundary line; thence directly west across 9<sup>th</sup> Street right-of-way to the southeast corner of parcel with PIN 1603416014; thence west across said parcel's south boundary line that is shared with the north boundary line of 24<sup>th</sup> Avenue right-of-way; thence continuing west along the north boundary line of 24<sup>th</sup> Avenue right-of-way to the southwest corner of parcel with PIN 1603415013; thence north along said parcel's west boundary line that is shared with the east boundary line of 5<sup>th</sup> Street right-of-way; thence continuing north along the east boundary line of 5<sup>th</sup> Street right-of-way to the northwest corner of parcel with PIN 1603403001; thence east approximately 70 feet along said parcel's north boundary line; thence directly north across 18<sup>th</sup> Avenue right-of-way to the southwest corner of parcel with PIN 1603236007; thence north along said parcel's west boundary line that is shared with the east boundary line of 5<sup>th</sup> Street right-of-way; thence continuing north along the east boundary line of 5<sup>th</sup> Street right-of-way to the southwest corner of parcel with PIN 1603230006; thence west across 5<sup>th</sup> Street right-of-way to the southeast corner of parcel with PIN 1603200009; thence west along said parcel's south boundary line to its southwest corner; thence north along said parcel's west boundary line to its northwest corner; thence east along said parcel's north boundary line continuing to its northeast corner that is shared with the southeast corner of parcel with PIN 1603214003; thence directly east across 5<sup>th</sup> Street right-of-way to the east boundary line of 5<sup>th</sup> Street right-of-way; thence north along the east boundary line of 5<sup>th</sup> Street right-of-way to the northwest corner of parcel with PIN 1603215001; thence east along said parcel's north boundary line that is shared with the south boundary line of 11<sup>th</sup> Avenue right-of-way; thence continuing east along with the south boundary line of 11<sup>th</sup> Avenue right-of-way to the northeast corner of parcel with PIN 1603217012; thence east across 9<sup>th</sup> Street right-of-way to the northwest corner of parcel with PIN

1602105001; thence north across 11<sup>th</sup> Avenue right-of-way to the southwest corner of parcel with PIN 1602101005; thence north along said parcel's west boundary line that is shared with the east boundary line of 9<sup>th</sup> Street right-of-way; thence continuing north along the east boundary line of 9<sup>th</sup> Street right-of-way to the northwest corner of parcel with PIN 0734429001; thence east along said parcel's north boundary line that is shared with the south boundary line of 5<sup>th</sup> Avenue right-of-way; thence continuing east along the south boundary line of 5<sup>th</sup> Avenue right-of-way to the northeast corner of parcel with PIN 0735117006; thence north across 5<sup>th</sup> Avenue right-of-way to the southeast corner of parcel with PIN 0735116005; thence north along said parcel's east boundary line that is shared with the west boundary line of 13<sup>th</sup> Street right-of-way; thence continuing north along the west boundary line of 13<sup>th</sup> Street right-of-way to the northeast corner of parcel with PIN 0735107005; thence directly north across 2<sup>nd</sup> Avenue right-of-way to the southeast corner of parcel with PIN 0735101007; thence north along said parcel's east boundary line to its northeast corner; thence directly north across the east-west alley right-of-way to the southeast corner of parcel with PIN 0735101005; thence north along said parcel's east boundary line and continuing north along east boundary line of parcel with PIN 0735101001 to the point of beginning.

Exhibit B  
TAX INCREMENT FINANCING  
REDEVELOPMENT PLAN & PROJECT  
The North Rock Island Port District TIF  
Final Version Dated 1/22/2026

# TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT

## NORTH ROCK ISLAND PORT DISTRICT TIF REDEVELOPMENT PROJECT AREA



**PREPARED FOR:**  
Rock Island, Illinois

**PREPARED BY:**  
**PGA** **PLANNERS**  
ST. LOUIS, MISSOURI

**JANUARY 22, 2026**

## **ACKNOWLEDGMENTS**

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## SECTION I – INTRODUCTION

The area being considered for designation as a tax increment financing (“TIF”) district is located in the City of Rock Island in Rock Island County, Illinois (the “City”). This area covers much of the westernmost part of the City along the Mississippi and Rock Rivers. The area is referred to herein as the North Rock Island Port District TIF Redevelopment Project Area (the “Project Area” or the “Area”). The Project Area is generally bounded by the City municipal limits to the north, west, and south. The eastern edge of the Area falls along 13<sup>th</sup> Street in the northernmost section of the Area, 9<sup>th</sup> Street or 5<sup>th</sup> Street in the central section of the Area, and the rail line in the southernmost section of the Area. The boundaries of the Project Area are as shown in Figures A.1 and A.2 on Pages 5 and 6. Refer also to the legal description contained in the Appendix as Attachment A.

The City initiated the creation of this Project Area in part to support the City’s coming Port District, which will be located within the Area, and to assist in implementing the Port District Plan that is currently in the process of being written. The Project Area contains approximately 1,399 acres of land, including rights-of-way, and 987 parcels of real property. Excluding street and railroad rights-of-way, the Area comprises approximately 1,099 acres of real property. There are four existing TIF Districts – the North 11<sup>th</sup> Street TIF, the New Downtown TIF, the Century Woods TIF, and the Watchtower TIF – that abut or overlap the Project Area. A total of 190 parcels currently located within the North 11<sup>th</sup> Street TIF are proposed to be included in the Project Area. These 190 parcels will be removed from the North 11<sup>th</sup> Street TIF prior to adoption of this TIF Redevelopment Plan in order to be included in the North Rock Island Port District TIF Redevelopment Project Area instead.

The Area mostly includes industrial, commercial service, and residential land uses but also contains the undeveloped Pettifer Island and Turkey Island, the Sunset Marina, and two large parks along the riverfront: Sunset Park and George Skafidas Park. While the majority of residential properties in the Area contain single-family homes, there are also some two-family and multifamily homes and apartment complexes throughout the Area, as well as two more recently constructed residential developments, one of single-family homes and the other of duplexes. Much of the remaining residential properties in this Area, though, as well as many of the industrial and commercial properties located here, are aging and showing signs of deterioration and deferred maintenance. There are also a notable number of vacant properties in the Project Area, some of which are being utilized by residents for parking, for gardens, or for growing produce on a larger scale.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will serve to redevelop aging properties and infrastructure that will likely enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since the redevelopment plan will not result in the displacement of ten (10) or more inhabited residential units. This certification is provided in Section IV of this report.

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

Figure A.1 - Redevelopment Project Area Boundary (North)

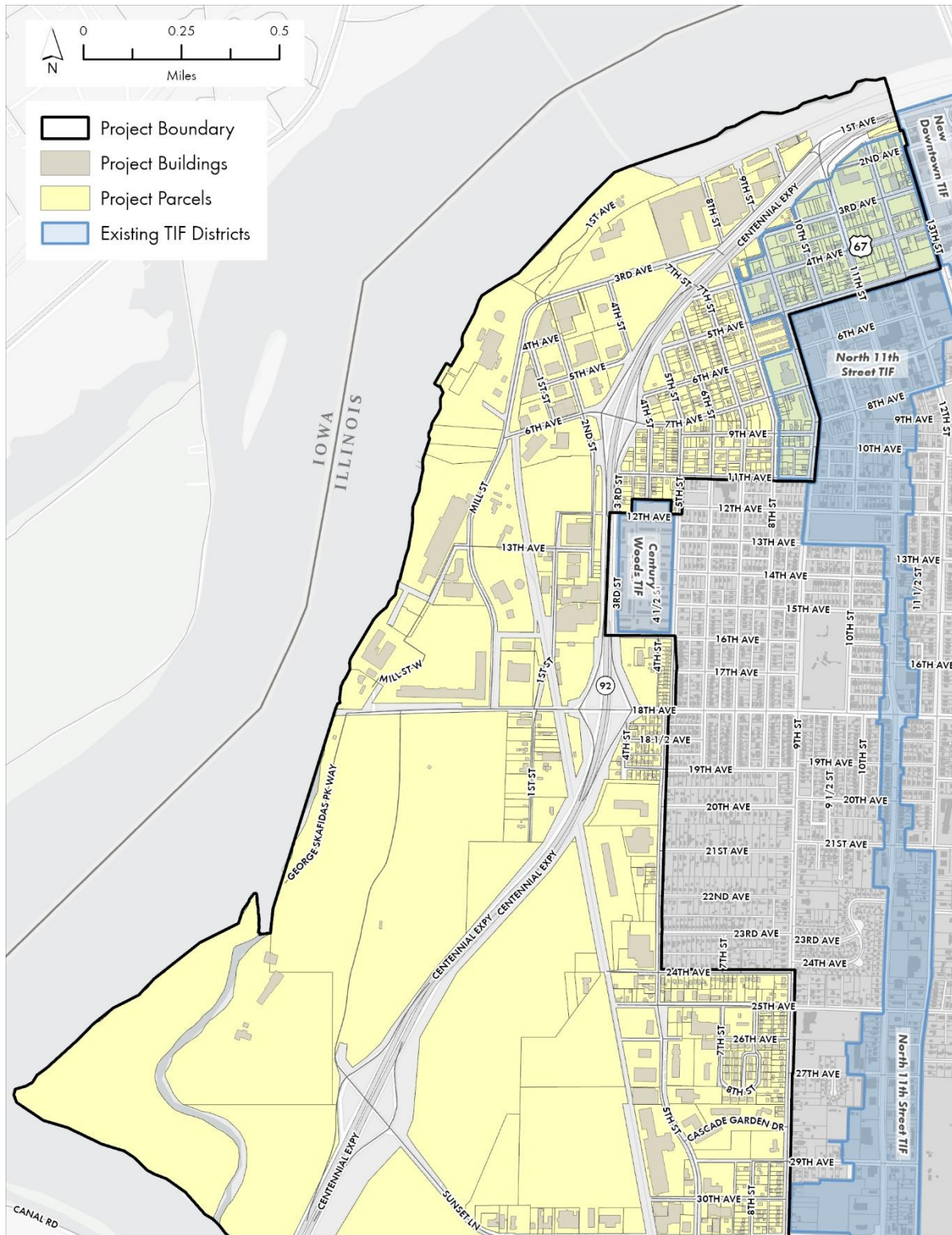
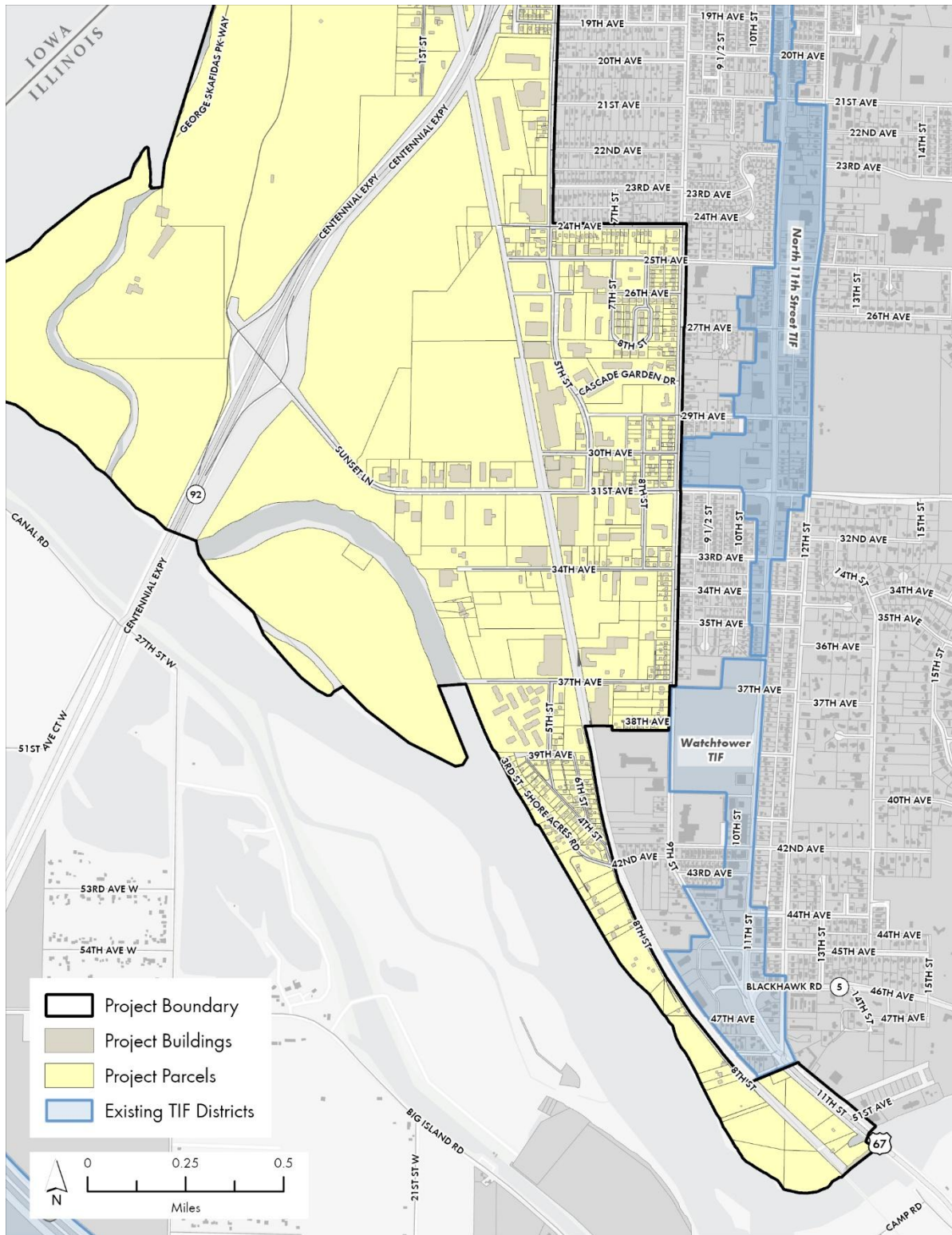


Figure A.2 - Redevelopment Project Area Boundary (South)



## SECTION II – BASIS FOR ELIGIBILITY OF THE AREA

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

### ***Definition of a Blighted Area***

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

**If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:

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

and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

- 8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- 9) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- 10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- 11) Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- 12) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- 13) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

**If vacant**, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- 1) Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.
- 2) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
- 3) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.
- 4) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
- 5) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.
- 6) The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

**If vacant**, the sound growth of the redevelopment project area is impaired by one of the following factors that: (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act; and, (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- 1) The area consists of one or more unused quarries, mines, or strip mine ponds.
- 2) The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
- 3) The area, prior to its designation, is subject to
  - a) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency; or
  - b) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides

for facilities or improvements to contribute to the alleviation of all or part of the flooding

- 4) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- 5) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
- 6) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

### **Definition of a Conservation Area**

“**Conservation area**” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors, the area is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

- 1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- 2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- 3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- 4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- 5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- 6) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

- 7) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- 8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- 9) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- 10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- 11) Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- 12) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- 13) The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer

Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

### **Findings**

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

- 1) Contacts with City officials knowledgeable about area conditions and history and age of buildings and site improvements.
- 2) On-site field examination of conditions within the Area on October 14-16, 2025, by experienced staff of PGAV. These personnel are trained in techniques and procedures of documenting conditions of real property, streets, etc., and determination of eligibility of designated areas for tax increment financing.
- 3) Use of definitions contained in the Act.
- 4) Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977.
- 5) Examination of Rock Island County real property tax assessment records.

On October 14-16, 2025, PGAV staff conducted field investigations to document existing conditions of the properties proposed for the Area. One of the outcomes of this survey was an inventory of existing land uses in the Area, which are illustrated in Figures B.1 and B.2 on Pages 12 and 13. The following narrative summarizes the factors found to be present to a meaningful extent within the Area. Figures C.1 through C.4 on Pages 14-17 show the reasonable distribution of factors throughout the Area. Table 1 - Summary of Qualifying Factors on Page 18 provides a summary of the statutory factors used to justify the use of TIF in the Project Area.

Figure B.1 - Current Land Use (North)

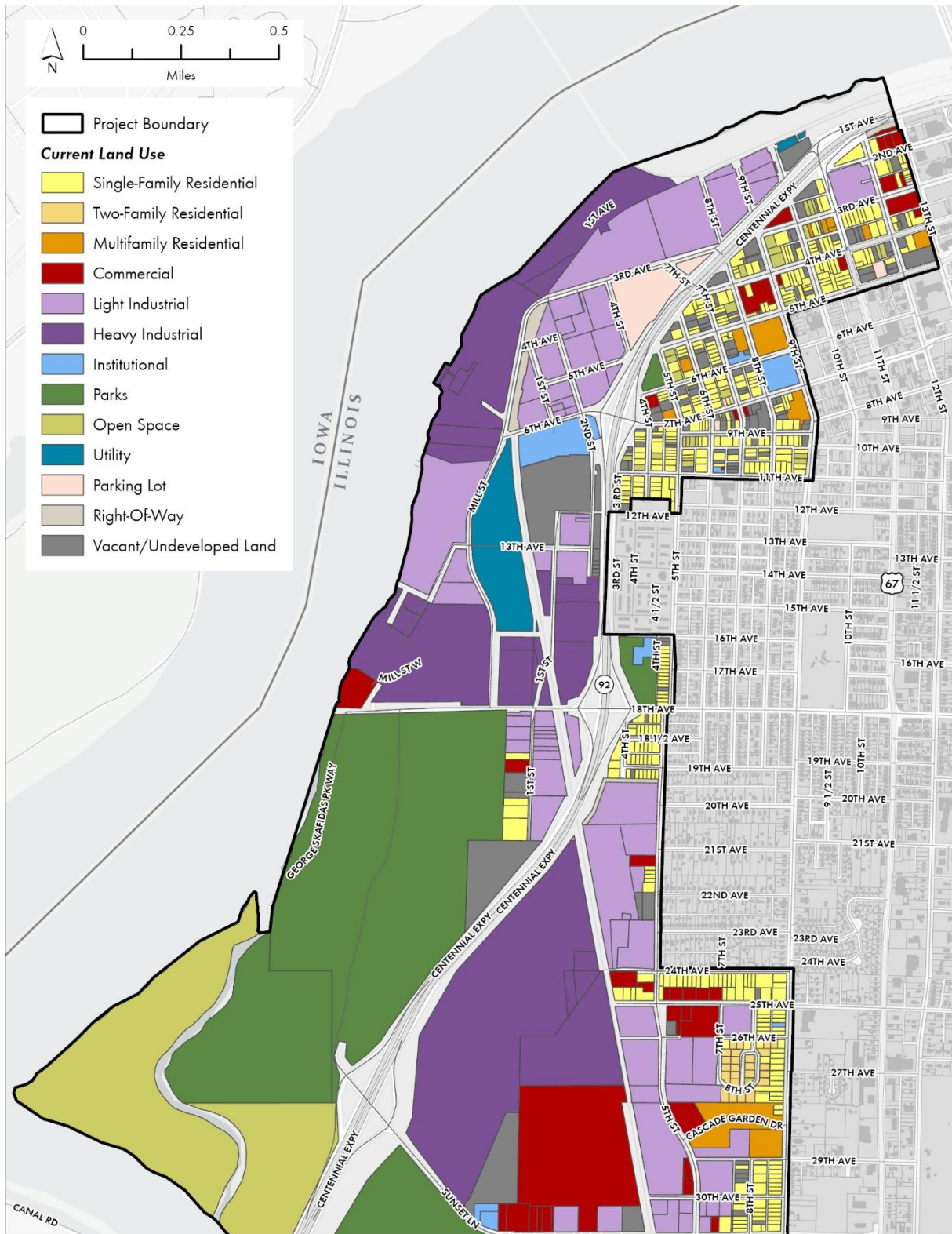


Figure B.2 - Current Land Use (South)

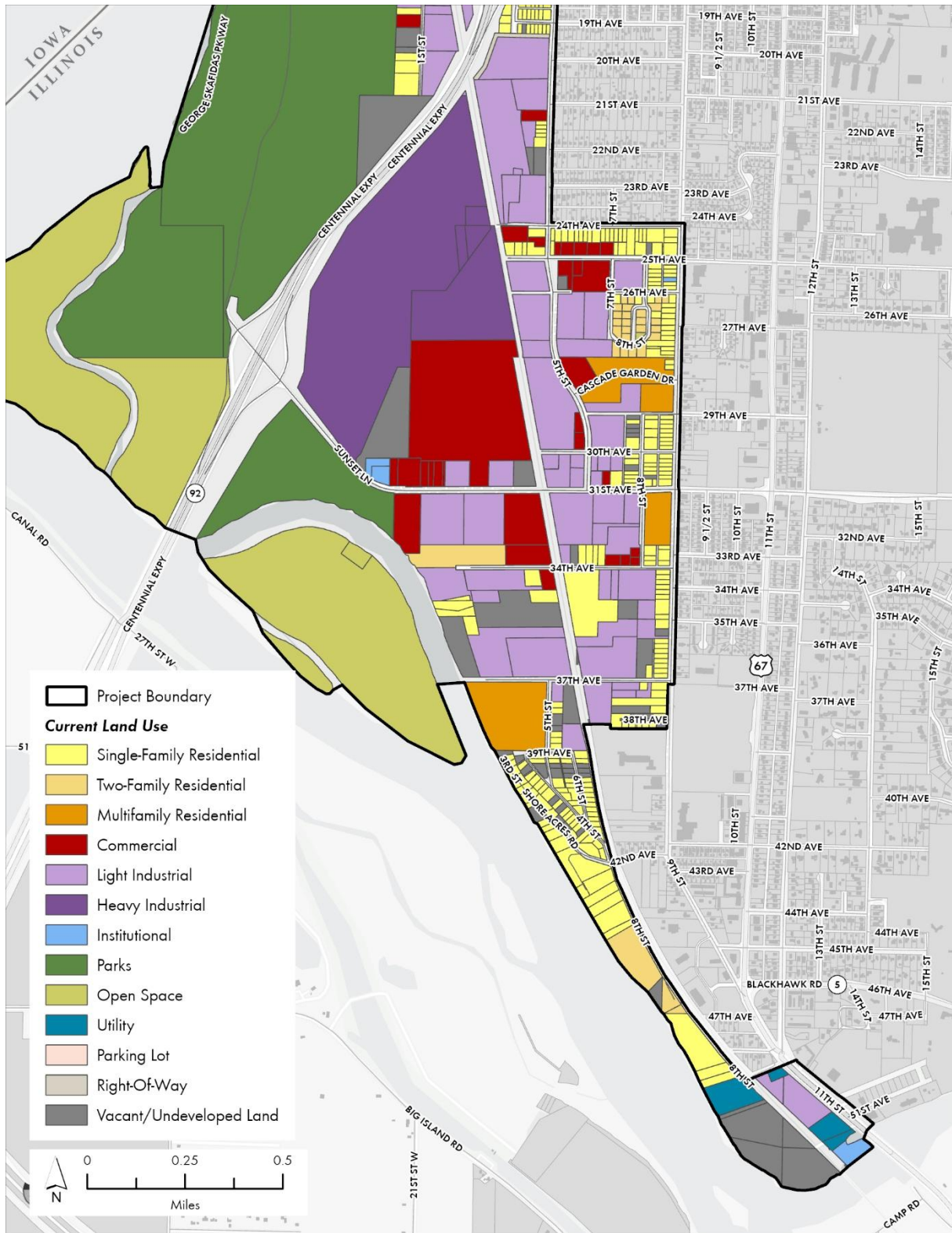


Figure C.1 - Existing Conditions: Deterioration (North)

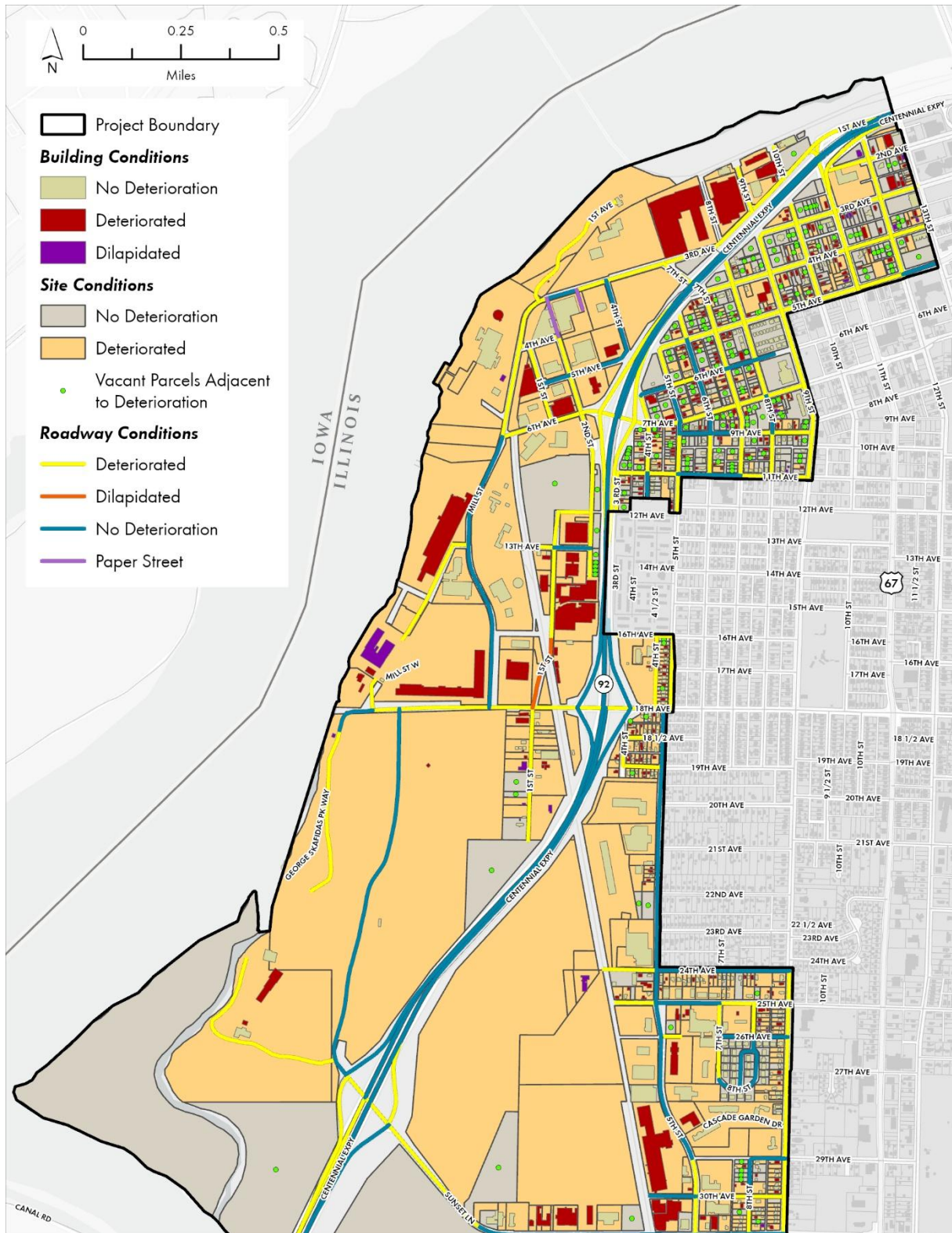


Figure C.2 - Existing Conditions: Deterioration (South)

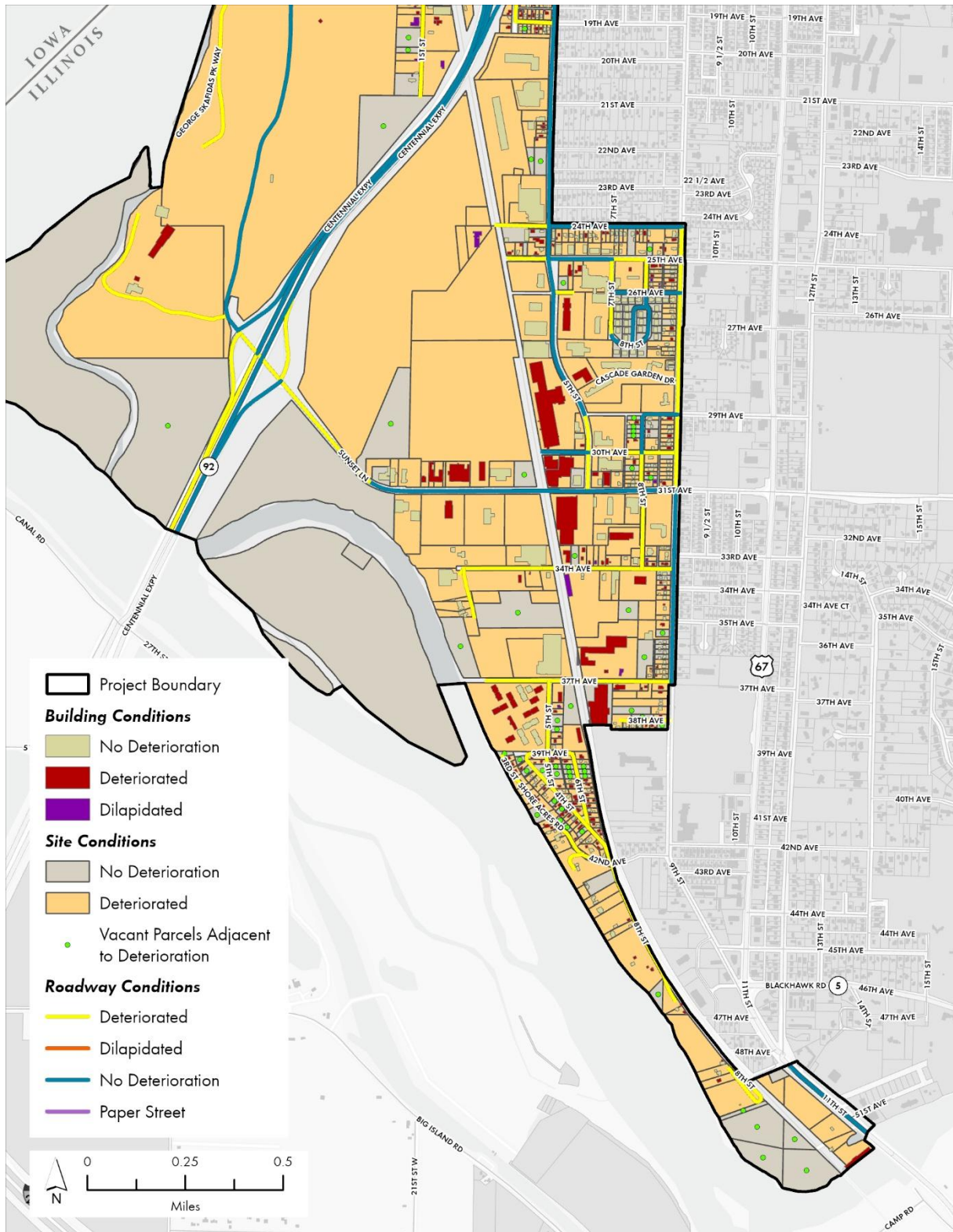


Figure C.3 - Existing Conditions: Lack of Community Planning/Obsolete Platting (North)

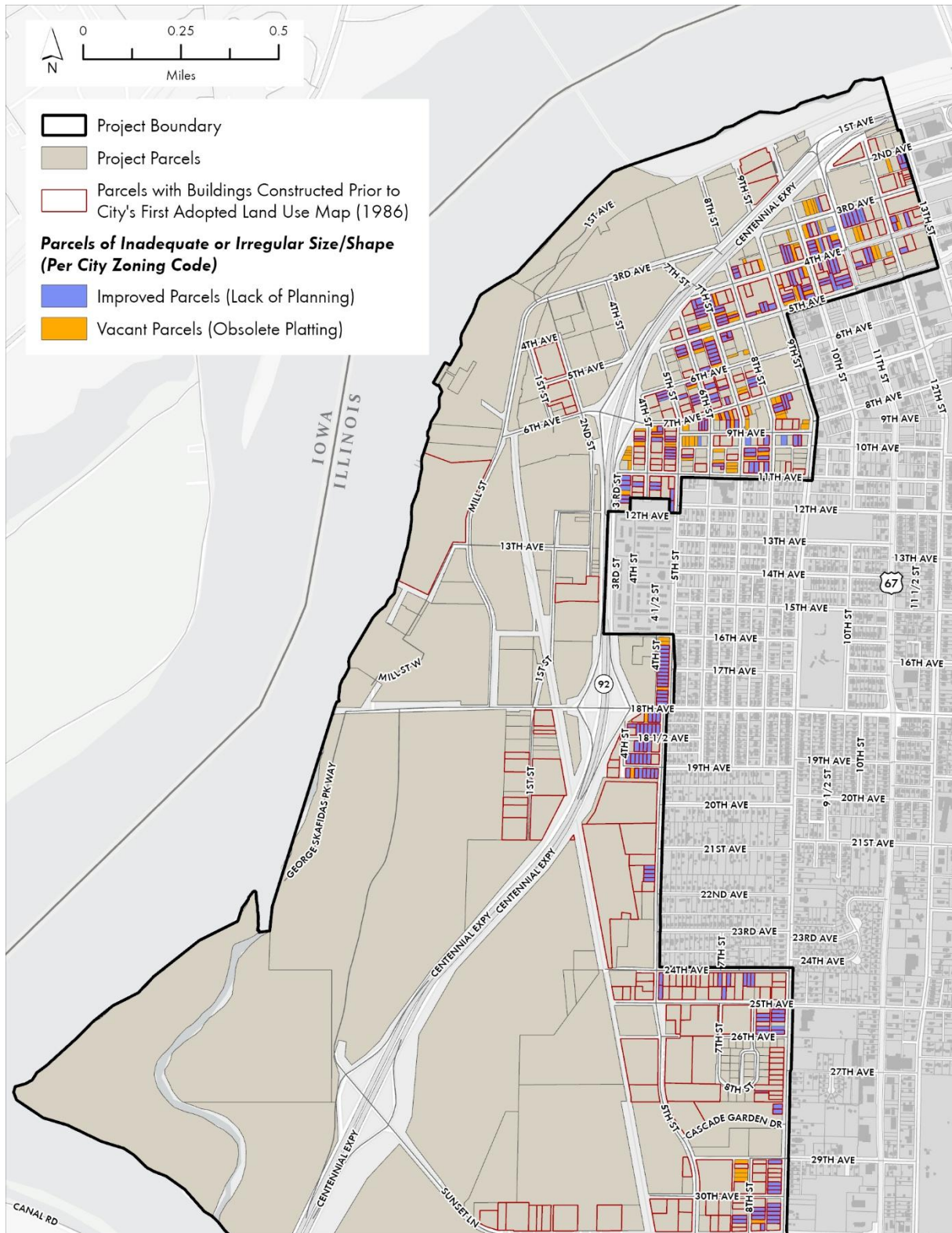
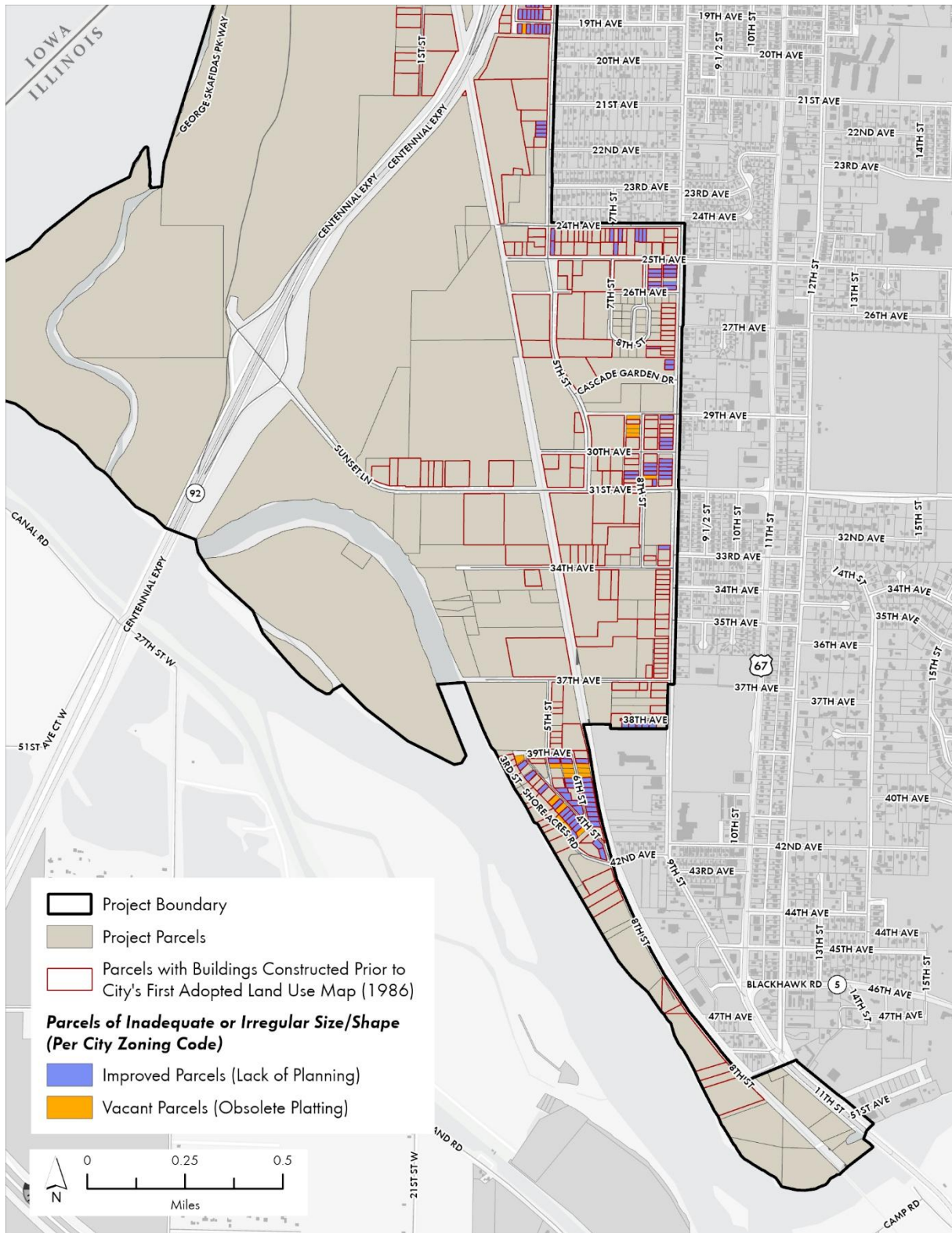


Figure C.4 - Existing Conditions: Lack of Community Planning/Obsolete Platting (South)



**Table 1 - Summary of Qualifying Factors**

	Total	%
Total parcels	987	
No. of improved parcels	772	78.2%
No. of vacant parcels	211	21.4%
No. of right-of-way and railroad parcels	4	0.4%
Total No. of buildings	970	
No. of buildings 35 years of age or older	818	84.3%
No. inhabited residential units	nd*	
<b>IMPROVED LAND FACTORS:</b>		
No. of buildings that are deteriorated	447	46.1%
No. of parcels with site improvements that are deteriorated	570	73.8%
No. of improved parcels with either deteriorated site improvements or buildings	618	80.1%
No. of buildings that are dilapidated	38	3.9%
No. of buildings that are obsolete	nd*	
No. of structures below minimum code	nd*	
No. of buildings lacking ventilation, light or sanitation facilities	nd*	
No. of building with illegal uses	nd*	
Buildings in the Area have excessive vancancy (wholly or partially)	nd*	
No. of improved parcels with excessive land coverage or overcrowding of structures	nd*	
Inadequate utilities (present throughout Project Area)	Yes	
Deleterious land use or layout	nd*	
Lack of community planning	Yes	
Environmental clean-up	nd*	
Improved parcels that are taxable	703	91%
Area has declining or sub-par EAV growth	nd*	
<b>VACANT LAND FACTORS (2 or More):</b>		
Obsolete platting	106	50.2%
Diversity of ownership	nd*	
Tax delinquencies	nd*	
Vacant parcels with adjacent deterioration of structures or site improvements	202	95.7%
Environmental clean-up	nd*	
Vacant parcels that are taxable	170	80.6%
Area has declining or sub-par EAV growth	nd*	
<b>VACANT LAND FACTORS (1 or More):</b>		
Unused quarry, mines, rail, etc.	nd*	
Blighted before vacant	nd*	
Chronic flooding	nd*	
Unused or illegal disposal site	nd*	

\*Not determined.

### **Eligibility of Improved Parcels**

Below are the factors used to qualify the improved parcels in the Project Area for tax increment financing. Though building dilapidation and vacancy are present throughout the Project Area, they are not present to enough of an extent to be used as qualifying factors. However, it is important to note that these two factors can be found throughout the Area. A total of 38 buildings in the Project Area (3.9%) are dilapidated and will require demolition for the property to be redeveloped. Many of these buildings became dilapidated as a result of a fire that occurred. Additionally, roughly 4.0% of parcels in the Project Area contain buildings that are fully or partially vacant, according to fieldwork investigation by PGAV and 2024 vacant/abandoned building data from the City. It should be noted that actual vacancy in the Area may be higher, as it can be difficult to determine if a home is vacant unless it is boarded up or has a “for lease” or “for sale” sign outside.

**Conservation Area Factor. Age of Structures:** Age is a prerequisite factor in determining an Area's qualification as a "conservation area." As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater to meet this criterion. Through fieldwork investigations by PGAV staff, it was determined that 818 buildings in the Project Area (84.3%) are at least 35 years of age. The age threshold is met for qualifying the improved properties within the Area as a conservation area.

**Improved Land Factor 1. Deterioration:** Throughout the Project Area, 570 of 772 improved parcels, or 73.8%, were found to have deteriorated site improvements, including cracked, broken, weed infested, or crumbling sidewalks, driveways, paths, parking areas, stairs, patios, etc. Additionally, 447 of 970 buildings in the Project Area, or 46.1%, were found to have damaged, broken, aged, or otherwise deteriorated structural components, such as gutters and downspouts, soffits and fascia, windows and window frames, siding, brickwork, etc. Deteriorated roadways that include broken, crumbling, or cracking pavement and/or curbs are also located throughout the Area.

**Improved Land Factor 2. Inadequate Utilities:** Overall, the Area suffers from inadequate and aging public utilities and infrastructure. According to the Rock Island Public Works Director, the water, sanitary sewer, and stormwater systems located in the Project Area are some of the oldest in the City, dating back to the early- to mid-1900s. Portions of these systems are nearing or have exceeded their expected service life, resulting in increased maintenance needs and limited capacity for new development. Additionally, the Area is served by the Mill Street Wastewater Treatment Plan, which is in need of significant upgrades to maintain reliability and regulatory compliance. See Attachment C in the Appendix for the letter of inadequate utilities from the City Public Works Director.

**Improved Land Factor 3. Lack of Community Planning:** Much of the Project Area was developed prior to the City of Rock Island adopting any type of community plan. The earliest land use map adopted by the City was created in 1986 and amended in 1988. In 1994, the City adopted the Douglas Park Neighborhood Plan as part of the Comprehensive Plan; much of the Douglas Park Neighborhood is located within or adjacent to the Project Area. As shown in Figures C.3 and C.4 on Pages 16 and 17, a total of 530 of the 772 (68.7%) improved parcels in the Area contain buildings that were constructed prior to the City's land use map adoption in 1986.

Additionally, it is evidenced that the Area was primarily developed without, or in spite of, a community plan in the presence of incompatible and potentially adverse land use relationship and parcels that are inadequate in size or shape to meet contemporary development standards and zoning requirements set forth by the City. Of the 772 improved parcels in the Area, 286 (37.0%) do not currently meet the lot size and/or lot width requirement of the underlying zoning district. All of these parcels are zoned either R-1 Single-Family Dwelling District, R-2 One-Family Residence District, or R-4 One-to-Six-Family Residence District, which require between 5,000 and 7,500 square feet of lot area and between 50 and 75 feet of lot width.

Incompatible land use relationships are present throughout the Project Area. The Area generally contains a mix of residential, industrial, and commercial uses. Many of these single-family residential uses are adjacent to or very close to more intense commercial and industrial uses. Some of the heavier industrial uses in the Area, including metal recycling, materials storage, manufacturing, quarry, and concrete operations, can negatively impact nearby residential areas due to potential contaminants, health and environmental concerns, decreased property values, and the general cleanliness and appearance of the Area.

### **Eligibility of Vacant Parcels**

Vacant Land Factor 1. Deterioration of Structures and Site Improvements in Neighboring Areas: Of the 211 vacant or undeveloped properties in the Project Area, 202 (95.7%) are adjacent to deteriorated roadways, site improvements, or buildings.

Vacant Land Factor 2. Obsolete Platting: There are vacant parcels present throughout the Project Area that do not meet current lot size or dimension requirements as per the Rock Island Zoning Ordinance. Of the 211 vacant parcels in the Area, 106 (50.2%) do not meet the lot size and/or lot width requirements for the underlying zoning district. All of these parcels are zoned either R-1 Single-Family Dwelling District, R-2 One-Family Residence District, or R-4 One-to-Six-Family Residence District, which require minimum lot sizes of 7,500 square feet, 6,000 square feet, and 5,000 square feet, respectively. These zoning districts also require lots to be between 50 and 75 feet wide, depending on the district, while many of the vacant parcels pointed out in Figure C.3 and C.4 on pages 16 and 17 have lot widths less than 50 feet. The size, shape, layout, and zoning nonconformity of these lots make them incredibly difficult to redevelop in the future without approval of variances, resubdividing the lots, or combining these lots with adjacent properties, all of which add more time and costs to redevelopment proposals.

## SECTION III - REDEVELOPMENT PLAN AND PROJECT

Section III and Section IV constitute the Redevelopment Plan and Project for the North Rock Island Port District TIF Redevelopment Project Area.

### **Objectives**

The general objectives of this Plan are as follow:

1. Alleviate blight, ensure safe conditions, and enhance the efficiency of the infrastructure networks. This infrastructure could include, but is not limited to, utilities, sidewalks, streets, and lighting.
2. Enhance the tax base for the City and all other taxing bodies.
3. Encourage and assist private investment and redevelopment within the Area through the provision of financial assistance as permitted by the Act.
4. Complete all public and private actions required in this Plan in an expeditious manner.
5. Maintain transparency and accountability with residents and taxing bodies by reporting annually on Area projects to the State of Illinois and the Joint Review Board.
6. Enter into agreements with private parties and public agencies that protect the long-term financial health and wellbeing of the City.
7. Encourage the redevelopment and new development of housing in the Project Area.
8. Prepare the Area, in terms of infrastructure and utilities, for the City's coming Port District.
9. Attract new industrial users and businesses to the City, particularly around the new Port District.

### **General Land Uses to Apply**

The general land uses to apply for the Area are shown in Figures D.1 and D.2 on Pages 22 and 23.

### **Program to be Undertaken to Accomplish Objectives**

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

### **Conformance with the Comprehensive Plan and Zoning Ordinance**

The General Land Use Plan conforms with both the City's Zoning Ordinance and 2014 Comprehensive Plan. The future land uses displayed in the General Land Use Plan reflect that future land uses found on the Future Land Use Map contained in the City's 2014 Comprehensive Plan.

Figure D.1 - General Land Use Plan (North)

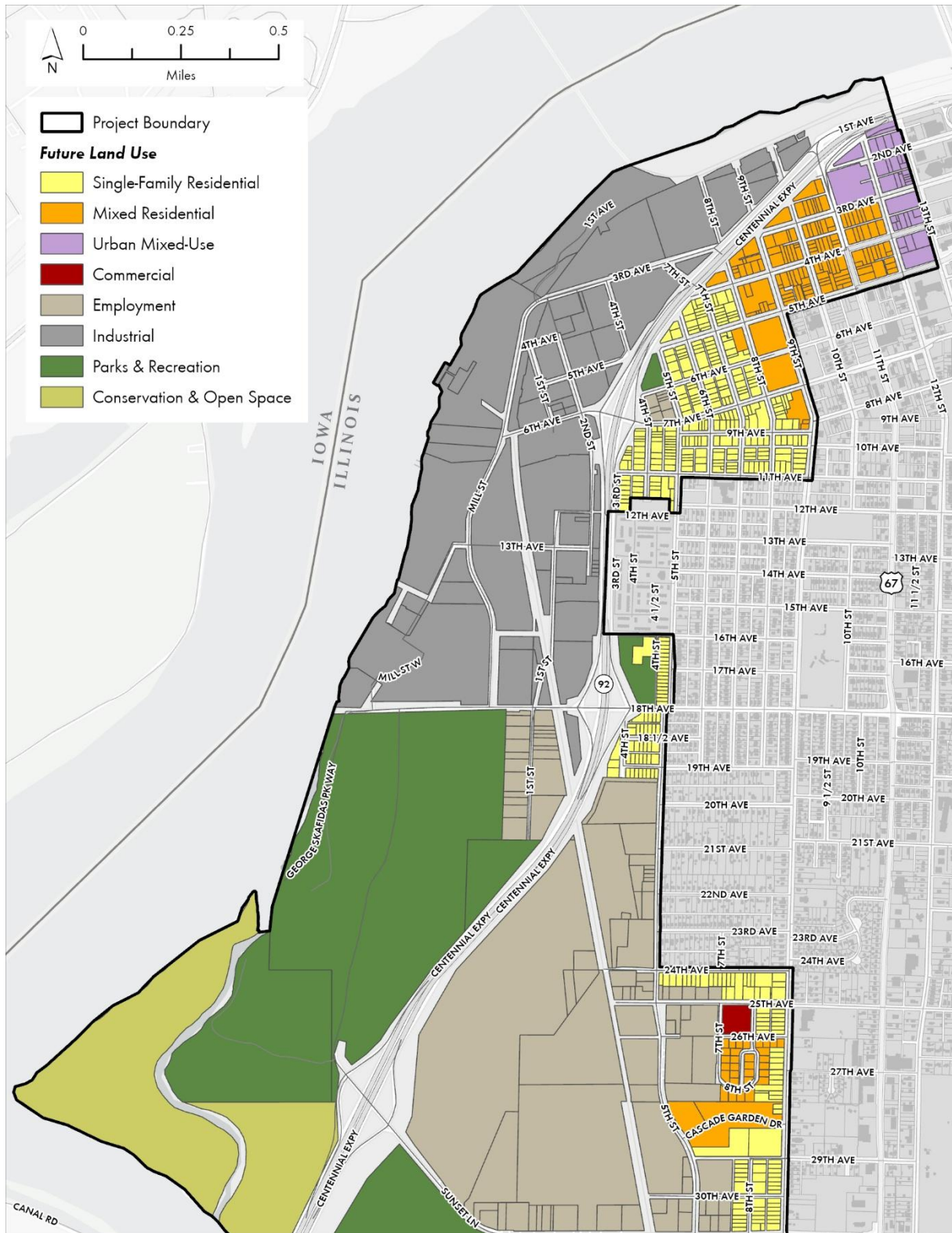
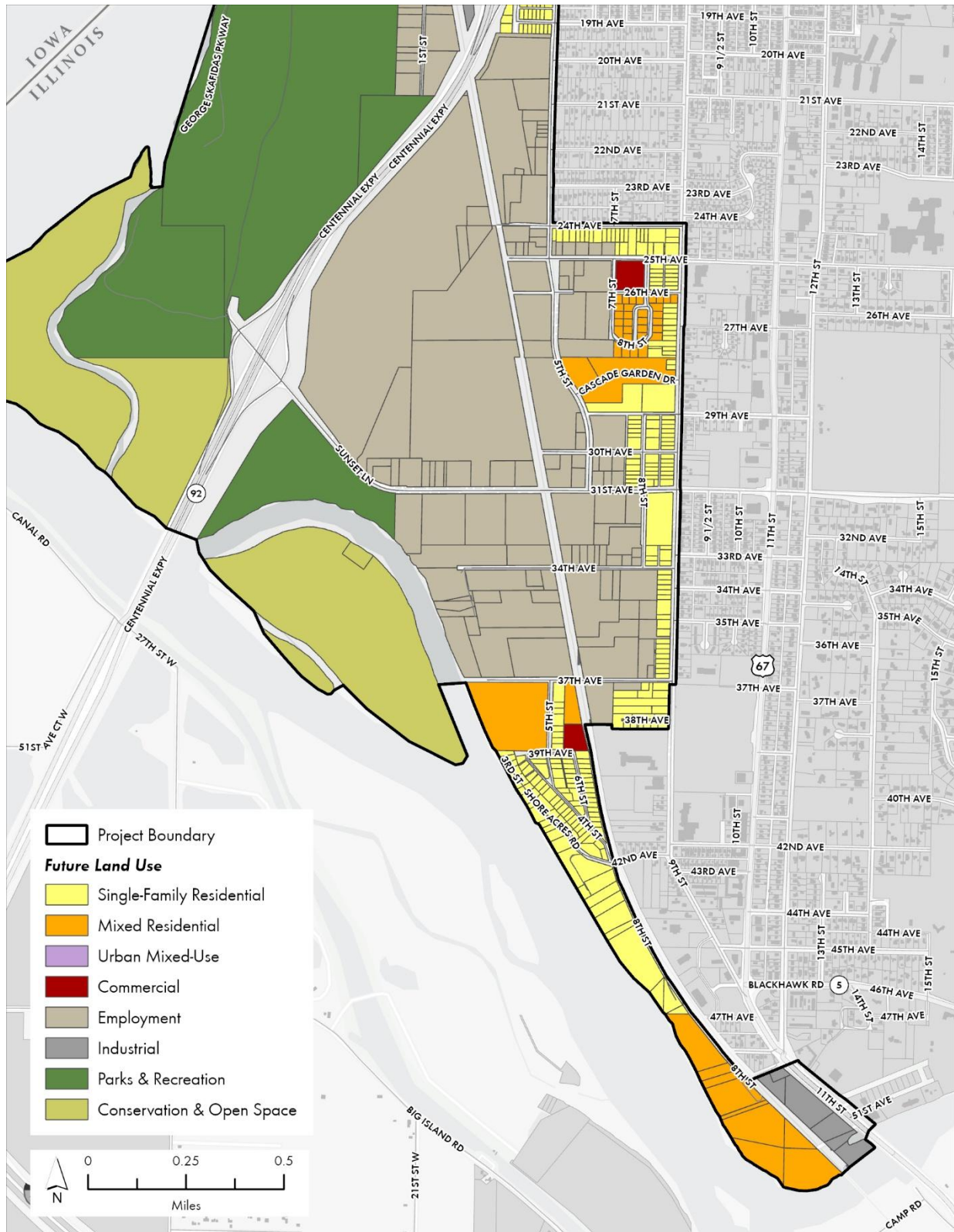


Figure D.2 - General Land Use Plan (South)



## **Redevelopment Project**

Activities necessary to implement the Plan may include the following:

### **1. Private Redevelopment Activities:**

In general, construction of new private buildings and the rehabilitation, renovation, and repair of existing private buildings at various locations in the Area. More specifically, the attraction of new industrial tenants and construction of new buildings to support the City's coming Port District, as well as redevelopment and new development of housing within the Project Area.

### **2. Public Redevelopment Activities:**

Public improvements and support activities will be used to induce and complement private investment. These may include but are not limited to street and sidewalk improvements, land assembly including site acquisition and site preparation, public utilities (e.g., water, sanitary and storm sewer facilities), traffic signalization, off-street parking, building demolition and site clearance, open space development, and marketing of properties, as well as other programs of financial assistance provided by the City. Additionally, any public improvements that are needed to support the City's coming Port District.

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

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

#### ***Displacement Certificate:***

Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Tax Increment Allocation Redevelopment Act, the City hereby certifies that this Redevelopment Plan, as amended, will not result in the displacement of ten (10) or more inhabited residential units. If, at some time in the future, a redevelopment project is proposed that will result in the displacement of ten (10) or more inhabited residential units, the City will prepare, or cause to be prepared, the requisite housing impact study pursuant to the Act.

#### ***Relocation Assistance:***

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

and the regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the TIF Act, “low-income households,” “very low-income households,” and “affordable housing” have the definitions set forth in the Illinois Affordable Housing Act.

### **Description of Redevelopment Project Costs**

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

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

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

- a) After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
  - b) The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- 2) Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

- 3) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
- 4) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either
  - a) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or
  - b) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- 5) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- 6) Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- 7) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.
- 8) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);
- 9) Payment in lieu of taxes [see Sec. 11-74.4-3 (m) of the Act];

- 10) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs
- a) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and
  - b) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
- 11) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
  - b) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  - c) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - d) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total
    - i) cost paid or incurred by the redeveloper for the redevelopment project plus
    - ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.
- 12) Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- 13) After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.

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

14) No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means

- a) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or
- b) a contributing structure in a district on the National Register of Historic Places.

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

### ***Estimated Redevelopment Costs***

Table 2 - Estimated Redevelopment Project Costs on Page 29 lays out estimated costs for redevelopment projects within the proposed TIF District. The estimated costs are split into several categories, including Public Works or Improvements, Building Rehabilitation/Retrofit, Interest Costs Incurred by Developers, and Property Assembly. The costs shown are not exact figures and may change slightly as redevelopment occurs.

**Table 2 - Estimated Redevelopment Project Costs**

Description	Estimated Cost <sup>1, 2, &amp; 3</sup>
A. Public Works or Improvements	\$12,566,000
B. Property Assembly	\$6,492,000
C. Building Rehabilitation/Retrofit	\$12,566,000
D. Relocation costs	\$1,047,000
E. Taxing District Capital Costs	\$1,047,000
F. Job Training	\$838,000
G. Interest Costs Incurred by Developers (30% of interest costs)	\$2,094,000
H. Planning, Legal & Professional Services	\$2,932,000
I. General Administration	\$1,047,000
J. Financing Costs	\$1,257,000
K. Contingency	\$4,189,000
<b>Total Estimated Costs <sup>4</sup></b>	<b>\$46,075,000</b>

Notes:

1. All costs shown are in 2026 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Private redevelopment costs and investment are in addition to the above.
4. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.

## SECTION IV - OTHER FINDINGS AND REQUIREMENTS

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

The properties in the Area have not been subject to growth and development through investment of private enterprise. This is evidenced by the substantial presence of site, building, and roadway deterioration throughout the Project Area, as well as the number of partially or fully vacant buildings and dilapidated buildings and the presence of inadequate utilities to serve the Area.

### ***Would Not be Developed "but for" TIF***

The properties in the Area are not reasonably anticipated to be improved without the direct participation of the City to provide funding in the form of financial incentives and infrastructure spending. Without the influence of public funding through tax increment financing, the City would not be able to redevelop and make improvements to the Area and thus would not be able to attract new residents and businesses to the Area.

### ***Assessment of Financial Impact***

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

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

### ***Estimated Date for Completion of the Redevelopment Project***

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

### ***Sources of Funds***

The sources of funds to pay for redevelopment project costs associated with implementing the Plan will come from the increment generated by increasing property values due to new construction and

renovated structures. If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, revenues from any adjoining tax increment redevelopment project areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made as part of a bond ordinance.

### ***Nature and Term of Obligations***

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan, for a term not to exceed the expiration date of this TIF Program, bearing an annual interest rate as permitted by law. To be eligible for repayment of project costs, the City Council shall first approve a redevelopment agreement detailing and approving the use of the tax increment financing and verifying its compliance with this Plan.

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

### ***Most Recent EAV of Properties in the Project Area***

The most recent total equalized assessed valuation (EAV) for the properties in the Area is estimated to be \$35,671,360. A list of the parcel identification numbers (PINs) and 2024 tax year EAV for the parcels in the Area are included in the Appendix as Attachment D. After the approval of the Plan by the City, the City will make a request to the County Clerk of Rock Island County to certify the base EAV for each parcel of real estate in the Area.

### ***Estimate of Valuation After Redevelopment***

Contingent on the adoption of this Plan and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in the Area, as amended, will cause the equalized assessed valuation of said Area to increase to approximately \$71,000,000. This projected value is based on a gradual increase in EAV over time as needed improvements are completed and property value growth approaches that of the rest of the City.

***Fair Employment Practices and Affirmative Action***

Fair employment practices and affirmative action are the same as the City's current policies.

***Reviewing and Amending the TIF Plan***

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

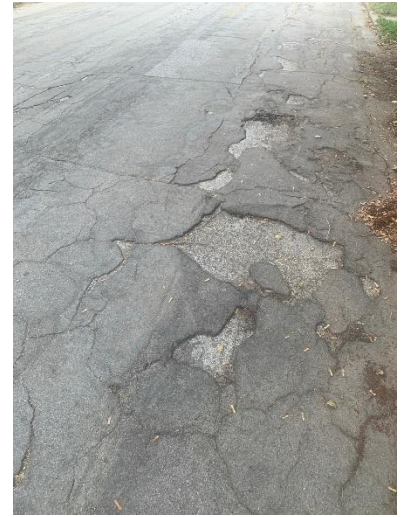
# APPENDIX

## Attachment A Legal Boundary Description

Commencing at the northeast corner of parcel with property index number (hereinafter referred to as PIN) 0735101001 and legally described as Lots 1, 2, 3, & 4 of Block 5 of Old Town; thence northwesterly approximately 388 feet to the shared boundary between the north municipal boundary line of the City of Rock Island and the south line of the Mississippi River; thence westerly following along said shared boundary line approximately 14,976 feet to the southwestern most point of the parcel with PIN 1604200001 that is located at the confluence of the Mississippi Rivers; thence southeasterly along the south boundary line of said parcel and the north line of the Rock River and continuing on said river line to the southern most point of the parcel with PIN 1610100005; thence southeast across the river to western most point of parcel with PIN 1610300002; thence southeasterly approximately 715 feet along the south boundary line of said parcel; thence directly across the Rock River to the northwestern most point of parcel with PIN 1610300001; thence southeasterly along said parcel's south boundary line and continuing across the Rock River returning to parcel with PIN 1610300002; thence continuing on said parcel's south boundary line across the Rock River to the northwest corner of parcel with PIN 1615201001; thence southeasterly along said parcel's west boundary line that is shared with the Rock River's north line; thence continuing along said river's north line to southeast corner of parcel with PIN 1614307005; thence continuing north along said parcel's east boundary line to parcel with PIN 1614307004; thence continuing east along said parcel's south boundary line and continuing across 11<sup>th</sup> Street/US 67 right-of-way to the southwest corner of parcel with PIN 1614307018; thence northwest along said parcel's west boundary line that is shared the east boundary line of 11<sup>th</sup> Street/US 67; thence continuing northwest along the east boundary line of 11<sup>th</sup> Street/US 67 right-of-way to the southernmost point of parcel with PIN 1614309003; thence continuing northeast approximately 133.5 feet along said parcel's east boundary line; thence west across 11<sup>th</sup> Street/US 67 right-of-way to the northeast corner of parcel with PIN 1614303002; thence continuing southwest along the north boundary of said parcel to the northeast corner of parcel with PIN 1614303001; thence continuing southwest along said parcel's north boundary line to its northwest corner; thence north across 49<sup>th</sup> Avenue right-of-way to the southeast corner of parcel with PIN 1614302003; thence northwest along said parcel's south boundary line that is shared with railroad right-of-way; thence continuing along railroad right-of-way to the northwest corner of parcel with PIN 1615200017; thence continuing east along said parcel's north boundary line to the west boundary line of 9<sup>th</sup> Street right-of-way; thence north along said boundary line to the northeast corner of parcel with PIN 1610411006; thence directly east across 9<sup>th</sup> Street right-of-way to east boundary line of 9<sup>th</sup> Street right-of-way; thence north along said boundary line to the southwest corner of parcel with PIN 1602321047; thence north approximately 40 feet along said parcel's east boundary line; thence directly west across 9<sup>th</sup> Street right-of-way to the southeast corner of parcel with PIN 1603416014; thence west across said parcel's south boundary line that is shared with the north boundary line of 24<sup>th</sup> Avenue right-of-way; thence continuing west along the north boundary line of 24<sup>th</sup> Avenue right-of-way to the southwest corner of parcel with PIN 1603415013; thence north along said parcel's west boundary line that is shared with the east boundary line of 5<sup>th</sup> Street right-of-way; thence continuing north along the east boundary line of 5<sup>th</sup> Street right-of-way to the northwest corner of parcel with PIN 1603403001; thence east approximately 70 feet along said parcel's north boundary line; thence directly north across 18<sup>th</sup> Avenue right-of-way to the southwest

corner of parcel with PIN 1603236007; thence north along said parcel's west boundary line that is shared with the east boundary line of 5<sup>th</sup> Street right-of-way; thence continuing north along the east boundary line of 5<sup>th</sup> Street right-of-way to the southwest corner of parcel with PIN 1603230006; thence west across 5<sup>th</sup> Street right-of-way to the southeast corner of parcel with PIN 1603200009; thence west along said parcel's south boundary line to its southwest corner; thence north along said parcel's west boundary line to its northwest corner; thence east along said parcel's north boundary line continuing to its northeast corner that is shared with the southeast corner of parcel with PIN 1603214003; thence directly east across 5<sup>th</sup> Street right-of-way to the east boundary line of 5<sup>th</sup> Street right-of-way; thence north along the east boundary line of 5<sup>th</sup> Street right-of-way to the northwest corner of parcel with PIN 1603215001; thence east along said parcel's north boundary line that is shared with the south boundary line of 11<sup>th</sup> Avenue right-of-way; thence continuing east along with the south boundary line of 11<sup>th</sup> Avenue right-of-way to the northeast corner of parcel with PIN 1603217012; thence east across 9<sup>th</sup> Street right-of-way to the northwest corner of parcel with PIN 1602105001; thence north across 11<sup>th</sup> Avenue right-of-way to the southwest corner of parcel with PIN 1602101005; thence north along said parcel's west boundary line that is shared with the east boundary line of 9<sup>th</sup> Street right-of-way; thence continuing north along the east boundary line of 9<sup>th</sup> Street right-of-way to the northwest corner of parcel with PIN 0734429001; thence east along said parcel's north boundary line that is shared with the south boundary line of 5<sup>th</sup> Avenue right-of-way; thence continuing east along the south boundary line of 5<sup>th</sup> Avenue right-of-way to the northeast corner of parcel with PIN 0735117006; thence north across 5<sup>th</sup> Avenue right-of-way to the southeast corner of parcel with PIN 0735116005; thence north along said parcel's east boundary line that is shared with the west boundary line of 13<sup>th</sup> Street right-of-way; thence continuing north along the west boundary line of 13<sup>th</sup> Street right-of-way to the northeast corner of parcel with PIN 0735107005; thence directly north across 2<sup>nd</sup> Avenue right-of-way to the southeast corner of parcel with PIN 0735101007; thence north along said parcel's east boundary line to its northeast corner; thence directly north across the east-west alley right-of-way to the southeast corner of parcel with PIN 0735101005; thence north along said parcel's east boundary line and continuing north along east boundary line of parcel with PIN 0735101001 to the point of beginning.

Attachment B  
Photographic Evidence







## Attachment C Letter of Inadequate Utilities

November 7, 2025

**Subject:** Infrastructure Summary – North Port District TIF Boundary

**TO:** Noelle Maxey, Project Manager

The Department of Public Works provides this summary of existing infrastructure conditions within the proposed North Port District TIF Boundary. This overview highlights key public infrastructure challenges that should be considered in evaluating future redevelopment and investment within the blighted area.

### **Water, Sewer, and Stormwater Infrastructure**

The water distribution, sanitary sewer, and stormwater systems within the North Port District TIF Boundary are among the City's oldest. Much of the underlying infrastructure dates back to the early- to mid-1900s, corresponding with the age of the surrounding neighborhoods. Portions of the system are nearing or have exceeded their expected service life, leading to increased maintenance needs and limited capacity for new development.

### **Wastewater Treatment and System Upgrades**

The area is served by the City's Mill Street Wastewater Treatment Plant. Significant capital upgrades—particularly to the anaerobic digester—have been identified as necessary to maintain operational reliability and regulatory compliance. These improvements are essential for supporting both existing users and potential redevelopment within the district.

### **Transportation and Drainage Conditions**

Many streets and alleys within the boundary remain unimproved or minimally improved, consisting of gravel or sealcoat surfaces with little or no storm drainage. These conditions contribute to ongoing maintenance demands, accessibility concerns, and localized flooding during heavy rain events.

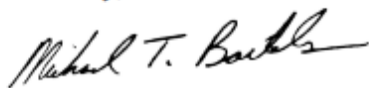
### **Flood Protection Infrastructure**

The City maintains a levee system that provides critical flood protection for the district. Continued maintenance, inspection, and rehabilitation of this system are essential to safeguard public infrastructure, private property, and future investment.

### **Summary**

Overall, the North Port District TIF Boundary encompasses an area with aging and inadequate public infrastructure. Targeted investment in water, sewer, stormwater, street, and flood control systems will be critical to support sustained reinvestment and redevelopment. Establishing the TIF provides a potential funding mechanism to address these deficiencies in coordination with future development initiatives.

Sincerely,



Michael T. Bartels  
Rock Island Public Works Director

**Attachment D**  
**PIN List and Locator Map(s)**

<b>Locator ID</b>	<b>Parcel ID No. (PIN)</b>	<b>Taxpayer Name</b>	<b>2024 EAV</b>
1	0734300001	RIVER SALES CEMENT CO	\$ 469,547
2	0734300002	GREEN BRIDGE CO	\$ 6,279
3	0734401001	HAMMEL COMPANIES INC	\$ 198,351
4	0734401002	HAMMEL COMPANIES INC	\$ 261,364
5	0734201001	HAMMEL COMPANIES INC	\$ 45,491
6	0734201002	HAMMEL COMPANIES INC	\$ 778,883
7	0734201003	BIRKESTRAND ORVILLE J	\$ 80,185
8	0734201004	ARGO STORAGE SOLUTIONS INC	\$ 203,415
9	0734201005	BLAIR AMY S	\$ 223,646
10	0734201007	101 ROCK ISLAND LLC	\$ 143,869
11	0734201009	MIDAMERICAN ENERGY CO	\$ 12,785
12	0734201008	MIDAMERICAN ENERGY CO	\$ 4,547
13	0735101001	CITY OF ROCK ISLAND	\$ -
14	0734425001	GUERRERO JUAN CISNEROS	\$ 21,379
15	0735101003	TAYLOR CHARLES R	\$ 20,663
16	0735101004	B & B MACHINE INC	\$ 3,584
17	0735101005	B & B MACHINE INC	\$ 82,086
18	0735101007	MEISENBACH JACOB	\$ 33,187
19	0734414003	CITY OF ROCK ISLAND	\$ -
20	0734414004	VIREN JOHN J	\$ 2,689
21	0734414009	SO-PROSPER MINISTRY TRUST	\$ 24,731
22	0734414008	CITY OF ROCK ISLAND	\$ -
23	0734423001	HABITAT FOR HUMANITY QC	\$ 1,525
24	0734423002	HABITAT FOR HUMANITY QC	\$ 2,067
25	0734423003	HABITAT FOR HUMANITY QC	\$ 897
26	0734423004	CITY OF ROCK ISLAND	\$ -
27	0734423005	VIREN JOHN J	\$ 1,834
28	0734423006	VIREN JOHN J	\$ 27,882
29	0734425006	STETSON BLDG PRODUCTS	\$ 461,500
30	0735107019	KIEL CHARLES D SR	\$ 51,399
31	0735107002	CITY OF ROCK ISLAND	\$ -
32	0735107003	BROWN JOHN E JR	\$ 3,584
33	0735107004	BROWN BERNICE U	\$ 14,115
34	0735107005	PITTMAN THOMAS	\$ 9,451

35	0735107006	JOHNSON GOLDEN	\$ 11,841
36	0735107007	CTL33 LLC	\$ 81,951
37	0735107008	PROJECT NOW INC	\$ -
38	0735107009	VANCE DAVID Z REVOCABLE LIVING TRUST	\$ 2,807
39	0735107010	VANCE DAVID Z REVOCABLE LIVING TRUST	\$ 358
40	0735107011	MARTINEZ ARTURO	\$ 7,878
41	0735107012	JOHNSTON ALBERT E	\$ 11,652
42	0735107013	RAMIREZ GERARDO	\$ 7,315
43	0735107014	ROCK ISLAND COUNTY	\$ -
44	0735107015	ROCK ISLAND COUNTY	\$ -
45	0734300003	R I RIVER TERMINAL	\$ 1,493,250
46	0734300004	CITY OF ROCK ISLAND	\$ -
47	734300005	CITY OF ROCK ISLAND	\$ 165,916
48	RAILROAD		\$ -
49	0734400002	LMF LLC	\$ 201,597
50	0734400003	LMF LLC	\$ 195,079
51	0734400004	LMF LLC	\$ 46,308
52	0734400005	LMF LLC	\$ 13,340
53	0734400006	MIDWEST MOTOR EXPRESS INC REAL ESTATE	\$ 50,041
54	RAILROAD		\$ -
55	0734400010	LMF LLC	\$ 186,973
56	0734400011	DELS METAL	\$ 63,168
57	0734400012	INSULATION DEALERS & SUPP	\$ 168,992
58	0734400013	HIG ILLINOIS LLC	\$ 379,785
59	0734400014	J L WATTS CO	\$ 322,186
60	0734400015	ARNOLD MOTOR/LENSING S	\$ 142,061
61	0734400016	RI INDUSTRIAL PARTNERS	\$ 114,893
62	0734400017	RI INDUSTRIAL PARTNERS	\$ 56,903
63	0734400018	RI INDUSTRIAL PARTNERS	\$ 56,903
64	0734400019	RI INDUSTRIAL PARTNERS	\$ 56,903
65	0734467001	RUDE DOG LLC	\$ 47,764
66	0734467002	CENTRAL STATES TOWER IV LLC	\$ 56,673
67	0734400007	HAMMEL COMPANIES INC	\$ 76,117
68	0734400008	HAMMEL COMPANIES INC	\$ 6,013
69	0734408003	CUNNINGHAM WALLS JACQUELINE J	\$ 6,132
70	0734410020	MOREHART NATHAN S & SARAH J	\$ 20,334
71	0734410004	HEARN MELVA	\$ 10,286
72	0734410005	JONES JASMINE	\$ 14,654
73	0734410006	FOLTZ THOMAS R	\$ 23,125

74	0734410021	MOREHART NATHAN S & SARAH J	\$	2,458
75	0734410008	OHP / OHP1 / MARTINEZ	\$	479
76	0734410009	OHP / OHP1 / MARTINEZ	\$	24,435
77	0734410002	SO-PROSPER MINISTRY TRUST	\$	5,159
78	0734410010	CITY OF ROCK ISLAND	\$	-
79	0734410017	MARTINEZ GERARDO/PEREZ A	\$	27,764
80	0734410018	MARTINEZ GERARDO	\$	-
81	0734412001	ROBERTS ELEX O	\$	3,442
82	0734412006	CITY OF ROCK ISLAND	\$	-
83	0734412007	CITY OF ROCK ISLAND	\$	-
84	0734412015	THE ARC QCA	\$	-
85	0734412008	MEAD ROBERT	\$	11,726
86	0734412009	BEY BUIE & SONS LLC	\$	8,790
87	0734412010	GOLDEN TIMOTHY & JOANN	\$	12,259
88	0734412011	GOLDEN TIMOTHY & JOANN	\$	2,095
89	0734412004	SO-PROSPER MINISTRY TRUST	\$	897
90	0734412005	SO-PROSPER MINISTRY TRUST	\$	2,295
91	0734412012	GOLDEN TIMOTHY & JOANN	\$	656
92	0734412013	GOLDEN TIMOTHY & JOANN	\$	529
93	0734412014	JML LEGACY MANAGEMENT LLC	\$	43,424
94	0734424001	HABITAT FOR HUMANITY QC	\$	1,881
95	0734424002	CLARK IVORY D	\$	19,290
96	0734424003	CLARK ANA & IVORY	\$	30,562
97	0734424004	CLARK ANA & IVORY	\$	1,337
98	0734424005	CLARK JAMES J	\$	1,160
99	0734424006	RI HOUSING AUTH	\$	-
100	0734424007	RI HOUSING AUTH	\$	-
101	0734424008	RI HOUSING AUTH	\$	-
102	0734424009	HOLLAND ROCHELLE D	\$	13,853
103	0734424010	MEZA GENARO	\$	5,809
104	0734424013	NETTLES ERIK I	\$	7,648
105	0734424012	BEY BUIE & SONS LLC	\$	5,380
106	0734424014	BUIE EDWIN	\$	1,796
107	0734424015	CASTILLO CISNEROS KIMBERLY	\$	1,745
108	0734424016	CASTILLO KIMBERLY	\$	13,094
109	0734424017	ROSALES MARIA A	\$	18,779
110	0734424018	RI HOUSING AUTH	\$	1,672
111	0734424019	ROBERTS ELIJAH	\$	9,185
112	0734424020	SCHOMER BERNICE	\$	7,870

113	0734426001	LILIUS WALTER A/ANNE D TR	\$	3,140
114	0734426002	SPANN REGINA L	\$	3,620
115	0734426003	DARE MAVIS M & ROBERT D	\$	3,741
116	0734426004	SOSEMAN LYAL R	\$	16,776
117	0734426005	LANE JAMES R	\$	1,337
118	0734426006	LANE JAMES R	\$	1,656
119	0734426007	LANE JAMES R	\$	26,132
120	0734426008	HABITAT FOR HUMANITY QC	\$	25,410
121	0734426009	SPANN THOMAS L JR	\$	2,148
122	0734426010	SPANN THOMAS L JR	\$	1,796
123	0734426011	GRACE DWELLING PROJECT	\$	1,796
124	0734426012	GTA OLD TOWN LLC	\$	86,499
125	0734426013	PROJECT NOW	\$	2,143
126	0734426014	MEJIA PEDRO C	\$	12,643
127	0735110001	SKV HOLDINGS INC	\$	143,149
128	0735110002	SAGE HOWARD K	\$	14,063
129	0735110008	VESEY JANET & JORDAN	\$	7,480
130	0735110003	SAGE HOWARD K	\$	583
131	0735110009	COLE CHARLENE/VESEY MARIE	\$	1,018
132	0735110004	COLE CHARLENE/VESEY MARIE	\$	2,689
133	0735110005	VESEY JERRY & BESSIE TRUSTEES	\$	8,389
134	0735110006	VESEY JERRY & BESSIE TRUSTEES	\$	11,782
135	0735110007	SKV HOLDINGS INC	\$	12,003
136	0734402007	SHELTON WANDA J	\$	1,805
137	0734402008	SHELTON WANDA J	\$	1,818
138	0734402006	SHELTON WANDA J	\$	21,648
139	0734407001	CONNELL ROBERT J	\$	13,216
140	0734407002	ROBERTS ROY JR	\$	2,200
141	0734407016	CITY OF ROCK ISLAND	\$	-
142	0734407005	COMBS MICHAEL	\$	15,020
143	0734407006	JACKSON GROUP LLC	\$	25,630
144	0734407007	STANLEY WILLIAM E/NANCY E	\$	12,282
145	0734407008	STANLEY WILLIAM E/NANCY E	\$	12,306
146	0734407009	MCCOY PHYLLIS M	\$	704
147	0734407010	MCCOY PHYLLIS M	\$	14,267
148	0734407011	NEPHEW DERRICK B/FELICE M	\$	13,986
149	0734407012	RUGAGAZA GIKUNDIRO ERIC	\$	3,939
150	0734407013	BRAGG IDA B	\$	2,200
151	0734407014	BRAGG IDA B	\$	1,328

152	0734407015	BRAGG IDA B	\$ 859
153	0734409001	NUNN LESSIE E/MARTHA	\$ 18,765
154	0734409002	RI ECONOMIC GROWTH / BRIAN	\$ 1,476
155	0734409005	HICKMAN J W	\$ 996
156	0734409006	HICKMAN J W	\$ 7,792
157	0734409007	FISHER DRAKE A	\$ 1,092
158	0734409008	D & K RENTAL PROPERTIES LLC SERIES 6	\$ 9,877
159	0734409009	LOMAS SCOTT D	\$ 11,402
160	0734409010	THOMAS HILDA/WILLIAMSON A	\$ 7,344
161	0734409003	CRIDER ZACHARY/DORIS	\$ 17,572
162	0734409004	CRIDER ZACHARY C JR	\$ 27,774
163	0734409016	MUGABO ANTOINE	\$ 3,531
164	0734409013	BURNSIDE DARRELL	\$ 826
165	0734409014	BURNSIDE DARRELL	\$ 10,520
166	0734409015	BURNSIDE DARRELL	\$ 1,335
167	0734411006	GORDON ENTERPRISES LTD	\$ 61,504
168	0734411002	GIBSON GERALDINE	\$ 20,887
169	0734411003	PRISON MIKE PROPERTIES LLC	\$ 25,505
170	0734411007	PULLIAM CHARLESZENE	\$ 324
171	0734411008	GORDON ENTERPRISES LEARNER DAVID A & RUTH	\$ 423
172	0734422007	ALFARO JESUS JR	\$ 19,224
173	0734422002	GARCEN CARLOS C	\$ 20,686
174	0734422005	PULLIAM CHARLESZENE	\$ 18,482
175	0734413001	GULBRANSEN JAMES	\$ 20,171
176	0734413024	GONZALEZ ALMA A	\$ 27,971
177	0734413002	GULBRANSEN JAMES	\$ 537
178	0734413023	HORNE TEQUILLA	\$ 13,447
179	0734413005	ARCHIP DANUT	\$ 14,038
180	0734413006	MARTINEZ RAUL	\$ 14,038
181	0734413022	NAHABANDI MODESTE	\$ -
182	0734413010	JEDR LLC	\$ 16,837
183	0734413011	LUVUA DAVID L	\$ 18,802
184	0734413012	GOLDEN STEPHEN L SR	\$ 16,877
185	0734413013	BEY BUIE & SONS LLC	\$ 13,432
186	0734413014	GOLDEN JOANN	\$ 1,413
187	0734413015	BANKS TONY C	\$ 1,672
188	0734413016	ROMERO ANGEL RICO	\$ 4,358
189	0734413017	GOLDEN TIMOTHY & JOANN	\$ 29,577
190	0734413018	DEDONCKER LORI A	\$ 562

191	0734413019	DEDONCKER LORI A	\$	14,089
192	0734413020	CITY OF ROCK ISLAND	\$	-
193	0734413021	PPG ENTERPRISES LLC	\$	8,338
194	0734421001	NETTLES ERIK I	\$	22,154
195	0734415001	BEY BUIE & SONS LLC	\$	7,220
196	0734415002	BEY BUIE & SONS LLC	\$	9,113
197	0734415007	BARBER GABRIEL III	\$	19,423
198	0734415008	FLORES AGUSTIN B	\$	1,078
199	0734415009	FLORES AGUSTIN B	\$	18,098
200	0734415010	MORRISON OSCAR/CLORIA	\$	14,682
201	0734415003	BEY BUIE & SONS LLC	\$	5,676
202	0734415011	REYES CORTEZ NOEL	\$	2,031
203	0734415004	BEY BUIE & SONS LLC	\$	13,743
204	0734415005	BULLOCKS PEARLIE B	\$	8,971
205	0734415006	ROSALES MAXIMILIAN J	\$	17,264
206	0734415012	DAVID NDUWIKUNDA	\$	13,408
207	0734415013	NUNN WILLIAM C	\$	17,640
208	0734415014	CORTEZ MARIA REYES	\$	14,807
209	0734415015	REYES CORTEZ NOEL	\$	720
210	0734415016	REYES NOEL	\$	24,176
211	0734416001	JOHNSON DONALD W/RHONDA	\$	27,984
212	0734416002	OVIEDO ERIKA	\$	1,145
213	0734416010	OVIEDO EFRAIN	\$	11,971
214	0734416011	CITY OF ROCK ISLAND	\$	-
215	0734416017	TLC PROPERTIES INC	\$	6,655
216	0734416003	IVY DARRYL/DEAUNA SJ	\$	15,383
217	0734416004	MARTINEZ LORENZO R	\$	15,374
218	0734416005	MUHAMMAD SHAHID	\$	-
219	0734416006	GRIESEL ROBERT W	\$	1,577
220	0734416007	MUKABAZIGA AGNES	\$	2,182
221	0734416008	ATWATER ELLIS G	\$	2,198
222	0734416009	ATWATER ELLIS G	\$	1,254
223	0734416018	BRYSON CHRISTOPHER	\$	8,471
224	0734416014	GRIESEL ROBERT W	\$	12,721
225	0734416015	GRIESEL ROBERT W	\$	1,727
226	0734416016	TLC PROPERTIES INC	\$	3,773
227	0735116001	BLANCHARD TIM J	\$	2,460
228	0735116002	BOO LLC MARC SIMPSON	\$	33,707
229	0735116003	BLANCHARD TIM J	\$	19,926

230	0735116004	PROJECT NOW	\$ -
231	0735116005	CITY OF ROCK ISLAND C/O CITY CLERK	\$ 35,721
232	0734403001	RI PARKS / REC ADMIN OFFICE	\$ -
233	0734404017	MUKABAZIGA AGNES	\$ 2,185
234	0734404018	MUKABAZIGA AGNES	\$ 2,185
235	0734404020	TSCHAPPAT DUANE L	\$ 8,185
236	0734404019	KABURA FIDELE	\$ -
237	0734404011	AVALOS JOSE D	\$ 17,203
238	0734404012	OTERO RIVERA JACKELINE	\$ 17,851
239	0734404013	CEDENO ROBERTO	\$ 12,497
240	0734404014	CEDENO ROBERTO	\$ 922
241	0734404015	PROJECT NOW	\$ -
242	0734404016	PETTY JEANETTE/WILLIAM A	\$ 15,403
243	0734446001	CEDENO ROBERTO	\$ 16,601
244	0734446002	RICE TIA-FARRAH F	\$ 13,885
245	0734446003	EDWARDS TIA FARRAH R	\$ -
246	0734446004	HAYMON GLORIA	\$ 4,141
247	0734446005	GOLDWAY SOLUTION LLC	\$ 13,240
248	0734446006	SINGH MOTI	\$ 1,362
249	0734446007	NUNN WILLIAM C	\$ 13,379
250	0734446008	GRIFFIN MARK D LIVING TRUST	\$ 10,068
251	0734446009	SIMMONS DORRAINE	\$ 13,212
252	0734446010	HAYMON GLORIA	\$ 10,392
253	0734446011	HEARD ELMER	\$ 6,526
254	0734446012	ROI CAPITAL LLC	\$ 10,248
255	0734446013	LEWIS CYNTHIA	\$ 1,405
256	0734427001	EVANS DAVID W/ROBERTA A	\$ 8,103
257	0734427002	MOTON JOHN III	\$ 5,405
258	0734427003	DST PROPERTY MANAGEMENT	\$ 8,188
259	0734427004	CITY OF ROCK ISLAND	\$ -
260	0734427005	CITY OF ROCK ISLAND	\$ -
261	0734427006	DERRICK TEMPLE COGIC	\$ 826
262	0734427007	DERRICKS TEMPLE CHURCH	\$ -
263	0734468001	LINCOLN RESIDENCES LP	\$ -
264	0734427009	DERRICK TEMPLE COGIC	\$ 859
265	0734468002	LINCOLN RESIDENCES LP	\$ -
266	0734405001	SIEMONSMA JULIE A	\$ 50,648
267	0734405002	SIEMONSMA JULIE A	\$ 1,941
268	0734405003	SIEMONSMA JULIE A	\$ 4,520

269	0734466001	GAY DONALD	\$	9,818
270	0734466002	CRUZ MARCELINO	\$	9,315
271	0734405008	CRUZ MARCELINO	\$	984
272	0734405010	CITY OF ROCK ISLAND	\$	-
273	0734405007	ESQUIRE LODGE 1648 BENEVOLENT PROTECTIVE ORDER OF THE ELKS OF THE WORLD	\$	30,314
274	0734406016	RAGHAVAN VASUDEVAN	\$	1,951
275	0734406003	CRIDER ZACHARY C JR	\$	14,828
276	0734406004	SEALES CURTOMBIA	\$	2,200
277	0734406005	SISK ANTONIO B	\$	14,186
278	0734406006	JACKSON ARLETHA	\$	12,324
279	0734406007	WOOD MARK C & KARILYN J	\$	11,402
280	0734406008	HABITAT FOR HUMANITY QC	\$	995
281	0734406009	CITY OF ROCK ISLAND	\$	-
282	0734406010	JALLOH ALPHA A REVOCABLE TRUST	\$	13,168
283	0734406011	LOPEZ FELIX	\$	10,713
284	0734406012	LOPEZ MUNOZ GUILLERMO	\$	9,718
285	0734406015	RODRIGUEZ RICHARD A	\$	16,187
286	0734450001	JONES KIANNA L	\$	9,482
287	0734450002	COTTON BRUCE	\$	25,742
288	0734450003	NIMMERS HORNE MARQUES J	\$	26,774
289	0734450004	THORNTON DEBRA	\$	21,496
290	0734450005	BOEHNKE JAMES B	\$	8,345
291	0734450006	TEAGUE JAMES EARL	\$	20,220
292	0734431001	600 7TH ST ROCK ISLAND TRUST	\$	12,367
293	0734431002	OLIVER SYVETTA J	\$	10,762
294	0734431003	MOORE LINDA M	\$	14,144
295	0734431010	FAUSTIN EMMANUEL	\$	-
296	0734431007	LACY ANGELA J	\$	720
297	0734431008	GARCEN CARLOS C	\$	6,628
298	0734431009	LACY ANGELA J	\$	860
299	0734432001	NETTLES ISRAEL L	\$	-
300	0734432002	NETTLES ISREAL L	\$	8,291
301	0734432003	HABITAT FOR HUMANITY QC	\$	23,921
302	0734432005	NETTLES ISRAEL L	\$	1,064
303	0734432006	NETTLES ISRAEL L	\$	1,137
304	0734432007	DOMINGO ROSALINDA REYES	\$	9,838
305	0734432008	MARTIN LUTHER KING JR CENTER INC	\$	2,318
306	0734432009	MARTINEZ JOSE L	\$	10,657

307	0734432010	ROBINSON DYTANYA O	\$	1,410
308	0734432011	ROBINSON DYTANYA O	\$	1,375
309	0734432012	HARRIS WILLIE	\$	8,927
310	0734432016	NANCE WILLIE C/WILLIE S	\$	10,529
311	0734433001	CITY OF ROCK ISLAND	\$	-
312	0734420002	RI HOUSING AUTH	\$	641
313	0734420015	DARLUE TENNEH	\$	27,091
314	0734420005	GAY DONALD	\$	10,611
315	0734420014	KUMP ALAN W	\$	11,980
316	0734420007	HICKS CONNIE	\$	13,613
317	0734437001	LISLE RICHINDA	\$	839
318	0734437002	JOHNSON DEBRA M	\$	11,510
319	0734437003	NETTLES ISRAEL L	\$	897
320	0734437004	BERYS FLAVIA CRISTINA	\$	18,104
321	0734437005	LACY ANGELA J	\$	1,882
322	0734437006	LACY ANGELA J	\$	18,553
323	0734456001	DICKERSON MELVIN SR	\$	1,638
324	0734456002	SHERROD WILLIE	\$	1,638
325	0734456003	ROSAS GENARO	\$	11,007
326	0734456004	ROSS BRIAN M	\$	1,375
327	0734456005	TIG PROPERTIES LLC ANGELA LACY	\$	12,203
328	0734438001	HUGHES JULIUS LA ROSE	\$	9,348
329	0734438006	LACY ANGELA J	\$	720
330	0734456006	LACY ANGELA J	\$	1,394
331	0734438002	CITY OF ROCK ISLAND	\$	-
332	0734438009	CITY OF ROCK ISLAND	\$	-
333	0734456010	CITY OF ROCK ISLAND	\$	-
334	0734438010	CITY OF ROCK ISLAND	\$	-
335	0734439001	HART RHONDA	\$	1,078
336	0734439002	HART RHONDA	\$	1,031
337	0734439003	A TOUCH OF HEAVENS DEVELOPMENT LLC	\$	8,149
338	0734439004	MORROW KENNETH	\$	10,137
339	0734439005	HART RHONDA	\$	859
340	0734439006	RI HOUSING AUTH	\$	4,055
341	0734458001	NETTLES MAJOR A	\$	7,671
342	0734458008	LOWERY TELLISA	\$	21,832
343	0734458004	WILLMINGTON ISAAC	\$	2,999
344	0734439007	JAMES LOUISE A	\$	13,018
345	0734439008	YAR JU NI	\$	18,745

346	0734439009	JOHNAPELTE NDAYIRAGIJE	\$	15,505
347	0734439012	DOUGLAS PARK HOUSING	\$	-
348	0734458006	COMMUNITY HOUSING SERVICE	\$	830
349	0734458007	COUMMINTY HOUSING SERVICE	\$	1,614
350	1603201009	DIAZ MONICO H	\$	618
351	1603201010	DIAZ MONICO H	\$	490
352	1603201011	DIAZ ROBIN E	\$	561
353	1603201012	DIAZ MONICO H	\$	897
354	1603201013	DIAZ MONICO H	\$	2,095
355	1603201014	DIAZ MONICO H	\$	1,202
356	0734418001	CATHER ROBERT L	\$	785
357	0734418002	LOYD HOLDINGS LLC	\$	14,761
358	0734418003	GRIMSTAD LISA	\$	11,149
359	0734418004	GRIMSTAD JOE	\$	17,090
360	0734418005	MAYES BRENDA M	\$	1,820
361	1603204001	GRIMSTAD JOE	\$	15,780
362	1603204002	NUNN WILLIAM C	\$	15,099
363	1603204003	RAMIREZ JOSE O	\$	14,239
364	1603204004	DIAZ MONICO H	\$	1,989
365	0734418006	RI ECONOMIC GROWTH CORP	\$	917
366	0734418007	MARTIN CLAYTON M & DESA ALANA DE TISSAN	\$	12,564
367	0734418008	WRIGHT SHAKENYA A	\$	16,344
368	0734418009	HAYMON RALPH E	\$	903
369	0734418010	SCHMACHT EDWARD	\$	20,412
370	0734418012	EMERICK ALISHA	\$	8,144
371	1603205002	HABITAT FOR HUMANITY QC	\$	2,076
372	1603205003	DAVIS KOBIE R	\$	18,838
373	1603205004	JETT CAMMIE M	\$	18,066
374	0734419001	WILSON JOHN L/BESSIE	\$	13,725
375	0734419002	BEY BUIE & SONS LLC	\$	13,919
376	0734419003	BURGIN BONITA E	\$	12,637
377	0734419004	RUBALCAVA ALFREDO JR	\$	13,988
378	0734419005	ROCK ISLAND COUNTY AS TRUSTEE	\$	968
379	0734419006	ROCK ISLAND COUNTY AS TRUSTEE	\$	934
380	1603207001	BLACK ANNA MARIE	\$	13,797
381	1603207002	JOHNSON WALTER	\$	13,797
382	1603207003	BRIGGS MICHAEL J	\$	10,612
383	1603207004	DEBROBANDER BRIAN	\$	13,797
384	1603207005	CONTRERAS JOSE M	\$	15,665

385	1603207006	WILLIAMS ANTHONY D	\$	5,380
386	0734420008	MIBURO KRISIELIA	\$	-
387	0734420009	ROBERTS ELEX O	\$	1,067
388	0734420010	ROBERTS ELEX O	\$	1,787
389	0734420011	HARERIMANA HALIMA	\$	-
390	0734420012	TAYLOR RHEA	\$	966
391	0734420013	TAYLOR RHEA	\$	31,253
392	1603211001	PHOENIX HOME PROPERTIES LLC	\$	14,208
393	1603211002	VALADEZ GRISELDA	\$	4,650
394	1603211003	ROWLAND DOUG S	\$	-
395	1603211004	ROWLAND DOUG S	\$	2,098
396	1603208001	ROWLAND DOUG S	\$	-
397	1603211011	JOSEPH NGIRIRUBURUNDI	\$	26,599
398	1603211010	HABITAT FOR HUMANITY QC	\$	24,357
399	1603208003	CONTRACT FUNDING LLC	\$	35,869
400	0734455001	HALL ROOSEVELT	\$	8,837
401	0734455002	HEWLETT STEVEN	\$	13,386
402	0734455003	HABITAT FOR HUMANITY QC	\$	23,944
403	1603212001	GOMEZ JUAN J	\$	1,404
404	1603212002	GOMEZ JUAN J	\$	35,627
405	1603212004	CONNELL ROBERT J	\$	1,127
406	1603212005	TIG PROPERTIES LLC ANGELA LACY	\$	12,968
407	1603209002	HUGHES JULIUS LA ROSE	\$	1,133
408	1603212006	HARERIMANA SOPHIE	\$	-
409	1603212007	CLARK DIANE F	\$	21,599
410	1603209003	CLARK MICHEL D/DIANE F	\$	1,152
411	1603209004	CONNELL AGENCY / ROBERT	\$	1,329
412	1603209005	CHEAP LANDS INC	\$	1,329
413	0734457001	THA THA	\$	25,006
414	0734457003	LACY ANGELA J	\$	1,943
415	0734457004	SMOCK RONDA M	\$	20,595
416	0734457005	SFR3 050 LLC	\$	24,936
417	1603210001	HOLLIDAY SPENCER I	\$	16,745
418	1603210002	HOMES35 LLC	\$	15,815
419	1603210003	ROCK ISLAND COUNTY AS TRUSTEE	\$	826
420	1603210004	DEEMER DAVID	\$	7,893
421	1603210005	DEEMER DAVID	\$	1,404
422	1603210006	DICKERSON ALPHONSO JR	\$	11,342
423	1603210007	HAYNES FANNIE	\$	26,260

424	1603210008	ONESFOR N/RAMU N	\$	21,470
425	1603210009	ANGEL GRANVIL	\$	17,507
426	1603210010	SUDDUTH CHARLES & JUSTINA A	\$	17,507
427	1603210011	HAYNES ROBERT C	\$	22,285
428	0734459001	HABITAT FOR HUMANITY QC	\$	25,609
429	0734459007	HABITAT FOR HUMANITY QC	\$	28,808
430	0734459008	DAVIS BARBARA	\$	24,192
431	0734459009	CARTER AL JR & MACY	\$	13,905
432	0734459010	JONES CAROLYN	\$	11,326
433	0734459011	JONES CAROLYN	\$	2,951
434	1603213001	HABITAT FOR HUMANITY QC	\$	24,913
435	1603213015	HABITAT FOR HUMANITY QC	\$	30,765
436	1603213012	HABITAT FOR HUMANITY QC	\$	24,925
437	1603213013	HABITAT FOR HUMANITY QC	\$	23,557
438	1603213004	SALES DEBORAH A & DOUGLAS L	\$	13,183
439	1603213014	HABITAT FOR HUMANITY QC	\$	27,856
440	1603213006	THE HOPE PROPERTY GROUP LLC	\$	1,975
441	1603213007	NUNN LESSIE E	\$	2,058
442	1603213008	NUNN LESSIE E	\$	25,408
443	1603213009	NUNN LESSIE E	\$	15,084
444	1603201015	DIAZ MONICO H	\$	9,843
445	1603201016	DIAZ MONICO H	\$	17,205
446	1603201017	DIAZ MONICO H	\$	1,759
447	1603201018	NUNN LESSIE E/MARTHA	\$	1,759
448	1603201019	NUNN LESSIE E/MARTHA	\$	15,786
449	1603201020	KRAKLIOW BRYAN	\$	12,329
450	1603201021	GARCIA NIKOLAI TIMOTHY Y	\$	2,931
451	1603206001	HICKS GEORGINA K	\$	18,125
452	1603206002	NUNN WILLIAM C	\$	16,477
453	1603206003	JONES MARY LACEY	\$	15,437
454	1603206004	DUNBAR TIFFANE R	\$	15,744
455	1603206005	DUNN ELISE	\$	16,819
456	1603206006	LACEY JUANITA	\$	14,968
457	1603206007	HUNTER ALTON D/JOSEPHINE	\$	14,620
458	1603206008	TAYLOR WANDA	\$	17,942
459	1603206010	JOHNSON CARL J	\$	21,811
460	1603214001	QUINTIN GUTIERREZ JOSE S	\$	20,917
461	1603214002	JONES MICHAEL/HOLMES B	\$	17,130
462	1603214003	WILLIAMSON CHARLES & CHLOE	\$	17,134

463	0734301001	R I RIVER TERMINAL	\$ 17,148
464	1603100001	R I RIVER TERMINAL	\$ 21,427
465	1603101002	PAK SOURCE WDS/ ATTN:ACCOUNTING	\$ 541,938
466	1603105022	CITY OF ROCK ISLAND	\$ -
467	0734400022	CITY OF ROCK ISLAND	\$ -
468	1603102001	ROCK ISLAND REALTY LLC C/O GETTY RICHARD A	\$ 84,380
469	0734417005	CITY OF ROCK ISLAND	\$ -
470	1603201023	CITY OF ROCK ISLAND	\$ -
471	1603104016	R I INDUSTRIAL PARTNERS LLC	\$ 758,095
472	1603104008	CITY OF ROCK ISLAND	\$ -
473	1603202025	CITY OF ROCK ISLAND	\$ -
474	1603105008	LMF LLC	\$ 428,024
475	1603105009	LMF LLC	\$ 688,462
476	1603243001	RILCO INC	\$ 92,941
477	1603243002	RILCO INC	\$ 250,884
478	1603243004	RILCO INC	\$ 3,410
479	1603243003	HGI ILLINOIS LLC	\$ 264,949
480	1603202008	MOLTZEN A/BREHENY T	\$ 2,031
481	1603203010	WOODLINE HOLDINGS LLC	\$ 897
482	1603203011	WOODLINE HOLDINGS LLC	\$ 923
483	1603203012	WOODLINE HOLDINGS LLC	\$ 959
484	1603203013	WOODLINE HOLDINGS LLC	\$ 978
485	1603200004	WOODLINE HOLDINGS LLC	\$ 75,418
486	1603200005	WOODLINE HOLDINGS LLC	\$ 59,899
487	1603105002	RI READY MIXED CONCRETE	\$ 11,875
488	1603105003	MOLINE CONSUMERS CO	\$ 27,660
489	1603105005	RI READY MIXED CONCRETE	\$ 757,486
490	1603105006	ROCK ISLAND BOAT CLUB	\$ 48,013
491	1603105020	PRECISION HOLDINGS LLC	\$ 54,864
492	1603105021	SCHUMACHER WANDA S	\$ 57,093
493	1603105018	PRECISION HOLDINGS LLC	\$ 1,330
494	1603105019	SCHUMACHER WANDA S	\$ 5,728
495	1603200012	DELS METAL	\$ 70,258
496	1603200014	CITY OF ROCK ISLAND	\$ -
497	1603200011	SKIP-A-LONG DAYCARE CEN	\$ -
498	1603234002	SKIP-A-LONG DAYCARE CEN	\$ -
499	1603234003	SKIP-A-LONG DAYCARE CEN	\$ -
500	1603234004	BANKS TONY C	\$ 12,546
501	1603234005	BINION FELIX	\$ 18,100

502	1603234006	BINION FELIX	\$	13,767
503	1603234007	GARRARD VERONICA M	\$	15,734
504	1603234008	JACKSON GROUP LLC	\$	16,383
505	1603235001	JACKSON GROUP LLC	\$	13,431
506	1603235002	ROCK INVESTMENT HOLDINGS LLC SERIES 1700 FIFTH STREET	\$	18,422
507	1603235003	DAVALOS PAULINO	\$	13,864
508	1603235004	JOHNSON DIANN	\$	13,805
509	1603235005	JACKSON LESLIE A	\$	16,928
510	1603235006	MAYATABO AARON	\$	13,322
511	1603235007	JOHNSON DIANN	\$	1,278
512	1603235008	RUGAGAZA NYIRAHUMURE	\$	11,330
513	1603235009	STEELE ALEX W/ANDL BANK	\$	18,718
514	1603235010	FIRST FINANCIAL GROUP LLC	\$	18,457
515	1603235011	CASCO JUANA E	\$	8,992
516	1603300001	RI PARKS / REC ADMIN OFFICE	\$	-
517	1603301001	OAK GROVE STORAGE LLC	\$	34,044
518	1603301003	OAK GROVE STORAGE LLC	\$	81,797
519	1603300003	TEW PERNON R & JOYCE N	\$	7,711
520	1603300004	TEW PERNON R & JOYCE N	\$	38,819
521	1603300005	JOHANNES STEVEN/LANA TRST	\$	18,056
522	1603300006	JOHANNES STEVEN/LANA TRST	\$	48,441
523	1603300007	CALHOUN G MARTY	\$	11,568
524	1603300008	CALHOUN G MARTY	\$	2,313
525	1603300009	CALHOUN G MARTY	\$	10,832
526	1603300018	BERNAUER DEBRA S	\$	14,563
527	1603300017	BERNAUER BARBARA A	\$	22,450
528	1603300015	CITY OF ROCK ISLAND	\$	-
529	1603401011	UNLEY THOMAS F	\$	32,555
530	1603401004	TOM UNLEY MARINE LLC	\$	1,336
531	1603401005	JPC PROPERTY MANAGEMENT LLC	\$	12,697
532	1603401006	JPC PROPERTY MANAGEMENT LLC	\$	3,194
533	1603401007	UNLEY THOMAS F	\$	6,189
534	1603401008	UB STORIN LLC	\$	2,629
535	1603401012	UNLEY THOMAS F	\$	102,446
536	1603400001	FORGIE DANIEL L SR	\$	32,158
537	1603400002	TCBK ACRES LLC	\$	17,387
538	1603400005	HAINLINE THERESA L	\$	16,304
539	1604200001	RI PARKS / REC ADMIN OFFICE	\$	-

540	1604200002	CITY OF ROCK ISLAND	\$ -
541	1604200003	RI PARKS / REC ADMIN OFFICE	\$ -
542	1603402001	MENDOZA LORENZO	\$ 321
543	1603402002	LANGSTON BRUCE S TRUST	\$ 18,258
544	1603402003	LANGSTON BRUCE S TRUST	\$ 3,615
545	1603402004	STCLAIR MARTIN E	\$ 15,965
546	1603402005	FLEUTER DEANNA	\$ 9,593
547	1603402006	S & P PROPERTY HOLDINGS LLC	\$ 9,786
548	1603402007	MENDOZA LILIA/LORENZO	\$ 9,869
549	1603402008	FIRST FINANCIAL GROUP LLC	\$ 16,138
550	1603402009	TRINITY FINANCIAL SERVICES LLC	\$ 13,102
551	1603402010	ABARCA SALVADOR	\$ 17,621
552	1603402011	MILES KAI AH	\$ 17,262
553	1603402012	OSTROM CYNTHIA A	\$ 13,702
554	1603402013	OSTROM CYNTHIA A	\$ 17,202
555	1603402014	ST CLAIR DONNA	\$ 15,074
556	1603400008	BARHOPPERS LLC / HEESCH C	\$ 23,724
557	1603400009	THOMSEN TONY	\$ 20,425
558	1603400029	BURGIN MARY JANE	\$ 6,370
559	1603404001	THOMPSON DENNIS E/GAIL I	\$ 4,476
560	1603404002	THOMPSON DENNIS E/GAIL I	\$ 16,429
561	1603404003	HENRY ROBERT L/PAMELA S	\$ 15,853
562	1603404004	ARREGUIN RAUL	\$ 14,365
563	1603404005	ARREGUIN RAUL	\$ 1,877
564	1603404006	CONNER TOMMIE	\$ 14,545
565	1603405001	LLOYD MELANIE M	\$ 11,108
566	1603405002	BEY BUIE & SONS LLC	\$ 12,255
567	1603405003	NELSON BRIANNA	\$ 12,249
568	1603405004	IQBAL SYED HASHIM	\$ 15,328
569	1603405005	NICHOLS KERRY	\$ 18,341
570	1603405006	HILLTOP FARMS PROPERTIES	\$ 7,501
571	1603405017	POISAL ISABELLA	\$ 18,255
572	1603405009	PAW HSER	\$ 14,296
573	1603405010	LLOYD ANTHONY S/MELANIE M	\$ 3,615
574	1603405011	FIRST FINANCIAL GROUP LLC	\$ 12,219
575	1603405012	WEBB DAVID B/EDNA M	\$ 1,877
576	1603405013	WEBB DAVID R SR/EDNA M	\$ 16,893
577	1603405014	POWELL CRAIG T	\$ 11,853
578	1603405015	COLVIN DAMON	\$ 20,789

579	1603405016	JACOBS STEPHEN J/MIKA R	\$	18,720
580	1603400011	CITY OF ROCK ISLAND	\$	-
581	1603400012	TRIP PORTFOLIO LLC BIYNAH INDUSTRIAL PARTNERS	\$	565,824
582	1603400013	VITRAN PROPERTIES USA LLC	\$	247,722
583	1603400014	TCHT LLC	\$	574,481
584	1603400015	TCHT LLC	\$	79,010
585	1603400016	VITRAN PROPERTIES USA LLC	\$	4,167
586	1603400018	CADY ROGER M/REBECCA L	\$	9,388
587	1603400019	TOLLENAER MARY & MICHAEL	\$	11,140
588	1603400020	CADY ROGER M/REBECCA L	\$	13,535
589	1603400021	DEE SA/TA NAW	\$	16,432
590	1603400032	HOOO ARMSTRONG	\$	7,813
591	1603400017	VITRAN PROPERTIES USA LLC	\$	2,467
592	1603400030	VITRAN PROPERTIES USA LLC	\$	6,093
593	1603400024	VITRAN PROPERTIES USA LLC	\$	2,199
594	1603400025	VITRAN PROPERTIES USA LLC	\$	2,269
595	1603400026	2350 5TH ST LLC	\$	533,604
596	1603400003	LANGMAN CONSTRUCTION INC	\$	36,258
597	1603400004	MIDAMERICAN ENERGY CO	\$	21,305
598	1610200001	LANGMAN CONSTRUCTION INC	\$	3,823
599	1610200002	LANGMAN CONSTRUCTION INC	\$	24,361
600	1610200003	LANGMAN CONSTRUCTION INC	\$	72,621
601	1610100002	ALTER TRADING CORPORATION	\$	1,550
602	1610201045	ALTER METAL RECYCLING DPT	\$	210,875
603	1610100003	QC BANK / TEAMSTERS LOCAL	\$	3,157
604	1610101001	QC BANK / TEAMSTERS LOCAL	\$	91,548
605	1610102002	BELSER VENTURES LLC	\$	72,187
606	1610102003	E CLARK INVESTMENTS LLC	\$	45,111
607	1610201056	JOHANNES STEVEN/LANA TRST	\$	53,318
608	1610201057	CPI OF THE MIDWEST INC	\$	97,431
609	1610201058	JEDC LLC	\$	75,771
610	1610201059	FTG LTD	\$	5,398
611	1610201060	HARKSEN RON/HANSEN JESS	\$	390,485
612	1610218001	GORDON ENTERPRISES LTD	\$	232,927
613	1610218002	GORDON ENTERPRISES LTD	\$	18,410
614	1610201068	WAGENER JOEL L & DEBONIE L REVOCABLE TRUST	\$	123,035
615	1610201007	DOYLE DAREN J	\$	12,120
616	1610201008	MCNEAL LINDA	\$	16,849
617	1610201009	MCNEAL LINDA & DENNIS	\$	2,779

618	1610201005	CAVINS STEPHEN R	\$	18,873
619	1610201006	RASHEED AMIR	\$	32,482
620	1610201067	IRWIN GLORIA	\$	27,181
621	1610202001	TAVIZON IRMA J	\$	28,516
622	1610202002	DAVIES JAMES E	\$	8,665
623	1610203001	TONY SCHADEL	\$	9,814
624	1610203002	JEDC LLC	\$	41,521
625	1610201012	SMITH JENNIFER	\$	18,995
626	1610201013	PIERSON EARNEST L/MARIE	\$	16,793
627	1610201022	JEDC LLC	\$	50,074
628	1610201014	SUNNYBROOK LLC	\$	10,176
629	1610201015	SFR3 050 LLC	\$	8,039
630	1610201016	LAM JEFF	\$	14,439
631	1610201023	BERGE PLATING WORKS INC	\$	44,701
632	1610201017	FOREST LIVING TRUST	\$	20,816
633	1610201018	FOREST JAMES H JR	\$	15,428
634	1610201024	BERGE PLATING WORKS INC	\$	85,711
635	1610201019	COOKSEY MERLE W/MELISSA A	\$	19,354
636	1610201020	WINGERT GALE	\$	14,213
637	1610201021	GOLDSTONE LINWOOD/ERICA T	\$	16,355
638	1610201025	619 25TH AVENUE LLC	\$	65,469
639	1610204001	HOLLAND ALAN E JR	\$	22,553
640	1610204002	SHEE HSER MU & MU LEI	\$	12,684
641	1610205001	GREEN STEPHEN J	\$	19,502
642	1610205002	FLEMING SHERRY L SALAIS	\$	14,623
643	1610205005	SHEE HSER MU & MU LEI	\$	15,209
644	1610201069	DENATO SALLIE	\$	14,494
645	1610201027	FIRST FINANCIAL GROUP LLC	\$	15,024
646	1610201028	MINCER KENNETH A	\$	13,165
647	1610201029	FUENTES VERONICA	\$	21,681
648	1610201070	BANNER STEPHEN	\$	23,206
649	1610201030	DERRY TAYLOR K	\$	32,216
650	1610201034	CLOSE WAYNE & TAMARA TRUST	\$	2,334
651	1610201035	HAE NOE	\$	31,585
652	1610206001	DIXON WALTER	\$	23,780
653	1610206002	YOUNG GREGORY S & CATHERINE M	\$	18,036
654	1610201036	ARMENTA RAMON GUZMAN	\$	26,711
655	1610201037	FORGIE DANIEL	\$	87,257
656	1610201039	KJWW PROPERTIES LLC	\$	15,168

657	1610201038	KJWW PROPERTIES LLC	\$ 54,051
658	1610201040	BERGE PLATING WORKS INC	\$ 29,800
659	1610201062	KJWW PROPERTIES LLC	\$ 1,579,632
660	1610207001	CLOSE WAYNE & TAMARA TRUST	\$ 79,661
661	1610208001	SOE HAY/THAW PAW DAY	\$ 35,974
662	1610208002	FIRST FINANCIAL GROUP LLC	\$ 18,897
663	1610208003	WRISTEN WESLEY E	\$ 22,698
664	1610208004	FIRST FINANCIAL GROUP LLC	\$ 17,641
665	1610208005	FIRST FINANCIAL GROUP LLC	\$ 20,256
666	1610208006	FIRST FINANCIAL GROUP LLC	\$ 20,256
667	1610208007	KENNEDY BRANDON M/NICOLE	\$ 20,274
668	1610208008	CASTANEDA SALVADORE	\$ 20,410
669	1610208009	WARDELL WILLIAM D	\$ 17,083
670	1610208010	GUTIERREZ ELOY	\$ 25,937
671	1610208011	MACEDONIA MISS / LAKE BRLY	\$ -
672	1610208012	PORTER ROBERT/LINDA	\$ 19,278
673	1610208013	BLAY EH THE / WAY MU	\$ 20,410
674	1610201042	RSI PROPERTIES LLC	\$ 280,799
675	1610201063	KJWW PROPERTIES LLC	\$ 139,457
676	1610201064	KJWW PROPERTIES LLC	\$ 66,522
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703	1610200005	WYERS JACOB	\$ 15,352
704	1610209001	WEED DIANA D	\$ 24,569
705	1610209002	THAW SOE	\$ 18,501
706	1610209003	JACOBS CHAD M	\$ 21,358
707	1610209004	PAW THOO M	\$ 26,291
708	1610209005	EDWARDS HUBERT/DIANNE	\$ 26,589
709	1610209006	JICTB INC	\$ 18,784
710	1610201046	DAGAR INVESTMENTS INC	\$ 298,353
711	1610201048	ZEGLINS REALTY LLC	\$ 145,895
712	1610217014	CHS RI LP / RI HOUSING AUTH	\$ -
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716	1610200006	DAUGHERTY ANNA E	\$ 29,384
717	1610200007	DAUGHERTY ANNA E	\$ 505
718	1610200008	LA NOE / YIN LAH LAH	\$ 26,893
719	1610200010	PUH MA	\$ 20,440
720	1610200009	NESBITT JANIE A	\$ 15,202
721	1610201047	SOA ROCK ISLAND LLC	\$ 833,380
722	1610211001	CLARK KURT J REVOCABLE TRUST	\$ 47,212
723	1610211002	TOLLENAER MICHAEL H	\$ 42,159
724	1610201065	SMALL HANDS BIG HEARTS LLC	\$ 30,968
725	1610201066	EXPRESS HOUSING 1 LP	\$ -
726	1610210001	BUNCH MELISSA L	\$ 24,677
727	1610210002	MARSHALL WILLIAM L	\$ 20,488
728	1610201054	JEDC LLC	\$ 17,572
729	1610201055	THE ARC QCA	\$ -
730	1610211003	CLARK KURT J REVOCABLE TRUST	\$ 121,785
731	1610212001	MCGUIRE JOSHUA A	\$ 3,979
732	1610212002	MCGUIRE JOSHUA A	\$ 21,860
733	1610212003	MCGUIRE JOSHUA A	\$ 3,979
734	1610212004	NIMRICK MARY L REV TRUST	\$ 3,979

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736	1610212006	NIMRICK MARY L REV TRUST	\$	21,810
737	1610213001	STEWART LISA	\$	28,002
738	1610213002	HERGERT DARYL A	\$	28,427
739	1610213004	EVINS WANDA C	\$	22,900
740	1610214003	YOUNG LORI A	\$	39,040
741	1610213006	ABARCA JOSE A	\$	22,267
742	1610213007	ABARCA JOSE A	\$	4,402
743	1610213008	PAYTON MICHAEL/SHARON TST	\$	28,435
744	1610213009	TINOCO MARTHA CASIQUE	\$	25,119
745	1610213010	SIERRA JAVIER/RYAN ETTA	\$	27,458
746	1610212011	DOST LEROY C	\$	18,610
747	1610212012	FILLER MICHAEL D	\$	25,285
748	1610212013	PURNELL DENIEKE	\$	22,864
749	1610211004	ATHENA LLC	\$	110,386
750	1610215001	TB WILCO INVESTMENTS LLC	\$	232,966
751	1610216001	JEDC LLC	\$	23,890
752	1610216002	DEVOSS PROPERTIES LLC	\$	102,301
753	1610211005	H & LG PROPERTIES LLC	\$	5,575
754	1610211008	DEEP POWDER HOLDINGS LLC	\$	67,857
755	1610211006	H & LG PROPERTIES LLC	\$	214,979
756	1610211009	TOLLENAER MICHAEL H	\$	64,938
757	1610211007	H & LG PROPERTIES LLC	\$	10,260
758	1610211010	FIEDLER MICHAEL T	\$	25,577
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762	1610212016	BLANCO SALVADOR R	\$	14,805
763	1610212017	RHOADS RICK JR	\$	16,230
764	1610212018	RHOADS RICKY LEE	\$	15,850
765	1610212019	BEH WATCHEN S	\$	36,312
766	1610212020	SWAIN KRISTOPHER E	\$	23,922
767	1610212021	BROWN MELISSA & RICKY	\$	17,292
768	1610212022	FLEMING JOY D	\$	20,877
769	1610212023	OHP 1 LLC	\$	19,341
770	1610212024	DAVIES JAMES E	\$	2,068
771	1610212025	DAVIES JAMES E	\$	16,336
772	1610212026	DAVIES JAMES E	\$	19,753
773	1610212027	THE SIBLING GROUP INC	\$	3,960

774	1610212028	NELSON RONALD	\$	25,917
775	1610212029	OSTROM CYNTHIA A	\$	19,693
776	1610212030	BERNAL DEBRA L	\$	20,937
777	1610212031	PIZANO AGUILERA JOSE G	\$	19,114
778	1610212032	SIMMONS ROBERT L	\$	27,507
779	1610212033	WILONDJIA SUNGURA APELE	\$	28,994
780	1610100005	RI PARKS / REC ADMIN OFFICE	\$	-
781	1610300003	WEBER DANIEL J/CARLA J	\$	1,814
782	1610300002	WEBER DANIEL J/CARLA J	\$	4,550
783	1610300001	WEBER DANIEL J/CARLA J	\$	712
784	1610300004	TED'S BOATARAMA INC ATTN: LISA SPARKMAN	\$	344,843
785	1610400002	DAVIES JAMES E	\$	213,353
786	1610401003	CAROTHERS DANIEL D/SUSAN	\$	144,417
787	1610400003	DMJ DEVELOPMENT LLC	\$	233,991
788	1610400004	TB WILCO INVESTMENTS LLC	\$	45,105
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791	1610402001	CLARK KURT J REVOCABLE TRUST	\$	166,593
792	1610403001	CRAWFORD HEATING & COOLING	\$	79,937
793	1610404001	E CLARK INVESTMENTS LLC	\$	35,744
794	1610405001	AFS CLASSICO HOLDING LLC	\$	84,494
795	1610405002	TOLLENAER MICHAEL H	\$	8,823
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797	1610405004	SHUDA ANTHONY	\$	15,075
798	1610405005	MOELLER JEREMY	\$	14,405
799	1610405006	PINK JOHN	\$	16,337
800	1610404002	MANGAN BENJAMIN W TRUST	\$	160,177
801	1610405008	KLAUER PAUL A	\$	21,311
802	1610405009	WESTERN ILL AREA AGING	\$	-
803	1610405010	WESTERN ILL AREA AGING	\$	-
804	1610405011	WESTERN ILL AREA AGING	\$	-
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806	1610405019	THE ARC QCA	\$	-
807	1610405014	DAVIS JOHN W JR	\$	13,777
808	1610405015	CARLSON KATHY J	\$	13,609
809	1610405016	MOONEY NATHAN A	\$	21,490
810	1610405017	KING MAZZIE L	\$	36,439
811	1610405018	MCFARLAND JAMES J	\$	25,544
812	1610400052	LANGMAN CHARLES H	\$	222,326

813	1610400050	LANGMAN CONSTRUCTION INC	\$	36,201
814	1610400049	LEFFLER JULIUS R JR	\$	13,699
815	1610406001	QC FOUNDATION FOR FAIR CO	\$	77,042
816	1610400053	PARER ANDREW T & ANDREA E	\$	1,206
817	1610400048	PARER ANDREW T & ANDREA E	\$	81,011
818	1610400047	PIEPER JULIA	\$	52,420
819	1610400010	LANGMAN CONSTRUCTION INC	\$	4,204
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822	1610400012	PIEPER JULIA	\$	10,332
823	1610400013	PIEPER JULIA	\$	3,549
824	1610400014	WP BEVERAGES LLC	\$	39,966
825	1610400015	WP BEVERAGES LLC	\$	982,885
826	1610414001	RIVERTRACKS HOLDINGS LLC	\$	46,963
827	1610414002	CLARK KURT J REVOCABLE TRUST	\$	15,812
828	1610400018	E CLARK INVESTMENTS LLC	\$	73,871
829	1610407001	E CLARK INVESTMENTS LLC	\$	80,241
830	1610400019	RIVERTRACKS HOLDINGS LLC	\$	7,696
831	1610407002	BELSER VENTURES LLC	\$	6,941
832	1610400020	SCHNEEKLOTH ESTELA G	\$	51,284
833	1610407003	BELSER VENTURES LLC	\$	86,131
834	1610400021	SCHNEEKLOTH ESTELA G	\$	53,593
835	1610400022	GOMEZ JOSE C/ALICIA M	\$	10,286
836	1610400023	MALONE ALLY L	\$	21,519
837	1610407004	ADAMS COETHE C & TRONDA Y	\$	23,101
838	1610407005	BROKAW KURT	\$	27,390
839	1610407006	THAE SAW G	\$	17,610
840	1610407007	FIRST FINANCIAL GROUP LLC	\$	16,900
841	1610407008	JOHNSON ANTHONY JR	\$	20,248
842	1610407009	CORRALES JAY L	\$	31,750
843	1610407016	GRAY AMANDA/RAYMOND	\$	29,204
844	1610407013	ALEXANDER KARL	\$	24,375
845	1610407014	BELSER VENTURES LLC	\$	20,050
846	1610407015	BELSER VENTURES LLC	\$	7,536
847	1610400024	BOYD LINDA	\$	25,279
848	1610400025	WEIRATHER BEVERLY A	\$	27,449
849	1610400026	BRASMER JOHN D	\$	29,141
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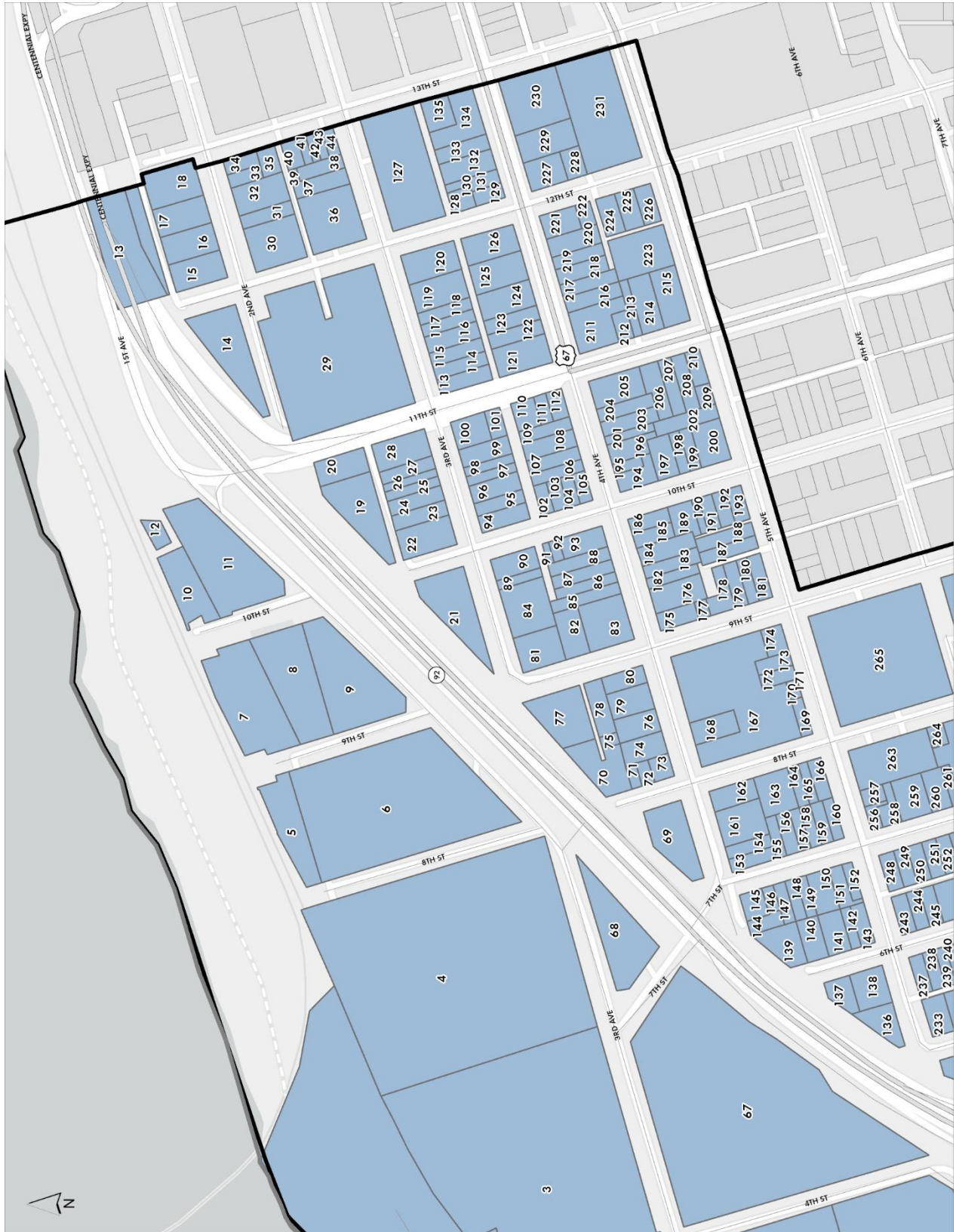
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854	1610400031	MCNAMEE TAKESH	\$	27,993
855	1610400032	OAHS MAPLE RIDGE LLC C/O ORBACH AFFORDABLE HOUSING SOLUTIONS LLC	\$	1,319,032
856	1610400033	DEVOLDER PROPERTIES LLC	\$	26,041
857	1610400034	MEJIA ADALBERTO	\$	14,226
858	1610400035	HANSEN ANGELA M	\$	11,137
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861	1610400038	DRIVER CHRISTOPHER M	\$	9,560
862	1610400039	SERRANO CEASER	\$	12,486
863	1610400040	PEH TA	\$	26,077
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865	1610400042	SISCO SANDRA G	\$	27,828
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871	1610411006	SMITH CAMILLE	\$	23,584
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873	1610411007	MCFALL AMY L	\$	22,787
874	1610411004	MARRON JUAN	\$	8,519
875	1610411005	HEIM DAVID J	\$	22,279
876	1610412012	ETHERIDGE RICHARD & DEBRA	\$	19,167
877	1610412002	CALHOUN G MARTY	\$	2,579
878	1610412003	VIBRANT CREDIT UNION	\$	19,963
879	1610412005	LANNOO AARON M	\$	16,199
880	1610412006	OHP 5 LLC	\$	17,774
881	1610412008	CORWIN-OLSON TINA M	\$	565
882	1610412007	CORWIN-OLSON TINA M	\$	16,361
883	1610412009	QUIET CAPITAL LLC	\$	13,679
884	1610412010	GOMEZ INDOLFO	\$	14,303
885	1610412011	MARRON JUAN	\$	6,331
886	1615201001	STRANLUND EARL J	\$	1,107
887	1615201002	STRANLUND EARL J	\$	16,353
888	1615201003	MALONE CLAYTON D.L.	\$	17,496
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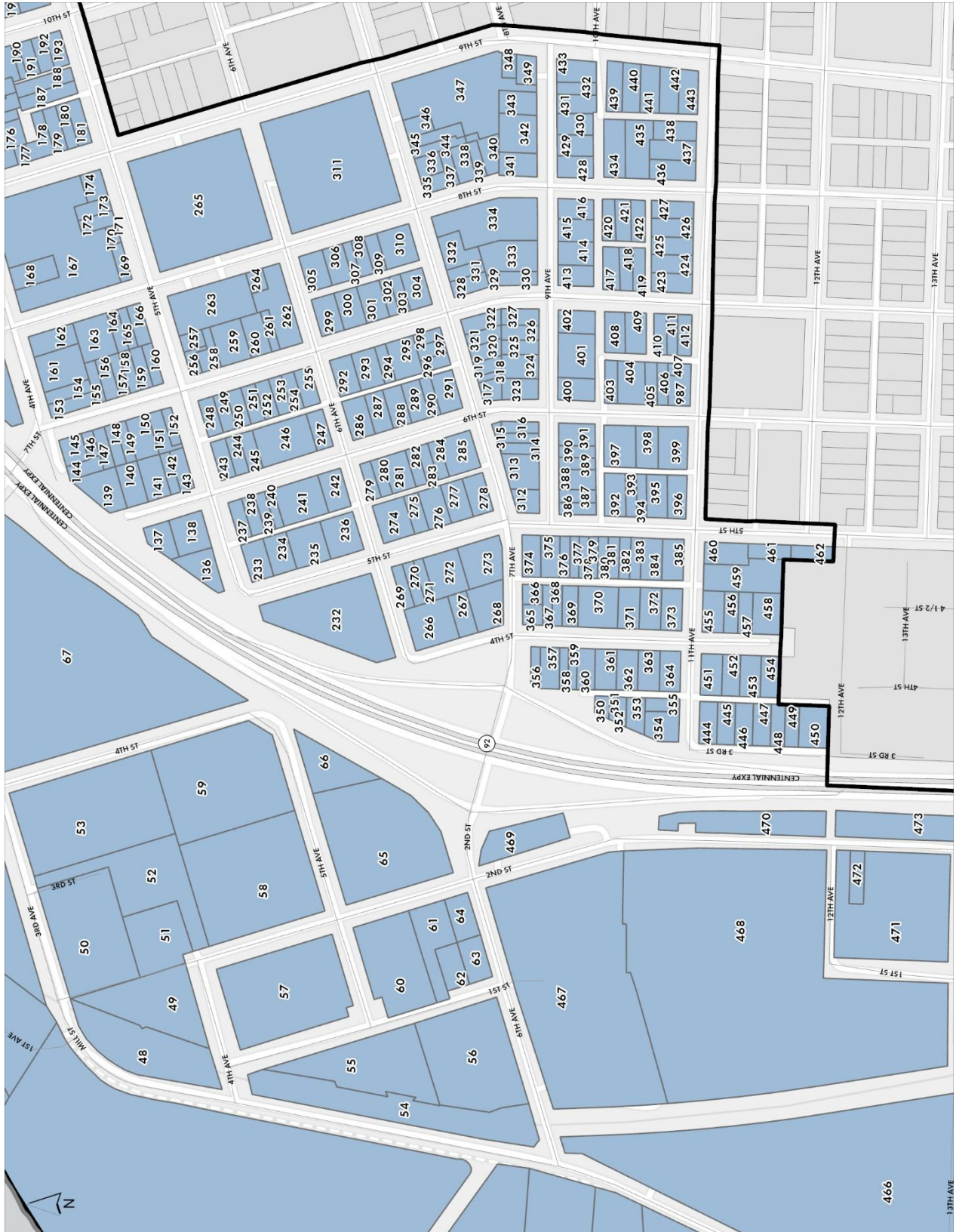
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893	1615201008	HOTELING FRANK	\$	18,930
894	1615201015	VIZE JOHN W JR & MARIE T	\$	3,890
895	1615201014	COLLEY PROPERTIES LLC	\$	19,717
896	1615203029	VAN NORMAN JOHN S & DENISE	\$	36,385
897	1615203002	FOREST KELLY E	\$	35,624
898	1615203026	MOSHER JULIE/WAYNE TRUST	\$	104,099
899	1615203025	BEALER SHARI L	\$	31,869
900	1615203030	TAYLOR DONALD E II	\$	29,317
901	1615202001	MALONE CLAYTON D.L.	\$	2,120
902	1615202002	MALONE CLAYTON D.L.	\$	11,557
903	1615202003	MALONE CLAYTON D.L.	\$	3,115
904	1615202004	MEJIA GUADALUPE	\$	10,122
905	1615202005	WOODFORD DOUGLAS C	\$	18,516
906	1615202006	WOODFORD DOUGLAS C	\$	6,926
907	1615202007	KRAMER BRENDA	\$	11,511
908	1615202008	TRIANTAPELO EILEEN	\$	14,893
909	1615202009	PLATT TIMOTHY A	\$	2,120
910	1615202010	JTP LLC	\$	8,743
911	1615202011	CITY OF ROCK ISLAND	\$	-
912	1615202012	WHITNEY SHARON	\$	16,942
913	1615202013	MACHALEK TAINA	\$	15,123
914	1615201011	PRATIK PIYUSH	\$	1,558
915	1615202014	RIVERFRONT REALTY LLC	\$	15,284
916	1615202015	RESTO LOPEZ GERARDO L	\$	13,512
917	1615201012	RIVERFRONT REALTY LLC	\$	518
918	1615202016	FRANCES HELEN	\$	23,441
919	1615202017	FRANCES FRANK W	\$	2,120
920	1615201013	FRANCES FRANK W	\$	15,102
921	1615202018	ROBERTS EMMA	\$	9,908
922	1615202019	ROBERTS PRESTON F/EMMA	\$	21,759
923	1615202022	VIZE JOHN W JR & MARIE T	\$	23,987
924	1615202020	VIZE JOHN W	\$	7,768
925	1615202021	OHP1 CLARK KATHLEEN	\$	18,866
926	1615202023	LANE MICHAEL A	\$	2,422
927	1615202024	GRAVES ELAINE A	\$	16,074
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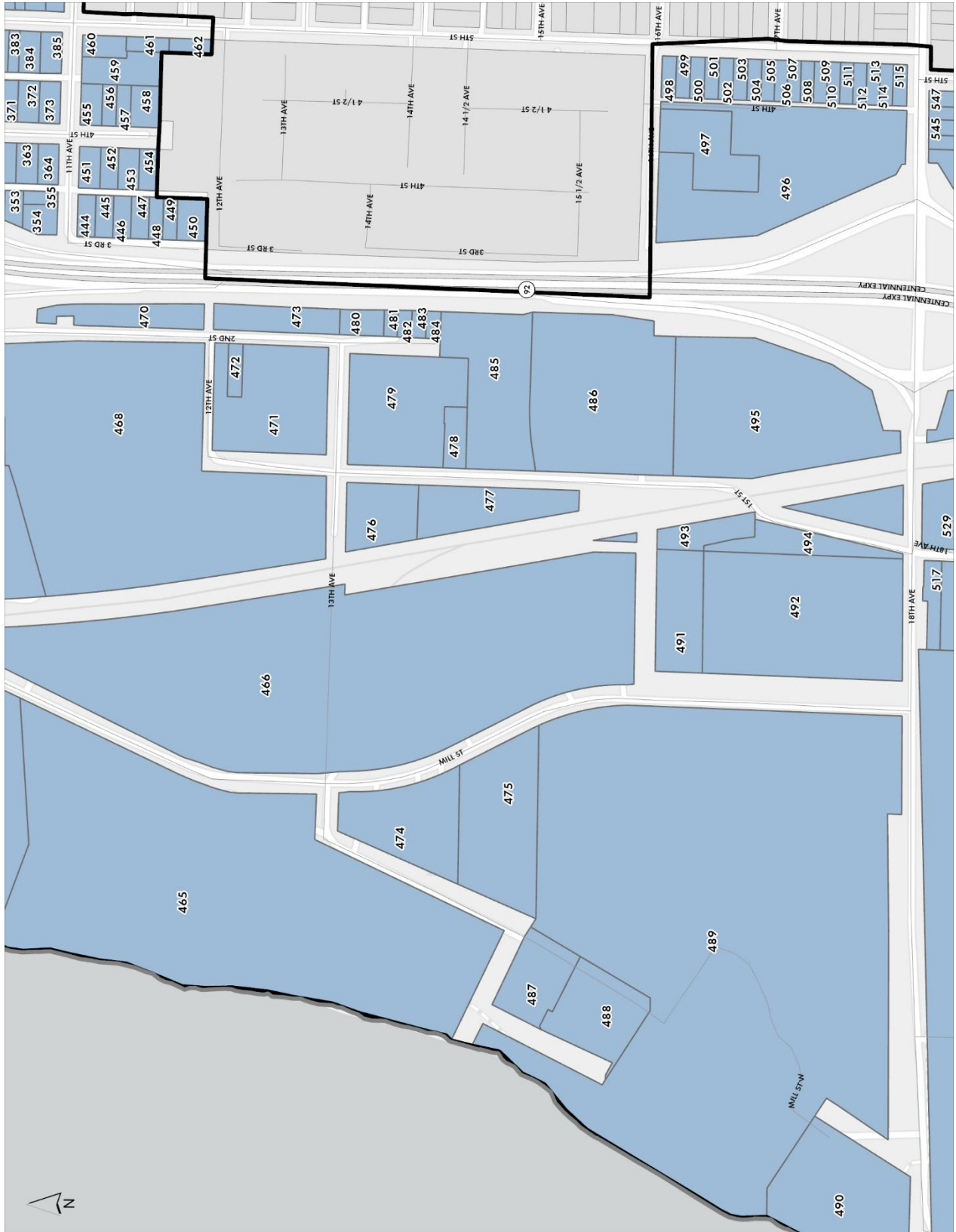
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936	1615202035	ROCK ISLAND COUNTY AS TRUSTEE	\$	1,924
937	1615202036	WARNKE ROBERT E/TAYLOR C	\$	13,964
938	1615202037	FREEMAN CARL J	\$	2,120
939	1615202038	FREEMAN CARL J	\$	1,813
940	1615202039	PHOENIX HOUSING GROUP LLC	\$	1,701
941	1615202040	QUIET CAPITAL LLC	\$	12,010
942	1615202041	WOODFORD DOUGLAS C	\$	17,418
943	1615202042	SHUCK STUART J	\$	18,216
944	1615202043	PETERSON CYNTHIA J	\$	16,749
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950	1615202049	HEWITT AMANDA	\$	2,125
951	1615202050	CRUMMY HAROLD	\$	18,663
952	1615202051	WALLACE KELLI L	\$	13,221
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955	1615202054	SHUCK STUART M II	\$	18,925
956	1615202055	FREEBURG JOHN E	\$	14,491
957	1615202056	HTAIN GEORGE/NYAN MEE	\$	17,798
958	1615202057	ELLIOTT BERNIE E	\$	5,437
959	1615202058	HARRISON SUE A	\$	25,100
960	1615202059	RUMLEY DENNIS J	\$	22,374
961	1615202060	ALDANA MIGUEL ANGEL	\$	16,792
962	1615203009	GREENMAN JEAN/WALTER	\$	1,553
963	1615203028	GREENMAN JEAN/WALTER	\$	27,416
964	1615203011	DAVIS LIEN C/WILLIAM S IV	\$	54,935
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966	1615203031	MOREHART SCOTT A	\$	55,362
967	1615203015	TEW PERNON R & JOYCE N	\$	78,756

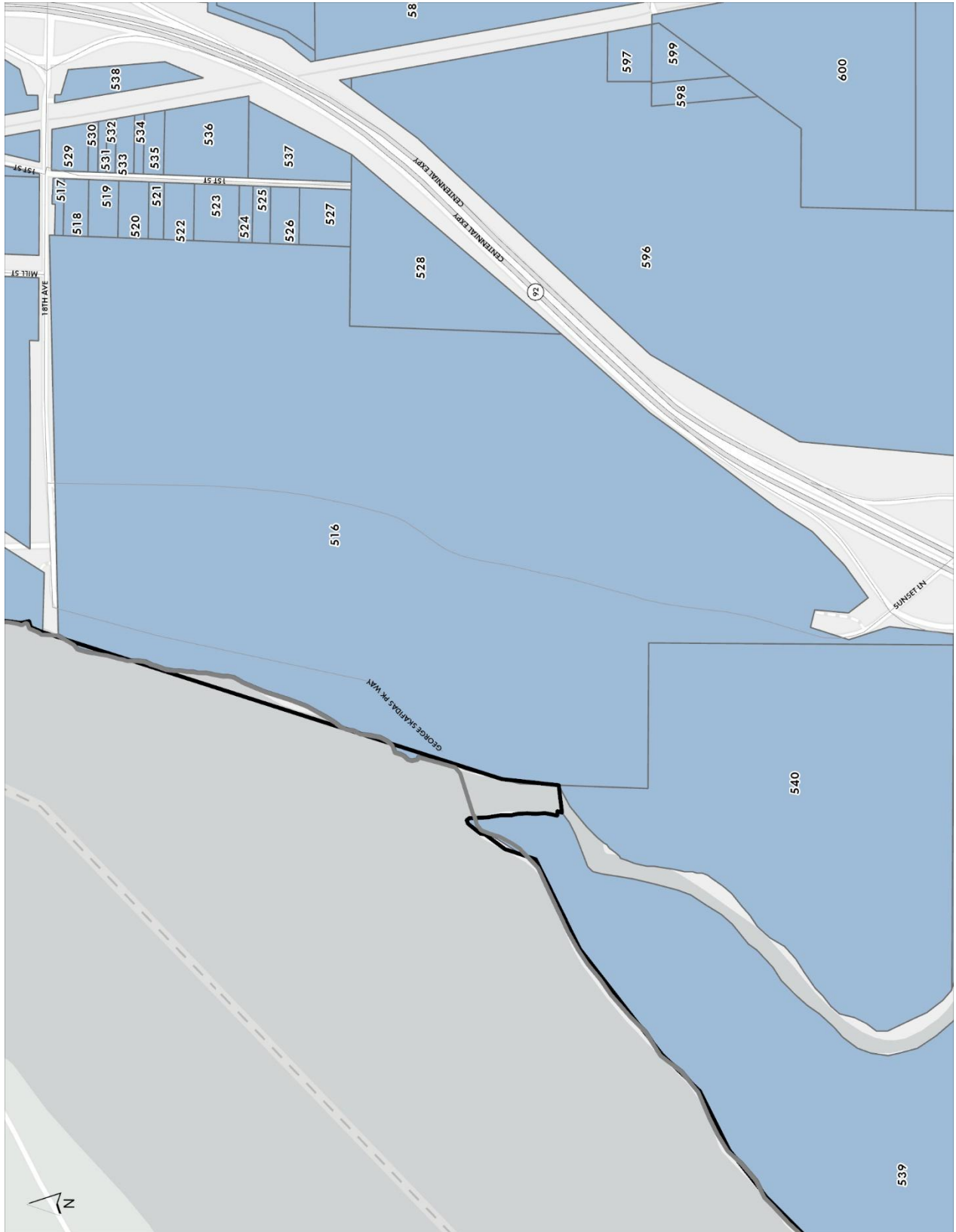
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971	1614108003	WADE FRANKLIN J	\$	7,039
972	1614304001	CAMPBELL COULTER M	\$	27,264
973	1614304002	WILD BENJAMIN	\$	34,895
974	1614304003	BROWN LADONNA & LAWRENCE R	\$	30,897
975	1614304004	STEBEL DARRYL J	\$	13,860
976	1614304008	CITY OF ROCK ISLAND	\$	-
977	1614304009	RI READY MIXED CONCRETE	\$	28,294
978	1614304007	RI READY MIXED CONCRETE	\$	17,673
979	1614300013	MID AMERICAN ENERGY CO	\$	6,472
980	1614300014	MIDAMERICAN ENERGY CO	\$	22,827
981	1614303001	RI READY MIXED CONCRETE	\$	51,543
982	1614303002	RI READY MIXED CONCRETE	\$	8,416
983	1614307002	RI READY MIXED CONCRETE	\$	69,363
984	1614307003	MIDAMERICAN ENERGY CO	\$	63,848
985	1614307004	MIDAMERICAN ENERGY CO	\$	32,106
986	1614307005	CITY OF ROCK ISLAND	\$	-
987	1603215007	RI BOARD OF EDUCATION	\$	-

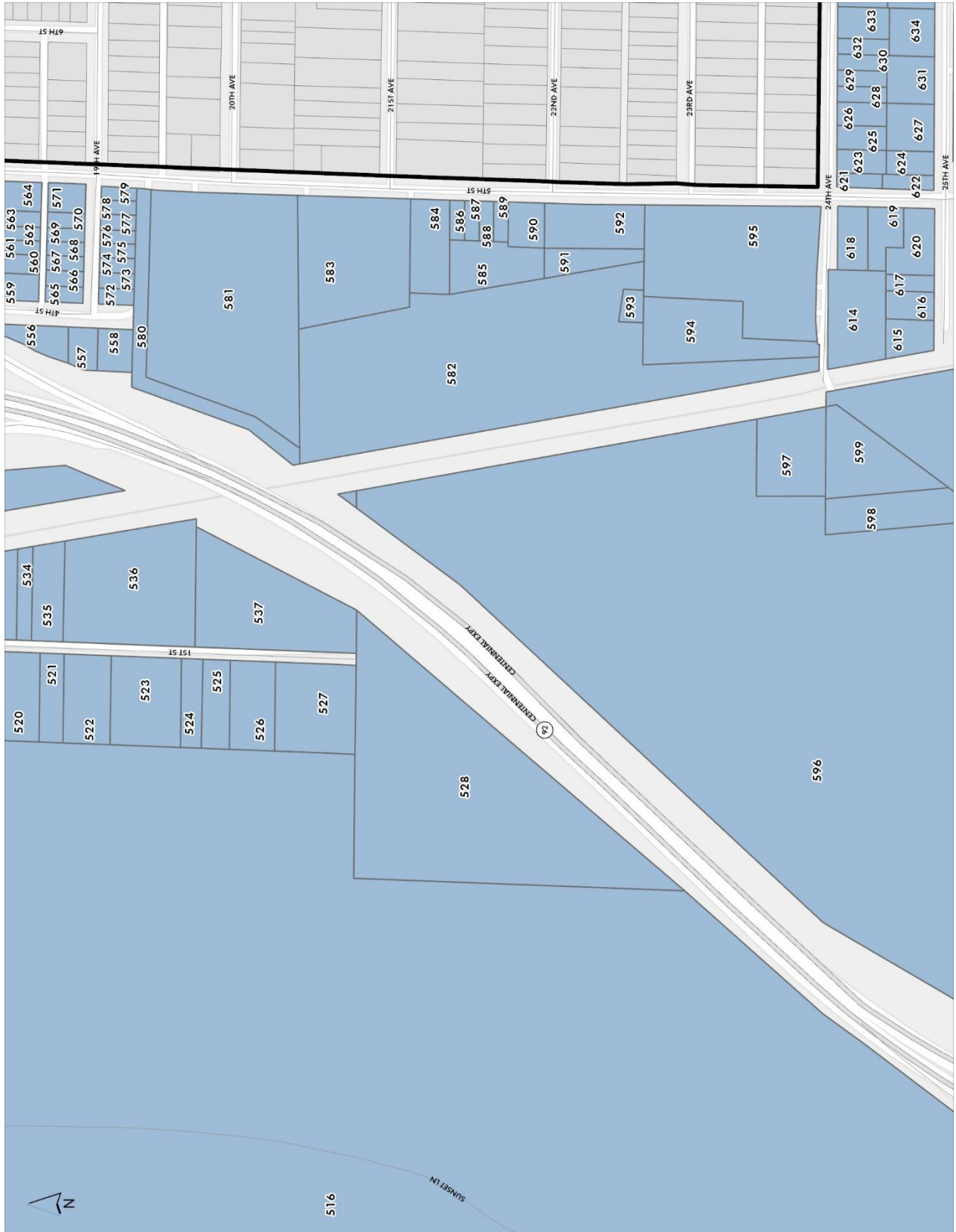


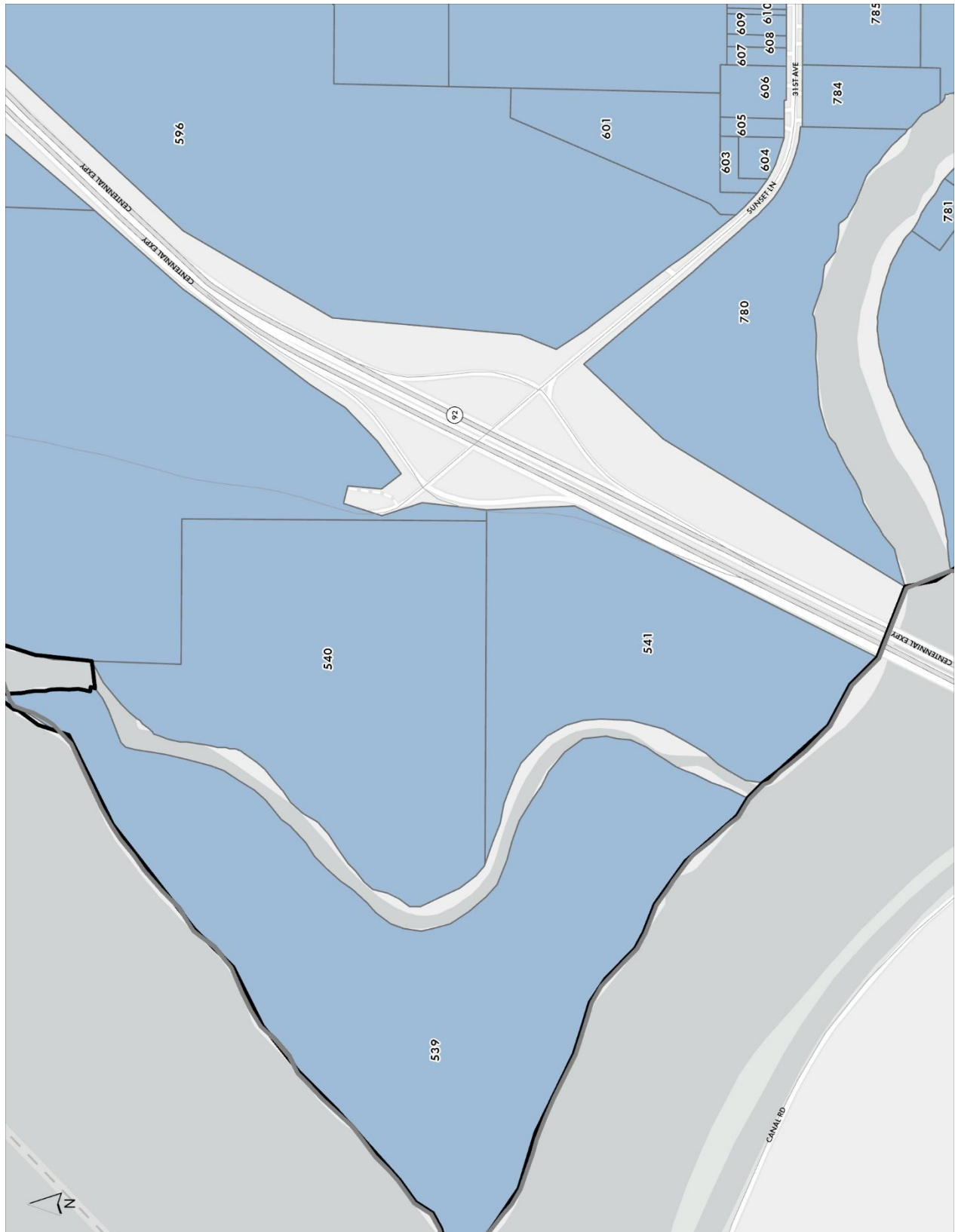


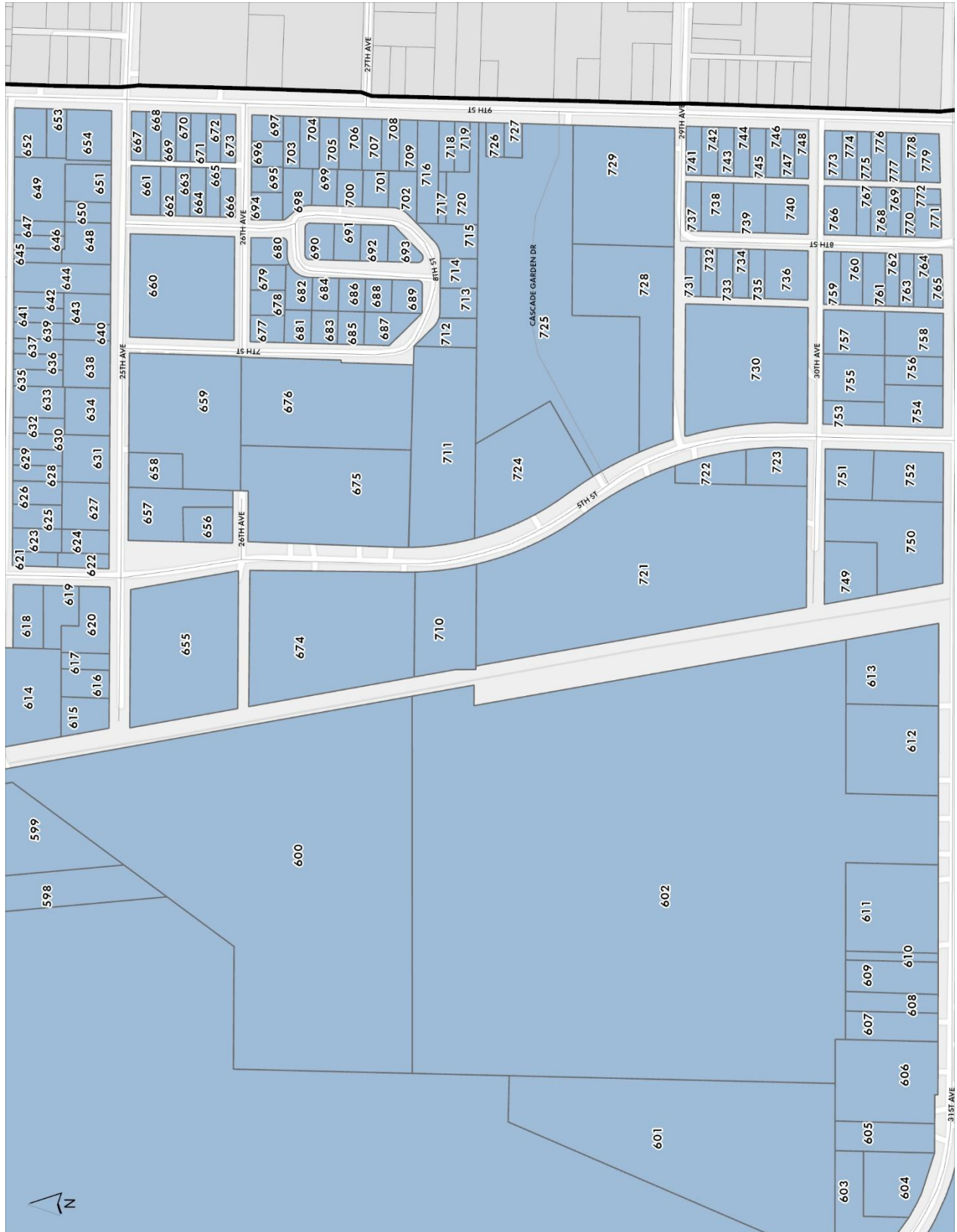


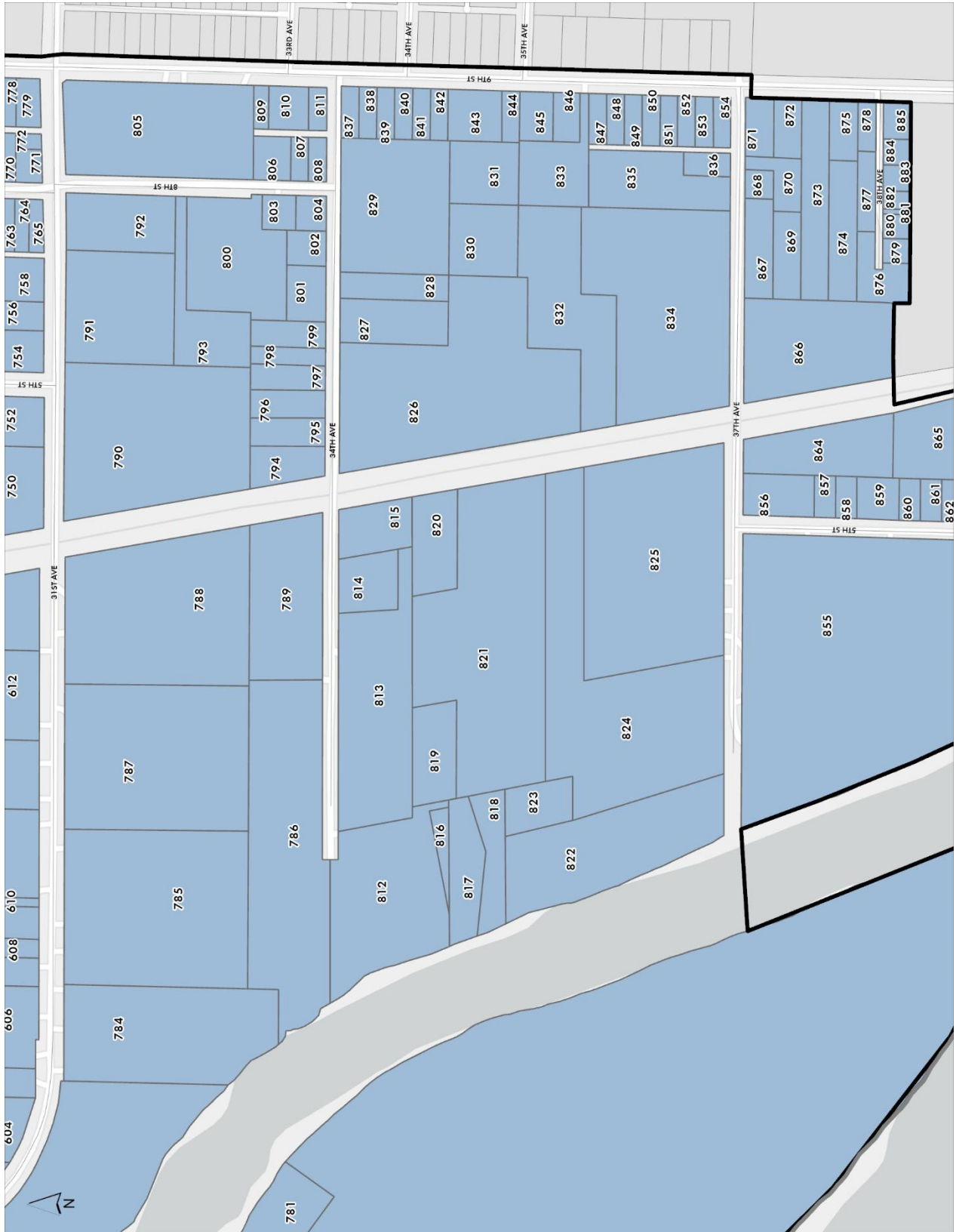




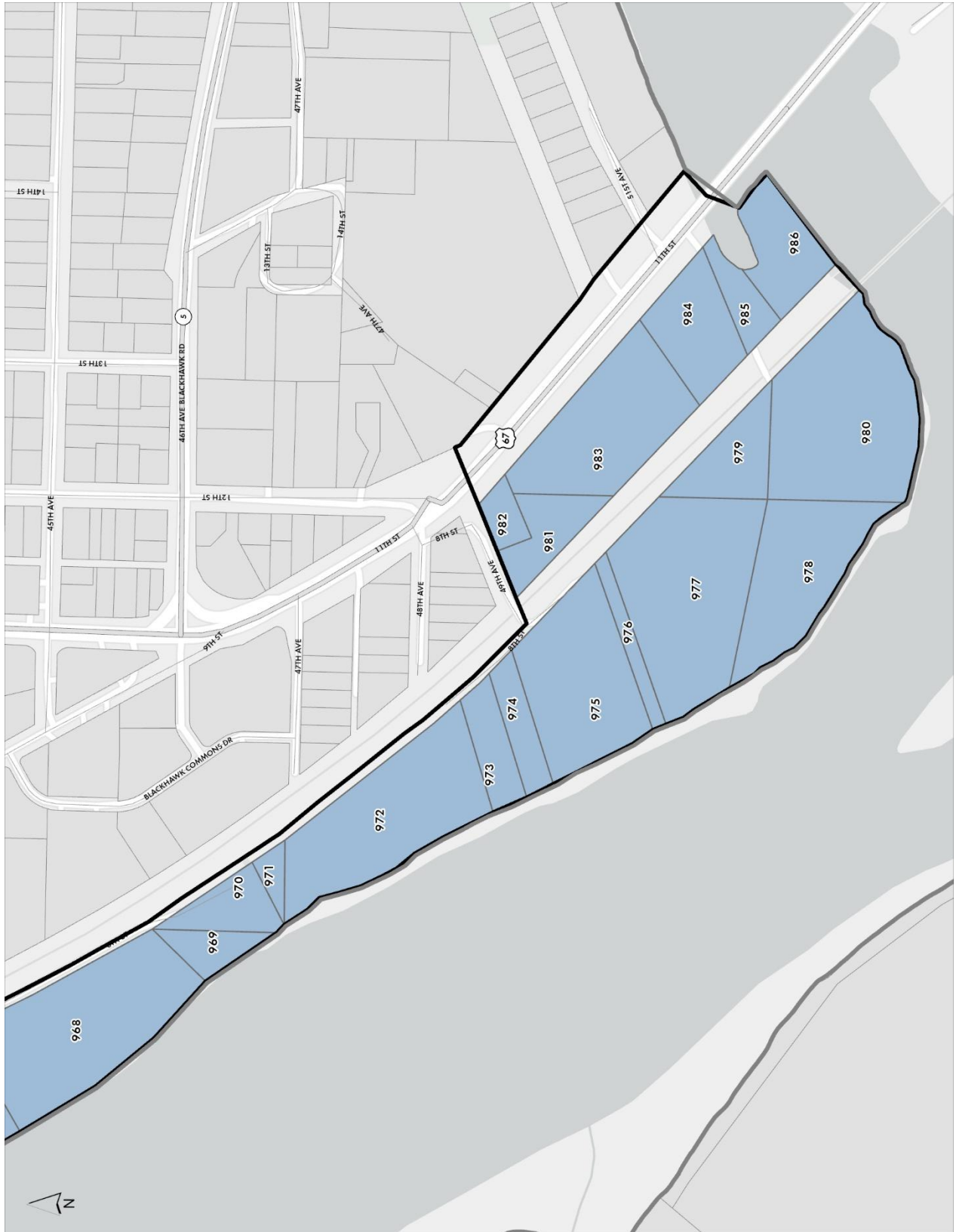












**City of Rock Island**  
**Joint Review Board Meeting: North Rock Island Port District TIF and Annual Update**  
**City Council Chambers, City Hall, 3<sup>rd</sup> Floor**  
**1528 3<sup>rd</sup> Avenue, Rock Island, IL**

**January 7, 2026 Meeting Minutes**

**1. Call to Order & Welcome by City Representatives**

Osing called the meeting to order at 3:33 PM.

**2. Roll Call & Introduction of Tax District Representatives**

Joint Review Board Members present from taxing districts included Miles Brainard (City of Rock Island), James Grafton (Rock Island County), Annaka Whiting (Rock Island-Milan School District), Steve Frommelt (Black Hawk College), and Ian Frink (Public Member- appointed later).

Other City of Rock Island staff present included City Attorney Leslie Day, Economic Development Director Tom Flaherty, Planning & Zoning Manager Tanner Osing, and Administrative Secretary Melissa Holderfield.

Noelle Maxey of PGAV Planners, the City's consultant for the project, was also present.

**3. Appointment of Recorder**

Brainard made a motion to nominate Melissa Holderfield as the meeting recorder. The motion was seconded by Whiting. The motion passed unanimously.

**4. Appointment of Public Member to Serve on the Joint Review Board**

Brainard made a motion to nominate Ian Frink as the public member. The motion was seconded by Grafton. The motion carried unanimously.

**5. Appointment of Chairperson**

Brainard made a motion to nominate Osing as the chairperson. The motion was seconded by Frink. The motion passed unanimously.

**6. Review of Joint Review Board Responsibilities**

Maxey provided an overview about the responsibilities of the Joint Review Board as they pertain to a proposed TIF district.

**7. Presentation on the Proposed North Rock Island Port District TIF Project Area and Redevelopment Plan; and the Proposed Ordinances**

Maxey presented on the proposed TIF District. She provided information the boundary area, the justifications and qualifications of the district, the land use plan, the proposed budget, and reviewed the establishing ordinances.

Brainard explained further detail on the name of the proposed TIF, noting that the City of Rock Island recently received designation as a Regional Port District. He stated the purpose of the TIF is to primarily further goals of the Port.

## **8. Discussion and Recommendation of the Joint Review Board to the City Council**

Frommelt clarified the base EAV and the projected EAV over the lifespan on the TIF. He asked further questions on the River Edge Redevelopment Zone and how that tool can be used alongside TIF. Brainard responded on the different ways the tools can be used side-by-side.

Osing deferred to Maxey who called for a motion be made to recommend approval to the City Council of the TIF Plan as presented with the addition of the legal boundary description to be included in the appendix.

Frommelt made the motion. Grafton seconded. The motion carried unanimously.

## **9. Public Comment**

No members of the public were present to speak.

## **10. Presentation and Overview of TIF Activities for FY2024**

Brainard presented on TIF Activities for FY2024 walking through

## **11. Discussion from the Joint Review Board of TIF Activities for FY2024**

Whiting commented the ending balances across most of the TIF districts looked healthy. She asked if the City had projections on what those balances may look like at the end of the lives of the TIFs and if there were any expectations regarding surplus.

Brainard noted that projections are available. He further commented that 2024 was a quiet year for projects, but there has been an upswing in activity in FY2025.

## **12. Adjournment**

Osing adjourned the meeting at 4:11 PM.

Minutes submitted by Tanner Osing.

**City of Rock Island  
North Rock Island Port District TIF Public Hearing  
City Council Chambers, City Hall, 3<sup>rd</sup> Floor  
1528 3<sup>rd</sup> Avenue, Rock Island, IL**

**February 2, 2026 Meeting Minutes**

**1. Call to Order & Welcome by City Representatives**

Osing called the meeting to order at 5:31 PM.

Staff present included Planning & Zoning Manager Tanner Osing and Urban Planner Eunice Amissah-Mensah. Adam Stroud of PGA Planners, the City's consultant for the project, was also present.

**2. Overview of the City's Intent to Prepare a Redevelopment Plan and Designate a Redevelopment Project Area**

Osing presented basic information on Tax Increment Financing before providing more specifics on the Proposed North Rock Island Port District TIF. He noted that the proposed TIF is to support industrial redevelopment including site readiness activities as well as infrastructure improvements and housing rehabilitation.

Stroud presented on the qualifications of the proposed TIF district.

**3. Public Comment**

Osing opened the public hearing, and called forward the public who signed in on the sign-up sheet.

The following individuals provided public comments.

William Nunn raised concerns and questions regarding transparency, accountability, and clawbacks in agreements for TIF-funded projects.

Juanita Hall commented on infrastructure deficiencies, substandard property conditions, and a lack of transparency in City spending.

John Van Norman voiced concerns about residential displacement. He asked that the TIF area be amended to remove residential neighborhoods, and presented a petition regarding the same (Petition attached to minutes as Exhibit A).

Shari Beeler commented on tax burdens and questioned how the City would communicate information about the TIF to individuals not at the meeting.

Angela Lacey asked questions regarding the purpose of the TIF.

Preston Muhammad expressed skepticism about the TIF district proposal. He spoke about the urban renewal and its disproportionate effects on Black communities. He urged the City to prioritize investment in job training and workforce development.

Gloria Haymon commented on the lack of visible improvement, especially in the West End. She also spoke about other neighborhood concerns.

Jerry Veasey requested clear information regarding what improvements the City plans to make. He also asked about funding for residential projects.

Tony Thomsen expressed concerns about a lack of transparency. He also discussed the US67 (Centennial) Bridge project being the reason for the TIF.

#### **4. Adjournment**

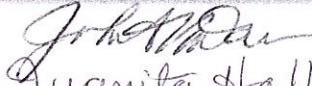
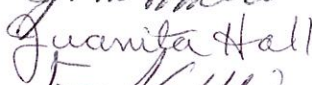
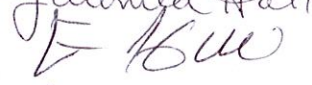
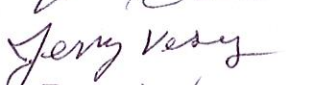
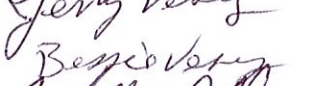

Osing adjourned the meeting at 6:29 PM.

DRAFT

# PETITION TO CITY COUNCIL

Date: FEB 2, 2026 5:30 TIF MEETING  
 Petition Organizer: John VAN NORMAN + Denise V.N.  
 Address: 512-42 Ave R.I.  
 Contact: John 503-370-3054 jsv1512@GMAIL.COM

Petition Summary. THE NAMES BELOW ARE REQUESTING TO BE EXCLUDED FROM THE DISPLACEMENT SENTENCE OR REDRAW THE TIF MAP TO NOT INCLUDE OUR PROPERTIES HERE NOW + FUTURE SALES INCLUDED.

No.	NAME	SIGNATURE	ADDRESS
1.	John Van Norman		512-42 Ave R.I. 61201
2	Juanita Hall		1835-7th Street R.I. 61201
3	EROL HALL		1835-7th STREET RI 61201
4	Jerry Vesey		8-1225-4th Ave RI
5	Bessie Vesey		1225 4th Ave RI
6	William Noun		504 7th St RI

# PETITION TO CITY COUNCIL

Date FEB 12, 2026 5:30 TIF MEETING  
 Petition Organizer John VAN NORMAN + Denise V.N.  
 Address 512-42 Ave RI  
 Contact John 503-370-3054 jsv1512@GMAIL.COM

Petition Summary. THE NAMES BELOW ARE REQUESTING TO BE EXCLUDED FROM THE DISPLACEMENT SENTENCE OR AMEND THE TIF MAP TO NOT INCLUDE OUR PROPERTIES HERE NOW + FUTURE SALES INCLUDED.

No.	NAME	SIGNATURE	ADDRESS
1.	John Van Norman	[Signature]	512-42 Ave RI, 61201
2.	Tony Thomsen	[Signature]	1848 4th St, RI, IL, 61201
3.	SHARI BEAVER	[Signature]	526-1/2nd Ave RI 61201
4.	JOE STRANLUND	[Signature]	3903-3rd St RI 61201
5.	Larry O Koester	[Signature]	3911-3rd St RI 61201
6.	Paula Bryan Strandlund	[Signature]	8824 Turkey Hollow Rd, 61261
7.	Sean Greenman	[Signature]	4210-8th St, IL 61201

## 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 designating the North Rock Island Port District TIF. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

**Date:** February 23, 2026

---

### **Introduction and Background Information:**

Please see the memorandum under the 1st ordinance.

### **Previous Council Action (if any):**

NA

### **Budget Impact:**

### **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: Tanner Osing, Planning & Zoning Manager

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Approved by:

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

**ORDINANCE DESIGNATING THE NORTH  
ROCK ISLAND PORT DISTRICT TIF**

WHEREAS, the City Council has heretofore in Ordinance No. [REDACTED] adopted and approved the Tax Increment Redevelopment Plan and Project for the North Rock Island Port District TIF, with respect to which a public hearing was held on February 2<sup>nd</sup>, 2026, and it is now necessary and desirable to designate the area referred to in said plan as the North Rock Island Port District TIF;

NOW, Therefore, it is hereby ordained by the City Council of the City of Rock Island, Illinois, that the area described in the attached Exhibit A is hereby designated as the North Rock Island Port District TIF pursuant to Section 11-74.4.4 of the Tax Increment Allocation Redevelopment Act:

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

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

APPROVED:

\_\_\_\_\_  
Ashley Harris, Mayor

ATTEST:

\_\_\_\_\_  
Amanda Torres, City Clerk

## Exhibit A

**BOUNDARY DESCRIPTION**  
**North Rock Island Port District TIF**  
**City of Rock Island, Illinois**

Commencing at the northeast corner of parcel with property index number (hereinafter referred to as PIN) 0735101001 and legally described as Lots 1, 2, 3, & 4 of Block 5 of Old Town; thence northwesterly approximately 388 feet to the shared boundary between the north municipal boundary line of the City of Rock Island and the south line of the Mississippi River; thence westerly following along said shared boundary line approximately 14,976 feet to the southwestern most point of the parcel with PIN 1604200001 that is located at the confluence of the Mississippi Rivers; thence southeasterly along the south boundary line of said parcel and the north line of the Rock River and continuing on said river line to the southernmost point of the parcel with PIN 1610100005; thence southeast across the river to western most point of parcel with PIN 1610300002; thence southeasterly approximately 715 feet along the south boundary line of said parcel; thence directly across the Rock River to the northwestern most point of parcel with PIN 1610300001; thence southeasterly along said parcel's south boundary line and continuing across the Rock River returning to parcel with PIN 1610300002; thence continuing on said parcel's south boundary line across the Rock River to the northwest corner of parcel with PIN 1615201001; thence southeasterly along said parcel's west boundary line that is shared with the Rock River's north line; thence continuing along said river's north line to southeast corner of parcel with PIN 1614307005; thence continuing north along said parcel's east boundary line to parcel with PIN 1614307004; thence continuing east along said parcel's south boundary line and continuing across 11<sup>th</sup> Street/US 67 right-of-way to the southwest corner of parcel with PIN 1614307018; thence northwest along said parcel's west boundary line that is shared the east boundary line of 11<sup>th</sup> Street/US 67; thence continuing northwest along the east boundary line of 11<sup>th</sup> Street/US 67 right-of-way to the southernmost point of parcel with PIN 1614309003; thence continuing northeast approximately 133.5 feet along said parcel's east boundary line; thence west across 11<sup>th</sup> Street/US 67 right-of-way to the northeast corner of parcel with PIN 1614303002; thence continuing southwest along the north boundary of said parcel to the northeast corner of parcel with PIN 1614303001; thence continuing southwest along said parcel's north boundary line to its northwest corner; thence north across 49<sup>th</sup> Avenue right-of-way to the southeast corner of parcel with PIN 1614302003; thence northwest along said parcel's south boundary line that is shared with railroad right-of-way; thence continuing along railroad right-of-way to the northwest corner of parcel with PIN 1615200017; thence continuing east along said parcel's north boundary line to the west boundary line of 9<sup>th</sup> Street right-of-way; thence north along said boundary line to the northeast corner of parcel with PIN 1610411006; thence directly east across 9<sup>th</sup> Street right-of-way to east boundary line of 9<sup>th</sup> Street right-of-way; thence north along said boundary line to the southwest corner of parcel with PIN 1602321047; thence north approximately 40 feet along said parcel's east boundary line; thence directly west across 9<sup>th</sup> Street right-of-way to the southeast corner of parcel with PIN 1603416014; thence west across said parcel's south boundary line that is shared with the north boundary line of 24<sup>th</sup> Avenue right-of-way; thence continuing west along the north boundary line of 24<sup>th</sup> Avenue right-of-way to the southwest corner of parcel with PIN 1603415013; thence north along said parcel's west boundary line that is shared with the east boundary line of 5<sup>th</sup> Street right-of-way; thence continuing north along the east boundary line of 5<sup>th</sup> Street right-of-way to the northwest corner of parcel with PIN 1603403001; thence east approximately 70 feet along said parcel's north boundary line; thence directly north across 18<sup>th</sup> Avenue right-of-way to the southwest corner of parcel with PIN 1603236007; thence north along said parcel's west boundary line that is shared with the east boundary line of 5<sup>th</sup> Street right-of-way; thence continuing north along the east boundary line of 5<sup>th</sup> Street right-of-way to the southwest corner of parcel with PIN 1603230006; thence west across 5<sup>th</sup> Street right-of-way to the southeast corner of parcel with PIN 1603200009; thence west along said parcel's south boundary line to its southwest corner; thence north along said parcel's west boundary line to its northwest corner; thence east along said parcel's north boundary line continuing to its northeast corner that is shared with the southeast corner of parcel with PIN 1603214003; thence directly east across 5<sup>th</sup> Street right-of-way to the east boundary line of 5<sup>th</sup> Street right-of-way; thence north along the east boundary line of 5<sup>th</sup> Street right-of-way to the northwest corner of parcel with PIN 1603215001; thence east along said parcel's north boundary line that is shared with the south boundary line of 11<sup>th</sup> Avenue right-of-way; thence continuing east along with the south boundary line of 11<sup>th</sup> Avenue right-of-way to the northeast corner of

parcel with PIN 1603217012; thence east across 9<sup>th</sup> Street right-of-way to the northwest corner of parcel with PIN 1602105001; thence north across 11<sup>th</sup> Avenue right-of-way to the southwest corner of parcel with PIN 1602101005; thence north along said parcel's west boundary line that is shared with the east boundary line of 9<sup>th</sup> Street right-of-way; thence continuing north along the east boundary line of 9<sup>th</sup> Street right-of-way to the northwest corner of parcel with PIN 0734429001; thence east along said parcel's north boundary line that is shared with the south boundary line of 5<sup>th</sup> Avenue right-of-way; thence continuing east along the south boundary line of 5<sup>th</sup> Avenue right-of-way to the northeast corner of parcel with PIN 0735117006; thence north across 5<sup>th</sup> Avenue right-of-way to the southeast corner of parcel with PIN 0735116005; thence north along said parcel's east boundary line that is shared with the west boundary line of 13<sup>th</sup> Street right-of-way; thence continuing north along the west boundary line of 13<sup>th</sup> Street right-of-way to the northeast corner of parcel with PIN 0735107005; thence directly north across 2<sup>nd</sup> Avenue right-of-way to the southeast corner of parcel with PIN 0735101007; thence north along said parcel's east boundary line to its northeast corner; thence directly north across the east-west alley right-of-way to the southeast corner of parcel with PIN 0735101005; thence north along said parcel's east boundary line and continuing north along east boundary line of parcel with PIN 0735101001 to the point of beginning.

## 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 adopting tax increment financing for the North Rock Island Port District TIF. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

**Date:** February 23, 2026

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### Introduction and Background Information:

Please see the memorandum under the 1st ordinance.

### Previous Council Action (if any):

NA

### Budget Impact:

### 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: Tanner Osing, Planning & Zoning Manager

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Approved by:

**ORDINANCE NO. \_\_\_\_\_**  
**ADOPTING TAX INCREMENT FINANCING**  
**FOR THE NORTH ROCK ISLAND PORT DISTRICT TIF**

WHEREAS, the City of Rock Island, Illinois desires to adopt tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the "TIF Act".

WHEREAS, the City of Rock Island has adopted a Tax Increment Redevelopment Plan and Project, designated the North Rock Island Port District TIF pursuant to the provisions of the TIF Act, and has otherwise complied with all other conditions precedent required by the TIF Act.

NOW, therefore be it ordained by the CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS, that:

1. Tax increment financing is hereby adopted in respect to the Tax Increment Redevelopment Plan and Project for the North Rock Island Port District TIF approved and adopted pursuant to Ordinance No. [REDACTED] of the City of Rock Island, which said Area was designated pursuant to Ordinance No. [REDACTED] and the boundaries thereof being legally described therein.
2. After the total equalized assessed valuation of taxable real property in the North Rock Island Port District TIF exceeds the total initial equalized assessed value of all taxable real property in the North Rock Island Port District TIF, the ad valorem taxes, if any, arising from the levies upon taxable real property in the North Rock Island Port District TIF by taxing districts and the rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the TIF Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations issued in respect thereto have been paid shall be divided as follows:
  - a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the North Rock Island Port District TIF shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
  - b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in North Rock Island Port District TIF over and above the initial equalized assessed value of each property in the North Rock Island Port District TIF shall be allocated to and when collected shall be paid to the

municipal treasurer who shall deposit said taxes into a special fund called "the Special Tax Allocation Fund for the North Rock Island Port District TIF" of the City of Rock Island for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

APPROVED:

\_\_\_\_\_  
Ashley Harris, Mayor

ATTEST:

\_\_\_\_\_  
Amanda Torres, City Clerk

## Memorandum

**To:** Rock Island City Council  
**From:** Miles Brainard, Director  
**Subject:** Report from the Community Development Department regarding the purchase of real estate at 1031 10th Avenue (PIN 0734463010). (First Reading)



Motion: Motion to approve the purchase and consider the ordinance.

RC Roll Call vote is needed.

**Date:** February 23, 2026

---

### **Introduction and Background Information:**

The property at 1031 10th Avenue is a duplex that has been vacant for an extended period of time. It has several unresolved code compliance issues which render it blighted. The City has accrued fines against the property in excess of \$15,000 resulting from past code enforcement and outstanding water bills. Having previously gone through a foreclosure process, the property is now owned by an out-of-town middle-man broker seeking to sell the property as soon as possible. The City has recently acquired surrounding properties as part of a long-term site assembly process. Acquisition of this property would further that ongoing effort. It would also offer an opportunity to eliminate blight.

Staff contacted the real estate agent working with the broker and made an offer to purchase the property for \$15,000 following consultation with the City Council. The seller accepted that purchase price provided that the City cover the \$1,000 in commission fees. That was deemed acceptable given previous Council guidance. Once purchased, the City will conduct a Phase I Environmental Site Assessment and structural assessment of the property. The results of these assessments will be used to determine next steps.

A location map and photos from the real estate listing are attached for reference.

Note that this type of seller will not execute any documents until the purchaser does. The closing is tentatively scheduled for March 13.

### **Previous Council Action (if any):**

The City Council has previously authorized the purchase of real estate immediately adjacent to this one to the north and to the west.

### **Budget Impact:**

The purchase price for the property is \$15,000 with an additional \$1,000 paid in commission fees. Funds from the North 11th Street TIF District will be used to cover these expenses.

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

NA

**Council Goal (if applicable):**

NA

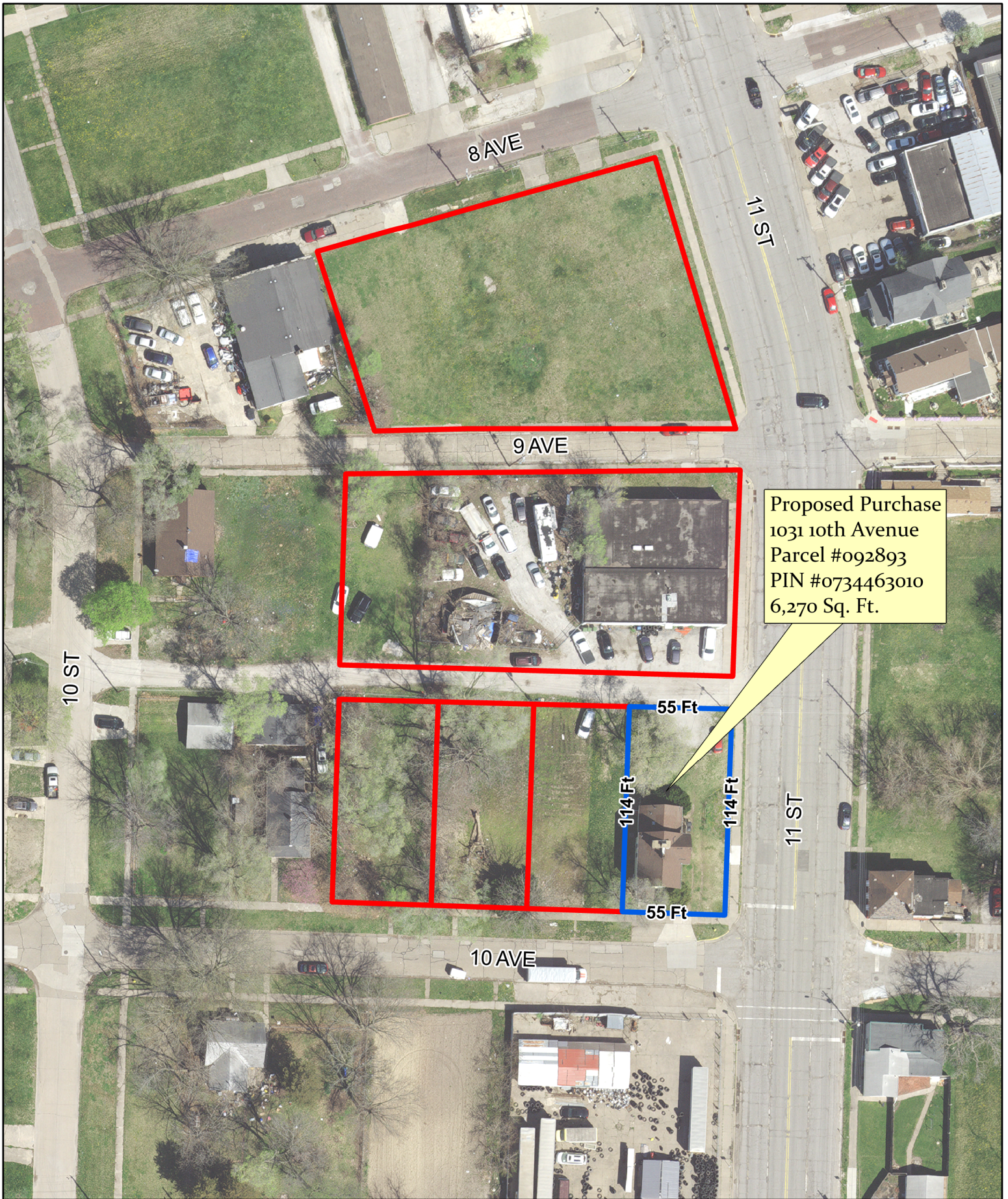
**Recommendation:**

The Community Development Department recommends that the City Council approve the purchase.

Submitted by: Miles Brainard, Director

---

Approved by:



Proposed Purchase  
 1031 10th Avenue  
 Parcel #092893  
 PIN #0734463010  
 6,270 Sq. Ft.

**Location Map**

PIN 0734463010, Parcel 092893

- Subject Property
- City Owned Property



0 10 20 40 60 80 Feet





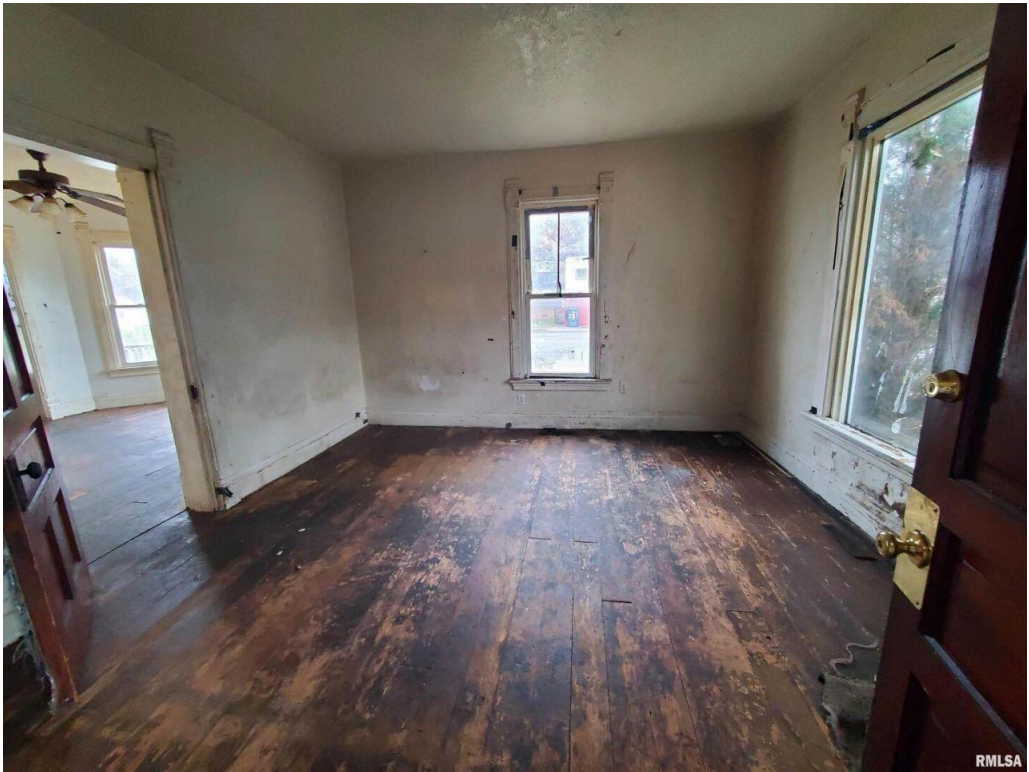
















**A SPECIAL ORDINANCE PROVIDING FOR THE PURCHASE OF REAL ESTATE AT 1031 10<sup>TH</sup> AVENUE BY THE CITY OF ROCK ISLAND, ILLINOIS**

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

Section One: The subject property is a vacant and deteriorated house situated near other City-owned properties as well as properties the City is currently working to acquire. With this lot now available for purchase, acquiring it would strengthen ongoing site assembly efforts.

Section Two: It is hereby determined that purchase of the title to the following real estate owned by Brighthouse Life Insurance Company is necessary, appropriate, required for the use of, profitable to, or for the best interests of the City:

Commonly known as 1031 10th Avenue  
PIN 0734463010

Legal Description: Lot 12 and the East 2 feet of Lot 11 in Block 2 of Bailey Davenport's Fourth Addition to the City of Rock Island.

Section Three: The City has made an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties; and that it is in the best interest that said real estate be purchased for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City a Quit Claim Deeds acquiring the above-described real estate from Brighthouse Life Insurance Company per the terms of the aforementioned purchase agreement.

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

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

\_\_\_\_\_  
Mayor of the City of Rock Island

Passed: \_\_\_\_\_

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk



**REAL ESTATE PURCHASE AGREEMENT**  
For the Exclusive Use of Members of the Quad City Area REALTORS®  
**This is a legally binding contract when fully executed by all parties.**



Date Agreement Written: 02/11/2026

Listing Agent: Gary Williams

Buyer's Agent: Gary Williams

Office: Ruhl & Ruhl Moline

Office: Ruhl & Ruhl Moline

Disclosure Confirmations:

A. **Agency.** An agency disclosure must be made at the time specific assistance is provided to Buyer or Seller. By signing below, Buyer and Seller confirm that prior informed written disclosure of agency representation was provided to them, that they understand said representation and that the disclosure was provided prior to signing. Buyer and Seller acknowledge and agree that:

CHECK ONE:

The Listing Agent is representing the Seller and the Buyer's Agent is representing the Buyer.

The undersigned confirm that they have previously consented to Gary Williams (Licensee), acting as a Dual Agent in providing brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent in regard to the transaction referred to in this document.

\_\_\_\_\_  
Buyer Initial      \_\_\_\_\_  
Date

\_\_\_\_\_  
Seller Initial      \_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer Initial      \_\_\_\_\_  
Date

\_\_\_\_\_  
Seller Initial      \_\_\_\_\_  
Date

The Buyer's Agent is representing the Buyer only.

The Listing Agent is representing the Seller only.

B. **Seller Property Disclosure.** If this agreement is for a 1 to 4 unit residential property and required by law, Seller or Seller's Agent must deliver a written disclosure statement to Buyer prior to Buyer making a written offer. By signing below, Buyer confirms that Buyer  has  has not received and read Seller's Property Disclosure Statement (IL Statute requires that the Seller's Property Disclosure Report is delivered to the Buyer prior to the Buyer making a written offer.)  Not Applicable

C. **Lead-Based Paint Disclosure.** If this agreement is for a residential property built prior to 1978, Seller must provide Buyer with (1) an EPA-approved lead hazard information pamphlet and (2) Seller's Lead-Based Paint Disclosure Information Statement. By signing below, Buyer confirms that Buyer  has  has not received and read the above described documents.  Not Applicable

The Seller hereby affirms by executing this purchase agreement that they have been informed of their obligations under 42 U.S.C. 485d and is aware of his/her responsibility to ensure compliance.

D. **Illinois Radon Disclosure.** (for Illinois properties only) By signing below, Buyer confirms that Buyer  has  has not received and read the radon disclosure.  Not Applicable

E. Seller and Buyer request that Broker select, prepare, and complete documents allowed by law or rule, and may contact their client by telephonic or electronic communication.

*Rock Island City by Todd Thompson, Manager*

dotloop verified  
02/16/26 9:57 AM CST  
ENWD-WXSF-NNJ-G8R1

Buyer      \_\_\_\_\_  
Date

\_\_\_\_\_  
Seller      \_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer      \_\_\_\_\_  
Date

\_\_\_\_\_  
Seller      \_\_\_\_\_  
Date

Buyer      \_\_\_\_\_  
Date

Seller      \_\_\_\_\_  
Date

Offer to: (Seller) Shellpoint Mortgage Services

The undersigned (Buyer) Rock Island City by Todd Thompson, Manager

hereby offers to purchase for the total sum of 15000 the real estate located at;

(Address) 1031 10th Avenue, Rock Island, IL 61201

and

(Parcel Number(s) and/or Abbreviated Legal Description) 07-34-463-010 Lot 12 & E 3 Ft Lot 11 Blk 2 Bailey Davenports 4th Add

**Earnest Money**

Within 7 business day(s) of acceptance of this Agreement, Buyer shall deliver the sum of \$500, in the form of check, money order, or by electronic transfer to be escrowed with sellers attorney

(Escrow Agent) as Earnest Money, to be applied to the purchase price at closing.

Broker will hold money in a special, non-interest bearing escrow account if an Illinois property or a special interest bearing escrow account if an Iowa property, with the interest being forwarded to the REALTOR® Foundation of Iowa, a charitable non-profit entity, or as directed and mutually agreed in writing by both Buyer and Seller. In the event any contingency is not met by the date contained in such contingency, Seller recognizes the Earnest Money will be returned to Buyer, upon agreement in writing by both parties, and this Agreement shall be void. In the event of a default by Buyer hereunder, the Earnest Money shall be paid to Seller as provided in Paragraph 19. **Earnest money will not automatically be returned or paid to any party.** In the event of any dispute as to the retention or return of the Earnest Money, the Escrow Agent shall only take such action with respect to the Earnest Money as agreed in writing by the parties, as ordered by a court of competent jurisdiction, or pursuant to Iowa Administrative Rule 193E - 13.1 or Illinois 225 ILCS 454/20-20 (a) (17). Seller and Buyer agree to indemnify, defend and hold harmless the Escrow Agent from and against any and all liabilities and claims arising out of duties as Escrow Agent.

The balance of the purchase price shall be paid as follows:

A. By payment of the sum of \$14500 at closing, with evidence of such funds to be provided to Seller within 7 business days of Seller's acceptance of the Agreement.

B. Sale subject to financing. This Agreement is subject to Seller receiving from Buyer's lender by \_\_\_\_\_ a written statement of pre-approval confirming that Buyer has credit-worthiness. This Agreement is also contingent upon Buyer providing a \_\_\_\_\_ written loan commitment on the property in the amount of \_\_\_\_\_ no later than \_\_\_\_\_. If Buyer has made timely application and a loan commitment cannot be obtained by Buyer within the time provided, or if Buyer's lender does not provide such written statements, this Agreement shall be null and void and all Earnest Money shall be returned to Buyer.

In addition, the sale and purchase of the property shall be subject to the following terms and conditions: \_\_\_\_\_

  
Initial(s)

Buyer's

  
Initial(s)

Seller's

(Buyer(s) and Seller(s) acknowledge that they have read this page.)

1. **Closing and Possession.** Closing and Possession shall be on a mutually agreed upon date and time but not later than ~~02/26/2026~~ 03/13/2026. In the event the parties agree that possession should occur at some other time such agreement shall be documented with either an Early Possession or Holdover agreement. Per diem liquidated damages in the amount of \$ 0 shall be paid by the Seller to the Buyer for each day the delivery of possession is beyond the agreed upon possession dates. Per diem liquidated damages in the amount of \$ 0 shall be paid by the Buyer to the Seller for each day the Buyer delays past the agreed closing date. In either event:

- (a) Possession shall be deemed delivered when Seller has vacated the property and delivers the keys to either the Buyer or the Buyer's Agent.
- (b) Necessary timely legal notices to tenants, if any, shall be given by Seller unless otherwise agreed to by the parties.
- (c) If Seller shall fail for any reason whatsoever to vacate said property on the date set forth above, the Buyer shall, in addition to all other remedies, have the right to commence any legal action or proceeding to evict and remove the Seller from the property with Seller hereby agreeing to reimburse the Buyer for all damages, reasonable attorney fees and expenses incurred by the Buyer in the enforcement of the Buyer's rights under this Agreement.
- (d) The parties agree, that nothing contained herein is intended to create a landlord and tenant relationship between them.

2. **Subject to Sale.** This offer is expressly made contingent upon Buyer entering into a binding Contract for the sale of Buyer's existing residence located at \_\_\_\_\_ by 12:00 midnight on \_\_\_\_\_ and the subsequent closing of the same. Buyer agrees to list said residence for sale with a licensed real estate firm of Buyer's choice within \_\_\_\_\_ hours of acceptance of this Agreement, and to proceed with all due diligence to procure a binding Contract. In the event Buyer does not enter into a binding Contract for the sale of such existing residence by the date specified, this offer shall become null and void and the Earnest Money deposit refunded to Buyer.

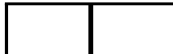
3. **Option Hour Clause.** Due to the \_\_\_\_\_ contingency in Buyer's offer, it is mutually agreed that Seller may continue to offer the subject property for sale. In the event another offer which Seller wishes to accept is tendered on the subject property, Seller shall deliver to Buyer, or Buyer's Agent, written notification of Seller's intent to accept said offer and Buyer shall then have \_\_\_\_\_ hours, inclusive of weekends and holidays, from the time notification is received to **eliminate** \_\_\_\_\_ contingency to their offer and provide proof they are able to obtain any necessary financing which reasonably satisfies the Seller(s) without said contingency. If the above Buyer fails to **eliminate** said contingency and provide proof of financing within the \_\_\_\_\_ hour period, this offer shall become void and Buyer thereby relinquishes all claim on the subject property and the Earnest Money will be refunded to Buyer.

4. **Subject to Closing.** This Agreement is expressly subject to Buyer closing the sale of Buyer's property at \_\_\_\_\_ on or before \_\_\_\_\_. If Buyer's property does not close on or before the above date, this offer will be null and void and the Earnest Money returned to Buyer.

5. **Appraisal.** Subject Property must be appraised by a state licensed or certified appraiser retained by Buyer or Buyer's lender, at or above sale price. Buyer agrees to proceed with all due diligence to obtain appraisal and agrees to provide Seller with copy of such appraisal, if appraised value is lower than the sale price. Seller may give notice to Buyer within 3 business days of receipt of appraisal, that Seller is unilaterally lowering the purchase price to equal the appraised value as determined by the appraisal and Buyer shall continue to be bound to complete this transaction. In the event the Seller declines to reduce the purchase price the Buyer shall have the option within 3 business days to notify the Seller in writing that they will purchase the property at the agreed to purchase price and affirm they have the funds to do so, otherwise this Agreement shall become null and void and the Earnest Money shall be refunded to Buyer.

6. **Taxes, Dues, Special Assessments.** All real estate taxes and association dues shall be prorated between Buyer and Seller as of the date of closing. Any proration of real estate taxes shall be in accordance with standards adopted by the county bar association of the county where the real estate is located. Seller shall pay all special assessments that are a lien on the property as of the date of closing, and also all special assessments to be levied for improvements completed. Further, Seller shall pay all assessments of improvements for which Seller has received written notice or resolution prior to the date of this Agreement. All other assessments shall be paid by Buyer. Seller must provide all subsequent notices to the buyer after contract acceptance. **Utility charges will be adjusted by the parties by appropriate meter readings at or about the time of delivery or possession.**

 Buyer's  
Initial(s)

 Seller's  
Initial(s)

(Buyer(s) and Seller(s) acknowledge that they have read this page.)

7. **Inspections.**

It is agreed and acknowledged that the inspections, if any, to be conducted under this Agreement are not to be construed as inspections to bring an older home into compliance with the current applicable building code, **unless property was built when current codes were in effect.** SELLER(S) agrees to make the real estate accessible for inspection(s) and SELLER(S) shall ensure that all utilities are turned on during the time of such inspection(s). For the purpose of this Section, a **“Material Defect”** in the condition of the property means a defect in the major components of the property, which are the heating and cooling systems, plumbing and sewer, septic and well system, electrical system, roof, walls, windows, doors, ceilings, floors, built-in appliances, and foundation. A major component that does not currently threaten health or safety and performs the function for which it is intended, regardless of age or whether it is near or at the end of its useful life, shall not be a Material Defect.

**Improvements to the property that may be required by Buyer’s Lender shall not be affected by this provision of the agreement. This section shall NOT affect or limit the Wood/Pest Inspection provision of this agreement.**

BUYER(S) shall CHOOSE ONE of the following alternatives concerning inspections:

**1. WAIVER OF INSPECTIONS.** BUYER(S) acknowledges that they have made a satisfactory inspection of the property and that the property shall be purchased “AS-IS”. No repairs or other corrections will be made by SELLER(S), except as otherwise provided in this Agreement. This shall not affect the provisions of Section 9 of this contract.

**2. INSPECTIONS – NO REPAIRS.** BUYER(S) acknowledges that the property shall be purchased “AS-IS”. No repairs or other corrections will be made by SELLER(S), except as otherwise provided in this Agreement. However, within \_\_\_\_\_ business days after the Acceptance Date of This Agreement, BUYER(S) may conduct the following-indicated inspections by qualified and insured inspectors of BUYER(S) choice. **In the event the inspection(s) reveal previously unknown Material Defects that are unacceptable to BUYER(S), BUYER(S) shall have no right to present or request any repairs, but shall have the right to terminate this Agreement by written notice to SELLER(S) and the Earnest Money shall be returned to BUYER(S).** Failure of BUYER(S) to conduct any inspection(s) **and** notify SELLER(S) within the time prescribed in this paragraph shall be deemed a waiver of Buyer’s right to terminate this Agreement under this Paragraph and the Agreement shall remain in full force and effect.


**3. INSPECTIONS.** Within \_\_\_\_\_ business days after the Acceptance Date of this Agreement, BUYER(S) may conduct the following indicated inspections by qualified and insured inspectors of BUYER(S) choice. Said inspections shall be paid by the party indicated. In the event the inspection(s) reveal any Material Defects on the property, BUYER(S) **SHALL** give notice to SELLER(S) of any such **Material Defects** for which BUYER(S) **request repair or correction. (“Repair Request”)** Failure of the BUYER(S) to conduct any inspection(s) **and** notify SELLER(S) within the time prescribed shall be deemed a waiver of Buyer’s right to terminate this Agreement under this Paragraph and the Agreement shall remain in full force and effect. Upon delivery by Buyer to Seller of the Repair Request, the parties shall have 3 business days (“Repair Negotiation Time”) to reach a written agreement as to which, if any, repairs or other concessions will be made. If after the expiration of the Repair Negotiation Time, a written agreement has not been reached by the BUYER(S) and SELLER(S), the purchase agreement shall be deemed terminated and the Earnest Money shall be returned to BUYER(S), unless Buyers, within one business day of such expiration, notify Seller in writing of their intent to purchase the property with no repairs being made. SELLER(S) repairs shall make items operational or functional or otherwise cure the Material Defect prior to closing. All work must be done in a workmanlike manner.

**INSPECTIONS TO BE COMPLETED PURSUANT TO PARAGRAPH 2 OR 3, IMMEDIATELY ABOVE:**

Type of Inspection	To be paid by:	Type of Inspection	To be paid by:	Type of Inspection	To be paid by:
<input type="checkbox"/> Asbestos	_____	<input type="checkbox"/> Plumbing	_____	<input type="checkbox"/> Survey	_____
<input type="checkbox"/> Central Air	_____	<input type="checkbox"/> Pool	_____	<input type="checkbox"/> Well Water Test	_____
<input type="checkbox"/> Electrical	_____	<input type="checkbox"/> Radon	_____	<input type="checkbox"/> Well	_____
<input type="checkbox"/> Fireplace/Chimney	_____	<input type="checkbox"/> Roof	_____	<input type="checkbox"/> Whole House with Radon	_____
<input type="checkbox"/> Flood Certification	_____	<input type="checkbox"/> Septic	_____	<input type="checkbox"/> Whole House without Radon	_____
<input type="checkbox"/> Foundation	_____	<input type="checkbox"/> Septic opening and closing both inlet and outlet	_____	<input type="checkbox"/> Other	_____
<input type="checkbox"/> Furnace	_____	<input type="checkbox"/> Sewer Line	_____		
<input type="checkbox"/> Mold	_____	<input type="checkbox"/> Structural	_____		

OR

Any Inspection desired by the Buyer during inspection period, to be paid for by the Buyer.

 \_\_\_\_\_ Buyer’s  
Initial(s)

\_\_\_\_\_ Seller’s  
Initial(s)

(Buyer(s) and Seller(s) acknowledge that they have read this page.)

8. **Wood-Infestation Report.** A.  (Buyer) B.  (Seller) C.  (Not applicable) shall, at their expense, have the property inspected for termites or other wood destroying insects by a licensed pest inspector at least ten (10) business days prior to closing, but no more than 60 days.

**IF EITHER ACTIVE INFESTATION IS FOUND OR TREATMENT IS RECOMMENDED UNDER THE GUIDELINES INCLUDED ON THE LATEST NPMA-33 FEDERAL FORM, THE PROPERTY SHALL BE TREATED AT THE SELLER'S EXPENSE.**

If damage due to infestation, either present or prior is discovered, the property shall be repaired at Seller's expense, providing that the cost of such repairs does not exceed \$ \_\_\_\_\_.

If such repairs exceed the aforesaid amount, Buyer either agrees to pay the cost of repairs in excess of the aforesaid amount or declares in writing this Agreement to be null and void, and the Earnest Money shall be refunded to Buyer. All reports, notifications, agreements, and elections under this paragraph shall be in writing and given as soon as practicable prior to closing.

9. **Condition of Property upon transfer.** Buyer acknowledges that Buyer has inspected the property, is acquainted with the condition thereof, and accepts the same under the following terms:

The property, as of the date of this Agreement, including buildings, grounds, and all improvements, will be preserved by Seller in its present condition until possession, ordinary wear and tear excepted. Buyer shall be permitted to perform a walk-through inspection of the property prior to possession or closing, whichever takes place first, in order to determine that there has been no change in the condition of the property and agreed upon repairs, if any, are completed.

**Buyer must check  Yes  No:** Seller affirms the heating and air conditioning system, electrical system, plumbing system, septic system (if applicable), all built-in appliances, and other mechanical equipment (herein "Mechanicals"), included as part of the purchase price, will be in working condition as of the **time** that the Buyer has the right to take possession with the following exceptions (if none, so state) \_\_\_\_\_, **This affirmation does not apply to those items identified on the seller disclosure or any deficiencies identified on any of the Inspection Report(s).**

**Notice of non-working Mechanicals at time of possession** must be served upon Seller, Seller's Attorney, or Listing Agent within **48 hours** after the **time** that the Buyer has the right to take possession. Failure to give written notice within the specified period shall constitute a waiver of the right of Buyer to recover for damages under this Section 9.

10. **Proration.** The following items, if applicable, shall be prorated as follows:

- A. Rent, if any, (with transfer in full of any security/damage deposit) at date of closing;
- B. Other income and operation expenses, if any, at date of closing;
- C. Proration of LP tank rental and remaining gas at date of possession; If LP tank present (check) ; see addendum
- D. Fees related to property (ie. Association fees, water fees) at date of possession.

11. **Home Warranty.**

1. It is agreed to that the \_\_\_\_\_ (Seller/Buyer) shall provide a one (1) year \_\_\_\_\_ Home Warranty policy on the property at a cost of \$ \_\_\_\_\_.


2. There shall be no home warranty provided on this property. Buyer understands the Seller does not warrant any system unless otherwise covered within this agreement.

12. **Fixtures.** All fixtures presently installed on the property, including but not limited to: window shades and blinds, rods, brackets, and awnings, all attached carpeting; existing storm and screen windows and doors; all attached cooling, heating, plumbing and electrical systems; all television wall mounts; all planted vegetation; sump pump; ceiling fans; garage door openers and all remote units; invisible fencing with receivers and transmitters; bathroom mirrors; wired doorbells; wired speaker systems; wired audio and video; wired thermostats shall be left by the Seller in or upon the property exactly as they are as of the date of this Agreement and shall be deemed a part of the real estate and, title thereto shall pass to the Buyer at closing, with the following exceptions: (TVs, Speakers, Audio/Visual Equipment and Wireless Equipment not specified herein must be included on a Bill of Sale.)

Any "fixtures" reserved by the Seller must be removed by the Seller prior to possession and are excluded from this Agreement. **Seller agrees to remove all debris and all personal property not included herein from the property by possession.**

  
\_\_\_\_\_  
Initial(s)

Buyer's

  
\_\_\_\_\_  
Initial(s)

Seller's

(Buyer(s) and Seller(s) acknowledge that they have read this page.)

13. **Evidence of Title.** If the property is located in Iowa, the Seller shall deliver a merchantable Abstract of Title showing merchantable title of record to the real estate in Seller's name and certified to a current date by an abstractor regularly doing business in the county where the property is located.

If the property is located in Illinois, the Seller shall either deliver: (a) a merchantable Abstract of Title showing merchantable title of record to the real estate in Seller's name and certified to a current date by an abstractor regularly doing business in the county where the property is located; or, (b) a Commitment for Title Insurance issued by a title insurance company regularly doing business in the county where the property is located, committing the company to issue an owner's policy in the usual form insuring merchantable title to the real estate in Buyer's name for the amount of the purchase price.

If title evidence discloses exceptions other than those permitted under the rules for examination of title adopted by the local County Bar Association, Buyer or Buyer's Attorney shall give written notice of such exceptions to Seller within 15 days of receipt of the title commitment or Abstract of Title. Seller shall have 15 days to have such title exceptions removed, or, any such exception which may be removed by the payment of money may be cured by deduction from the purchase price at the time of closing. If Seller is unable to cure such exception, then Buyer shall have the option to terminate this Agreement in which case Buyer shall be entitled to refund of the Earnest Money. In Illinois, furnishing a title insurance policy insuring over an exception shall constitute a cure of such exception. In Iowa, furnishing an Iowa Title Guaranty policy insuring over an exception shall constitute a cure of such exception.

14. **Conveyance of Title and Documents of Sale:** At closing Seller shall deliver either:

- (a) A warranty deed or fiduciary's deed, if applicable, to Buyer, or such party or parties as Buyer may direct, conveying title together with such other documents as may be required to record the deed, transfer personal property, if any, and protect Buyer from mechanics' liens; or
- (b) In the event that Seller Financing applies to this agreement, then the executed Agreement for Deed or Contract for Deed shall be delivered and exchanged at closing.



15. **Insurance/Risk of Loss.** Seller shall bear the risk or loss of damage to the property prior to closing or possession, whichever first occurs. Seller agrees to maintain existing insurance and Buyer may purchase additional insurance. In the event of substantial damage or destruction prior to closing, this Agreement shall be null and void, unless otherwise agreed by the parties. The property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the closing. Provided, however, Buyer shall have the option to complete the closing and receive all insurance proceeds regardless of the extent of the damage. If property is located in the State of Illinois, this agreement shall be subject to the Illinois Uniform Vendor and Buyer Act.



16. **Dwelling Code Violations.** Seller expressly warrants that, prior to the execution of this instrument, Seller has not received any notice by any city, village, or governmental authority of any existing dwelling code violations in the dwelling structure upon the property herein described. In the event after the execution of this agreement, the Seller is notified of a code violation by any city, village, or governmental authority, Seller must within 2 business days, in writing, disclose such violation and notify the Buyer that Seller will remedy the violation prior to closing. In the event Seller refuses to remedy the violation, Buyer shall have the option within 2 business days to declare in writing this agreement null and void and earnest money returned to Buyer.

17. **Entire Contract.** This Agreement including any addendums indicated in paragraph 22 constitutes the entire Agreement between the parties and there are no oral representations, warranties, or covenants other than those set forth herein and on any addendums attached. This Agreement may be modified only by amendment or **initialed** and **dated** where modified by both parties.

18. **Financial Crimes Enforcement Network (FinCEN) Real Estate Reporting ("FinCEN Report")** Section 1010.821 of Chapter 31 of the Code of Federal Regulations ("Code") requires that certain residential real estate transactions purchased with all cash or without institutional lender financing, where at least one buyer/transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee, or other non-natural person, must be reported to the United States Department of the Treasury's Financial Crimes Enforcement Network (FinCEN).

IF THIS TRANSACTION IS SUBJECT TO THE FinCEN REPORT, then Seller and Buyer shall, prior to closing, provide the company conducting the closing the information and documentation necessary to enable the closing company to complete the FinCEN Report. Such information and documentation includes full legal name, date of birth, residential street address, and the IRS taxpayer identification number of the beneficial owners of the Buyer, as further defined and described in the Code. Buyer shall also pay all costs and fees to prepare and file the FinCEN Report."



  
 Buyer's



  
 Seller's

(Buyer(s) and Seller(s) acknowledge that they have read this page.)

19. **Defaults/Remedies.**

- (a) If Buyer fails to make any payment or to perform any obligation imposed upon Buyer by this Agreement, Seller may serve written notice of default upon Buyer, Buyer’s agent, or Buyer’s attorney and if such specified default is not corrected within five (5) business days thereafter, Seller, subject to the terms of any listing agreement, may accept the Earnest Money and any additional down payment as damages or may pursue any available legal remedy including specific performance. As it pertains to Subject to Sale, Option Hour Clause and Subject to Closing (Sections 2, 3 & 4) as well as Inspections (Section 7) “Time is of the Essence” and there is no five (5) day right to cure.
- (b) In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Buyer may serve written notice of default upon Seller, Seller’s agent, or Seller’s attorney and if such default is not corrected within five (5) business days thereafter, Earnest Money and any additional down payment deposit shall be refunded to Buyer without prejudicing the Buyer's right to any available legal remedy including specific performance.
- (c) In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

20. **Notice.** All notices required pursuant to this Agreement shall be in writing and signed by the party or the party's agent (an "agent" shall be any person or persons designated in writing as such by a party and any attorney representing said party) and shall be given to the other party or that party's agent by:

- (a) Personally served upon the other party or that party's agent, in which case notice shall be effective upon the date of delivery;
- (b) By electronic transmission to the other party or that party's agent, in which case notice shall be effective on the date of the electronic transmission; or
- (c) Certified or registered mail, return receipt requested, and sent to the address of the party set forth herein their agent or their attorney, in which case notice shall be effective upon actual delivery.

Notice to any one party of a multiple person party shall be sufficient notice to all.

21. **Electronic Transmission.** For the purpose of negotiating and finalizing this Agreement, any document transmitted electronically shall be treated in all manner and respects as an original document. The signature of any party shall be considered an original signature and any such electronic document shall be considered to have the same binding legal effect as an original document.


22. **General Provisions.**

- (a) This Agreement shall be binding on and inure to the benefit of the heirs, executors, administrators, assigns and successors in interest of the respective parties. This Agreement shall survive the closing.
- (b) Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein, including any acknowledgement hereof shall be construed as in the singular or plural number, and as non-gender specific, according to the context.

23. **Other Provisions.** All other provisions, if any, shall be by addendum(s) in this Agreement. Addendum(s) attached:

Addendum #1 , Shellpoint contract sales addendum

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 02/16/26  
 9:57 AM CST  
 dotloop

Buyer's

  
 Initial(s)

Seller's

(Buyer(s) and Seller(s) acknowledge that they have read this page.)

24. **Acceptance.** If this Agreement is not accepted or initially countered, by the Seller and returned to the Buyer on or before \_\_\_\_\_ and time \_\_\_\_\_(CT), it shall become voidable by the Buyer provided they serve written notice to Seller within 1 business day of receipt of a fully executed agreement from the Seller and the Earnest Money shall be returned to Buyer without liability on the part of said agent to either party. In no event can this be accepted later than 24 hours of this Date/Time.

**This is a legally binding Contract. If not understood, consult with legal counsel of your choice. Receipt of a copy of this Agreement is acknowledged by the parties hereto. This Agreement has been read and executed on the dates beside all signatures.**

**SELLER HEREBY:**

**Counter:** If an offer is countered by the Seller, this document constitutes an offer on the terms revised above. This Agreement must be accepted or countered by the Buyer and returned to the Seller on or before \_\_\_\_\_ and time \_\_\_\_\_(CT), or it shall become voidable by the Seller provided they serve written notice to Buyer within 1 business day of receipt of a fully executed agreement from the Buyer and the Earnest Money shall be returned to Buyer without liability on the part of said agent to either party. In no event can this be accepted later than 24 hours of this Date/Time.

**Rejects**   
Signature Date

**Date of Final Acceptance by all parties** \_\_\_\_\_  
**Agent representing the party executing final acceptance shall provide the date upon which the parties agreed to all terms.**

*Rock Island City by Todd Thompson, Manager*  
Buyer Date

Seller Date

Rock Island City by Todd Thompson, Manager  
Buyer Printed Name

Shellpoint Mortgage Services  
Seller Printed Name

Buyer Date

Seller Date

\_\_\_\_\_  
Buyer Printed Name

\_\_\_\_\_  
Seller Printed Name



# Addendum to Purchase Agreement

# 1

This Addendum is hereby attached to and made part of a certain Purchase Agreement, dated 01/22/2026 by Rock Island City by Todd Thompson, Manager, Purchasers, and Shellpoint Mortgage Services, Sellers, for the sale of the property at 1031 10th Avenue, Rock Island, IL 61201.

**TERMS:**

The parties agree that upon closing the Seller shall have no responsibility for any amounts due to the City, past, present or future, related to the Property located at 1031 (& 1031 1/2) 10th Ave Rock Island ("Property"). This includes but is not limited to account numbers 14331-8, 14332-4, and 1703902 ("Accounts"). Furthermore the City shall hold the Seller harmless, indemnify the Seller including all costs as well as resonable attorney fees, and release the Seller from all claims and liabilities related to any Accounts associated with the Property. Attached as Exhibit A, are Accounts records from October of 2025; this release includues not only those amounts but also any additional amounts owed on these Accounts or other associated accounts with the Property up to and including closing date. The parties further agree this release, hold harmles, indemnification and waiver of liability of the Seller shall survive closing.

Seller Date

Seller Date

*Rock Island City by Todd Thompson, Manager* dotloop verified  
02/16/26 9:57 AM CST  
DEMS-JRSE-KEDZ-HL3P

Purchaser Date

*Rock Island City by Todd Thompson, Manager* dotloop verified  
02/16/26 9:57 AM CST  
ZCBK-WTPQ-LHRV-FY6L

Purchaser Date



## Agency Disclosure Notice and Consent to Dual Agency



Our Company is pleased to assist you in connection with the purchase and/or sale of real estate. The following will govern the terms of your relationship with Gary Williams as its Appointed/Designated Agent to represent Rock Island City, Todd Thompson, Manager in connection with the possible purchase and/or sale of real estate. Term of client shall hereafter refer to buyer, seller, landlord, tenant, optionor, or optionee. Only the Appointed/Designated Agent will represent the Client(s) named above (together with any additional Appointed/Designated Agent who may be designated by our company hereafter). No other Broker or Sales Associate affiliated with our company will be acting as an Agent for the Client(s) named above. It is the policy of our company to offer real estate services exclusively through Appointed/Designated Agents with respect to Iowa/Illinois real estate. The Appointed/Designated Agent and other company Sales Associates may provide services simultaneously to other parties involving the same real estate. When representing the Buyer, our company and the Appointed/Designated Agent will generally be offered and will accept a commission from the Seller or the Seller's real estate Agent, who may not be a Client of our company or the Appointed/Designated Agent. It is the policy of our company to reciprocate with other Broker's offers to cooperate and compensate. It is also the policy of our company to neither offer subagency to or accept subagency from cooperating Brokers.

### DUTIES TO ALL PARTIES

A real estate agent, including the Appointed/Designated Agent, has the following duties to all parties to a transaction, regardless of which party the agent represents:

- A. To provide real estate brokerage services to all parties to the transaction honestly and in good faith;
- B. To diligently exercise reasonable skill and care in providing brokerage services to all parties;
- C. To disclose to each party all material adverse facts that the agent knows, except for the following:
  1. Material adverse facts known by the party.
  2. Material adverse facts the party could discover through a reasonably diligent inspection, and which would be discovered by a reasonably prudent person under like or similar circumstances.
  3. Material adverse facts the disclosure of which is prohibited by law.
- D. Material adverse facts that are known to a person who conducts an inspection on behalf of a party. A "material adverse fact" means an adverse fact that a party indicates is of such significance, or that is generally recognized by a real estate agent as being of such significance to a reasonable party, that it affects or would affect a party's decision to enter into a contract or agreement concerning a transaction, or affects or would affect a party's decision about the terms of a contract or agreement.
- E. To account for all property coming into the possession of the agent that belongs to any party within a reasonable time of receiving the property.

### DUTIES TO A CLIENT

In addition to the real estate agent's duties to all parties as provided above, a real estate agent, including the Appointed/Designated Agent, has the following duties to the agent's client(s):

- A. To place the client's interests ahead of the interests of any other party, unless the agent is acting as a disclosed dual agent, as discussed below;
- B. To disclose to the client all information known by the agent that is material to the transaction and that is not known by the client or could not be discovered by the client through a reasonably diligent inspection;
- C. To fulfill any obligation that is within the scope of the agency agreement, except those obligations

- that are inconsistent with other duties that the agent has under the law;
- D. To disclose to the client any financial interests the agent or the brokerage has in any business entity to which the agent or brokerage refers a client for any service or product related to a transaction.

### DUTIES OF A DISCLOSED DUAL AGENT

An Appointed/Designated Agent may legally represent both the seller and the buyer in a transaction, but only with the prior knowledge and the written consent of both parties. This is called “Dual Agency”. The Appointed/Designated Agent will be acting as a Dual Agent when he or she represents both the owner/seller and the prospective buyer. This means that when the Appointed/Designated Agent is the listing agent and the selling agent, the Appointed/Designated Agent will be representing both parties simultaneously. When acting as Dual Agent, the agent has the same Duties to All Parties and Duties to a Client, as set forth above, EXCEPT, a Dual Agent may not and does not have a duty to place one client’s interests ahead of the interests of the other client. Representing more than one party to a transaction may present a conflict of interest since both clients may rely upon Appointed/Designated Agent’s advice and Buyer and Seller’s respective interests may be adverse to each other. The Appointed/Designated Agent will endeavor to be impartial between both parties and will not represent the interest of either party to the exclusion or detriment of the other party. Appointed/Designated Agent will act as a dual agent only with the written consent of ALL parties in the transaction.

By signing this agreement the client agrees that the Appointed/Designated Agent may act as a Disclosed Dual Agent when the agent represents both the seller/owner and the buyer. Parties are not required to participate in Disclosed Dual Agency.

### ACKNOWLEDGEMENT AND CONSENT TO AGENCY/DUAL AGENCY

I (We) acknowledge that I (we) have read this document, and that our company and the Appointed/Designated Agent have made full disclosure of the client(s) the Appointed/Designated Agent represents, the duties of a real estate agent to the parties, and the type of representation the agent will provide. I (We) consent to the Appointed/Designated Agency policy and the designation of the above referenced agent as our Appointed/Designated Agent. I (We) have read and understand this statement, have asked questions I (we) have deemed appropriate regarding this disclosure and agreement, and I (we) acknowledge signing and receiving a copy of this document before receiving any specific assistance from the Appointed/Designated Agent or making or accepting an offer, which ever is sooner.

**If you do not understand all the terms of this document, seek legal advice before signing.**

**Buyer’s or Seller’s Signature(s):**

**Appointed/Designated Agent’s Signature:**

Rock Island City, Todd Thompson Manager  
 Printed Name

Gary Williams  
 Printed Name

*Rock Island City by Todd Thompson, Manager* dotloop verified  
 02/16/26 9:57 AM CST  
 GNG4-VUWJ-LXZJ-ZGQV  
 Signature Date

*Gary Williams* dotloop verified  
 02/11/26 1:17 PM CST  
 WFRJ-IVGW-BWUR-ZTVF  
 Signature Date

Printed Name  
 Signature Date



# Exclusive Buyer Representation Agreement

This is a Binding Agreement when executed by all Parties.  
Agreement is required by Law/Rule prior to showing a Buyer a Property.

**Exclusive Representation and Designated Agency and Term:**

Ruhl hereby designates/appoints Gary Williams as your Agent. Ruhl reserves the right to designate/appoint an alternative Agent to represent Buyer in the event the designated/appointed Agent is unable to fulfill their duties. The Term of this agreement shall begin upon execution of this Agreement and end on 03/31/2026 and may be extended by written agreement of the parties. In the event the Buyer enters into any contract to acquire real estate, the Term of this Agreement shall automatically be extended until the closing of such Property. This Agreement shall be limited to: 1031 10th Ave Rock Island IL 61201

(If left blank the geographic area shall be limited to coverage area for the counties found at [RuhlHomes.com/Coverage](http://RuhlHomes.com/Coverage), and all property types shall be included.)

**Ruhl&Ruhl and Buyer's Agent agree to:**

1. Work with you through a strategic, well-managed process to find properties that meet your needs.
2. Promise to keep confidential information private, advocate on your behalf, keep you informed, and communicate regularly to keep you up to date during negotiations and on market changes.
3. Show you properties that meet the criteria and area you have identified for which you are financially qualified.
4. Discuss and evaluate the features of a property, both positive and negative, and review the condition of the property and any Disclosures.
5. Prepare a written offer on the property you choose to purchase, answer questions, and provide advice and information including comparable sold properties, to help you make a good decision on pricing.
6. Negotiate on your behalf for the property you have selected.
7. After acceptance of the offer, continue to monitor, inform, represent, and advocate for the completion of the real estate transaction.

**Represented Buyer(s) agree to:**

1. Work exclusively with your Agent to search for, make an offer on, and purchase a property.
2. Furnish Agent with relevant personal and financial information in order to establish Buyer's ability to purchase.
3. Notify your Agent about any property you are interested in, or would like more information about, including all listed and non-listed properties.
4. Make every effort to look at properties with your Agent.
5. Understand that your Agent is a licensed real estate agent and not an attorney, tax advisor, surveyor, inspector, structural or environmental engineer, architect, contractor, or other professional service provider. You are encouraged to seek the advice of additional professionals throughout the buying process.
6. Pay when due for all services and inspections ordered by Agent for the Buyer's benefit from outside sources. This includes, but is not limited to: general inspections, surveys, soil tests, title reports, engineering studies, property condition, and hazardous materials inspections.
7. Select, prepare, and complete documents required by law or rule.
8. Pay the Buyer Fee as agreed on the following page.

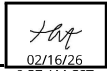

NOTE: Buyer represents that Buyer is not currently bound by any Exclusive Agreement with another Brokerage in the identified area, and understands that if this were the situation, Buyer would possibly be liable for the payment of more than one (1) Buyer Fee. Buyer agrees not to enter into another Exclusive Agreement with any other brokerage unless this Exclusive Agreement has terminated.

DUAL AGENCY. In the event the Buyer is interested in property(ies) subject to a listing agreement with the Agent there will arise a Dual Agency situation. In the event either Buyer or Seller does not agree to Dual Agency, another agent within the Brokerage/Firm may be appointed to represent Buyer regarding such property(ies).

COMPETING BUYERS. Buyer agrees that Agent may represent other prospective buyers who may seek to acquire properties that may be of interest to Buyer. Buyer agrees that Agent may, during the Term of this agreement and after it ends, represent such prospective buyers, show the other prospective buyers the same properties that Agent shows to Buyer, and act as a real estate broker for such other prospective buyers in negotiating the acquisition of properties that Buyer may seek to acquire.

**BUYER, AGENT AND RUHL ALL UNDERSTAND AND AGREE THAT IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PROSPECTIVE SELLER BECAUSE OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, ANCESTRY, AGE, MARITAL STATUS, PHYSICAL OR MENTAL DISABILITY, FAMILIAL STATUS, PREGNANCY, SEXUAL ORIENTATION, INCLUDING BUT NOT LIMITED TO GENDER IDENTITY, UNFAVORABLE DISCHARGE FROM MILITARY SERVICE, MILITARY STATUS, ORDER OF PROTECTION STATUS, AN ARREST RECORD, OR ANY OTHER CLASS PROTECTED BY LOCAL, STATE OR FEDERAL LAW.**

6/21/24

 /   
**Initial(s)** / **Initial(s)**

**Buyer's Agent Compensation Fee:**

The Parties agree that the Buyer's Agent should be compensated for the services provided to the Buyer as defined below as the Buyer's Agent Compensation Fee (Buyer Fee). In many instances, the entire Buyer Fee is paid to Ruhl by the Listing Brokerage out of the Listing Fee they collect from the Seller. In such instances, you, as the Buyer, are NOT obligated to pay Ruhl&Ruhl directly for its services. In some cases, the Seller (FSBOs) or Listing Brokerage may not pay Ruhl the entire Buyer Fee and you will be obligated to pay the full Buyer Fee or the difference between the Buyer Fee and the compensation offered by the Seller/Listing Broker. Agent shall diligently work towards ensuring that the Seller or Seller's Brokerage fulfills the Buyer's obligation to pay the Buyer's Fee under this agreement. You will be notified if the compensation offered is greater than the Buyer Fee. In consideration of the services to be performed, Buyer agrees to pay Ruhl a Buyer's Agent Compensation Fee below.

Contract Fee. At closing, the Buyer shall pay Ruhl a Contract Fee of \$1000 % of the gross sales price ("Buyer's Contract Fee"), if, during the Term of this agreement, the Buyer enters into any contract to acquire real estate.

**NOTICE: THE RATE OF REAL ESTATE BROKER COMPENSATION, FEES AND COMMISSION ARE NOT FIXED BY LAW. IT IS SET BY EACH BROKERAGE INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.**

The Buyer shall owe the Buyer's Fee if they, or any person acting on the Buyer's behalf, negotiate or enter into a real estate contract during the Term of this Agreement or within 90 days after the termination of this Agreement, "Protection Period" provided that the real estate in question was made known to Buyer, by any source, during the Term of this agreement. This Protection Period shall not apply if the Buyer has a valid Exclusive Agency Agreement with another licensed real estate agent, executed after this agreement's expiration.

Buyer Fee from Buyer to Ruhl is due at closing regardless if you purchase a property using your Agent identified above, any other agent, or purchase a property without representation during the Term of this agreement. If a transaction fails to close due to any fault on the part of the Buyer, such Buyer's Fee will be due and payable immediately. In no case shall Ruhl be obligated to advance funds for the benefit of Buyer to complete a closing. If Ruhl prevails in any action or suit to enforce any provision of this agreement or collect amounts due, Buyer agrees to pay Ruhl all reasonable attorney fees, court costs, litigation expenses, and collection fees incurred by Ruhl in such action/suit or collection.

**Filtering Listings:** Agent shall bring listings to the attention of the Buyer, regardless of the amount of Seller's offer of compensation or lack thereof.

**Additional Provisions:** \_\_\_\_\_

**Should Agent not perform these services, Buyer agrees to notify "Sales Manager":**

Sales Manager: Mike Wendt Sales Manager Phone #: 3097438000

Buyer is not released from the obligation hereunder if, within 72 hours after contacting Sales Manager, Ruhl corrects the issue or designates an alternative representative. Buyer may not unilaterally choose an alternative agent without written consent from the Sales Manager. Neither Buyer nor Ruhl may unilaterally terminate or assign this agreement.

**Buyer's Agent Signature for Ruhl&Ruhl Realtors:**

**Buyer(s) Signature(s):**

*Gary Williams*  
Signature  
Date

dotloop verified  
02/11/26 1:18 PM CST  
RFBZ-UJIS-QNUS-SZSF

*Rock Island City by Todd Thompson, Manager*  
Signature  
Date

dotloop verified  
02/16/26 9:57 AM CST  
F9CO-4DUM-IQRA-SVZH

City of Rock Island  
Printed Name

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

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

\_\_\_\_\_  
Printed Name





# Family of Services Affiliated Business Disclosure

(Per Section § RESPA, 12 U.S.C 2607)

Client's Name: Rock Island City by Todd Thompson, Manager

Client's Name: \_\_\_\_\_

Ruhl&Ruhl REALTORS Sales Associate: Gary Williams

This form is presented to all clients as required by law and provides you with notice that Ruhl&Ruhl REALTORS has established a business relationship with Ruhl Mortgage, Nelson Brothers Agency, and American Home Shield, Inc. (AHS).

**Ruhl Mortgage** is an affiliate of Ruhl&Ruhl REALTORS. Our mortgage professionals are experts in their field. Fees normally charged to you by Ruhl Mortgage include any loan origination fee and discount points that accompany the interest rate you choose as well as an application fee, commitment fee, flood certification fee and tax service fee.

**Nelson Brothers Agency** offers our clients a full range of personal lines insurance plans, including homeowners and auto coverage, from a number of different insurance companies. Similar to the mortgage company, Nelson Brothers Agency can make many different insurance programs and options available to you at competitive prices. There is, of course, no fee charged by Nelson Brothers Agency other than the cost of the insurance policy coverage chosen by you.

**American Home Shield (AHS)** provides home protection plans that may cover the repair or replacement of many home appliances and systems - some of which are known to break down, resulting in costly repairs. An AHS Home Protection Plan can help you avoid unexpected bills on your covered items and the stress related to finding a solution. We recommend that all properties be covered to protect both the buyer and seller from some of the risk associated with a real estate transaction.

It is important that you understand that Ruhl&Ruhl REALTORS may benefit financially from your use of the services and products offered by these affiliated companies. **It is also important to know that your Ruhl&Ruhl REALTORS sales associate receives no financial benefits from your choice of any of these affiliated businesses.**

**You are under no obligation to use any of these services and may select a different service provider.**

**The following recommendations are made to help facilitate a smooth transaction:**

**Legal Representation:** Ruhl&Ruhl REALTORS recommends that each party in a real estate transaction obtain legal representation by selecting an attorney specializing in real estate as our agents are not attorneys and cannot provide legal advice.

**Property Survey:** The only way to verify the property boundaries on site is to have the property surveyed.

**Whole House Inspection:** The benefits of a whole house inspection include: 1) identifying problem areas in the home that may need to be addressed, 2) determining the best course of action for problem areas, and 3) possibly saving thousands of dollars and time by identifying needed repairs.

The benefits of a whole house inspection have been explained to me/us.

By signing below, I/we acknowledge that I/we have read and understand this notice.

Client: Rock Island City by Todd Thompson, Manager dotloop verified  
02/16/26 9:57 AM CST  
8BXC-UCZG-KAIG-XHWF Date: \_\_\_\_\_  
Signature

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

In connection with our services, your contact information may be shared with our Family of Services to provide you with the best real estate experience possible. Your information will not be shared with any third party entity not disclosed here. You may receive marketing materials via email or phone.



# Protect Your Family From Lead in Your Home



March 2021

Buyer Initials:



## Are You Planning to Buy or Rent a Home Built Before 1978?

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Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

### Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

### Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

### If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



## Simple Steps to Protect Your Family from Lead Hazards

### If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](http://epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

## Lead Gets into the Body in Many Ways

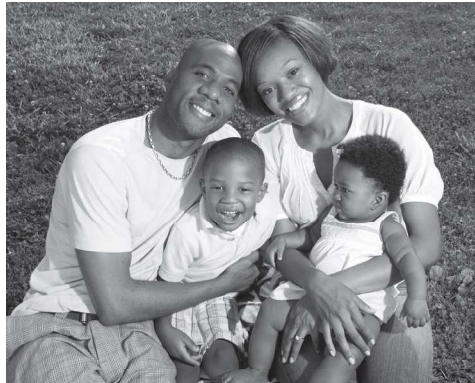
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### Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

### Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



### Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

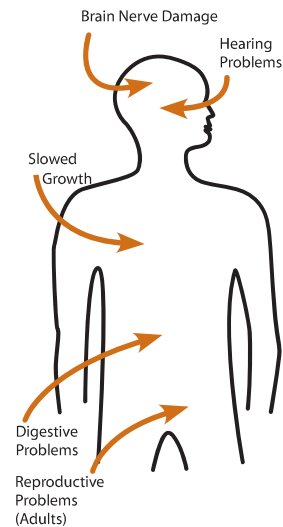
## Health Effects of Lead

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**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

### In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

### In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

## Check Your Family for Lead

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**Get your children and home tested if you think your home has lead.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

## Where Lead-Based Paint Is Found

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In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

**Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](https://epa.gov/lead).

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<sup>1</sup> "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm<sup>2</sup>), or more than 0.5% by weight.

<sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

## Identifying Lead-Based Paint and Lead-Based Paint Hazards

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**Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

## Checking Your Home for Lead

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You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

## Checking Your Home for Lead, continued

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In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](https://epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.<sup>3</sup>

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<sup>3</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

## What You Can Do Now to Protect Your Family

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**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

## Reducing Lead Hazards

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**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**



- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

## Reducing Lead Hazards, continued

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**If your home has had lead abatement work done** or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  for interior windows sills
- 400  $\mu\text{g}/\text{ft}^2$  for window troughs

**Abatements are designed to permanently eliminate lead-based paint hazards.** However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), [epa.gov/lead](https://epa.gov/lead), or call 1-800-424-LEAD.

## Renovating, Repairing or Painting a Home with Lead-Based Paint

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**If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:**

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



**RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:**

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit [epa.gov/getleadsafe](https://epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

## Other Sources of Lead

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### Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

### Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.\*

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

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13 \* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

## Other Sources of Lead, continued

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- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your **local** health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>4</sup>
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon,**" used to treat an upset stomach.

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<sup>4</sup> In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

## For More Information

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### **The National Lead Information Center**

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at [epa.gov/lead](http://epa.gov/lead) and [hud.gov/lead](http://hud.gov/lead), or call **1-800-424-LEAD (5323)**.

### **EPA's Safe Drinking Water Hotline**

For information about lead in drinking water, call **1-800-426-4791**, or visit [epa.gov/safewater](http://epa.gov/safewater) for information about lead in drinking water.

### **Consumer Product Safety Commission (CPSC) Hotline**

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at [cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov).

### **State and Local Health and Environmental Agencies**

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at [epa.gov/lead](http://epa.gov/lead), or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

## U. S. Environmental Protection Agency (EPA) Regional Offices

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The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact  
U.S. EPA Region 1  
5 Post Office Square, Suite 100, OES 05-4  
Boston, MA 02109-3912  
(888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 205, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 906-6809

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact  
U.S. EPA Region 3  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-2088

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact  
U.S. EPA Region 4  
AFC Tower, 12th Floor, Air, Pesticides & Toxics  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact  
U.S. EPA Region 5 (LL-17J)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 353-3808

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-2704

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
U.S. EPA Region 7  
11201 Renner Blvd.  
Lenexa, KS 66219  
(800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact  
U.S. EPA Region 8  
1595 Wynkoop St.  
Denver, CO 80202  
(303) 312-6966

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
U.S. EPA Region 9 (CMD-4-2)  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4280

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
U.S. EPA Region 10 (20-C04)  
Air and Toxics Enforcement Section  
1200 Sixth Avenue, Suite 155  
Seattle, WA 98101  
(206) 553-1200

## Consumer Product Safety Commission (CPSC)

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The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### CPSC

4330 East West Highway  
Bethesda, MD 20814-4421  
1-800-638-2772  
[cpsc.gov](https://cpsc.gov) or [saferproducts.gov](https://saferproducts.gov)

## U. S. Department of Housing and Urban Development (HUD)

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HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### HUD

451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
(202) 402-7698  
[hud.gov/lead](https://hud.gov/lead)

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U. S. EPA Washington DC 20460  
U. S. CPSC Bethesda MD 20814  
U. S. HUD Washington DC 20410

EPA-747-K-12-001  
March 2021

## **IMPORTANT!**

### **Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly**

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).



SHELLPOINT MORTGAGE SERVICING  
 Attn: REO Department  
 75 Beattie Place  
 Greenville, SC 29601

This Addendum is to be made part of, and incorporated into, the Real Estate Purchase Contract dated \_\_\_\_\_, 20\_\_ (the "Contract"), between BRIGHOUSE LIFE INSURANCE COMPANY ("Seller") and Rock Island City ("Buyer(s)") for the property and improvements located at the following address: 1031 10TH AVENUE, ROCK ISLAND, IL 61201 ("Property").

**IN THE EVENT ANY PROVISIONS OF THIS ADDENDUM CONFLICT IN WHOLE OR IN PART WITH THE TERMS OF THE CONTRACT OF SALE OR ANY PRIOR ADDENDUM OR AMENDMENT THERETO (COLLECTIVELY, THE "CONTRACT"), THE PROVISIONS OF THIS ADDENDUM SHALL CONTROL.**

1. This Contract is subject to Seller's approval and the approval of the Mortgage Insurance beneficiary, if any, and the final acceptance of the Contract of Sale is subject to Seller's final review.
2. This contract may NOT be assigned. With Seller's approval, an assignment into a corporate entity wholly owned by the Buyer(s) may be allowed, at Seller's sole discretion, provided the Buyer(s) supplies documentation of such ownership.
3. Property was acquired via Foreclosure Sale and Foreclosure Deed may be pending recordation with the county. The closing date is contingent on the recording of the Foreclosure Deed
4. Title to the property shall be conveyed by either Special Warranty Deed or Quit Claim Deed, or equivalent.
5. Sale Price is: \$15,000.00 with \$500.00 in earnest money. If the earnest money has not been deposited with the Seller's closing office or Title Company by 9:00 am local time on the third (3rd) business day after the full execution of this Contract, the Contract shall be rendered null and void. In a Buyer directed state, earnest money shall be deposited and held by the Seller's Closing office. This Contract is not valid without proof of the deposit of the aforementioned earnest money.

6. CLOSING

The closing date shall be determined from the date of the Seller's execution (effective date) of this Addendum, in calendar days, based on financing types

- Cash/Line of Credit/Hard Money - 20 Days
- Conventional financing - 30 Days
- FHA/VA - 45 days
- 203K/Rehabilitation Loan - 60 Days

**TIME IS OF THE ESSENCE.** In the event this sale does not close by the Scheduled Closing Date due to no fault of the Seller, the Contract will be null and void and Buyer(s) shall forfeit the earnest money deposit as liquidated damages; provided, however, that the Seller may, at its sole option agree to extend the Contract in which case the Buyer(s) shall pay a per diem penalty charge equal to **\$100.00 per day** in advance until the closing. **If the closing does not occur on or before the date agreed upon, the Seller will retain such penalty as liquidated damages along with the earnest money deposit, and the Seller shall have no further obligation to the Buyer(s) and the contract shall be considered null and void.**

7. Occupancy of the Property shall **NOT** be permitted prior to Closing and Funding of the sale.
8. Buyer(s) acknowledge that Seller may have received offers prior to or may receive offers after receipt of this offer. Buyer(s) acknowledge that the Seller may consider all offers to purchase regardless of the date of receipt of the offer, and that Seller may accept or reject any offer at its sole discretion. This contract shall not be deemed accepted by the Seller until Seller's signature is affixed hereon and a fully executed Contract has been delivered to Buyer(s) in either original or electronic format.

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials \_\_\_\_\_

9. FINANCING (Check one)

[ ] If this Contract is a Cash transaction, the verification of funds to close shall be provided with the Contract of Sale. Earnest money is nonrefundable seven (7) days from the Effective Date. Should Buyer(s) seek financing, this contract will be deemed null and void unless an amendment or additional addendum is submitted and is approved by Seller. Buyer(s) acknowledges the inspection period is 0 days.

[ ] If this contract is a mortgage financing transaction, then Buyer(s) must apply for mortgage financing within five (5) business days of the Seller's execution of this Contract of Sale. Buyer(s) shall furnish the Seller a copy of binding written loan commitment from Buyer's lender within twenty-one (21) days from the Effective Date. Buyer(s) assert that the financing type is Cash. To the extent there is an appraisal contingency, the appraisal contingency shall expire twenty (20) days from the Effective Date.

10. CONCESSIONS

Seller agrees to pay an amount up to, but not exceeding \$0.00 toward Buyer's recurring and nonrecurring closing costs.

Seller agrees to pay an amount up to, but not exceeding \$0.00 toward Buyer Agent compensation.

Seller agrees to pay an amount up to, but not exceeding \$0.00 toward FHA/VA nonallowable closing costs.

Seller agrees to pay an amount up to, but not exceeding \$0.00 toward Buyer's Home Warranty plan.

Seller agrees to pay an amount up to, but not exceeding \$0.00 toward termite remediation (CA only - termite remediation is defined as only Section 1 repairs).

Seller agrees to pay an amount up to, but not exceeding \$0.00 toward any contract or lender required repairs.

Seller agrees to pay an amount up to, but not exceeding \$0.00 toward any other concession.

Seller will not provide Buyer(s) with a survey. If a survey is required by the Buyer's lender, the cost of the survey shall be the Buyer's expense.

In the event the Buyer's fees and costs are less that the amounts stated above, NO CREDIT WILL BE GIVEN FOR THE BALANCE, nor shall any such excess be applied to other costs incurred by the Buyer(s) regarding this transaction.

11. INSPECTIONS

Buyer acknowledges that the inspection period is 0 calendar days from the effective date. Buyer(s) inspections are for BUYER(S)'S INFORMATION ONLY. Buyer(s)'s will notify Seller in writing of any objections to Buyer(s)'s inspections within calendar days from the effective date, or it shall be deemed that the Buyer(s) has waived such inspections or has no objections and has accepted the property. All inspections and remediation from any inspection are the Buyer(s)'s expense unless specifically negotiated under Other Provisions.

12. TITLE

Notwithstanding anything in the Contract to the contrary, the Special Warranty Deed or Quitclaim Deed to be delivered by the Seller at closing shall include the following "subject to" provisions: The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- a. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- b. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest, and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located.
- c. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect.
- d. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof.
- e. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials \_\_\_\_\_

- f. Any conditions that would be revealed by a physical inspection and survey of the Property. This transaction shall be closed through a title company or attorney. Seller shall have the sole choice to select the title and escrow/closing agent as well as the settlement location. Both Seller and Buyer(s) agree to pay their respective title/escrow/closing costs per local customary practice. If the property is located in a Buyer directed state, the Buyer(s) has the option of using the Seller's title company. IF THE BUYER(S) CHOOSES TO USE THE SELLER'S TITLE COMPANY, SELLER WILL PAY FOR THE OWNER'S TITLE POLICY AND THE ASSOCIATED TITLE SEARCHES FOR SAID POLICY. IN A BUYER DIRECTED STATE, IF BUYER(S) ELECT TO USE HIS/HER OWN TITLE/CLOSING AGENT, THE TITLE POLICY COSTS WILL BE AT THE EXPENSE OF THE BUYER(S) AND ANY SELLER CONCESSIONS SHALL NOT BE USED FOR THIS EXPENSE (CA only - In California, the Buyer's Act will control).

If Buyer obtains a mortgage loan in connection with this purchase, the Buyer will pay any premium of a mortgagee title policy. With respect to the purchase of any mortgagee title policy, Buyer specifically acknowledges:

- g. This Agreement in no way limits Buyer's right to obtain a mortgagee's title policy from any title company of Buyer's choosing.
- h. Buyer understands Seller is obtaining an owner's title policy and Buyer may, at his own option, incur less expense by obtaining a mortgagee title policy from the same title company.
- i. Any costs savings or other benefit that may accrue to Buyer as a result of Buyer's purchase of a mortgagee's title policy from the same title company selected by Seller to issue the owner's title insurance policy in no way abrogates Buyer's right to obtain mortgagee's title insurance from any title company of Buyer's choosing.
- j. Buyer has not been penalized or rewarded by Seller for Buyer's decision to purchase a mortgagee's title policy from any title company of Buyer's choosing
- k. As required by the Real Estate Settlement Procedures Act of 1974, Buyer acknowledges that Seller has not directly or indirectly required Buyer, as a condition of sale, to purchase a mortgagee title insurance policy from any particular title company.

If Buyer(s) raise any objections to Seller's title, and title insurance is available from a reputable title insurance company at regular rates, and contains affirmative coverage for the raised title objections, the Contract shall remain in full force and Buyer(s) shall perform pursuant to the term set forth herein. If affirmative coverage is not obtainable, Seller shall have a minimum of thirty (30) days from the later of the Closing Date or the date that Seller receives a copy of a title insurance commitment or title report as to begin to resolve title exceptions or defects or other issues of title which may impede or impair the Seller's ability to convey title as required herein. If within such thirty (30) day period Seller determines that it is unable or unwilling to resolve such matters, the Buyer(s) may take title in its then state thereby waiving all title objections, or terminate the Contract and receive a refund of the earnest money deposit as Buyer(s) sole and exclusive remedy. Alternatively, in such a situation, the Seller may terminate the Contract and refund the Buyer's earnest money deposit with such refund being Buyer's sole and exclusive remedy for the termination.

13. The undersigned Buyer(s) and Seller hereby:

- a. Authorize and direct any title company or closing agent providing services in connection with this transaction (the "Closing Agent") to furnish a copy of any HUD-1 Settlement Statement, Closing Disclosures and/or ALTA generated in connection with the closing of this transaction, whether unsigned or signed by the parties, showing both the Buyer's and Seller's sides of the transaction to the closing representative for the Seller;
- b. Agree that the Closing Agent shall have no liability under the Gramm-Leach-Bliley Act, or any other federal or state statute or regulation, relating to privacy or information disclosure or otherwise as a result of its compliance with the direction to release aforementioned HUD-1 Settlement Statements, Closing Disclosures and/or ALTA to the closing representative for the seller; and
- c. Agree that the closing representative for the seller may furnish such HUD-1 Settlement Statements, Closing Disclosures and/or ALTA to any authorized agent of the Seller.

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials \_\_\_\_\_

14. CORPORATE DISCLOSURES

- a. This Contract is subject to acquisition of the property by the Seller. If the Seller has not obtained the recorded foreclosure deed on or before the Closing Date, Seller has sole discretion to either extend the contract or terminate the contract and return all earnest money to Buyer(s) upon such termination. If Seller elects to extend this Contract of Sale, Seller shall have 30 days to resolve any outstanding deed issues. If the Seller does not obtain the recorded foreclosure deed within the 30-day period, either party has the option to immediately terminate this Contract of Sale, with no further obligation, and all earnest money will be returned to Buyer(s). Buyer(s) agrees to hold Seller harmless from all liabilities, losses, costs, charges, expenses, and damages of any type whatsoever, including but not limited to attorney's fees sustained by Buyer(s) by reason of or arising from the redemption of the property and/or the owner taking possession of the Property and obtaining the recorded foreclosure deed. Seller acquired the Property either as a result of a foreclosure action, or similar action, i.e. deed in lieu or as part of a purchase from a prior servicer. Accordingly, Seller does not have any personal knowledge of the condition of the property and makes no representations regarding same. Buyer(s) acknowledges that there has been no representation(s) by Seller, or any other person acting as Seller's representative regarding the condition of the Property, any of the appliances or structural components that may be contained therein, its fitness for general or specific use, or any other matter affecting the Property including whether the property will be occupied at the time of closing. If an inspection report has been obtained by or on behalf of Seller or Seller's representative (the "Inspection Report"), such Inspection Report shall be provided to Buyer(s), and Buyer(s) acknowledges that said disclosures are for **BUYER'S INFORMATION ONLY**, and no representation or warranty is made as to the accuracy and completeness of said report, and it shall not be deemed a part of the Contract of Sale.
- b. Neither Seller nor any person acting as Seller's representative has occupied the Property and neither warrants or represents that the Property or any alterations or additions which may have been made to the Property conform to local building codes, zoning requirements or any other applicable laws, rules, or regulations.
- c. Buyer(s) acknowledges that Buyer(s) has the opportunity to inspect, examine and make a complete review of the Property within the inspection period of the Contract and assumes all responsibility and liability for occupants and occupancy status after close of escrow. Buyer(s) will rely solely on Buyer(s)'s inspection and review to evaluate the condition of the Property.
- d. Buyer(s) hereby acknowledges that Seller **shall not** be providing Buyer(s) with a Real Estate Transfer Disclosure Statement, a Certificate of Occupancy, or other state and local required transfer documents with respect to the Property. Buyer(s) acknowledges that Buyer(s) assumes total responsibility to complete or obtain any such documents that may be required by local statute. Buyer(s) hereby waives any requirement that Seller furnish Buyer(s) with any such disclosure statement and/or a Certificate of Occupancy, or other state and local required transfer documents and hereby releases, holds harmless, and indemnifies Seller from any and all liability resulting from the non-delivery of such disclosure statement and /or a Certificate of Occupancy, or other state and local required transfer documents.
- e. Buyer(s) acknowledges that it is Buyer's sole responsibility to obtain inspection reports by qualified professionals on the appliances, structural components, and alterations or additions to the Property and to determine the presence of any toxic or hazardous substances on the Property, including, but not limited to, mold, radon, asbestos and lead paint, that would make it uninhabitable or dangerous to the health of the occupants or otherwise not in compliance with law, or any other factors regarding the condition of the Property about which Buyer(s) may be concerned.
- f. **BUYER(S) UNDERSTANDS, ACKNOWLEDGES, AND AGREES THAT NEITHER SELLER NOR ANY PERSON ACTING AS SELLER'S REPRESENTATIVE IS MAKING ANY WARRANTIES OR REPRESENTATIONS, EITHER EXPRESS OR IMPLIED, AS TO THE CONDITION OF THE PROPERTY. THE PROPERTY IS BEING CONVEYED TO BUYER(S) IN ITS "AS IS, WHERE IS" CONDITION. IT IS THE RIGHT AND RESPONSIBILITY OF THE BUYER(S) TO INSPECT THE PROPERTY AND BUYER(S) MUST SATISFY HIMSELF/HERSELF AS TO THE CONDITION OF THE PROPERTY.** Buyer's failure to inspect the Property shall not under any circumstance alter, change, or impair the understanding and agreement made between the Seller and Buyer(s) as set forth herein. **BUYER WILL NOT BE PERMITTED TO COMMENCE ANY REPAIRS TO THE PROPERTY PRIOR TO CLOSING.**
- g. **Mold, mildew spores and/or other microscopic organisms and/or allergens (collectively referred to in this Agreement as "Mold") are environmental conditions that are common in residential properties and may affect the Property. Mold, in some forms, has been reported to be toxic and to cause serious physical injuries, including but not limited to, allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or elderly persons. Mold has also been reported to cause extensive damage to personal and real property. Mold may have been removed or covered in the course of any cleaning or repairing of the Property.**

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials \_\_\_\_\_

- h. The Buyer(s) acknowledges that, if Seller, or any of Seller's employees, contractors, or agents cleaned or repaired the Property or remediated Mold contamination, that Seller does not in any way warrant the cleaning, repairs or remediation. Buyer(s) accepts full responsibility for all hazards that may result from the presence of Mold in or around the Property. The Buyer(s) is satisfied with the condition of the Property notwithstanding the past or present existence of Mold in or around the Property and Buyer(s) has not in any way, relied upon any representations of Seller, Seller's employees, officers, directors, contractors, or agents concerning the past or present existence of Mold in or around the property.
  
- 15. Buyer(s) is purchasing the Property in its current "As Is" condition subject only to such repairs as may be expressly required under the Contract or agreed to in writing by Seller and Buyer(s) prior to closing. Should any lender or any insuring equity or agency require that certain repairs to the Property be made or that certain other conditions be met, the Seller, at its sole option, may comply with such requirement or terminate the Contract. Furthermore, should any FHA Conditional Commitment or VA Certificate of Reasonable Value vary from the agreed upon purchase price of the Property, then Seller, at its sole option, may terminate the Contract. Notwithstanding that repairs may be made to the Property pursuant to the terms of this Contract and prior to closing, Buyer(s) acknowledges that Seller has not made and shall not make any representations or warranties of any character as to the necessity for any such repairs, or the absence of any necessity therefore, or of the adequacy of any such repairs upon completion thereof. Buyer(s) agrees that it shall be solely the responsibility of Buyer(s) to inspect and verify, prior to closing, the completion and adequacy of any and all such repair.  
 In the event that utilities are turn off at the Property, Buyer(s) acknowledges that Seller will NOT reactivate the utilities. Buyer(s) acknowledges that neither Seller nor any Seller representative or vendor make any representations or warranties about the condition of these systems. It is the Buyer's responsibility to inspect the property and must satisfy himself/herself as to the condition of the property.
  
- 16. Buyer(s) agrees to indemnify Seller and Seller's representatives and fully protect, defend and hold Seller and Seller's representatives harmless from and against any and all claims, liens, losses, damages, liabilities, costs, injuries, attorney's fees and expenses of every kind and nature that may be made against Seller or the Property for any liens on the Property, any damage to the Property or any injury to Buyer(s) or other persons that may arise from repairs, replacements or treatments made by or for the benefit of Buyer(s) prior to closing, and any failure of Buyer(s) to comply with the provisions of paragraph 12 hereof. In the event any repairs are made to the premises, or any work or material are added to the premises, or the value of the premises is enhanced in any way, and this transaction does not close, all materials added to the premises shall become the sole and exclusive property of the Seller and Seller shall have no liability to Buyer(s) or any third party for any such material or work completed.
  
- 17. Buyer shall execute at closing a Waiver and Release regarding property condition If the Property was built before 1978, the Seller, Seller's Agent, and Buyer(s) shall execute a Lead Based Paint Disclosure addendum that will be attached to the Contract of Sale. Said form will be provided by Seller's Agent. By signing the addendum, if applicable, the Buyer(s) acknowledges that that he/she received a copy of the EPA manual "Protect Your Family From Lead In Your Home."
  
- 18. Taxes  
**Sellers Right to Contest Taxes:** Seller shall have the unrestricted right to contest the amount of or obligation to pay any ad valorem real or personal property taxes, real or personal property assessments, or assessments or dues of any condominium, planned unit development or similar community or other homeowners' association, (collectively, "Taxes") for any calendar year, fiscal year, or other accounting period for which Taxes are assessed or levied (a "Tax Period") that includes the date of the close of escrow on the Property (the "Closing Tax Period") or that precedes the date of the close of escrow on the Property (the "Closing"). Seller may contest Taxes by any judicial, administrative, or other process that Seller chooses. If requested by Seller, Buyer(s) shall join in any proceeding to contest Taxes to the extent necessary to permit Seller to exercise its rights under this Agreement. Seller shall have no duty to contest Taxes, and may dismiss, settle, or otherwise resolve any matter relating to contested Taxes on whatever terms Seller chooses.  
**Entitlement to Refund:** Any refund of contested Taxes for the Closing Tax Period or any prior Tax Period shall be paid to Seller, and Buyer(s) hereby irrevocably assigns to Seller any right, title, or interest it may have in any refund of contested Taxes for all such Tax Periods. If requested by Seller, Buyer(s) shall execute whatever endorsements or other documents may be necessary to accomplish the refund of such contested Taxes to Seller. Notwithstanding anything to the contrary in this Section 11.B., however, Seller shall not be entitled to any refund of Taxes that are attributable solely to any change in land usage or ownership of the Property occurring at or after Closing, all of which shall be paid by Buyer(s).

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials \_\_\_\_\_

19. Buyer(s) is responsible for the installation of new locks on the Property immediately after the closing, and Buyer(s) shall hold Seller and Seller's representatives harmless from and indemnify Seller and Seller's representatives against any and all damages, claims, liens, losses, liabilities, costs, injuries, attorneys fees and expenses of every kind and nature that may be made against Seller as a result of Buyer(s)'s failure to install new locks on the Property.
20. Seller does not agree to provide building permits. It is the Buyer's responsibility to confirm building and safety compliance as well as the status of any building permits during the inspection period.
21. Buyer(s) shall take title subject to any and all existing municipal code and/or ordinance violations, and any lawsuits pending for enforcement thereof.
22. All prorations are FINAL. All prorations including, but not limited to any and all taxes, fees, utilities, homeowners or condominium association assessments, special assessments, and dues, and any other charges against the property as reflected on the settlement statement executed by the Seller are FINAL. No adjustments or payments will be made by Seller post-closing. Tax prorations are based on the last known tax year or current tax bill if available. Special assessments will be prorated up to the Closing Date regardless if said assessments are due in full or in future installments. Any Special Assessment levied and payable in installments shall be prorated to the Closing Date and shall be assumed and paid by the Buyer(s) from the Closing Date forward. In NO instance shall the Seller be responsible for the payment of any assessment pending but not levied as of the Closing Date.
23. DEFAULT:
  - a. **Seller Default:** If for any reason, Seller is unable to deliver insurable title to Buyer(s) or is unable to cure any defects of title at the close of escrow and the close of escrow is not extended as set forth elsewhere, then Buyer(s)'s SOLE AND EXCLUSIVE REMEDY shall be to receive a return of Buyer's deposit and elect to terminate this Contract of Sale.
  - b. Buyer(s) expressly waives the remedy of specific performance. In the event of Seller default, under this agreement Buyer(s) agrees to forgo filing a lis pendens, a notice of pendency of action, or any similar notice against all or any portion of the property. Buyer(s) waives the right to invoke any other equitable remedy that may be available that if invoked would prevent the Seller from conveying the property to another buyer. Buyer(s) also waives any claims or losses relating to environmental conditions affecting the property included but not limited to, mold, lead paint, fuel, oil, allergens, or any other toxic substances of any kind. Additionally, Buyer(s) waives any claim or loss arising from any easement or boundary line issue that would have been discovered by the Buyer(s) through a survey or search of public records. In the event Buyer(s) files a claim in direct contradiction to the waivers set forth above, or contemplated herein, Buyer(s) shall reimburse Seller for all reasonable attorney fees and costs incurred by the Seller in defense of such action should the Seller prevail.
  - c. **Buyer Default:** If Buyer fails, neglects or refuses to perform Buyer's obligations under this Contract, including payment of the Deposit, within the time(s) specified, Seller may elect to recover and retain the Deposit for the account of Seller as agreed upon liquidated damages, in consideration for execution of this Contract, and in full settlement of any claims, whereupon Buyer(s) and Seller shall be relieved from all further obligations under this Contract.
  - d. Any other provision of the Contract notwithstanding, the undersigned Buyer(s) and Seller agree that the earnest money shall be non-refundable to Buyer(s) for any reason other than Seller's failure to convey title to the property under the terms of this Contract and/or Buyer's termination prior to the expiration of any contingency period. Upon Buyer's default, the title company is authorized to release the earnest money to the Seller within three (3) business days. Title company or Escrow Agent is authorized to rely on written notice from the Seller and does not need to obtain any further consent or authorization from the Buyer(s) prior to releasing the earnest money to the Seller.
24. Personal Property. Seller is not hereby conveying any personal property other than as provided in the Contract of Sale and makes no representations or warranties regarding same. Any items of personal property remaining after the sale of the property are deemed to add no value to the transaction and are not a part of the actual transaction and are given to Buyer(s) in AS IS condition with no seller representation or warranty regarding condition or ownership. No bill of sale will be provided for such items.
25. It is agreed by Buyer(s) and Seller that if unforeseen judgments, liens or assessments result in negative sales proceeds to the Seller, the Seller reserves the right to cancel the contract and return any deposit monies to the buyer.

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials \_\_\_\_\_

26. Other Provisions:

DISCLOSE IF THE BUYER IS RELATED TO THE LISTING AGENT IN ANY WAY: Yes____ or No__x__ -BUYER HAS CONFIRMED THEY ARE USING SELLERS TITLE OFFICE TO CLOSE Yes____ or No*____ *IF NO, WHO IS BUYER USING: _____ *IF NO, BUYER UNDERSTANDS THAT SELLER WILL NOT PAY ANY TITLE COSTS AND BUYER'S TITLE DELAYS ARE SUBJECT TO DAILY PER DIEM OF SELLER CHOICE: Initial to confirm_____
---

TO BE COMPLETED BY THE BUYER

27. Buyer(s) to take title as (Vesting): \_\_\_\_\_

28. 28. Buyer(s) \_\_\_\_\_ (DOES or DOES NOT) intends to occupy the property as their primary residence.

SELLER:

BUYER(S):

\_\_\_\_\_  
 Seller's Company Name

\_\_\_\_\_  
 Seller's Printed Name

\_\_\_\_\_  
 Seller's Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Buyer's Signature

\_\_\_\_\_  
 Buyer's Printed Name

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Buyer's Signature

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 Buyer's Printed Name

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 Buyer's Printed Name

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 Date

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 Buyer's Signature

\_\_\_\_\_  
 Buyer's Printed Name

\_\_\_\_\_  
 Date

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials \_\_\_\_\_

## Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director, Miles Brainard, Director  
**Subject:** Report from the Community Development and Public Works Departments regarding the installation and replacement of water service lines. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

**Date:** February 23, 2026

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### Introduction and Background Information:

The installation of water service lines is regulated by Section 13-55 of the code of ordinances. It has not been updated since it was first established in 1963. The Community Development and Public Works Departments are concerned that the existing code language is not compatible with plumbing regulations as adopted by the State of Illinois. Specifically, the existing language requires that all water service lines must be made of copper. This requirement is not supported by the State's own regulations and places a burden on private property owners who may wish to use alternative, State-approved materials for their water service lines. An example of this is using lower-cost plastic where an exceptionally long service is required. Providing this additional flexibility will reduce costs for residents and businesses without compromising public health and safety. Any water service line or part of a water service line owned by the City will still be required to be made of copper.

Additionally, the updated language clarifies that water service lines are the joint responsibility of the Public Works Director and the Plumbing Inspector. The language provides that they may, in consultation with one another, waive local requirements so long as that does not conflict with the Illinois Plumbing Code. The Public Works Director will be primarily responsible for water service lines under City ownership. The Plumbing Inspector will be primarily responsible for water service lines that are owned privately. The language does not, however, in any way change the ownership status of any water service lines in the City.

### Previous Council Action (if any):

NA

### Budget Impact:

The cost to install or replace water service lines is nearly always borne by the private property owner. There should be no impact on the City's budget.

### 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 and Public Works Departments recommend that the City Council approve the ordinance.

Submitted by: Miles Brainard, Director

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Approved by:

**AN ORDINANCE UPDATING THE STANDARDS FOR THE INSTALLATION AND REPLACEMENT OF WATER SERVICE LINES BY AMENDING SECTION 13-55 OF THE ORDINANCES OF THE CITY OF ROCK ISLAND, ILLINOIS**

WHEREAS, the City Council first adopted local regulations for the installation and replacement of water service lines in 1963 establishing copper as the only allowable material to be used for that purpose; and

WHEREAS, the installation and replacement of water service lines is regulated by the Illinois Plumbing Code and related State regulations; and

WHEREAS, alternative materials which are often more cost-effective than copper are allowed by the Illinois Plumbing Code and related State regulations; and

WHEREAS, the Public Works Director and the Plumbing Inspector are jointly responsible for the local regulation of water service lines due to mixed public and private ownership,

THEREFORE, be it ordained by the City Council of the City of Rock Island, Illinois:

Section One: The existing Section 13-55 is amended to read as follows.

**SEC. 13-55. WATER SERVICE LINES.**

- A. The installation, alteration, repair, relocation, addition, replacement, and maintenance of plumbing systems, including water service lines, is regulated by the Illinois Plumbing Code as adopted by the City. Given that water service lines exist both in public rights-of-way and on private property, the enforcement of such regulations is jointly overseen by the Public Works Director and the Plumbing Inspector. Whatsoever portion of a water service line is owned by the City shall be overseen primarily by the Public Works Director. Whatsoever portion of a water service line is owned privately shall be overseen primarily by the Plumbing Inspector.
- B. Whenever any public right-of-way is to be permanently improved as part of a new development, one copper water service line shall be laid from the water main to within one foot (1') of each lot having a separate water service. The water service line shall terminate into a readily accessible curb box. The service line and curb box shall be located on the side of the lot that provides primary access to said lot. The cost of laying such copper water service lines shall be borne by the owner of the lot to be served unless otherwise stated in a development agreement approved by the City Council.
- C. Whenever a water service line is replaced, whatsoever portion is owned by the City shall be made of copper and whatsoever portion is owned privately may be made of any material approved for such use by the State of Illinois.
- D. The Public Works Director and the Plumbing Inspector in consultation with one another may waive the requirements of this section when unique circumstances exist. In such cases, they shall document the reasons for the

waiver and what actions were taken. No waiver shall be granted that would violate the Illinois Plumbing Code or any related State regulations.

Section Two: This ordinance does not in any way change the ownership status of any water service lines in the City. Whatsoever water service lines are privately owned in whole or in part remain privately owned in whole or in part.

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

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

\_\_\_\_\_  
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 Public Works Department requesting adoption of an Illinois State Revolving Loan Program ordinance for financing the Southwest Treatment Plant Influent Pumping Station Replacement Project in the amount of \$4,500,000. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

**Date:** February 23, 2026

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### Introduction and Background Information:

The City is pursuing low interest financing for the Southwest Treatment Plant Influent Pumping Station Replacement Project construction through the Illinois State Revolving Loan Program. In order to complete the application process, the City Council must adopt a Loan Authorization Ordinance.

The attached ordinance was drafted by the Illinois EPA and reviewed by the city attorney. The total anticipated financing for the project is \$4,500,000.00.

### 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:

The Public Works Department recommends that the City Council adopt the loan authorization ordinance.

Submitted by: Michelle Martin, Manager

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Approved by:

**ORDINANCE AUTHORIZING LOAN AGREEMENT TO BORROW FUNDS FROM THE WATER POLLUTION CONTROL LOAN PROGRAM**

AN ORDINANCE authorizing the City of Rock Island, Rock Island County, Illinois, to borrow funds from the Water Pollution Control Loan Program

**WHEREAS**, the City of Rock Island, Rock Island County, Illinois, operates its sewerage system (“the System”) and in accordance with the provisions of the Article VII, Section 6 of the Illinois Constitution of 1970 (Ill. Const. Art. VII §6) and the Local Government Debt Reform Act, 30 ILCS 350/1 et seq. (collectively “the Act”); and

**WHEREAS**, the Mayor and City Council of the City of Rock Island (“the Corporate Authorities”) have determined that it is advisable, necessary, and in the best interest of the public health, safety, and welfare to improve the System, including the following:

Southwest Sewage Treatment Plant Influent Pumping Station Replacement

The project includes of the construction of a new influent pumping station with mechanical screening to replace the existing wet well–dry well influent pumping station, which has exceeded its useful service life. The proposed improvements are necessary to bring the facility into compliance with current IEPA design criteria, applicable codes, and regulatory standards, and to ensure the continued reliable and efficient operation of the wastewater treatment works.

together with any land or rights in land and all electrical, mechanical or other services necessary, useful or advisable to the construction and installation (“the Project”), all in accordance with the plans and specifications prepared by the consulting engineers of the City of Rock Island, which Project has a useful life of 30 years; and

**WHEREAS**, the estimated cost of construction and installation of the Project, including engineering, legal, financial and other related expenses is \$4,500,000.00 and there are insufficient funds on hand and lawfully available to pay these costs; and

**WHEREAS**, the loan shall bear an interest rate as defined by 35 Ill. Adm. Code 365, which does not exceed the maximum rate authorized by the Bond Authorization Act,

as amended, 30 ILCS 305/0.01 et seq., at the time of the issuance of the loan; and

**WHEREAS**, the principal and interest payment shall be payable semi-annually, and the loan shall mature in 20 years, which is within the period of useful life of the Project; and

**WHEREAS**, the costs are expected to be paid for with a loan to the City of Rock Island from the Water Pollution Control Loan Program through the Illinois Environmental Protection Agency, the loan to be repaid from revenues of the System, and the loan is authorized to be accepted at this time pursuant to the Act; and

**WHEREAS**, in accordance with the provisions of the Act, the City of Rock Island is authorized to borrow funds from the Water Pollution Control Loan Program in the aggregate principal amount of \$4,500,000.00 to provide funds to pay the costs of the Project; and

**WHEREAS**, the loan to the City of Rock Island shall be made pursuant to a Loan Agreement, including certain terms and conditions between the City of Rock Island and the Illinois Environmental Protection Agency;

NOW THEREFORE, be it ordained by the Corporate Authorities of the City of Rock Island, Rock Island County, Illinois, as follows:

#### **SECTION 1. INCORPORATION OF PREAMBLES**

The Corporate Authorities hereby find that the recitals contained in the preambles are true and correct, and incorporate them into this Ordinance by this reference.

#### **SECTION 2. DETERMINATION TO BORROW FUNDS**

It is necessary and in the best interests of the City of Rock Island to construct the Project for the public health, safety, and welfare, in accordance with the plans and specifications, as described; that the System continues to be operated in accordance with the provisions of the Illinois Environmental Protection Act, 415 ILCS 5/1 et seq.; and that for the purpose of constructing the Project, it is hereby authorized that funds be borrowed by the

City of Rock Island in the aggregate principal amount (which can include construction period interest financed over the term of the loan) not to exceed \$4,500,000.00

### **SECTION 3. ADDITIONAL ORDINANCES**

The Corporate Authorities may adopt additional ordinances or proceedings supplementing or amending this Ordinance, providing for entering into the Loan Agreement with the Illinois Environmental Protection Agency, prescribing all the details of the Loan Agreement, and providing for the collection, segregation and distribution of the revenues of the System, so long as the maximum amount of the Loan Agreement as set forth in this Ordinance is not exceeded and there is no material change in the project or purposes described herein. Any additional ordinances or proceedings shall in all instances become effective in accordance with the Act or other applicable laws. This Ordinance, together with such additional ordinances or proceedings, shall constitute complete authority for entering into the Loan Agreement under applicable law.

However, notwithstanding the above, the City of Rock Island may not adopt additional ordinances or amendments which provide for any substantive or material change in the scope and intent of this Ordinance, including but not limited to interest rate, preference or priority of any other ordinance with this Ordinance, parity of any other ordinance with this Ordinance, or otherwise alter or impair the obligation of the City of Rock Island to pay the principal and interest due to the Water Pollution Control Loan Program without the written consent of the Illinois Environmental Protection Agency.

### **SECTION 4. LOAN NOT INDEBTEDNESS OF THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS**

Repayment of the loan to the Illinois Environmental Protection Agency by the City of Rock Island pursuant to this Ordinance is to be solely from the revenue derived from revenues of the System, and the loan does not constitute an indebtedness of the City of Rock Island within the meaning of any constitutional or statutory limitation.

## **SECTION 5. APPLICATION FOR LOAN**

The City Manager is hereby authorized to make application to the Illinois Environmental Protection Agency for a loan through the Water Pollution Control Loan Program, in accordance with the loan requirements set out in 35 Ill. Adm. Code 365.

## **SECTION 6. ACCEPTANCE OF LOAN AGREEMENT**

The Corporate Authorities hereby authorize acceptance of the offer of a loan through the Water Pollution Control Loan Program, including all terms and conditions of the Loan Agreement as well as all special conditions contained therein and made a part thereof by reference. The Corporate Authorities further agree that the loan funds awarded shall be used solely for the purposes of the project as approved by the Illinois Environmental Protection Agency in accordance with the terms and conditions of the Loan Agreement.

## **SECTION 7. OUTSTANDING BONDS**

The City of Rock Island has outstanding bonds that are payable from revenues of the system but the outstanding bonds are not senior to, but on parity with, the loan authorized by this Ordinance.

## **SECTION 8. AUTHORIZATION OF CITY MANAGER TO EXECUTE LOAN AGREEMENT**

The City Manager is hereby authorized and directed to execute the Loan Agreement with the Illinois Environmental Protection Agency. The Corporate Authorities may authorize by resolution a person other than the City Manager for the sole purpose of authorizing or executing any documents associated with payment requests or reimbursements from the Illinois Environmental Protection Agency in connection with this loan.

## **SECTION 9. SEVERABILITY**

If any section, paragraph, clause or provision of this Ordinance is held invalid, the

invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

**SECTION 10. REPEALER**

All ordinances, resolutions, orders, or parts thereof, which conflict with the provisions of this Ordinance, to the extent of such conflict, are hereby repealed.

**SECTION 11. EFFECTIVE DATE**

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

PASSED by the Corporate Authorities  
on February 23<sup>rd</sup>, 2026.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCK ISLAND

AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSENT: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK

**CITY CLERK’S CERTIFICATION**

I, Amanda Torres, City Clerk of the City of Rock Island, County of Rock Island and State of Illinois, do hereby certify that the foregoing, identified as Ordinance Number \_\_\_\_\_, is true, complete and correct copy of an ordinance otherwise identified as:

“AN ORDINANCE AUTHORIZING THE BORROWING OF FUNDS FROM THE WATER POLLUTION CONTROL LOAN PROGRAM”

was duly passed by the City Council of the City of Rock Island at a regular meeting thereof held on the 23rd day of February, 2026, and that said ordinance has not been amended, repealed, or otherwise altered and remains in full force and effect as of the date hereof.

IN WITNESS WHEREOF, I hereunto set my hand and affix the official seal of the City this \_\_\_ day of \_\_\_\_\_, 2026.

ATTEST: \_\_\_\_\_  
CITY CLERK

## Memorandum



**To:** Rock Island City Council  
**From:** Bob Graff, Fire Chief  
**Subject:** Report from the Fire Department regarding an ordinance amending Chapter 6, Article II, of the Code of Ordinances to Adopt the 2021 International Fire Code. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

**Date:** February 23, 2026

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### **Introduction and Background Information:**

The Rock Island Fire Department recommends the adoption of the 2021 International Fire Code (IFC). Transitioning from the 2015 edition to the 2021 edition ensures that the City of Rock Island aligns with current national standards for fire prevention, life safety, and the regulation of hazardous materials. This report details major structural updates and new chapters regarding energy systems, special events, and processing facilities.

### **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: Leslie Day, City Attorney

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Approved by:

**Memorandum  
Fire Department**

**To: City of Rock Island City Council**  
**From: Bob Graff, Fire Chief**  
**Subject: Recommendation for Adoption of the 2021 International Fire Code (IFC)**  
**Date: Monday, February 23, 2026**



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**Executive Summary**

The Rock Island Fire Department recommends the adoption of the 2021 International Fire Code (IFC). Transitioning from the 2015 edition to the 2021 edition ensures that the City of Rock Island aligns with current national standards for fire prevention, life safety, and the regulation of hazardous materials. This report details major structural updates and new chapters regarding energy systems, special events, and processing facilities.

---

**I. Major Structural Changes and New Chapters**

The 2021 IFC introduces several new chapters to address modern hazards that were previously unaddressed:

- Chapter 12: Energy Systems: Regulates systems generating and storing energy, including solar photovoltaic systems, fuel cell systems, and Energy Storage Systems (ESS). This is critical for the safety of modern green energy technologies.
- Chapter 38: Higher Education Laboratories: Specifically addresses chemical handling and storage hazards in academic laboratory suites.
- Chapter 39: Processing and Extraction Facilities: Provides safety tools for industrial processes involving the extraction of oils and fats from plants, including solvent recovery.
- Chapter 40: Storage of Distilled Spirits and Wines: Establishes fire protection and signage requirements for facilities storing high-alcohol-content beverages.

**II. Updates to General Safety and Special Occupancies**

- Mobile Food Preparation (Food Trucks): Section 319 introduces regulations for permits, exhaust hoods, and fuel supply safety to mitigate fire hazards in mobile cooking.
- Additive Manufacturing (3D Printing): Section 320 regulates both industrial and nonindustrial 3D printing, addressing risks such as combustible dusts and inert gases.
- Tents and Outdoor Assembly Events: Chapter 31 has been expanded to include Temporary Special Event Structures and specific provisions for high-density outdoor gatherings.
- Emergency Responder Communication: Section 510 has been updated from "Radio Coverage" to "Communication Coverage" to reflect modern technology requirements.

**III. Fire Protection System Enhancements**

- Gas Detection Systems (Section 916): Provides specific standards for permit requirements, equipment design, and inspection protocols.
- Mass Notification Systems (Section 917): Addresses notification requirements for large-occupancy environments, such as college campuses.

#### **IV. New Appendix**

- Appendix N (Indoor Trade Shows): Consolidates safety requirements for exhibitions, specifically focusing on multi-level booths and the display of hazardous materials.

#### **V. Conflicts with International Residential Code (IRC)**

To ensure clarity in local enforcement regarding residential sprinkler requirements, the following provisions address potential conflicts between the IFC and the IRC:

- Group R-3 Occupancies (Section 903.2.8.1): Automatic sprinkler systems installed per Section 903.3.1.3 are permitted in Group R-3 occupancies.
- Specific Exceptions: Detached one- and two-family dwellings (and accessory structures) not more than three stories above grade with separate egress are not required to install automatic sprinkler systems.
- Local Primacy: In any conflict between the IRC and the locally adopted Fire Code regarding automatic sprinkler systems in one- and two-family dwellings, the provisions of the locally adopted Fire Code shall apply.
- Ordinance Requirement: Any IRC requirement for automatic sprinklers in one- and two-family dwellings shall not apply unless specifically required by a local ordinance of this jurisdiction.

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#### **Recommendation**

The Rock Island Fire Department recommends adopting the 2021 International Fire Code (IFC) to align with national safety standards. To maintain consistency with the International Residential Code (IRC), remove the requirement for automatic sprinkler systems in detached one- and two-family dwellings. By prioritizing local primacy over Section 903.2.8.1. This transition provides consistency between the two codes.

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

**AN ORDINANCE AMENDING CHAPTER 6, ARTICLE II, OF THE CODE OF ORDINANCES OF THE CITY OF ROCK ISLAND, ILLINOIS, ADOPTING THE 2021 INTERNATIONAL FIRE CODE**

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

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, the City of Rock Island is a home rule unit of government pursuant to Article VII, Section 6(a) of the Illinois Constitution and, pursuant to the provisions of said Section 6 of Article VII, may exercise any power or perform any function pertaining to its government and affairs; and

WHEREAS, the City has reviewed Chapter 6, Article II, of the Rock Island Code of Ordinances, and desires to make changes to the Code to better reflect City Council goals for the City of Rock Island;

NOW, THEREFORE, be it ordained, by the CITY OF ROCK ISLAND, ILLINOIS, as follows:

**Section One:** Chapter 6, Article II, Section 6-16 of the Code of Ordinances is hereby amended to read as follows:

**Section 6-16. Fire Code Adopted.**

There is hereby adopted by the City, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire and explosion, that certain code known as the *International Fire Code*, 2021 edition, including all appendices adopted by the City, together with any amendments adopted by the City Council, the same being incorporated as fully as if set out at length herein. From and after the effective date of this ordinance, the provisions thereof shall be controlling within the corporate limits of the City.

**Section Two. Conforming References.** Wherever the “International Fire Code, 2015 edition” is referenced in the Rock Island Code of Ordinances, including but not limited to Sections 6-16 through 6-211, and any other provision of the Code, such references are hereby amended to mean and refer to the International Fire Code, 2021 edition.

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

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

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MAYOR OF THE CITY OF ROCK ISLAND

PASSED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY CLERK

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 INVESTIGATI 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  
1/30/2026-2/5/2026

NAME	INVOICE	INVOICE DESCRIPTION	G/L Account	CHECK NO	INVOICE NET
JAMES ABBITT JR	440	25-426-RI-B-RIDGEWOOD PLAT	100-110-020-531050-000-	184450	3,500.00
				<b>184450 Total</b>	<b>\$ 3,500.00</b>
QUAD CITY WINDOW CLEANING INC	116811	RIFAC POWER WASH MEN & WOMEN LOCKER ROOM, BATHROOM	540-925-020-538000-000-	184451	1,900.00
				<b>184451 Total</b>	<b>\$ 1,900.00</b>
BI-STATE METROPOLITAN PLANNING COMMISSION	TSD 26-017	CORA HEARING 1/15/26	100-000-000-222015-000-	184452	580.00
				<b>184452 Total</b>	<b>\$ 580.00</b>
BLUE CROSS BLUE SHIELD OF ILLINOIS	421160776153	JANUARY 2026	620-130-054-531015-000-	184453	336,712.66
				<b>184453 Total</b>	<b>\$ 336,712.66</b>
BRIAN TENCZA	16635	ROUNDS/UNIFORM/ARMOR	100-815-610-522060-000-	184454	5,196.32
				<b>184454 Total</b>	<b>\$ 5,196.32</b>
CINTAS CORPORATION NO 2	4257897722	MLK MAT REPLACEMENT	435-600-500-522025-000-	184455	46.78
				<b>184455 Total</b>	<b>\$ 46.78</b>
CITY OF ROCK ISLAND	9438	Payroll Run 1 - Warrant 020626	051-000-000-214010-000-	184456	545.11
				<b>184456 Total</b>	<b>\$ 545.11</b>
COMPASS MINERALS AMERICA INC	1611384	DEICING ROCK SALT	440-700-420-522040-000-	184457	36,836.77
COMPASS MINERALS AMERICA INC	1612643	DEICING ROCK SALT	440-700-420-522040-000-	184457	41,940.43
				<b>184457 Total</b>	<b>\$ 78,777.20</b>
COMPASS MINERALS AMERICA INC	1614784	HWY DEICING ROCK SALT	440-700-420-522040-000-	184458	5,100.33
				<b>184458 Total</b>	<b>\$ 5,100.33</b>
COURT ORDERS, PAYROLL ONLY	9456	Payroll Run 1 - Warrant 020626	051-000-000-214010-000-	184459	129.65
				<b>184459 Total</b>	<b>\$ 129.65</b>
CS TECHNOLOGIES, INC	FEBRUARY 2026	TELEPHONE SERVICES	100-105-000-532010-000-	184460	2,715.40
				<b>184460 Total</b>	<b>\$ 2,715.40</b>
EUROFINS ENVIRONMENT TESTING AMERICA HOLDINGS	4000171921	MERCURY TEST, SAFE WASTE MANAGEMENT	505-705-427-531050-000-	184461	170.00
				<b>184461 Total</b>	<b>\$ 170.00</b>
FARM & FLEET OF MOLINE	BFF-095733	WILL CONGER WORK BOOTS	100-700-020-514015-000-	184462	199.95
				<b>184462 Total</b>	<b>\$ 199.95</b>
ANTHONY MILLER	1659	FIBER TEST-MSD TO POLE ON 18TH AND MILL ST	100-225-000-524010-000-	184463	225.00
				<b>184463 Total</b>	<b>\$ 225.00</b>
FLORATINE CENTRAL TURF PRODUCTS	6144	SAUKIE BEDKNIFE HOUSING, HARDWARE	540-920-712-523020-000-	184464	662.83
				<b>184464 Total</b>	<b>\$ 662.83</b>
GOLF COMPETE INC	02-2026-66144	SAUKIE GOLF SOFTWARE FEE	540-920-711-531030-000-	184465	428.00
GOLF COMPETE INC	02-2026-66204	HIGHLAND GOLF SOFTWARE FEE	540-915-709-531030-000-	184465	428.00
				<b>184465 Total</b>	<b>\$ 856.00</b>
GENVENTURES	198	JANUARY 2026	620-130-054-531050-000-	184466	734.58
				<b>184466 Total</b>	<b>\$ 734.58</b>
GLOBAL WIRELESS LTD	2021677	SECURITY CAMERAS REPLACEMENTS	100-805-602-538035-000-	184467	7,874.00
				<b>184467 Total</b>	<b>\$ 7,874.00</b>
GOLD WAVE INC	24-003-04	ROCK ISLAND SOLOMON SITE SRP; SERVICES THROUGH DEC	401-305-151-531050-000-	184468	10,000.00
				<b>184468 Total</b>	<b>\$ 10,000.00</b>

HI-LINE ELECTRIC CO, INC	3205005	FLEET PARTS	600-710-431-523020-000	184469	138.89
HI-LINE ELECTRIC CO, INC	3212315	FLEET PARTS	600-710-431-523020-000	184469	77.85
				<b>184469 Total</b>	<b>\$ 216.74</b>
ILLINOIS ASSN OF CHIEFS OF POLICE	21294	CHIEF MCCLLOUD CONFERENCE (TRAINING)	100-815-610-515000-000	184470	329.00
				<b>184470 Total</b>	<b>\$ 329.00</b>
ILLINOIS TOLLWAY	VN5509131263	IPASS FOR PD TRAVEL GM	100-500-020-515000-000	184471	48.90
				<b>184471 Total</b>	<b>\$ 48.90</b>
INQUIREHIRE INC	134165	T. SODARO BACKGROUND CHECK	100-125-050-531050-000	184472	162.70
				<b>184472 Total</b>	<b>\$ 162.70</b>
INTERPRENET LTD	174200	M. MURGUIA 1.20.26 ANGER MANAGE. CLASS	912-600-500-531050-000	184473	177.25
INTERPRENET LTD	174202	M. MURGUIA 1.27.26 ANGER MANAG.	912-600-500-531050-000	184473	177.25
				<b>184473 Total</b>	<b>\$ 354.50</b>
KENDALL PERFORMANCE AND REPAIR INC	26-156820	RI25-05146 07 CHEV IMPALA	100-815-614-538035-000	184474	75.00
KENDALL PERFORMANCE AND REPAIR INC	154936	RI25-05490 17 VW TIGUAN BONDED	100-815-613-538035-000	184474	1,055.00
KENDALL PERFORMANCE AND REPAIR INC	156702	RI26-00259 13 FORD FUSION BONDED	100-815-613-538035-000	184474	390.00
				<b>184474 Total</b>	<b>\$ 1,520.00</b>
JESSE KILBURG	7094	HANDLE CASTING FOR NEW STYLE	600-710-431-523020-000	184475	312.43
				<b>184475 Total</b>	<b>\$ 312.43</b>
HIGHSTAKES 35 LLC	2601-142	PROFESSIONAL SERVICES JANUARY 2026	100-110-020-531050-000	184476	8,750.00
				<b>184476 Total</b>	<b>\$ 8,750.00</b>
MODERN PIPING INC	26384	SERVICE CALL PD	100-700-409-538000-000	184477	625.13
MODERN PIPING INC	26377	SERVICE CALL HUBERG CARRIAGE HOUSE/PLUMBING REPAIR	100-700-412-538000-000	184477	1,293.57
MODERN PIPING INC	25160	MLK 2ND QTR HVAC CONTRACT	435-600-500-538000-000	184477	1,849.50
MODERN PIPING INC	26423	MLK HVAC BANQUET RM REPAIRS	435-600-500-538000-000	184477	1,493.00
				<b>184477 Total</b>	<b>\$ 5,261.20</b>
MODERN PIPING INC	26439	HVAC REPAIR	100-500-300-538000-000	184478	859.50
				<b>184478 Total</b>	<b>\$ 859.50</b>
MONROE TRUCK EQUIPMENT	58235	PIN .188 LYNCH, ZC	600-710-431-523020-000	184479	20.60
				<b>184479 Total</b>	<b>\$ 20.60</b>
P&K MIDWEST INC	6201907	PARTS	600-710-431-523020-000	184480	583.76
				<b>184480 Total</b>	<b>\$ 583.76</b>
JEFFREY LEE PIELER	12926	THUR GROOVE SOUND	540-900-414-531050-000	184481	2,800.00
				<b>184481 Total</b>	<b>\$ 2,800.00</b>
PIPECO INC	5690	ATG CERTIFICATION	100-700-412-538000-000	184482	565.00
PIPECO INC	5670	ATG CERTIFICATION LONGVIEW	100-700-412-538000-000	184482	565.00
				<b>184482 Total</b>	<b>\$ 1,130.00</b>
PIRTEK QUAD CITIES WEST	256-T0000222	ORBITAL MOTOR	600-710-431-523020-000	184483	940.00
				<b>184483 Total</b>	<b>\$ 940.00</b>
QC CUSTOM TEES & MORE	22964	WINTER BASKETBALL SHIRTS & NUMBERS	540-925-706-522055-000	184484	23.00
QC CUSTOM TEES & MORE	21661	HIGHLAND/SAUKIE SHIRTS FOR SEASON	540-915-709-522055-000	184484	1,343.50
				<b>184484 Total</b>	<b>\$ 1,366.50</b>
QUAD CITY PRESS INC	833935	FIRE TRUCK DOOR DECALS	600-710-431-523020-000	184485	230.00
				<b>184485 Total</b>	<b>\$ 230.00</b>
RACOM CORPORATION	INV40793	RIA MAINT CONT 2/1/26-4/30/26	100-815-615-538010-000	184486	10,805.99
				<b>184486 Total</b>	<b>\$ 10,805.99</b>
ANTHONY C BRADLEY	14722	8130 RIDGEWOOD ROAD	421-300-101-552005-000	184487	150.00
ANTHONY C BRADLEY	14723	4202 23RD AVENUE	421-300-101-552005-000	184487	150.00
				<b>184487 Total</b>	<b>\$ 300.00</b>

RAYNOR DOOR CO INC OF THE QUAD CITIES	150453	REPAIR PD SOUTH DOOR	100-700-408-538000-000-	184488	580.50
				<b>184488 Total</b>	<b>\$ 580.50</b>
RAYNOR DOOR CO INC OF THE QUAD CITIES	150456	SPRING ASSEMBLY PAIR	100-500-300-538000-000-	184489	1,600.00
				<b>184489 Total</b>	<b>\$ 1,600.00</b>
RDO TRUCK CENTER CO	73507V	FUEL FILTERS	600-710-431-523020-000-	184490	187.86
RDO TRUCK CENTER CO	73254V	OIL FILTER	600-710-431-523020-000-	184490	24.06
				<b>184490 Total</b>	<b>\$ 211.92</b>
ROCK ISLAND COUNTY	INVOICE_1900	LAREDO - JANUARY 2026	100-225-000-541000-000-	184491	870.75
				<b>184491 Total</b>	<b>\$ 870.75</b>
SHOTTENKIRK ILLINOIS INC	1221934	TUBE ASY	600-710-431-523020-000-	184492	202.27
				<b>184492 Total</b>	<b>\$ 202.27</b>
STANDARD EQUIPMENT COMPANY	P08241	AY-BREATHER CAP	600-710-431-523020-000-	184493	135.70
				<b>184493 Total</b>	<b>\$ 135.70</b>
TRANSAMERICA RETIREMENT SOLUTIONS	9458	Payroll Run 1 - Warrant 020626	051-000-000-214010-000-	184494	26,589.96
				<b>184494 Total</b>	<b>\$ 26,589.96</b>
US CELLULAR	0784019040	CELLULAR SERVICES	520-710-020-532015-000-	184495	100.27
US CELLULAR	0783706010	CELLULAR SERVICES	100-100-001-532015-000-	184495	794.10
				<b>184495 Total</b>	<b>\$ 894.37</b>
VERIZON COMMUNICATIONS INC	374000077783	VERIZON AVL	600-710-020-532015-000-	184496	2,829.97
				<b>184496 Total</b>	<b>\$ 2,829.97</b>
WF SCOTT PAINTING & DECORATING	25C244	LABOR & MATERIAL FOR PAINTING OF LOCKERS RIFAC	540-925-020-538000-000-	184497	9,920.00
				<b>184497 Total</b>	<b>\$ 9,920.00</b>
WHITE CAP SUPPLY HOLDINGS II, INC	50035164883	RAWL BRUSH	100-700-412-523010-000-	184498	17.29
				<b>184498 Total</b>	<b>\$ 17.29</b>
ILLINOIS MUNICIPAL LEAGUE	IMLMBR2026H	IML MEMBERSHIP FOR 2026	100-110-020-544005-000-	184499	2,500.00
				<b>184499 Total</b>	<b>\$ 2,500.00</b>
LRC EQUITY LLC	FY2026 REIMBURSEMENT	LRC EQUITY, LLC AGREEMENT REIMBURSEMENT	403-305-151-541000-000-	184500	675,393.00
				<b>184500 Total</b>	<b>\$ 675,393.00</b>
A & A AC & REFRIGERATION INC	26JAN01321	HIGHLAND ICE MACHINE RENT	540-915-709-539005-000-	10002271	175.00
A & A AC & REFRIGERATION INC	26JAN01514	SAUKIE ICE MACHINE RENT	540-920-711-539005-000-	10002271	100.00
A & A AC & REFRIGERATION INC	26JAN01515	SAUKIE ICE MACHINE	540-920-711-539005-000-	10002271	225.00
				<b>10002271 Total</b>	<b>\$ 500.00</b>
A & A AC & REFRIGERATION INC	26JAN01461	MLK JAN 2026 ICE MACHINE	435-600-500-538000-000-	10002272	175.00
				<b>10002272 Total</b>	<b>\$ 175.00</b>
AFSCME	9440	Payroll Run 1 - Warrant 020626	051-000-000-214010-000-	10002273	7,428.40
				<b>10002273 Total</b>	<b>\$ 7,428.40</b>
ARNOLD MOTOR SUPPLY LLP	50NV419318	AIR HOSE	600-710-431-523020-000-	10002274	119.98
ARNOLD MOTOR SUPPLY LLP	50NV419474	LAMP RED SEALED SINGLE BULB	600-710-431-523020-000-	10002274	2.74
ARNOLD MOTOR SUPPLY LLP	50NV419552	LAMP RED SEALED SINGLE BULB	600-710-431-523020-000-	10002274	2.74
ARNOLD MOTOR SUPPLY LLP	50NV419793	WIPER BLADE	600-710-431-523020-000-	10002274	76.41
ARNOLD MOTOR SUPPLY LLP	50NV419982	MULTI-FUNCTION RELAY	600-710-431-523020-000-	10002274	15.35
ARNOLD MOTOR SUPPLY LLP	50NV420351	AIR BRAKE ANTI FREEZE	600-710-431-522005-000-	10002274	11.78
ARNOLD MOTOR SUPPLY LLP	50NV420629	PLATINUM PLUG	600-710-431-523020-000-	10002274	21.72
ARNOLD MOTOR SUPPLY LLP	50CRO62672	RETURN OIL FILTERS	540-915-710-523020-000-	10002274	(81.12)
ARNOLD MOTOR SUPPLY LLP	50NV420682	HIGHLAND HARDWARE, CLEANERS	540-915-710-522025-000-	10002274	245.95
ARNOLD MOTOR SUPPLY LLP	50NV420784	HIGHLAND HARDWARE	540-915-710-523020-000-	10002274	32.80
ARNOLD MOTOR SUPPLY LLP	50NV420787	HIGHLAND HARDWARE, CLEANERS	540-915-710-522025-000-	10002274	290.90
ARNOLD MOTOR SUPPLY LLP	50NV422668	HIGHLAND HOSE, A-STYLES HARDWARE	540-915-710-523020-000-	10002274	65.59
ARNOLD MOTOR SUPPLY LLP	50NV422663	HIGHLAND DEGREASING SOLUTION	540-915-710-522015-000-	10002274	285.18

ARNOLD MOTOR SUPPLY LLP	50CR060638	RETURN CORE	540-915-710-523020-000-	10002274	(12.00)
				<b>10002274 Total</b>	<b>\$ 1,078.02</b>
ARNOLD MOTOR SUPPLY LLP	80NV058334	TRIM PAINT	600-710-431-522005-000-	10002275	62.97
				<b>10002275 Total</b>	<b>\$ 62.97</b>
AVESIS THIRD PARTY ADMINISTRATORS LLC	3293214	FEBRUARY 2026	620-130-054-536000-000-	10002276	4,686.67
				<b>10002276 Total</b>	<b>\$ 4,686.67</b>
BLICK & BLICK OIL INC	178441	87 OCTANE GASOHOL 8,007 AT 1.65230	600-710-431-522010-000-	10002277	17,224.32
				<b>10002277 Total</b>	<b>\$ 17,224.32</b>
BOUND TREE MEDICAL LLC	86075699	MEDICAL SUPPLIES	100-505-305-522065-000-	10002278	200.90
				<b>10002278 Total</b>	<b>\$ 200.90</b>
JSLK MANAGEMENT IOWA LLC	INV-1530	JANUARY DRY CLEANING	100-815-610-538035-000-	10002279	160.00
				<b>10002279 Total</b>	<b>\$ 160.00</b>
CVS PHARMACY INC	54667525	01/24/2026 - 01/31/2026	620-130-054-536005-000-	10002280	50,592.87
				<b>10002280 Total</b>	<b>\$ 50,592.87</b>
CHARLES SCHWAB & CO INC	9454	Payroll Run 1 - Warrant 020626	705-000-000-101090-000-	10002281	23,837.67
				<b>10002281 Total</b>	<b>\$ 23,837.67</b>
CHARLES SCHWAB & CO INC	9455	Payroll Run 1 - Warrant 020626	700-000-000-101090-000-	10002282	20,053.51
				<b>10002282 Total</b>	<b>\$ 20,053.51</b>
CRAWFORD COMPANY	10014180	HVAC REPLACE HONEYWELL BURNER MODULE WWTP	505-705-427-538000-000-	10002283	7,480.52
				<b>10002283 Total</b>	<b>\$ 7,480.52</b>
K & S H2O INC	0560281	MLK CULLIGAN JANUARY REFILL	435-600-500-538000-000-	10002284	36.35
				<b>10002284 Total</b>	<b>\$ 36.35</b>
DAVENPORT ELECTRIC CONTRACT COMPANY	59362	TROUBLESHOOT SCREENER VFD & BAD I/O CARD	505-705-427-538015-000-	10002285	606.00
DAVENPORT ELECTRIC CONTRACT COMPANY	59363	SCREENER 3 NOT WORKING AT PANEL OR SCADA	505-705-427-538015-000-	10002285	606.00
				<b>10002285 Total</b>	<b>\$ 1,212.00</b>
FASTENAL COMPANY	IABET191380	FLEET PARTS	600-710-431-523020-000-	10002286	83.00
FASTENAL COMPANY	IABET192218	FLEET PARTS	600-710-431-523020-000-	10002286	172.08
				<b>10002286 Total</b>	<b>\$ 255.08</b>
FBG SERVICE CORP	1011892	CENTENNIAL BRIDGE MONTHLY CLEANING	100-700-405-538000-000-	10002287	144.00
FBG SERVICE CORP	1011891	CITY HALL JANUARY MONTHLY CLEANING	100-700-405-538000-000-	10002287	4,444.00
FBG SERVICE CORP	1011890	MSD JANUARY MONTHLY CLEANING	100-700-407-538000-000-	10002287	1,368.00
FBG SERVICE CORP	1011887	PD JANUARY MONTHLY CLEANING	100-700-409-538000-000-	10002287	6,257.00
FBG SERVICE CORP	1011886	PUBLIC WORKS JANUARY MONTHLY CLEANING	100-700-406-538000-000-	10002287	1,308.00
FBG SERVICE CORP	1011935	RIFAC CLEANING	540-925-714-538000-000-	10002287	7,540.00
				<b>10002287 Total</b>	<b>\$ 21,061.00</b>
FIRE UNION SUPPORT FUND	9451	Payroll Run 1 - Warrant 020626	051-000-000-214010-000-	10002288	113.80
				<b>10002288 Total</b>	<b>\$ 113.80</b>
GAS & ELECTRIC CREDIT UNION	9446	Payroll Run 1 - Warrant 020626	051-000-000-214010-000-	10002289	11,765.36
				<b>10002289 Total</b>	<b>\$ 11,765.36</b>
GENESEO COMMUNICATIONS INC	10197591	LINCOLN PARK FIBER - FEB 2026	100-225-000-538010-000-	10002290	200.00
				<b>10002290 Total</b>	<b>\$ 200.00</b>
GPS TECHNOLOGIES, INC	16147	GPS LEASE ON CARTS	540-915-709-539020-000-	10002291	630.00
				<b>10002291 Total</b>	<b>\$ 630.00</b>
WW GRAINGER INC	9788454743	URINAL GASKET, GASKET SPONGE, GASKET REPLACEMENT	540-925-714-523010-000-	10002292	66.23
WW GRAINGER INC	9788757855	REPAIR KIT, SCOURING PADS	540-925-714-523010-000-	10002292	60.50
WW GRAINGER INC	9783848592	RADIAL BALL BRG	100-700-412-523000-000-	10002292	15.52
WW GRAINGER INC	9787618868	BUILDINGWIRE	540-925-714-523015-000-	10002292	367.08
WW GRAINGER INC	9784466832	SILICON CARBIDE	600-710-431-524000-000-	10002292	66.36

WW GRAINGER INC	9783824817	FLG LCKINL, NYLON	610-715-434-523020-000-	10002292	65.44
				<b>10002292 Total</b>	<b>\$ 641.13</b>
HAWKINS INC	7320079	AZONE 15 - EPA REG	540-925-715-522085-000-	10002293	845.64
				<b>10002293 Total</b>	<b>\$ 845.64</b>
ILLINOIS FOP LABOR COUNCIL	9442	Payroll Run 1 - Warrant 020626	051-000-000-214010-000-	10002294	1,728.00
				<b>10002294 Total</b>	<b>\$ 1,728.00</b>
J & J LOCKS, SAFES & ALARMS, INC	65937	HAUBERG SECURITY CAMERAS YEARLY AGREEMENT	540-905-707-538000-000-	10002295	642.00
				<b>10002295 Total</b>	<b>\$ 642.00</b>
JIGNESH PATEL	A157065	FLEET SUPPLIES	600-710-431-523020-000-	10002296	81.48
JIGNESH PATEL	A158257	QUICK LINK STAINLESS STEEL	100-700-412-523000-000-	10002296	13.28
JIGNESH PATEL	A158593	NUTS BOLTS SCREWS FASTENE	100-700-412-523000-000-	10002296	4.87
JIGNESH PATEL	A158734	AUGER DRUM	100-700-412-523010-000-	10002296	19.99
JIGNESH PATEL	A158777	TEST PLUG PLASTIC	100-700-412-523000-000-	10002296	11.98
JIGNESH PATEL	A158789	NUTS BOLTS SCREWS FASTENE	100-700-412-523000-000-	10002296	11.48
JIGNESH PATEL	A158846	FORCE CUP PLUNGER	100-700-412-523010-000-	10002296	5.99
JIGNESH PATEL	A159004	PAINT	100-700-412-523005-000-	10002296	15.98
JIGNESH PATEL	A159015	PAINT	100-700-412-523005-000-	10002296	31.96
JIGNESH PATEL	A159102	DRILL BITS	100-700-412-523000-000-	10002296	21.77
JIGNESH PATEL	A159112	ALUM KEEP OUT	100-700-412-523000-000-	10002296	3.29
JIGNESH PATEL	A158831	SPORTS MAINT GAS	540-900-412-522010-000-	10002296	20.00
				<b>10002296 Total</b>	<b>\$ 242.07</b>
JC DILLON INC	79	3306 34 AV CT LEAD LINE REPLACEMENT	500-705-428-538025-000-	10002297	1,864.83
				<b>10002297 Total</b>	<b>\$ 1,864.83</b>
LANGMAN CONSTRUCTION INC	2505-17	WATERMAIN BREAK 1622 65 AVE W	500-705-428-538025-000-	10002298	7,525.36
				<b>10002298 Total</b>	<b>\$ 7,525.36</b>
LAUTERBACH & AMEN LLP	114095	LAUTERBACK AND AMEN PROGRESS BILLING AUDIT 2025	100-200-076-531025-000-	10002299	25,000.00
				<b>10002299 Total</b>	<b>\$ 25,000.00</b>
PRE-PAID LEGAL SERVICES, INC	9449	Payroll Run 1 - Warrant 020626	051-000-000-214010-000-	10002300	141.81
				<b>10002300 Total</b>	<b>\$ 141.81</b>
LINDE GAS & EQUIPMENT INC	54470249	SEWER DEPT CYLINDER RENT 12/20 - 1/20/2026	505-705-427-539005-000-	10002301	100.61
LINDE GAS & EQUIPMENT INC	54515843	GLOVES, SAFETY GLASSES	600-710-431-514005-000-	10002301	147.18
				<b>10002301 Total</b>	<b>\$ 247.79</b>
MARTIN EQUIPMENT OF ILLINOIS INC	944372	O-RING, OIL FILTER, AIR FILTER	600-710-431-523020-000-	10002302	400.28
MARTIN EQUIPMENT OF ILLINOIS INC	947874	SPRAY PAINT	600-710-431-522005-000-	10002302	14.23
MARTIN EQUIPMENT OF ILLINOIS INC	948050	WASHER	600-710-431-523020-000-	10002302	597.72
MARTIN EQUIPMENT OF ILLINOIS INC	948051	SKID PLATE	600-710-431-523020-000-	10002302	75.95
MARTIN EQUIPMENT OF ILLINOIS INC	948686	CREDIT WET CHARGED BATTERY	600-710-431-523020-000-	10002302	(108.00)
				<b>10002302 Total</b>	<b>\$ 980.18</b>
MENARDS INC	8638	FOLDING SAWHORSE, TOILET TANK LEVER	100-700-412-523000-000-	10002303	165.44
MENARDS INC	8792	CLEANER, PROTECTANT	100-700-420-539025-000-	10002303	61.10
				<b>10002303 Total</b>	<b>\$ 226.54</b>
MIDAMERICAN ENERGY CO	05670-91044-1225	IDOT ELECTRIC DECEMBER	100-700-401-537010-000-	10002304	1,019.82
MIDAMERICAN ENERGY CO	575513724	ELECTRIC & GAS 100 6 AV MAINT GARAGES	100-700-407-537005-000-	10002304	2,718.10
MIDAMERICAN ENERGY CO	576070095	4910 8 ST DECHLORINATION ELECTRIC & GAS	505-705-427-537005-000-	10002304	264.81
MIDAMERICAN ENERGY CO	576077065	1010 49 AV, CHLORINATION BLDG GAS & ELECTRIC	505-705-427-537005-000-	10002304	210.74
MIDAMERICAN ENERGY CO	576182468	2401 47 AV, BLACKHAWK LS ELECTRIC	505-705-428-537010-000-	10002304	2,505.38
MIDAMERICAN ENERGY CO	42931-70004-1225	DECEMBER ELECTRIC PUMPING ST, WW PLANT, RES DOMES	500-705-422-537010-000-	10002304	25,886.85
				<b>10002304 Total</b>	<b>\$ 32,605.70</b>
MIDAMERICAN ENERGY CO	73831-70023JAN26	ALL STATIONS ELEC/GAS	100-500-300-537010-000-	10002305	5,800.00

MIDAMERICAN ENERGY CO	576678977	MLK JAN 2026 ELECTRIC	435-600-500-537010-000	<b>10002305 Total</b>	<b>\$ 5,800.00</b>
MIDAMERICAN ENERGY CO	576679065	MLK JAN GAS BILL	435-600-500-537005-000	10002306	1,141.14
				10002306	2,394.69
<b>MIDWEST DOORS LLC</b>	<b>65642</b>	<b>DOOR REPAIR</b>	<b>100-500-300-538000-000</b>	<b>10002306 Total</b>	<b>\$ 3,535.83</b>
				10002307	112.95
<b>MIDWEST MAILWORKS INC</b>	<b>259247</b>	<b>01/05/2026 - 01/09/2026</b>	<b>100-125-020-532005-000</b>	<b>10002307 Total</b>	<b>\$ 112.95</b>
MIDWEST MAILWORKS INC	259347	01/12/2026 - 01/16/2026	100-125-020-532005-000	10002308	983.13
MIDWEST MAILWORKS INC	259144	12/29/2025 - 01/02/2026	100-125-020-532005-000	10002308	879.10
				10002308	811.14
<b>MIDWEST TAPE LLC</b>	<b>508244754</b>	<b>LIBRARY MATERIALS - RIT</b>	<b>480-405-000-543020-000</b>	<b>10002308 Total</b>	<b>\$ 2,673.37</b>
MIDWEST TAPE LLC	508244752	LIBRARY MATERIALS - RIS RIT	480-405-000-543020-000	10002309	66.72
MIDWEST TAPE LLC	508144374	LIBRARY MATERIALS - RIP	480-405-000-543020-000	10002309	32.23
MIDWEST TAPE LLC	508244751	LIBRARY MATERIALS - RIP	480-405-000-543020-000	10002309	23.23
				10002309	1,627.77
<b>MAUPIN ENTERPRISES LLC</b>	<b>INV-SVC-606553</b>	<b>REPLACE 1 RIM</b>	<b>600-710-431-523020-000</b>	<b>10002309 Total</b>	<b>\$ 1,749.95</b>
MAUPIN ENTERPRISES LLC	INV-SVC-606554	REPLACE 1 RIM	600-710-431-523020-000	10002310	1,125.59
MAUPIN ENTERPRISES LLC	INV-SVC-606792	REPLACE TWO STEER TIRES ON FIRETRUCK	600-710-431-538015-000	10002310	1,125.59
MAUPIN ENTERPRISES LLC	INV-SVC-606909	REPLACE TIRE	600-710-431-523020-000	10002310	239.90
MAUPIN ENTERPRISES LLC	INV-SVC-606910	REPLACE 1 TIRE	600-710-431-523020-000	10002310	486.14
MAUPIN ENTERPRISES LLC	INV-SVC-606911	REPLACE TWO SUPPLIED 315 TIRES	600-710-431-538015-000	10002310	511.14
MAUPIN ENTERPRISES LLC	INV-SVC-607057	REPLACE ONE 315 SUPPLIED TIRE	600-710-431-523020-000	10002310	189.99
MAUPIN ENTERPRISES LLC	INV-SVC-607019	REPLACE TWO TIRES	600-710-431-523020-000	10002310	574.34
MAUPIN ENTERPRISES LLC	INV-SVC-607018	REPLACE ONE TIRE	600-710-431-523020-000	10002310	982.15
				10002310	493.57
<b>MTI DISTRIBUTING INC</b>	<b>1505314-00</b>	<b>SAUKIE FLAGS, BALL WASHERS, EDGER, JOB SAVER FOR T</b>	<b>540-920-712-523020-000</b>	<b>10002310 Total</b>	<b>\$ 5,728.41</b>
				10002311	3,689.57
<b>MUTUAL WHEEL COMPANY INC</b>	<b>0950830</b>	<b>24X36 RUBBER</b>	<b>600-710-431-523020-000</b>	<b>10002311 Total</b>	<b>\$ 3,689.57</b>
MUTUAL WHEEL COMPANY INC	0949971	MARKER LIGHT	600-710-431-523020-000	10002312	88.50
				10002312	208.70
<b>NAPA AUTO PARTS</b>	<b>197477</b>	<b>AIR FILTERS</b>	<b>600-710-431-523020-000</b>	<b>10002312 Total</b>	<b>\$ 297.20</b>
NAPA AUTO PARTS	197475	AIR FILTER	600-710-431-523020-000	10002313	322.35
NAPA AUTO PARTS	197399	AIR FILTER	600-710-431-523020-000	10002313	36.81
NAPA AUTO PARTS	197348	AIR FILTER	600-710-431-523020-000	10002313	65.76
NAPA AUTO PARTS	197340	AIR FILTER	600-710-431-523020-000	10002313	13.12
NAPA AUTO PARTS	197329	AIR FILTER	600-710-431-523020-000	10002313	51.87
NAPA AUTO PARTS	197324	grease cart	600-710-431-522015-000	10002313	28.70
				10002313	64.80
<b>NCPERS</b>	<b>9441</b>	<b>Payroll Run 1 - Warrant 020626</b>	<b>051-000-000-214010-000</b>	<b>10002313 Total</b>	<b>\$ 583.41</b>
				10002314	960.00
<b>PANTHER UNIFORMS INC</b>	<b>25-5559</b>	<b>NAVY PANTS H SYMMONDS UNIFORM</b>	<b>100-505-304-514000-000</b>	<b>10002314 Total</b>	<b>\$ 960.00</b>
				10002315	154.99
<b>PANTHER UNIFORMS INC</b>	<b>25-5721</b>	<b>UNIFORM NEW HIRE A SPAINHOWER</b>	<b>100-505-304-514000-000</b>	<b>10002315 Total</b>	<b>\$ 154.99</b>
				10002316	234.98
<b>PARTS AUTHORITY LLC</b>	<b>441-374034</b>	<b>FILTER, ELEMENT</b>	<b>600-710-431-523020-000</b>	<b>10002316 Total</b>	<b>\$ 234.98</b>
PARTS AUTHORITY LLC	441-123327	BATTERY CORES	600-710-431-523020-000	10002317	77.69
PARTS AUTHORITY LLC	441-123498	BRAKE CALIPER	600-710-431-523020-000	10002317	(54.00)
PARTS AUTHORITY LLC	441-377351	KIT	600-710-431-523020-000	10002317	(100.00)
PARTS AUTHORITY LLC	441-376604	BRAKE CALIPERS/ PAD W/HDW	600-710-431-523020-000	10002317	59.10
				10002317	256.75
				<b>10002317 Total</b>	<b>\$ 239.54</b>

PHELPS UNIFORM SPECIALISTS INC	2156074	WEEKLY UNIFORM AND MAT SERVICE MSD	100-700-020-538035-000	10002318	181.93
PHELPS UNIFORM SPECIALISTS INC	2227579	MATS/ETC PD	100-700-409-538035-000	10002318	97.42
PHELPS UNIFORM SPECIALISTS INC	2227586	UNIFORMS MSD PARKS	100-700-412-539000-000	10002318	7.88
PHELPS UNIFORM SPECIALISTS INC	2227584	UNIFORMS/MATS ETC MSD	100-700-020-538035-000	10002318	181.93
PHELPS UNIFORM SPECIALISTS INC	2227582	UNIFORMS/MATS ETC FLEET SERVICES	600-710-020-538035-000	10002318	82.98
PHELPS UNIFORM SPECIALISTS INC	2227585	UNIFORMS ELECTRICAL	100-700-020-539000-000	10002318	17.38
PHELPS UNIFORM SPECIALISTS INC	2227577	MATS ETC CITY HALL	100-700-405-538035-000	10002318	48.85
PHELPS UNIFORM SPECIALISTS INC	2227581	MATS/ETC BUILDING MAINT	100-700-406-538035-000	10002318	50.75
PHELPS UNIFORM SPECIALISTS INC	2222680	MATS/ETC SWTP	505-705-427-538035-000	10002318	15.58
PHELPS UNIFORM SPECIALISTS INC	222677	UNIFORMS/MATS ETC WWTP	505-705-427-538035-000	10002318	92.48
PHELPS UNIFORM SPECIALISTS INC	248714	T. WOODS CLOTHING 2026	912-600-500-521000-000	10002318	45.80
PHELPS UNIFORM SPECIALISTS INC	2222658	HIGHLAND TOWELS, MATS, LAUNDRY	540-915-710-538035-000	10002318	37.86
PHELPS UNIFORM SPECIALISTS INC	2222667	SAUKIE TOWELS, LAUNDRY	540-920-712-538035-000	10002318	25.59
PHELPS UNIFORM SPECIALISTS INC	2227562	HIGHLAND TOWELS, MATS, LAUNDRY	540-915-710-538035-000	10002318	37.86
				<b>10002318 Total</b>	<b>\$ 924.29</b>
PLANT EQUIPMENT CO INC	867486-000	G25180-0808	600-710-431-523020-000	10002319	152.84
PLANT EQUIPMENT CO INC	867476-000	HYDRAULIC FILTER CARTRIDGE	600-710-431-523020-000	10002319	80.37
				<b>10002319 Total</b>	<b>\$ 233.21</b>
POLICE BENEVOLENT	9448	Payroll Run 1 - Warrant 020626	051-000-000-214010-000	10002320	168.00
				<b>10002320 Total</b>	<b>\$ 168.00</b>
QUAD CITIES CHAMBER OF COMMERCE INC	26-178	BLOCK LETTERS PROMO & REBUILD DOWNTOWN CELEBRATION	100-110-020-545000-000	10002321	1,779.17
				<b>10002321 Total</b>	<b>\$ 1,779.17</b>
QUAD CITY TOWING	25-06010	25-11-00837 WINCH OUT RR CROSSING 11/2/25	100-815-613-538035-000	10002322	75.00
QUAD CITY TOWING	25-06273	RI25-04992 05 MAZDA TRIBUTE	100-815-613-538035-000	10002322	150.00
QUAD CITY TOWING	25-03167	RI25-02580 16 GMC SIERRA	100-815-613-538035-000	10002322	75.00
QUAD CITY TOWING	25-02104	RI25-01729 08 NISSAN ALTIMA	100-815-613-538035-000	10002322	150.00
QUAD CITY TOWING	25-01938	RI25-01555 13 CHEV CRUZE	100-815-613-538035-000	10002322	150.00
QUAD CITY TOWING	25-02025	RI25-01657 20 KIA SEDONA	100-815-613-538035-000	10002322	150.00
QUAD CITY TOWING	25-03205	RI25-02580 16 GMC SIERRA LOCKOUT	100-815-613-538035-000	10002322	70.00
QUAD CITY TOWING	25-04813	RI25-03864 04 CHEV SILVERADO	100-815-613-538035-000	10002322	75.00
QUAD CITY TOWING	25-05638	RI25-04447 07 CHEV COBALT	100-815-613-538035-000	10002322	150.00
QUAD CITY TOWING	25-06380	RI25-04992	100-815-613-538035-000	10002322	50.00
QUAD CITY TOWING	25-02989	25-06-10009 RELOCATE 15 DODGE DART	100-815-613-538035-000	10002322	25.00
QUAD CITY TOWING	25-02999	? 19 TOY AVALON RELOCATE	100-815-613-538035-000	10002322	25.00
QUAD CITY TOWING	25-02995	25-06-10009 09 TOY YARIS RELOCATE	100-815-613-538035-000	10002322	25.00
QUAD CITY TOWING	25-04684	25-08-23007 06 MAZDA 6 RELOCATE	100-815-613-538035-000	10002322	50.00
QUAD CITY TOWING	25-04730	RI25-00081 13 FORD FUSION	100-815-613-538035-000	10002322	150.00
QUAD CITY TOWING	25-07201	25-12-19237 WINCH RR CROSSING 12/29/25	100-815-613-538035-000	10002322	75.00
				<b>10002322 Total</b>	<b>\$ 1,445.00</b>
R & R PRODUCTS INC	CD3110635	HIGHLAND GEAR HOUSING FAIRWAY, HARDWARE	540-915-710-523020-000	10002323	1,660.90
				<b>10002323 Total</b>	<b>\$ 1,660.90</b>
RILCO INC	590292	HYDRAULIC OIL	600-710-431-522015-000	10002324	1,118.00
				<b>10002324 Total</b>	<b>\$ 1,118.00</b>
RIPD COMMAND OFFICERS ASSOC	9450	Payroll Run 1 - Warrant 020626	051-000-000-214010-000	10002325	16.00
				<b>10002325 Total</b>	<b>\$ 16.00</b>
RIVERSTONE GROUP INC	1457801	UPM COLD MIX	303-700-420-523025-000	10002326	4,355.50
				<b>10002326 Total</b>	<b>\$ 4,355.50</b>
ROCK ISLAND FIRE UNION LOCAL #26	9443	Payroll Run 1 - Warrant 020626	051-000-000-214010-000	10002327	5,831.75
				<b>10002327 Total</b>	<b>\$ 5,831.75</b>
SADLER POWER TRAIN INC	0230118490	SUPPLIES	600-710-431-523020-000	10002328	219.10

SADLER POWER TRAIN INC	0210269441	CARTRIDGE/TRANSMISSION FILTERS	600-710-431-523020-000-	10002328	752.14
				<b>10002328 Total</b>	<b>\$ 971.24</b>
SEXTON FORD SALES INC	FEB LEASE 2026	FEBRUARY 2026 LEASE	464-810-607-539010-000-	10002329	700.00
				<b>10002329 Total</b>	<b>\$ 700.00</b>
UAW LOCAL 2282	9444	Payroll Run 1 - Warrant 020626	051-000-000-214010-000-	10002330	392.57
				<b>10002330 Total</b>	<b>\$ 392.57</b>
UNIFORM DEN INC	119750	CHAPLAIN MAJIACARABALLA UNIFORM	100-815-610-514000-000-	10002331	581.05
				<b>10002331 Total</b>	<b>\$ 581.05</b>
UNITED WAY OF THE QUAD CITIES	9439	Payroll Run 1 - Warrant 020626	051-000-000-214010-000-	10002332	187.39
				<b>10002332 Total</b>	<b>\$ 187.39</b>
UNITED PARCEL SERVICE	0000643706046	WEEKLY SERVICE CHARGE	500-705-423-533000-000-	10002333	22.79
				<b>10002333 Total</b>	<b>\$ 22.79</b>
VERMEER SALES & SERVICE OF CENTRAL IL INC	P92594	FILTER,FUEL	600-710-431-523020-000-	10002334	76.24
				<b>10002334 Total</b>	<b>\$ 76.24</b>
ZOLL MEDICAL CORP	4418337	MEDICAL SUPPLIES	100-505-305-522065-000-	10002335	294.00
				<b>10002335 Total</b>	<b>\$ 294.00</b>
ZURCHER TIRE INC	5402427029	CREDIT INVOICE HAN3002789	600-710-431-523020-000-	10002336	(348.27)
ZURCHER TIRE INC	5402426737	CREDIT INVOICE HAN3002789	600-710-431-523020-000-	10002336	(232.18)
ZURCHER TIRE INC	5402426523	GM PARTS	600-710-431-523020-000-	10002336	1,828.29
ZURCHER TIRE INC	5402426141	GM PART 19424376	600-710-431-523020-000-	10002336	1,218.86
ZURCHER TIRE INC	5402425896	RADIAL TRAIL HD	600-710-431-523020-000-	10002336	226.00
				<b>10002336 Total</b>	<b>\$ 2,692.70</b>
				<b>Grand Total</b>	<b>\$ 1,504,318.85</b>

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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 INVESTIGATI 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  
2/6/2026-2/12/2026

NAME	INVOICE	INVOICE DESCRIPTION	G/L Account	CHECK NO	INVOICE NET
MITCHELL INTERNATIONAL INC	CI3711169	TECH ADVISOR US EST GUIDES- IMPORT AND DOMESTIC	600-710-020-543010-000-	184501	904.26
				<b>184501 Total</b>	<b>\$ 904.26</b>
ALEXANDERS METER READING SOLUTIONS	12473	VERSAPROBE EXTENDED WARRANTY	500-705-423-538015-000-	184502	828.00
				<b>184502 Total</b>	<b>\$ 828.00</b>
BACKFLOW SOLUTIONS INC	10982	CITY OF RI ANNUAL SUBSCRIPTION FEE FOR BSI ONLINE	500-705-020-538035-000-	184503	495.00
				<b>184503 Total</b>	<b>\$ 495.00</b>
THE ROCK ISLAND BOATWORKS LLC	3490	STATE OF THE CITY BUFFET	100-105-000-544000-000-	184504	3,600.00
THE ROCK ISLAND BOATWORKS LLC	FY2025 TAX REIMBURSE	BALLY'S TAX REBATE FY 2025	402-305-151-551005-000-	184504	1,174,347.47
				<b>184504 Total</b>	<b>\$ 1,177,947.47</b>
BI-STATE METROPOLITAN PLANNING COMMISSION	0011639	CEO/CAO Meeting at La Flama	100-105-000-544000-000-	184505	18.42
				<b>184505 Total</b>	<b>\$ 18.42</b>
BOS ELECTRONICS	44953-A	MLK MEMORIAL SVC AUDIO PROD.	900-600-500-522030-000-	184506	325.00
				<b>184506 Total</b>	<b>\$ 325.00</b>
CAMPION BARROW AND ASSOCIATES INC	043541	MENDEZ-SODARO TESTING	100-800-601-531020-000-	184507	1,019.20
				<b>184507 Total</b>	<b>\$ 1,019.20</b>
THE CHEETAHDOLL DANCE COMPANY	1126	DYNAMIC GEMS JACKETS	900-600-500-514020-000-	184508	735.00
				<b>184508 Total</b>	<b>\$ 735.00</b>
CINTAS CORPORATION NO 2	4258644654	MLK WEEKLY MAT REPLACEMENT	435-600-500-522025-000-	184509	46.78
				<b>184509 Total</b>	<b>\$ 46.78</b>
COLUMN SOFTWARE PBC	D596C034-0005	GENERAL LEGAL NOTICE AUTOMATED ENTRY GATE INSTALL	500-705-020-532000-000-	184510	195.13
				<b>184510 Total</b>	<b>\$ 195.13</b>
DINGES PARTNERS GROUP LLC	81034	NEW HIRE UNIFORMS	100-505-304-514005-000-	184511	48,464.00
				<b>184511 Total</b>	<b>\$ 48,464.00</b>
DPHILMS	030835	STATE OF THE CITY LIVESTREAM & PROJECT MGMT	100-105-000-544000-000-	184512	1,200.00
				<b>184512 Total</b>	<b>\$ 1,200.00</b>
ENTEC SERVICES INC	SIN061811	VAV LABOR AND MATERIALS PD	100-700-409-538000-000-	184513	4,792.21
				<b>184513 Total</b>	<b>\$ 4,792.21</b>
EQUIFAX INC	2070263312	JANUARY FEES	100-815-610-531050-000-	184514	61.74
				<b>184514 Total</b>	<b>\$ 61.74</b>
FACTOR TECHNOLOGY SOLUTIONS INC	2162	FEBRUARY 2026 NETWORK ASSISTANCE AND MGMT	100-225-000-538035-000-	184515	8,992.16
FACTOR TECHNOLOGY SOLUTIONS INC	2166	MARCH 2026 NETWORK ASSISTANCE AND MGMT	100-225-000-538035-000-	184515	8,992.16
				<b>184515 Total</b>	<b>\$ 17,984.32</b>
GRAY MACHINE & WELDING INC	51854	REPAIR LID	505-705-427-538015-000-	184516	141.88
				<b>184516 Total</b>	<b>\$ 141.88</b>
GRIMCO INC	35054922-03	18""X50YD HIP WHITE SHEETING	100-700-420-523025-000-	184517	1,467.18
				<b>184517 Total</b>	<b>\$ 1,467.18</b>
HYDRAULIC SOLUTIONS, INC	0033414-IN	TANDEM VANE PUMP REPAIR	600-710-431-523020-000-	184518	2,875.22

IA IL TERMITE & PEST CTL INC	8498626	WTP PEST CONTROL SERVICE QUARTERLY	500-705-422-538000-000-	<b>184518 Total</b>	<b>\$</b>	<b>2,875.22</b>
				184519		130.00
IDEXX DISTRIBUTION INC	3193586964	WTP WCLS200I COLISURE 200T IRRADIATED	500-705-422-522020-000-	<b>184519 Total</b>	<b>\$</b>	<b>130.00</b>
				184520		1,959.79
INTERACTIVE DATA LLC	IN1034352	FEBRUARY CONTRACT	100-810-606-524025-000-	<b>184520 Total</b>	<b>\$</b>	<b>1,959.79</b>
				184521		159.00
INTERPRENET LTD	174203	FAC INTERPRETER 2.3.26 M. MURGIA	912-600-500-531050-000-	<b>184521 Total</b>	<b>\$</b>	<b>159.00</b>
				184522		177.25
DISTRIBUTOR OPERATIONS INC	297666	MTP-94R/H7	600-710-431-523020-000-	<b>184522 Total</b>	<b>\$</b>	<b>177.25</b>
				184523		290.46
IOWA HEALTH SYSTEM	6020IN6436	JANUARY MEDICAL REFILL BILLING	100-505-305-522065-000-	<b>184523 Total</b>	<b>\$</b>	<b>290.46</b>
				184524		432.13
IOWA HEALTH SYSTEM	6020IN6366	IMAGE TREND MAINTENANCE FEE	100-505-304-538010-000-	<b>184524 Total</b>	<b>\$</b>	<b>432.13</b>
				184525		5,457.72
JAMES VANDEHEEDE	020826	BASKETBALL REF	540-925-706-531050-000-	<b>184525 Total</b>	<b>\$</b>	<b>5,457.72</b>
				184526		60.00
TYCO FIRE & SECURITY (US) MANAGEMENT INC	1-136948633731	FLOW SWITCH REPLACEMENT (DT)	480-400-020-592000-000-	<b>184526 Total</b>	<b>\$</b>	<b>60.00</b>
				184527		903.93
JOHNSON H2O EQUIPMENT INC	105569	FILTER RENTAL 1/1/26-6/30/26 MULTIPLE LOCATIONS	500-705-422-539005-000-	<b>184527 Total</b>	<b>\$</b>	<b>903.93</b>
				184528		1,200.00
KENDALL PERFORMANCE AND REPAIR INC	158053	RI26-00420 BONDED 13 VW PASSAT	100-815-613-538035-000-	<b>184528 Total</b>	<b>\$</b>	<b>1,200.00</b>
KENDALL PERFORMANCE AND REPAIR INC	157806	RI26-0380 BONDED 07 FORD FUSION	100-815-613-538035-000-	184529		145.00
KENDALL PERFORMANCE AND REPAIR INC	156467	RI26-00224	100-815-613-538035-000-	184529		110.00
KENDALL PERFORMANCE AND REPAIR INC	26-158123	RI26-3083 07 DODGE G CARAVAN/05 CHEV COBALT RELOCA	100-815-614-538035-000-	184529		495.00
				184529		100.00
KENNEYS PEST CONTROL OF THE QUAD CITITES	916477	PEST CONTROL	100-500-300-538035-000-	<b>184529 Total</b>	<b>\$</b>	<b>850.00</b>
				184530		95.00
JESSE KILBURG	7138	HANDLE CASTING FOR NEW STYLE, DECAL	600-710-431-523020-000-	<b>184530 Total</b>	<b>\$</b>	<b>95.00</b>
				184531		463.36
KIWANIS CLUB OF ROCK ISLAND	10495	Parker - Mbrshp 1st Qtr 2026 - Meals 4th Qtr 2025	100-100-005-544000-000-	<b>184531 Total</b>	<b>\$</b>	<b>463.36</b>
				184532		125.00
LAWRENCE DOORS LLC	23669	SERVICE CALL DOOR OPENER	505-705-427-538000-000-	<b>184532 Total</b>	<b>\$</b>	<b>125.00</b>
				184533		95.00
LEXIPOL, LLC	INVLEX11263839	LEXIPOL ANNUAL SUBSCRIPTION	100-505-304-538010-000-	<b>184533 Total</b>	<b>\$</b>	<b>95.00</b>
				184534		12,929.15
LIFTNOW AUTOMOTIVE EQUIPMENT CORP	CORI-TC/WB REPAIRS	LABOR WHEEL SERVICE EQUIPMENT	600-710-020-538000-000-	<b>184534 Total</b>	<b>\$</b>	<b>12,929.15</b>
				184535		2,743.20
LUCAS PATSCH	022626	ADVANCED LATEN PRINT COMP TRAINING	100-815-610-515000-000-	<b>184535 Total</b>	<b>\$</b>	<b>2,743.20</b>
				184536		850.00
MASTER DESIGN LANDSCAPE CO	8938	SNOW REMOVAL	100-500-300-538000-000-	<b>184536 Total</b>	<b>\$</b>	<b>850.00</b>
				184537		1,853.51
MEDIACOM	8384890010097049F	INTERNET SERVICES	100-225-000-538010-000-	<b>184537 Total</b>	<b>\$</b>	<b>1,853.51</b>
				184538		294.90
				<b>184538 Total</b>	<b>\$</b>	<b>294.90</b>

MENARD CONSULTING INC	3613	GASB 75 ROLL FORWARD CALCULATIONS FY 2025	100-200-076-531025-000-	184539	500.00
				<b>184539 Total</b>	<b>\$ 500.00</b>
MODERN PIPING INC	26588	MLK QUARTERLY MAINT 2.1.26-5.1.26	435-600-500-538000-000-	184540	1,849.50
MODERN PIPING INC	26428	REPAIR HUMIDITY ALARM IN DATA ROOM PD	100-700-409-538000-000-	184540	1,841.03
MODERN PIPING INC	26436	LABOR 2ND FLOOD ADMINISTRATIVE AREA FAIL PD	100-700-409-538000-000-	184540	1,570.50
				<b>184540 Total</b>	<b>\$ 5,261.03</b>
BRIAN MORRISEY	11172556995	PRO-LINK PLUS	600-710-431-524005-000-	184541	9,895.51
				<b>184541 Total</b>	<b>\$ 9,895.51</b>
ODP BUSINESS SOLUTIONS LLC	456646578001	PAPER FINANCE DEPARTMENT	100-200-020-521005-000-	184542	206.80
				<b>184542 Total</b>	<b>\$ 206.80</b>
OTP - REFUNDS	TSD 26-33	CORA BOND OVERCHARGE RI26-0224	100-815-613-538035-000-	184543	150.00
				<b>184543 Total</b>	<b>\$ 150.00</b>
OTP - REFUNDS	020426	R. SCHROEDER HC PREMIUM REFUND APR '24 - DEC '25	620-130-054-544005-000-	184544	888.72
				<b>184544 Total</b>	<b>\$ 888.72</b>
PERFORMANCE FOOD GROUP TPC	8093285	REC GYM FOOD	540-925-706-525000-000-	184545	29.84
PERFORMANCE FOOD GROUP TPC	8093284	REC GYM FOOD	540-925-706-525000-000-	184545	149.24
				<b>184545 Total</b>	<b>\$ 179.08</b>
PIPECO INC	5709	ATG CERTIFICATION	600-710-431-542020-000-	184546	565.00
PIPECO INC	5680	ATG CERTIFICATION	600-710-431-542020-000-	184546	565.00
				<b>184546 Total</b>	<b>\$ 1,130.00</b>
QC CUSTOM TEES & MORE	23014	WINTER CHEER SHIRTS	540-925-706-522055-000-	184547	93.00
				<b>184547 Total</b>	<b>\$ 93.00</b>
WASTE CONNECTIONS OF ILLINOIS INC	3854771T081	MLK FEB 2026 TRASH	435-600-500-537000-000-	184548	229.88
WASTE CONNECTIONS OF ILLINOIS INC	15788C080	WWTP SPECIAL WASTE	505-705-427-537015-000-	184548	1,281.22
				<b>184548 Total</b>	<b>\$ 1,511.10</b>
WASTE CONNECTIONS OF ILLINOIS INC	3855402T081	RIFAC GARBAGE	540-925-714-537015-000-	184549	316.33
WASTE CONNECTIONS OF ILLINOIS INC	3855425T081	SAUKIE GARBAGE	540-920-711-537015-000-	184549	212.00
WASTE CONNECTIONS OF ILLINOIS INC	3855445T081	PARKS GARBAGE	540-900-412-537015-000-	184549	97.54
WASTE CONNECTIONS OF ILLINOIS INC	3855504T081	HAUBERG GARBAGE	540-905-707-537015-000-	184549	189.75
				<b>184549 Total</b>	<b>\$ 815.62</b>
ANTHONY C BRADLEY	14753	915 19TH AVENUE RADON CRM TESTING	421-300-101-552005-000-	184550	150.00
ANTHONY C BRADLEY	14754	2416 10TH STREET RADON CRM TESTING	421-300-101-552005-000-	184550	150.00
				<b>184550 Total</b>	<b>\$ 300.00</b>
RAUL CERVANTES SR	020826	BASKETBALL REF	540-925-706-531050-000-	184551	75.00
				<b>184551 Total</b>	<b>\$ 75.00</b>
REBECCA ARNOLD	797-01312026	R. ARNOLD MILE. REIMB. JAN 2026	912-600-500-533005-000-	184552	55.97
				<b>184552 Total</b>	<b>\$ 55.97</b>
ROCK ISLAND COUNTY	FEBRUARY 2026	WANS/LEADS - FEBRUARY 2026	100-225-000-541000-000-	184553	2,792.50
				<b>184553 Total</b>	<b>\$ 2,792.50</b>
TANNER INDUSTRIES INC	645206	ANHYDROUS AMMONIA	500-705-422-522080-000-	184554	1,930.17
				<b>184554 Total</b>	<b>\$ 1,930.17</b>
TAYLOR MADE GOLF COMPANY INC	38855874	SAUKIE PKG TEAM MERCH	540-920-711-525030-000-	184555	341.00
				<b>184555 Total</b>	<b>\$ 341.00</b>
TEREX GLOBAL GMBH	5006184415	CONTROL COVER	600-710-431-523020-000-	184556	515.10
				<b>184556 Total</b>	<b>\$ 515.10</b>

THE FIRE STORE	INV833342	LEATHER RADIO HOLDERS	100-505-304-514005-000-	184557	491.34
				<b>184557 Total</b>	<b>\$ 491.34</b>
THEISENS INC	3371939	ZACH ERWIN WORK BOOTS	100-700-020-514015-000-	184558	250.00
THEISENS INC	3401287	JUAN CERDA WORK BOOTS	100-700-020-514015-000-	184558	242.99
THEISENS INC	3414427	COLTON WARNER WORK BOOTS	100-700-020-514015-000-	184558	149.99
				<b>184558 Total</b>	<b>\$ 642.98</b>
THINC MANAGEMENT LLC	020226	LEASE SETTLEMENT PAYMENTS - JANUARY 2026	500-705-020-531050-000-	184559	2,519.85
				<b>184559 Total</b>	<b>\$ 2,519.85</b>
TIMOTHY ALONZO	020826	BASKETBALL REF	540-925-706-531050-000-	184560	60.00
				<b>184560 Total</b>	<b>\$ 60.00</b>
TWO RIVERS YMCA	0000001994	WM OCCUPANCY AGREEMENT (FEB)	480-415-203-539015-000-	184561	4,167.00
				<b>184561 Total</b>	<b>\$ 4,167.00</b>
TYLER TECHNOLOGIES INC	045-551482	ERP IMPLEMENTATION	100-225-000-564010-000-	184562	10,408.00
				<b>184562 Total</b>	<b>\$ 10,408.00</b>
USALCO LLC	910211724	ALUM SULFATE	500-705-422-522080-000-	184563	5,012.95
				<b>184563 Total</b>	<b>\$ 5,012.95</b>
VERIZON COMMUNICATIONS INC	6133690195	CELLULAR SERVICES	100-700-020-532015-000-	184564	1,314.52
				<b>184564 Total</b>	<b>\$ 1,314.52</b>
WENSCO SIGN SUPPLY	3909031-1	LATE FEE - 3909031 SIGN MATERIALS	100-700-420-523025-000-	184565	68.80
				<b>184565 Total</b>	<b>\$ 68.80</b>
WF SCOTT PAINTING & DECORATING	25C140	PREP AND PAINT POOL & HOT TUB ROOM	540-925-020-538000-000-	184566	9,880.00
WF SCOTT PAINTING & DECORATING	24C242	PAINT RI CITY HALL VESTIBULE CEILING	100-700-405-538000-000-	184566	540.00
WF SCOTT PAINTING & DECORATING	24C245-1	PREP AND PAINT AT RI CITY HALL FINANCE OFFICES	100-700-405-538000-000-	184566	9,900.00
WF SCOTT PAINTING & DECORATING	24C245-2	ADDITIONAL PATCHING AND PAINTING CITY HALL FINANCE	100-700-405-538000-000-	184566	2,620.00
				<b>184566 Total</b>	<b>\$ 22,940.00</b>
WHITE CAP SUPPLY HOLDINGS II, INC	50035261316	SMALL GRINDER	600-710-431-524005-000-	184567	109.99
				<b>184567 Total</b>	<b>\$ 109.99</b>
WOODHULL OIL CO	149827	87 GASOHOL	600-710-431-522010-000-	184568	6,504.42
				<b>184568 Total</b>	<b>\$ 6,504.42</b>
CHRISTIAN FRIENDLINESS ASSOCIATION INC	56-11302025	YOUTH HOPE NOV 2025	913-600-500-541005-000-	184569	13,553.98
CHRISTIAN FRIENDLINESS ASSOCIATION INC	56-12312025	YOUTH HOPE DEC 2025	913-600-500-541005-000-	184569	15,133.12
CHRISTIAN FRIENDLINESS ASSOCIATION INC	56-01312026	YOUTH HOPE JAN 2026	913-600-500-541005-000-	184569	19,264.73
				<b>184569 Total</b>	<b>\$ 47,951.83</b>
ALEXANDER CHEMICAL CORPORATION	104060	HYDROFLUOROSILICIC ACID	500-705-422-522080-000-	10002337	12,560.58
ALEXANDER CHEMICAL CORPORATION	104061	PHOSPHORIC ACID	500-705-422-522080-000-	10002337	30,205.76
				<b>10002337 Total</b>	<b>\$ 42,766.34</b>
ALEXIS FIRE EQUIPMENT CO	0079917-IN	PSI GAUGE	600-710-431-523020-000-	10002338	492.78
				<b>10002338 Total</b>	<b>\$ 492.78</b>
ARNOLD MOTOR SUPPLY LLP	50NV421208	SUPER WEATHERSTRIP & GASKET	600-710-431-522040-000-	10002339	9.40
ARNOLD MOTOR SUPPLY LLP	50NV422968	JUMP-N-CARRY PRO	600-710-431-524005-000-	10002339	172.59
				<b>10002339 Total</b>	<b>\$ 181.99</b>
ARNOLD MOTOR SUPPLY LLP	80NV056660	SOFTBK SAND SPNG	600-710-431-523005-000-	10002340	80.20
ARNOLD MOTOR SUPPLY LLP	80NV057263	RUBBERIZED UNDRCT	600-710-431-523005-000-	10002340	10.99
ARNOLD MOTOR SUPPLY LLP	80NV058371	BLACK RAPTOR BDLNR KIT	600-710-431-523005-000-	10002340	139.99
ARNOLD MOTOR SUPPLY LLP	80NV058378	BLACK RAPTOR BDLNR KIT	600-710-431-523005-000-	10002340	139.99

ARNOLD MOTOR SUPPLY LLP	80NV058410	ATUOTECH GRAPHIC SOLUTION	600-710-431-523005-000-	10002340	52.99
				<b>10002340 Total</b>	<b>\$ 424.16</b>
YOLANDA JEFFERSON	2112026	FOOD FOR UNHOUSED 01/17 & 01/18	100-110-020-531035-000-	10002341	500.00
				<b>10002341 Total</b>	<b>\$ 500.00</b>
BOUND TREE MEDICAL LLC	86086869	MEDICAL SUPPLIES	100-505-305-522065-000-	10002342	1,896.29
				<b>10002342 Total</b>	<b>\$ 1,896.29</b>
BRANDT CONSTRUCTION CO	00010	STORM SEWER REPAIR AT 1700 89 AVE W	510-705-429-538025-000-	10002343	58,309.80
				<b>10002343 Total</b>	<b>\$ 58,309.80</b>
CVS PHARMACY INC	54669733	02/01/2026 - 02/07/2026	620-130-054-536005-000-	10002344	33,349.37
				<b>10002344 Total</b>	<b>\$ 33,349.37</b>
CRAWFORD COMPANY	10014585	HVAC REPLACE MAIN CONTROL BOARD	505-705-427-538000-000-	10002345	5,335.46
CRAWFORD COMPANY	10014798	COMMERCIAL MAINTENANCE PLAN FEB 2026 WWTP	505-705-427-538000-000-	10002345	445.48
CRAWFORD COMPANY	10014847	WWTP HVAC SERVICE CALL	505-705-427-538000-000-	10002345	165.00
CRAWFORD COMPANY	10014794	MLK URINAL REPAIR MENS BATHROOM	435-600-500-522025-000-	10002345	215.28
				<b>10002345 Total</b>	<b>\$ 6,161.22</b>
CRAWFORD COMPANY	0043407	BACKWATER VALVE INSTALLED	100-500-300-538000-000-	10002346	302.00
				<b>10002346 Total</b>	<b>\$ 302.00</b>
DE NORA WATER TECHNOLOGIES LLC	9200111530	LAMP ASSY, 4.0KW, 12"" SENTINEL	500-705-422-523020-000-	10002347	2,289.12
				<b>10002347 Total</b>	<b>\$ 2,289.12</b>
ELECTRIC PUMP LLC	036505	CLEANING WWLS FOR THE WATER TOWER	500-705-422-538035-000-	10002348	1,861.25
				<b>10002348 Total</b>	<b>\$ 1,861.25</b>
ELLIOTT EQUIPMENT CO	191233	FILTER BREATHER	600-710-431-523020-000-	10002349	106.40
ELLIOTT EQUIPMENT CO	191235	PTO DRIVESHAFT AFT W/LFL	600-710-431-523020-000-	10002349	548.62
				<b>10002349 Total</b>	<b>\$ 655.02</b>
ENTERPRISE FM TRUST	475558-010626	ENTERPRISE LEASE - JAN. 2026	100-300-102-539020-000-	10002350	27,994.26
				<b>10002350 Total</b>	<b>\$ 27,994.26</b>
ESI ENVIRONMENTAL SERVICES LLC	7722	PARKS PORTAPOTS VAR LOCATIONS	540-920-711-539005-000-	10002351	605.00
				<b>10002351 Total</b>	<b>\$ 605.00</b>
FBG SERVICE CORP	1011888	1322 24 ST JANUARY 2026 MONTHLY CLEANING	500-705-020-538000-000-	10002352	1,019.00
FBG SERVICE CORP	1011889	WTP JANUARY 2026 MONTHLY CLEANING	500-705-422-538000-000-	10002352	651.00
				<b>10002352 Total</b>	<b>\$ 1,670.00</b>
FERGUSON US HOLDINGS INC	0544485	NEPTUNE BACKOFFICE SUPPODRT METER ACCOUNT	500-705-423-523010-000-	10002353	60.00
FERGUSON US HOLDINGS INC	0530359-1	BELT CLIP BATTERY	500-705-423-523010-000-	10002353	234.30
				<b>10002353 Total</b>	<b>\$ 294.30</b>
FIRST AID CORPORATION	PSI846087	SCRUB IT HAND CLEANER	600-710-431-522025-000-	10002354	331.67
				<b>10002354 Total</b>	<b>\$ 331.67</b>
GLOBAL SECURITY SERVICES	22056	JANUARY 2025 MONTHLY CHARGE	100-200-075-531050-000-	10002355	2,235.75
				<b>10002355 Total</b>	<b>\$ 2,235.75</b>
GLOBAL SECURITY SERVICES-IA	IA56569	DT ACCESS CONTROL (MONTHLY)	480-400-200-538000-000-	10002356	115.02
GLOBAL SECURITY SERVICES-IA	IA56739	DT ACCESS CONTROL (MONTHLY)	480-400-200-538000-000-	10002356	115.02
GLOBAL SECURITY SERVICES-IA	IA56789	DT FIRE ALARM SERVICE	480-400-200-538000-000-	10002356	105.75
GLOBAL SECURITY SERVICES-IA	IA56930	DT ACCESS CONTROL (MONTHLY)	480-400-200-538000-000-	10002356	115.02
GLOBAL SECURITY SERVICES-IA	IA57100	SW FIRE/BURGLAR MONITORING	480-415-202-538000-000-	10002356	240.00
GLOBAL SECURITY SERVICES-IA	IA57099	DT FIRE/BURGLAR MONITORING	480-400-200-538000-000-	10002356	240.00
GLOBAL SECURITY SERVICES-IA	IA57445	DT ACCESS CONTROL	480-400-200-538035-000-	10002356	138.36

WW GRAINGER INC	9790088182	HAND SINK	100-700-406-523000-000-	10002357	1,049.70
WW GRAINGER INC	9788278498	PAPER TOWEL SHEETS	540-925-714-522030-000-	10002357	659.80
WW GRAINGER INC	9792398746	PAPER TOWEL SHEETS	100-700-406-522030-000-	10002357	1,070.70
WW GRAINGER INC	9787618850	BODY WASH/SHAM COMBO	540-925-714-522030-000-	10002357	54.45
WW GRAINGER INC	9785140246	DRILL ROD	500-705-428-524000-000-	10002357	1,058.48
WW GRAINGER INC	9789558559	FUSE,600VAC,BLADE	505-705-427-523015-000-	10002357	334.04
WW GRAINGER INC	9793125395	TRASH BAGS	500-705-020-522025-000-	10002357	79.18
				<b>10002356 Total</b>	<b>\$ 1,069.17</b>
WW GRAINGER INC	9796831940	AA BATTERY	100-505-304-523020-000-	10002358	65.22
				<b>10002357 Total</b>	<b>\$ 4,306.35</b>
WW GRAINGER INC	9796831932	BATTERY AA	100-505-304-523020-000-	10002359	65.22
				<b>10002358 Total</b>	<b>\$ 65.22</b>
GREENWOOD CLEANING SYSTEMS INC	539310-001	WHITE DRC WIPER-FLAT PACK	600-710-431-522025-000-	10002360	288.10
				<b>10002359 Total</b>	<b>\$ 65.22</b>
HAHN READY MIX	488308	72 HOUR/3 DAY MIX	500-705-428-523025-000-	10002361	807.32
				<b>10002360 Total</b>	<b>\$ 288.10</b>
HAWKINS INC	7320832	ALUMINUM SULFATE LIQUID, CALCIUM HYDROXIDE	500-705-421-522080-000-	10002362	8,982.59
				<b>10002361 Total</b>	<b>\$ 807.32</b>
IMEG CORP	23004574.00-2	SUNSET MARINA ELEC REPAIRS - THRU 8/31/25	520-710-436-538000-000-	10002363	985.00
				<b>10002362 Total</b>	<b>\$ 8,982.59</b>
J & J LOCKS, SAFES & ALARMS, INC	66030	MLK INTERNAL DOOR REPAIR	435-600-500-538000-000-	10002364	355.00
				<b>10002363 Total</b>	<b>\$ 985.00</b>
JIGNESH PATEL	A158767	RELEASE CLAMPS	505-705-427-523000-000-	10002365	10.98
JIGNESH PATEL	A159115	SPRAY PAINT	505-705-427-523005-000-	10002365	26.97
JIGNESH PATEL	A159164	HEX BUSHING	505-705-427-523000-000-	10002365	1.99
JIGNESH PATEL	A156743	COUPLING	500-705-423-523010-000-	10002365	11.99
JIGNESH PATEL	A158255	NUTS-BOLTS-SCREWS-FASTENE	600-710-431-523020-000-	10002365	5.96
				<b>10002364 Total</b>	<b>\$ 355.00</b>
JC DILLON INC	2026-012	SLRP 2025	505-705-430-538025-000-	10002366	20,229.54
JC DILLON INC	75	WATER SERVICE REPAIR PROGRAM 2309 41 ST	500-705-430-538025-000-	10002366	3,279.17
				<b>10002365 Total</b>	<b>\$ 57.89</b>
KONE INC	871933299	WTP MAINTENANCE 2/01/26-1/31/27	500-705-422-538000-000-	10002367	1,655.64
				<b>10002366 Total</b>	<b>\$ 23,508.71</b>
LANGMAN CONSTRUCTION INC	2505-18	REPAIR WATER MAIN AT 2706 46 AVE	500-705-428-538025-000-	10002368	34,077.26
				<b>10002367 Total</b>	<b>\$ 1,655.64</b>
LINDE GAS & EQUIPMENT INC	54602569	WIRE MS 70S6 035 PLW 44# PRS	600-710-431-523020-000-	10002369	341.34
				<b>10002368 Total</b>	<b>\$ 34,077.26</b>
MACQUEEN EQUIPMENT LLC	P36288	INSULATION AIR CLEANER	600-710-431-523020-000-	10002370	371.76
MACQUEEN EQUIPMENT LLC	P36447	HOSE COOLANT	600-710-431-523020-000-	10002370	94.10
				<b>10002369 Total</b>	<b>\$ 341.34</b>
MARTIN EQUIPMENT OF ILLINOIS INC	948185	BUSHING	600-710-431-523020-000-	10002371	119.40
MARTIN EQUIPMENT OF ILLINOIS INC	948629	WET CHARGED BATTERY	600-710-431-523020-000-	10002371	776.42
MARTIN EQUIPMENT OF ILLINOIS INC	948649	BUSHING, SEAL	600-710-431-523020-000-	10002371	215.08
MARTIN EQUIPMENT OF ILLINOIS INC	948655	GREASE FITTING, SEAL, PIN FASTEN, COUPLER	600-710-431-523020-000-	10002371	2,248.88
MARTIN EQUIPMENT OF ILLINOIS INC	948678	GASKET	600-710-431-523020-000-	10002371	11.32
				<b>10002370 Total</b>	<b>\$ 465.86</b>

MCCLINTOCK TRUCKING & EXCAVATING INC	2394	LEAD LINE REPLACEMENT 2215 42 ST	500-705-422-538025-000-	<b>10002371 Total</b>	<b>\$ 3,371.10</b>
				10002372	27,463.50
MENARDS INC	9063	3M OV CARTRIDGE	100-700-412-514005-000-	<b>10002372 Total</b>	<b>\$ 14.98</b>
MENARDS INC	9209	ALLIGATR ANCHR, DRILLBIT	100-700-406-523000-000-	10002373	26.34
				<b>10002373 Total</b>	<b>\$ 41.32</b>
MURPHY-HOFFMAN COMPANY LLC	T01135600228082	FILTER	600-710-431-523020-000-	10002374	375.37
				<b>10002374 Total</b>	<b>\$ 375.37</b>
MICHAEL A JACKSON	1172-01312026	M. JACKSON MILEAGE REIMB. JAN 2026	912-600-500-533005-000-	10002375	239.98
				<b>10002375 Total</b>	<b>\$ 239.98</b>
MIDAMERICAN ENERGY CO	576671450	ELECTRIC 4133 14 ST WATER TOWER	500-705-428-537010-000-	10002376	130.35
MIDAMERICAN ENERGY CO	576641849	1299 MILL ST, WW PLANT GAS	505-705-427-537005-000-	10002376	3,907.06
MIDAMERICAN ENERGY CO	576642746	GAS & ELECTRIC 603 12 ST	100-700-409-537005-000-	10002376	1,543.06
MIDAMERICAN ENERGY CO	576669742	GAS AND ELECTRIC 100 6 AV MAINT GARAGES	100-700-407-537005-000-	10002376	3,600.00
MIDAMERICAN ENERGY CO	576669922	1110 MILL ST ELECTRIC	505-705-427-537010-000-	10002376	383.32
MIDAMERICAN ENERGY CO	576674111	120 6 AV GAS	100-700-408-537005-000-	10002376	2,251.24
MIDAMERICAN ENERGY CO	576726925	120 6 AV LIGHT ELECTRIC	100-700-408-537010-000-	10002376	17.30
MIDAMERICAN ENERGY CO	576754592	1108 37 ST TRAIL ELECTRIC	100-700-402-537010-000-	10002376	30.92
MIDAMERICAN ENERGY CO	576797365	3601 15TH AV SIREN	100-815-615-537010-000-	10002376	34.13
MIDAMERICAN ENERGY CO	576685304	801 12TH ST SIREN	100-815-615-537010-000-	10002376	34.91
MIDAMERICAN ENERGY CO	576685241	801 31ST AV SIREN	100-815-615-537010-000-	10002376	34.75
MIDAMERICAN ENERGY CO	576651423	700 4th ST	100-700-409-537010-000-	10002376	35.61
				<b>10002376 Total</b>	<b>\$ 12,002.65</b>
MIDAMERICAN ENERGY CO	1000033599	RELOCATE ELECTRICAL AT THE 24 ST WATER TOWER	500-705-422-538000-000-	10002377	35,707.02
MIDAMERICAN ENERGY CO	28670-90004-1225	DECEMBER CITY ELECTRIC AND GAS	100-700-402-537010-000-	10002377	20,575.61
				<b>10002377 Total</b>	<b>\$ 56,282.63</b>
MIDWEST DOORS LLC	65640	SCISSOR LIFT, LABOR	600-710-020-538000-000-	10002378	426.00
				<b>10002378 Total</b>	<b>\$ 426.00</b>
MILL CREEK MINING INC	34178MB	AG LIME	303-700-420-523025-000-	10002379	168.15
MILL CREEK MINING INC	32837MB	CA 6 AGGREGATE	303-700-420-523025-000-	10002379	594.83
MILL CREEK MINING INC	33363MB	CA 6 AGGREGATE	303-700-420-523025-000-	10002379	1,038.83
MILL CREEK MINING INC	33492MB	CA 6 AGGREGATE	303-700-420-523025-000-	10002379	867.04
MILL CREEK MINING INC	33807MB	CA 6 AGGREGATE	303-700-420-523025-000-	10002379	482.73
MILL CREEK MINING INC	34180MB	CA 6 AGGREGATE	303-700-420-523025-000-	10002379	435.10
				<b>10002379 Total</b>	<b>\$ 3,586.68</b>
MILLER TRUCKING & EXCAVATING	124416	SEWER MAIN REPAIR AT 1311 30 ST	505-705-428-538025-000-	10002380	32,042.95
				<b>10002380 Total</b>	<b>\$ 32,042.95</b>
MUTUAL WHEEL COMPANY INC	0951378	HUMP HS KIT	600-710-431-523020-000-	10002381	251.79
MUTUAL WHEEL COMPANY INC	0951440	ADIP DRYER	600-710-431-523020-000-	10002381	882.77
MUTUAL WHEEL COMPANY INC	0951458	6IN OVAL LED	600-710-431-523020-000-	10002381	51.28
				<b>10002381 Total</b>	<b>\$ 1,185.84</b>
NAPA AUTO PARTS	197517	FLUID FILTER, HYDRAULIC FILTER	600-710-431-523020-000-	10002382	90.06
NAPA AUTO PARTS	197518	FLUID FILTER, HYDRAULIC FILTER, OIL FILTER	600-710-431-523020-000-	10002382	133.50
NAPA AUTO PARTS	197522	FILTER	600-710-431-523020-000-	10002382	47.05
NAPA AUTO PARTS	197523	AIR FILTER	600-710-431-523020-000-	10002382	52.65
				<b>10002382 Total</b>	<b>\$ 323.26</b>

PACE ANALYTICAL SERVICES LLC	267203001	LAB TESTING	500-705-422-531050-000-	10002383	431.20
				<b>10002383 Total</b>	<b>\$ 431.20</b>
PANTHER UNIFORMS INC	25-5584	DC UNIFORM	100-500-020-514000-000-	10002384	291.96
				<b>10002384 Total</b>	<b>\$ 291.96</b>
PANTHER UNIFORMS INC	25-5732	BADGE NEW BC	100-505-304-514000-000-	10002385	160.50
				<b>10002385 Total</b>	<b>\$ 160.50</b>
PANTHER UNIFORMS INC	25-5606	NEW HIRE UNIFORM GT	100-505-304-514000-000-	10002386	220.94
				<b>10002386 Total</b>	<b>\$ 220.94</b>
PANTHER UNIFORMS INC	25-5478	BADGES	100-505-304-514005-000-	10002387	651.00
				<b>10002387 Total</b>	<b>\$ 651.00</b>
PARTS AUTHORITY LLC	441-377477	FILTER	600-710-431-523020-000-	10002388	89.28
				<b>10002388 Total</b>	<b>\$ 89.28</b>
PHELPS UNIFORM SPECIALISTS INC	2233811	RIPL DT MAT SERVICE	480-400-200-538035-000-	10002389	46.46
PHELPS UNIFORM SPECIALISTS INC	248696	MLK CLOTHING ALLOWANCE R ARNOLD	900-600-500-514020-000-	10002389	50.00
PHELPS UNIFORM SPECIALISTS INC	248637	MLK CLOTHING ALLOWANCE H. HURTADO	913-600-500-514020-000-	10002389	50.00
PHELPS UNIFORM SPECIALISTS INC	2227573	UNIFORMS/MATS ETC WTP	500-705-422-538035-000-	10002389	114.49
PHELPS UNIFORM SPECIALISTS INC	2225234	UNIFORMS/MATS ETC RIA	500-705-421-538035-000-	10002389	41.67
PHELPS UNIFORM SPECIALISTS INC	2230626	UNIFORMS/MATS ETC RIA	500-705-421-538035-000-	10002389	41.67
PHELPS UNIFORM SPECIALISTS INC	2227580	UNIFORMS/MATS ETC WWTP	505-705-427-538035-000-	10002389	92.48
PHELPS UNIFORM SPECIALISTS INC	2233807	UNIFORMS/MATS ETC UMD	500-705-020-538035-000-	10002389	153.54
PHELPS UNIFORM SPECIALISTS INC	2227572	UNIFORMS/MATS ETC UMD	500-705-020-538035-000-	10002389	229.61
PHELPS UNIFORM SPECIALISTS INC	2222670	UNIFORMS/MATS ETC UMD	500-705-020-538035-000-	10002389	153.54
PHELPS UNIFORM SPECIALISTS INC	2214597	UNIFORMS/MATS ETC	500-705-020-538035-000-	10002389	143.80
PHELPS UNIFORM SPECIALISTS INC	2209024	UNIFORMS/MATS ETC UMD	500-705-020-538035-000-	10002389	153.37
PHELPS UNIFORM SPECIALISTS INC	2227583	MATS ETC SWTP	505-705-427-538035-000-	10002389	15.58
PHELPS UNIFORM SPECIALISTS INC	2233816	UNIFORMS/MATS ETC FLEET	600-710-020-538035-000-	10002389	82.98
PHELPS UNIFORM SPECIALISTS INC	2233820	UNIFORMS PARKS MSD	100-700-412-539000-000-	10002389	7.88
PHELPS UNIFORM SPECIALISTS INC	2233819	UNIFORMS ELECTRICAL	600-710-020-539000-000-	10002389	17.38
PHELPS UNIFORM SPECIALISTS INC	2233818	UNIFORMS/MATS ETC MSD	100-700-020-538035-000-	10002389	181.93
PHELPS UNIFORM SPECIALISTS INC	2233817	MATS ETC SWTP	505-705-427-538035-000-	10002389	15.58
PHELPS UNIFORM SPECIALISTS INC	2233815	MATS ETC BUILDING MAINT	100-700-406-538035-000-	10002389	50.75
PHELPS UNIFORM SPECIALISTS INC	2233814	UNIFORMS/MATS ETC SWTP	505-705-427-538035-000-	10002389	92.48
PHELPS UNIFORM SPECIALISTS INC	2233813	MATS ETC PD	100-700-409-538035-000-	10002389	97.42
PHELPS UNIFORM SPECIALISTS INC	2233812	MATS ETC CITY HALL	100-700-405-538035-000-	10002389	48.85
PHELPS UNIFORM SPECIALISTS INC	2227571	SAUKIE LAUNDRY & TOWELS	540-920-712-538035-000-	10002389	25.59
PHELPS UNIFORM SPECIALISTS INC	2233804	SAUKIE LAUNDRY & TOWELS	540-920-712-538035-000-	10002389	25.59
				<b>10002389 Total</b>	<b>\$ 1,932.64</b>
PROFESSIONAL BILLING SERVICE	JANUARY 2026	AMBULANCE COLLECTION	100-505-305-531025-000-	10002390	11,179.97
				<b>10002390 Total</b>	<b>\$ 11,179.97</b>
PES OF WI LLC	BT51004071A	ENVELOPES FOR INSPECTIONS	100-300-100-524020-000-	10002391	299.86
				<b>10002391 Total</b>	<b>\$ 299.86</b>
PSS INC	107752	PAYROLL CHECKS BILLING PERIOD 01/01/26-01/31/26	100-200-076-532005-000-	10002392	1.00
PSS INC	107751	AP CHECKS BILLING PERIOD 01/01/26-01/31/26	100-200-076-532005-000-	10002392	88.00
PSS INC	107750	PAST DUE UTILITY STATEMENTS 01/01/2026-01/31/2026	100-200-075-532005-000-	10002392	524.88
PSS INC	107749	UTILITY STATEMENT BILLING PERIOD 01/01/26-01/31/26	100-200-075-532005-000-	10002392	2,070.41
PSS INC	107760	W-2 MAILING	100-200-076-532005-000-	10002392	741.00
				<b>10002392 Total</b>	<b>\$ 3,425.29</b>

QUAD CITIES CHAMBER OF COMMERCE INC	26-190	FEBRUARY26 OVERHEAD EXPENSE	420-305-151-541000-000-	10002393	6,695.00
				<b>10002393 Total</b>	<b>\$ 6,695.00</b>
QUAD CITY TOWING	25-02885	RI25-02410 KIA SOUL	100-815-613-538035-000-	10002394	200.00
				<b>10002394 Total</b>	<b>\$ 200.00</b>
RAY OHERRON COMPANY INC	2431826	LAPTOP MOUNT PACKAGE	600-710-431-523020-000-	10002395	468.45
				<b>10002395 Total</b>	<b>\$ 468.45</b>
RELAY INC	352370	ADD'L COMMS DEVICES FOR SW & WM	480-415-202-538000-000-	10002396	791.87
				<b>10002396 Total</b>	<b>\$ 791.87</b>
RILCO INC	452263	RETURN DRUM DEPOSIT	600-710-431-522015-000-	10002397	(25.00)
RILCO INC	592829	Z-GALLON,Z-CAP,ZBOX CASE	600-710-431-522015-000-	10002397	169.12
RILCO INC	585004	TE GUARD OIL, HEAVY DUTY MOTOR OIL	600-710-431-522015-000-	10002397	5,589.30
				<b>10002397 Total</b>	<b>\$ 5,733.42</b>
RIVER CITIES ENGINEERING INC	21185	SCADA/WIRING ISSUE	500-705-422-538015-000-	10002398	4,353.00
				<b>10002398 Total</b>	<b>\$ 4,353.00</b>
RIVERSTONE GROUP INC	1455380	FA6	500-705-428-523025-000-	10002399	530.89
RIVERSTONE GROUP INC	1455379	UPM COLD MIX	510-705-429-523025-000-	10002399	1,038.50
				<b>10002399 Total</b>	<b>\$ 1,569.39</b>
SEXTON FORD SALES INC	FOCS739116	INSTALL KEYLESS ENTRY	600-710-431-538015-000-	10002400	80.00
				<b>10002400 Total</b>	<b>\$ 80.00</b>
STATE INDUSTRIAL PRODUCTS CORPORATION	904081380	STATE A-SALT	100-700-407-523000-000-	10002401	712.62
				<b>10002401 Total</b>	<b>\$ 712.62</b>
GS CUSTOM GRAPHICS LLC	2876	Straight Wall Backdrop Display	100-110-020-544000-000-	10002402	1,715.00
				<b>10002402 Total</b>	<b>\$ 1,715.00</b>
TERMINIX INTERNATIONAL	91790130	MLK PEST CONTROL FEB 2026	435-600-500-522025-000-	10002403	84.00
				<b>10002403 Total</b>	<b>\$ 84.00</b>
TEST INC	2602011	LAB TESTING	505-705-427-531050-000-	10002404	928.00
TEST INC	2602010	LAB TESTING	505-705-427-531050-000-	10002404	928.00
TEST INC	2601322	LAB TESTING	505-705-427-531050-000-	10002404	368.00
				<b>10002404 Total</b>	<b>\$ 2,224.00</b>
TRANSITIONS NFP	20260188	REORDER OF WINTER READING LOGS	480-400-020-535010-000-	10002405	37.00
TRANSITIONS NFP	20260142	MLK L. GUY SOCIAL WORKER BUSINESS CARDS	911-600-500-522055-000-	10002405	40.00
				<b>10002405 Total</b>	<b>\$ 77.00</b>
TYLER TECHNOLOGIES INC	045-551057	ERP IMPLEMENTATION	100-225-000-564010-000-	10002406	6,769.46
TYLER TECHNOLOGIES INC	045-551610	ERP IMPLMENTATION	100-225-000-564010-000-	10002406	5,160.00
				<b>10002406 Total</b>	<b>\$ 11,929.46</b>
UNITED PARCEL SERVICE	0000643706056	UPS CHARGES	500-705-422-533000-000-	10002407	22.79
				<b>10002407 Total</b>	<b>\$ 22.79</b>
USA BLUE BOOK	INV00948490	CHEMKEY	500-705-421-522020-000-	10002408	817.80
USA BLUE BOOK	INV00953274	CHEMKEY	500-705-421-522020-000-	10002408	97.85
USA BLUE BOOK	INV00951757	BUFF PACK/INDICATOR/POWDER PILLOWS	500-705-422-522020-000-	10002408	231.23
USA BLUE BOOK	INV00941809	PICKET THERMOMETER	500-705-422-522020-000-	10002408	27.50
				<b>10002408 Total</b>	<b>\$ 1,174.38</b>
EXTEND HEALTH LLC	152840091362	HRA SERVICE - JANUARY 2026	620-130-054-531015-000-	10002409	708.00
				<b>10002409 Total</b>	<b>\$ 708.00</b>
WP BEVERAGE LLC	94343594	REC GYM DRINKS	540-925-706-525005-000-	10002410	497.96

ZIMMER & FRANCESCO INC	0176997-IN	fernco coupling 8"	505-705-428-523010-000-	<b>10002410 Total</b>	<b>\$</b>	<b>497.96</b>
ZIMMER & FRANCESCO INC	0176945-IN	COUPLINGS,ADAPTERS,REDUCERS	500-705-428-523010-000-	10002411		120.90
				10002411		257.00
				<b>10002411 Total</b>	<b>\$</b>	<b>377.90</b>
ZOLL MEDICAL CORP	Q00000936	AED AMBULANCE	100-505-305-522065-000-	10002412		4,297.41
				<b>10002412 Total</b>	<b>\$</b>	<b>4,297.41</b>
				<b>Grand Total</b>	<b>\$</b>	<b>1,878,489.05</b>

*Ethan D. Hott*

Payroll Expense Posting Report  
 Period Covering: 01/19/26-02/01/26  
 Pay Date: 02/06/26

FUND	Fund Name	AMOUNT
100	GENERAL FUND	\$1,341,077.52
401	TIF 3 N 11TH ST	\$2,431.69
402	TIF 4 PKWY-I 280 BALLYS	\$1,270.37
403	TIF 5 COLUMBIA PARK	\$1,456.34
421	COMM DEV BLOCK GRANT	\$15,219.40
435	MLK CENTER	\$4,205.13
455	STATE DRUG PREVENTION	\$0.00
475	ARPA PROGRAM	\$10,487.08
480	PUBLIC LIBRARY	\$79,093.77
500	WATER	\$101,047.19
505	WASTEWATER	\$63,057.81
510	STORMWATER	\$24,244.05
515	SOLID WASTE	\$26,332.44
520	SUNSET MARINA	\$3,809.01
540	PARKS AND RECREATION	\$96,245.11
600	FLEET SERVICES	\$47,637.11
610	ENGINEERING	\$34,795.43
620	EMPLOYEE HEALTH PLAN	\$2,523.14
621	SELF-INSURANCE	\$558.38
900	MLK ACTIVITY FUND	\$29,705.56
911	MLK ICJIA FUND	\$3,665.10
912	MLK DCFS FUND	\$9,450.52
913	MLK DHS FUND	\$19,626.65
		\$1,917,938.80

# City of Rock Island

## ACH Report

01/01/2026 - 01/31/2026

Date	Vendor	Description	Amount
1/20/2026	Amalgamated Bank of Chicago	IEPA Loan Payment L17-4907	\$338,287.70
1/30/2026	Amalgamated Bank of Chicago	IEPA Loan Payment L17-5278	\$690,819.80
	<b>Amalgamated Bank of Chicago Total</b>		\$1,029,107.50
1/7/2026	Delta Dental	Insurance Claims	\$3,896.83
1/14/2026	Delta Dental	Insurance Claims	\$5,350.33
1/21/2026	Delta Dental	Insurance Claims	\$489.29
1/28/2026	Delta Dental	Insurance Claims	\$9,817.65
	<b>Delta Dental Total</b>		\$19,554.10
1/20/2026	IL DEPT OF REVENUE	IL Sales Tax	\$246.00
1/27/2026	IL DEPT OF REVENUE	Unemployment Insurance	\$1,360.00
	<b>IL DEPT OF REVENUE Total</b>		\$1,606.00
1/2/2026	IPMG Claims	Check 5877 - Work Comp	\$202.38
1/5/2026	IPMG Claims	Check 5886 - Work Comp	\$102.94
1/5/2026	IPMG Claims	Check 5887 - Work Comp	\$413.41
1/5/2026	IPMG Claims	Check 5888 - Work Comp	\$346.97
1/5/2026	IPMG Claims	Check 5889 - Work Comp	\$475.10
1/5/2026	IPMG Claims	Check 5890 - Work Comp	\$693.94
1/5/2026	IPMG Claims	Check 5893 - Property Damage	\$2,102.91
1/6/2026	IPMG Claims	Check 5891 - Work Comp	\$3,100.00
1/7/2026	IPMG Claims	Check 5884 - Work Comp	\$154.85
1/7/2026	IPMG Claims	Check 5894 - Work Comp	\$61.45
1/8/2026	IPMG Claims	Check 5895 - Work Comp	\$656.86
1/12/2026	IPMG Claims	Check 5876 - Property Damage	\$352.50
1/12/2026	IPMG Claims	Check 5898 - Work Comp	\$413.41
1/12/2026	IPMG Claims	Check 5899 - Work Comp	\$413.41
1/12/2026	IPMG Claims	Check 5900 - Work Comp	\$346.97
1/12/2026	IPMG Claims	Check 5901 - Work Comp	\$414.00
1/12/2026	IPMG Claims	Check 5902 - Work Comp	\$419.11
1/12/2026	IPMG Claims	Check 5903 - Work Comp	\$414.00
1/12/2026	IPMG Claims	Check 5904 - Work Comp	\$342.44
1/12/2026	IPMG Claims	Check 5907 - Work Comp	\$195.00
1/12/2026	IPMG Claims	Check 5909 - Work Comp	\$413.41
1/12/2026	IPMG Claims	Check 5910 - Work Comp	\$393.93
1/12/2026	IPMG Claims	Check 5911 - Work Comp	\$516.15
1/15/2026	IPMG Claims	Check 5906 - Work Comp	\$500.00
1/16/2026	IPMG Claims	Check 5905 - Work Comp	\$676.00
1/20/2026	IPMG Claims	Check 5908 - Work Comp	\$178.95
1/20/2026	IPMG Claims	Check 5912 - Work Comp	\$795.76
1/20/2026	IPMG Claims	Check 5913 - Work Comp	\$599.66
1/20/2026	IPMG Claims	Check 5914 - Work Comp	\$114.80
1/21/2026	IPMG Claims	Check 5923 - Work Comp	\$2,252.13
1/21/2026	IPMG Claims	Check 5929 - Work Comp	\$18,662.98
1/22/2026	IPMG Claims	Check 5892 - Work Comp	\$6,447.74
1/22/2026	IPMG Claims	Check 5916 - Work Comp	\$254.18
1/22/2026	IPMG Claims	Check 5917 - Work Comp	\$418.00
1/22/2026	IPMG Claims	Check 5918 - Work Comp	\$254.18
1/22/2026	IPMG Claims	Check 5919 - Work Comp	\$254.18
1/22/2026	IPMG Claims	Check 5920 - Work Comp	\$254.18
1/22/2026	IPMG Claims	Check 5921 - Work Comp	\$414.00
1/22/2026	IPMG Claims	Check 5922 - Property Damage	\$891.54
1/22/2026	IPMG Claims	Check 5925 - Work Comp	\$208.00
1/22/2026	IPMG Claims	Check 5926 - Work Comp	\$65.00
1/22/2026	IPMG Claims	Check 5927 - Work Comp	\$91.00
1/22/2026	IPMG Claims	Check 5928 - Work Comp	\$52.00
1/22/2026	IPMG Claims	Check 5930 - Property Damage	\$16,051.16
1/27/2026	IPMG Claims	Check 5924 - Work Comp	\$101.56
1/28/2026	IPMG Claims	Check 5939 - Work Comp	\$131.99
1/29/2026	IPMG Claims	Check 5934 - Work Comp	\$413.85

1/29/2026	IPMG Claims	Check 5935 - Work Comp	\$494.00
1/29/2026	IPMG Claims	Check 5936 - Work Comp	\$414.00
1/29/2026	IPMG Claims	Check 5937 - Work Comp	\$254.18
1/29/2026	IPMG Claims	Check 5938 - Work Comp	\$254.18
1/30/2026	IPMG Claims	Check 5940 - Work Comp	\$325.00
1/30/2026	IPMG Claims	Check 5941 - Work Comp	\$481.00
1/30/2026	IPMG Claims	Check 5942 - Work Comp	\$26.00
1/30/2026	IPMG Claims	Check 5943 - Work Comp	\$169.00
1/30/2026	IPMG Claims	Check 5944 - Work Comp	\$52.00
1/30/2026	IPMG Claims	Check 5945 - Work Comp	\$26.00
1/30/2026	IPMG Claims	Check 5946 - Work Comp	\$169.00
	<b>IPMG Claims Total</b>		\$65,692.34
1/22/2026	JP MORGAN CHASE	Purchase Card Payment	\$87,727.35
	<b>JP MORGAN CHASE Total</b>		\$87,727.35
1/2/2026	Nomi Health Inc	Insurance Claims	\$1,410.24
1/8/2026	Nomi Health Inc	Insurance Claims	\$1,999.81
1/15/2026	Nomi Health Inc	Insurance Claims	\$4,766.22
1/22/2026	Nomi Health Inc	Insurance Claims	\$1,898.50
1/29/2026	Nomi Health Inc	Insurance Claims	\$7,265.92
	<b>Nomi Health Inc Total</b>		\$17,340.69
1/5/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$190.31
1/6/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$12,140.20
1/7/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$4,426.50
1/8/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$1,730.19
1/9/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$988.08
1/12/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$1,853.74
1/14/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$10,366.38
1/15/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$18.00
1/16/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$1,996.30
1/20/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$3,035.75
1/21/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$379.60
1/22/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$5,347.66
1/23/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$524.54
1/26/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$4,249.90
1/29/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$213.90
1/30/2026	PayFlex	Via Benefits - Retiree Health Care Payment	\$50.80
	<b>PayFlex Total</b>		\$47,511.85
1/2/2026	PAYMENTECH	Ambulance Credit Card & Processing Fees	\$1,017.89
1/5/2026	PAYMENTECH	Ambulance Credit Card & Processing Fees	\$12,175.08
	<b>PAYMENTECH Total</b>		\$13,192.97
1/2/2026	Payroll Related	IA Withholding Tax	\$7,711.75
1/9/2026	Payroll Related	IL Child Support	\$863.49
1/9/2026	Payroll Related	Federal Withholding Tax	\$209,679.38
1/12/2026	Payroll Related	IA Child Support	\$956.50
1/12/2026	Payroll Related	IL Withholding Tax	\$41,894.40
1/13/2026	Payroll Related	Garnishment	\$356.84
1/13/2026	Payroll Related	Federal Withholding Tax	\$87.80
1/14/2026	Payroll Related	IL Withholding Tax	\$27.13
1/16/2026	Payroll Related	MissionSquare/ICMA Claims	\$173.08
1/22/2026	Payroll Related	MissionSquare/ICMA Claims	\$4,623.51
1/22/2026	Payroll Related	MissionSquare/ICMA Claims	\$22,400.81
1/22/2026	Payroll Related	MissionSquare/ICMA Claims	\$4,761.26
1/23/2026	Payroll Related	IL Child Support	\$863.49
1/23/2026	Payroll Related	Federal Withholding Tax	\$200,133.02
1/26/2026	Payroll Related	Garnishment	\$356.84
1/26/2026	Payroll Related	IA Child Support	\$956.50
1/26/2026	Payroll Related	IL Withholding Tax	\$40,459.11
1/29/2026	Payroll Related	MissionSquare/ICMA Claims	\$173.08
1/29/2026	Payroll Related	MissionSquare/ICMA Claims	\$4,590.26
1/29/2026	Payroll Related	MissionSquare/ICMA Claims	\$21,846.15
1/29/2026	Payroll Related	MissionSquare/ICMA Claims	\$4,761.26
1/29/2026	Payroll Related	IA Withholding Tax	\$7,900.28
	<b>Payroll Related Total</b>		\$575,575.94
1/14/2026	Pension Related	IMRF Pension Transfer	\$1,863.69

1/15/2026	Pension Related	IMRF Pension Transfer	\$202.99
1/15/2026	Pension Related	IMRF Pension Transfer	\$147,633.96
	<b>Pension Related Total</b>		\$149,700.64
1/2/2026	Priority Payment Systems	Credit Card & Processing Fees	\$29.55
1/2/2026	Priority Payment Systems	Credit Card & Processing Fees	\$37.50
1/2/2026	Priority Payment Systems	Credit Card & Processing Fees	\$30.58
1/2/2026	Priority Payment Systems	Credit Card & Processing Fees	\$84.23
1/2/2026	Priority Payment Systems	Credit Card & Processing Fees	\$27.41
1/2/2026	Priority Payment Systems	Credit Card & Processing Fees	\$1,351.45
1/2/2026	Priority Payment Systems	Credit Card & Processing Fees	\$1,467.19
1/8/2026	Priority Payment Systems	Credit Card & Processing Fees	\$20.83
	<b>Priority Payment Systems Total</b>		\$3,048.74
1/2/2026	Rock Island County Sheriff's Office	Emergency Radio Tower System Payment	\$24,542.77
	<b>Rock Island County Sheriff's Office Total</b>		\$24,542.77
1/7/2026	TRISTAR RISK MGT	Section 125 FSA Reimbursement	\$1,954.95
1/14/2026	TRISTAR RISK MGT	Section 125 FSA Reimbursement	\$2,536.02
1/21/2026	TRISTAR RISK MGT	Section 125 FSA Reimbursement	\$6,812.56
1/28/2026	TRISTAR RISK MGT	Section 125 FSA Reimbursement	\$4,239.60
	<b>TRISTAR RISK MGT Total</b>		\$15,543.13
	<b>Grand Total</b>		\$2,050,144.02

## Memorandum



**To:** Rock Island City Council  
**From:** Rob Baugous, Director  
**Subject:** Report from the Information Technology Department regarding payment in the amount of \$12,842.41 to GovernmentJobs for the maintenance contract renewal of NEOGOV from April 8, 2026 through April 7, 2027.  
**Date:** February 23, 2026

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### **Introduction and Background Information:**

The online employee recruiting tool "NEOGOVS" used by HR is due for renewal. The amount of \$12,842.41 will renew the maintenance contract from 4/8/2026 through 4/7/2027. The cost of this agreement is 8% higher than the previous year. The amount that was previously budgeted for this expense was \$12,200.

### **Previous Council Action (if any):**

### **Budget Impact:**

Vendor: GovernmentJobs  
Total Payment: \$12,842.41  
Account Chargeable:  
Fund: 100 General Fund  
Department: 225 Information  
Technology  
Cost Center: 000 Information  
Systems  
Object Code: 53805  
Operating Services Contacts  
Project: 0000000 N/A

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

**Council Goal (if applicable):**

### **Recommendation:**

The Information Technology Department recommends that the City Council authorize the City Manager to pay NEOGOV of El Segundo, CA for the online recruitment tool annual support maintenance in the total amount of \$12,842.81.

Submitted by: Amanda Torres, City Clerk

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Approved by:

## INVOICE

### Vendor Information / Contact:

**2120 Park Pl, Suite 100**  
**El Segundo, CA 90245**  
 Email: [billing@neogov.net](mailto:billing@neogov.net)  
 Phone: (310) 426-6304  
 EIN: 33-0888748

**Need a W-9?** Click here: [W-9 PDF](#)

### Invoice Summary:

**Invoice No.:** INV-153593  
**Invoice Date:** 02-07-2026  
**Due Date:** 04-08-2026  
**Payment Terms:** Net 60  
**Purchase Order No.:**  
**Customer No.:** A-676252

Customer Billing Information
Rob Baugous Rock Island, City of (IL)
1528-3 Avenue Rock Island, IL 61201 United States

Customer Shipping Information
Rock Island, City of (IL)
1528-3 Avenue Rock Island, IL 61201 United States

### Invoice Details:

Product	Start Date	End Date	Quantity	Total Price (\$USD)
Insight Subscription	04-08-2026	04-07-2027	475	\$12,842.41

SUBTOTAL (\$USD)	\$12,842.41
Sales Tax	\$0.00
TOTAL	\$12,842.41
Payments	\$0.00
Credits	\$0.00
<b>Balance Due (\$USD)</b>	<b>\$12,842.41</b>

### Payment Instructions:

<b>Remit checks to:</b> Governmentjobs.com, Inc. DEPT LA 25067 Pasadena, CA 91185-5067	<b>Remit electronic payments to:</b> Silicon Valley Bank Name: Governmentjobs.com, Inc. Account #: 3302022848 Routing #: 121140399 Swift Code: SVBUS6SIBO	<b>Credit card payments:</b> <a href="#">Credit Card Payment Portal Link</a>
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By making the payment specified in this invoice, customer agrees that the terms and conditions of the agreement previously executed by the parties shall apply to this purchase, or if there is no prior agreement, the terms and conditions of the NEOGOV Services Agreement set forth in the quote previously provided to Customer shall apply. Any other terms and conditions provided by customer to NEOGOV in a purchase order or otherwise shall be deemed void.

## Memorandum



**To:** Rock Island City Council  
**From:** Rob Baugous, Director  
**Subject:** Report from the Information Technology Department regarding payment in the amount of \$14,557.21 to BIZLIBRARY for the contract renewal of the online recruitment tool annual support maintenance from March 16, 2026 through December 31, 2026.  
**Date:** February 23, 2026

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### Introduction and Background Information:

The online employee training tool "BIZLIBRARY" used by HR is due for renewal. The amount of \$14,557.21 will renew the maintenance contract from 3/16/2026 through 12/31/2026. The Professional Development has a current budget of \$35,000.

### Previous Council Action (if any):

Vendor: BIZLIBRARY  
Total Payment: \$14,557.21 Account Chargeable:  
Fund: 100 General Fund  
Department: 125 Human Resources  
Cost Center: 050 Human Resources  
Object Code: 515000 Professional Development  
Contacts Project: N/A

### 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:

The Information Technology Department recommends that the City Council authorize the City Manager to execute the renewal document and allow payment to BIZLIBRARY for the online training tool annual support maintenance in the total amount of \$14,557.21.

Submitted by: Amanda Torres, City Clerk

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Approved by:

**CLIENT INFORMATION**

**SOLD TO** City of Rock Island  
Rob Baugous

**BILL TO** 1528 3rd Ave  
Rock Island, Illinois 61201

**BILLING COMPANY** City of Rock Island

**BILLING CONTACT** Rob Baugous

**BILLING EMAIL** baugous.rob@rigov.org

**BILLING PHONE** (309) 732-2053

**QUOTE NUMBER** Q-28219

**PRICING VALID THROUGH** February 16, 2026

**CONTRACT EFFECTIVE DATE** March 16, 2026

**INITIAL TERM (Months)** 9

**SALESPERSON** Jeremy Danover

**PO NUMBER**

**PAYMENT TERMS**

Net 30

PRODUCT NAME	BILLING FREQUENCY	USERS
BizLMS+	Annual	395
BizLibrary Collection Unlimited	Annual	395

<b>ANNUAL TOTAL:</b>	\$19,409.61
<b>ORDER TOTAL:</b>	\$14,557.21

**Terms & Conditions -**

This Order Form, made effective on the latest date set forth in the signature block below, set forth the Services (as defined in the applicable Master Subscription Agreement) to be provided by Business Training Library, LLC. ("BizLibrary") to the entity referenced above ("Client") and is governed by the terms and conditions of the BizLibrary Master Subscription Agreement found at [www.bizlibrary.com/legal](http://www.bizlibrary.com/legal), the terms of which are fully incorporated herein by reference and made of this Agreement, unless (i) Client has a separate written master subscription agreement executed by BizLibrary for such services, in which case such written master services agreement will govern or (ii) otherwise set forth herein.

Price(s) shown above do not include any taxes that may apply. Any such taxes are the responsibility of Client. This is not an invoice.

**Special Terms –**

**City of Rock Island**

**BizLibrary**

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Signature

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Signature

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Name

---

Name

---

Title

---

Title

---

Date

---

Date

# Memorandum

**To:** Rock Island City Council  
**From:**  
**Subject:** Minutes from the February 9, 2026 City Council meeting.  
**Date:** February 23, 2026



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**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: Amanda Torres, City Clerk

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Approved by:

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

2/9/2026 - Minutes

**1. Call to Order**

Mayor Harris called the meeting to order at 5:45 p.m. and welcomed everyone.

**2. Roll Call**

Mayor Ashley Harris asked City Clerk Amanda Torres to call the roll.

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

Absent: None.

Staff: City Manager Todd Thompson, Attorney Leslie Day, City Clerk Amanda Torres, and other City Staff.

Clerk Torres informed the Council that Alderperson Linda Barnes requested to participate remotely under 5 ILCS 120/7.

**MOTION:**

Alderperson Poulos moved to allow Alderperson Barnes to participate in the meeting remotely; Alderperson Evans seconded.

**VOTE:**

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

Alderperson Barnes joined the meeting remotely at 5:50 p.m.

**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. Vote to Approve Agenda**

- a. Motion: Motion whether or not to approve the agenda.

RC

Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve the agenda; Aldersperson Poulos seconded.

VOTE:

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

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

- a. Proclamation declaring February 2026 Black History Month in the City of Rock Island.

Mayor Harris read the proclamation and his declaration. Rock Island County NAACP President Bonnie Ballard was present to accept the proclamation. A photo was taken. Ms. Ballard said a few words.

## **7. Public Comment**

Steve Scranton spoke about the Black History Month proclamation.

April Leinberger and Alex North spoke about the requested pedestrian crosswalk.

Stephanie Richards spoke about the homeless.

Shay Bean spoke about the Casino West site.

Amy Patton spoke about the social services ordinance.

## **8. Update Rock Island**

Congratulations to our public works department on receiving Public Body of the Year Award and Project of the Year Award by the Indiana Illinois Iowa Foundation for Fair Contracting. This award recognizes the City's commitment to fair contracting and our leadership in ensuring that the public tax dollars support local workers and responsible contractors. The City was also recognized for the Sunset Marina project.

### **Battle of the Buckets**

Have fun and raise money while competing in the ultimate shooting and free throw contest for all ages.

Meet at the Rock Island Fitness and Activity Center, the RIFAC, 4303 24th Street, on Saturday, March 7. Check-in begins at 9:30 a.m. and the competition goes until 11:15 a.m.

All proceeds of this one-day fundraising event go to the Rock Island Foundation's financial assistance program. Kids and adults, everyone competes on the same court. Show off your skills, have fun, and claim your crown.

**Celebrate Mardi Gras in Style**

You are invited to celebrate Mardi Gras at the Hallberg Carriage House this Friday, February 13, from 1:00p.m. to 9:00 p.m. Food will be served from 5:00 p.m. until 8:00 p.m. Enjoy gumbo, red beans and rice, sausage, po’boys, bread pudding, king cakes, and Mardi Gras mules from the Carriage House Bar. Adults are \$10. Students and kids are free.

**9. Passage of Ordinances**

- a. An ordinance banning parking in front of 1718 and 1720 23rd Avenue from 7 AM to 5 PM on trash collection day. (Second Reading)

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

MOTION:

Aldersperson Barnes moved to pass the ordinance; Aldersperson Evans seconded.

VOTE:

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

- b. An ordinance amending Chapter 6 Fire Prevention and Protection by creating a new Article V Lift Assist Services. (Second Reading)

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

MOTION:

Aldersperson Poulos moved to pass the ordinance; Aldersperson Healy seconded.

VOTE:

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

- c. An ordinance providing for a property purchase at 902 11th Street for \$50,000 plus closing costs. (Second Reading)

Motion: Motion to pass the ordinance.

RC Roll Call vote is needed.

**MOTION:**

Aldersperson Evans moved to pass the ordinance; Aldersperson Hurt seconded.

**VOTE:**

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

**10. Ordinances (First Readings)**

- a. Report from the Traffic Engineering Committee regarding a request from Amy Patton to install a pedestrian crosswalk on the 1900 block of 17th Street. (First Reading)

Motion: Motion to deny the request.  
RC Roll Call vote is needed.

**MOTION:**

Aldersperson Hurt moved to deny the request; Aldersperson Evans seconded.

**DISCUSSION:**

Aldersperson Barnes suggested exploring a no-parking zone between 18th and 19th Streets to provide more visibility in the area. She also recommended reviving the bicycle task force due to the increase in electric bikes.

Public Works Director Mike Bartels explained that when they're looking to improve a street in a reconstruction, other changes, such as bump-outs and speed humps, are considered and implemented at that time. He said they are currently looking into restriping the area. He didn't recommend speed humps in that location due to the amount of traffic in the area and its frequent use by emergency vehicles. He also mentioned that radar signs only hinder some of the speeding.

City Manager Thompson said they will continue to explore other options for that area.

**VOTE:**

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

- b. Report from the Community Development Department regarding a City-initiated rezoning request from C-2 (nature conservation) district to I-1 (light industrial) district for various properties. (First Reading)

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

**MOTION:**

Aldersperson Hurt moved to postpone until the second meeting in March; Aldersperson Evans seconded.

**VOTE:**

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

**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 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 January 9 through January 15 in the amount of \$1,760,140.72; claims for the week of January 16 through January 22 in the amount of \$488,609.25; claims for the week of January 23 through January 29 in the amount of \$1,555,881.76; and payroll for the weeks of January 5, 2026, through January 18, 2026, in the amount of \$1,871.620.33
- b. Purchase Card Claims for the period of November 27, 2025 through December 26, 2025 in the amount of \$87,727.35.
- c. Report from the Police Department regarding the annual renewal of LeadsOnline, LLC's LeadsOnline PowerPlus Investigation System software in the amount of \$10,247.00.
- d. Report from the Fire Department regarding the renewal of the annual software subscription with Lexipol in the amount of \$12,929.15.
- e. Minutes from the January 26, 2026 City Council meeting.
- f. Minutes from the January 12, 2026 Closed Session.

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

**MOTION:**

Aldersperson Healy moved to approve Consent Agenda items a through f; Aldersperson Parker seconded.

**VOTE:**

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

**12. Claims/Purchases**

- a. Report from the Public Works Department regarding payment to J.C. Dillon, Inc., Peoria, Illinois, for Water Service Repair Program and Sewer Lateral Repair Program repairs in the amount of \$23,508.71.
- b. Report from the Public Works Department regarding payment to Langman Construction, Rock Island, Illinois, for an emergency water main repair at 2706 46th Avenue in the amount of \$34,077.26.
- c. Report from the Public Works Department regarding payment to McClintock Trucking and Excavating, Silvis, Illinois, for the replacement of lead service lines at 2215 42nd Street in the amount of \$27,463.50.
- d. Report from the Public Works Department regarding a payment to Miller Trucking & Excavating, Silvis, Illinois, for an emergency sewer main repair at 1311 30th Street in the amount of \$32,042.95.

Motion:	Motion to allow claims a through d.
RC	Roll Call vote is needed.

**MOTION:**

Aldersperson Healy moved to allow claims a through d; Aldersperson Swanson seconded.

Aldersperson Parker recused himself from the vote due to the nature of his employment.

**VOTE:**

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

- e. Report from the Public Works Department regarding payment to Brandt Construction for an emergency storm sewer repair and retaining wall replacement at 1700 89th Avenue West in the amount of \$58,309.80.
- f. Report from the Public Works Department regarding payment to Mid-American, Rock Island, Illinois, to relocate the primary electrical equipment at the 2932 24th Street water tower in the amount of \$35,707.02.
- g. Report from the Fire Department regarding a payment to United Diagnostic Services LLC for medical screening services in the amount of \$13,650.00.

- h. Report from the Fire Department regarding payment to Dinges Fire Company for firefighter protective clothing in the amount of \$48,464.00.
- i. Report from the Finance Department regarding a payment to Tyler Technologies of Plano, TX for the purchase of proximity readers and reader maintenance in the amount of \$10,408.00 using ARPA funds (unrestricted).

Motion: Motion to allow claims e through i.  
 RC Roll Call vote is needed.

MOTION:

Aldersperson Healy moved to allow claims e through i; Aldersperson Evans seconded.

MOTION:

Aldersperson Parker moved to remove item f from claims e through i; Aldersperson Poulos seconded.

VOTE:

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

MOTION:

Aldersperson Healy moved to allow claims e, g, h and i; Aldersperson Evans seconded.

VOTE:

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

MOTION:

Aldersperson Parker moved to allow claim f; Aldersperson Healy seconded.

DISCUSSION:

Mr. Bartels confirmed that the payment was for MidAmerican relocating their own equipment. He added that the work needed to be completed quickly as the water tower was shut down, and it was an emergency purchase.

City Manager Thompson said the responsible party for moving utilities is either outlined in the franchise agreement or a separate agreement for the facility. Staff will look into the language further.

Aldersperson Parker expressed his concerns regarding MidAmerican requiring payment from constituents to

move their own property.

VOTE:

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

- j. Report from the Police Department regarding a purchase in the amount of \$13,345.00 from Magnet Forensics for an investigative tool known as GrayKey.

Motion: Motion to approve the purchase.

RC Roll Call vote is needed.

MOTION:

Aldersperson Poulos moved to approve the purchase; Aldersperson Healy seconded.

VOTE:

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

### 13. Contracts/Agreements

- a. Report from the Community Development Department regarding the 2026 Art Services Agreement with Quad City Arts.

Motion: Motion to approve the agreement and authorize the City Manager to execute the agreement, subject to minor attorney modifications.

RC Roll Call vote is needed.

MOTION:

Aldersperson Poulos moved to approve the agreement, authorize the City Manager to execute the document, subject to minor attorney modifications; Aldersperson Hurt seconded.

Aldersperson Swanson recused herself from the vote as she serves on the Quad City Arts' Board of Directors.

DISCUSSION:

Quad City Arts Director of Community Engagement Ben Gougeon discussed the various services included in the agreement, such as the Public Sculpture Program, Metro Arts Youth Program, and Chalk Art Fest.

VOTE:

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

- b. Report from the Community Development Department regarding a single source procurement of a cultural liaison.

Motion: Motion to approve the single source procurement and authorize the City Manager to execute the contract, subject to minor attorney modifications.  
RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve the single source procurement and authorize the City Manager to execute the contract, subject to minor attorney modifications; Aldersperson Poulos seconded.

VOTE:

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

**14. Department Reports**

- a. Report from the Community Development Department regarding properties on the northwest corner of Route 92 and Andalusia Road.

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

MOTION:

Aldersperson Hurt moved to approve the letter of intent and authorize the City Manager to execute the document; Aldersperson Evans seconded.

VOTE:

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

**15. Appointments to Boards/Commissions/Committees**

- a. Report from the Mayor's Office regarding reappointments to the Labor Day Parade Advisory Board.

Motion: Motion to approve the reappointments as recommended.

RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve the appointments as recommended; Aldersperson Poulos seconded.

VOTE:

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

## 16. Events/Misc Requests

- a. Report from the City Clerk's Office regarding a sound amplification request from Kavanaugh's Hilltop Tavern for their 14th Annual Shamrockin' Patty O' Pardy event on Saturday, March 14, 2026 from 12:00 p.m. to 8:00 p.m.; and a request for the outdoor consumption of alcohol in the fenced-in area of the adjacent parking lot.

Motion: Motion to approve the requests as recommended, subject to complying with all liquor license regulations and being closed down early if complaints are received.

RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve the requests as recommended, subject to complying with all liquor license regulations and being closed down early if complaints are received; Aldersperson Poulos seconded.

VOTE:

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

## 17. 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 Poulos seconded.

VOTE:

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

b. Other Business/New Business

Economic Development Director Tom Flaherty said Council can expect an update on the plan soon.

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

MOTION:

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

VOTE:

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

**18. Other Business/New Business**

Mr. Bartels informed Council that there was damage to one of the newly-installed porta potties in the Downtown.

Aldersperson Hurt discussed misinformation regarding the social services ordinance and amendments that passed since its original passage.

Aldersperson Parker invited everyone to join Ballet Quad Cities February 13 from 12 p.m. to 1 p.m. at their Rock Island studio for a brown bag lunch, meet-and-greet, and enjoy a sneak peek rehearsal of their upcoming production of Romeo and Juliet.

Aldersperson Evans invited Rock Island GOP Treasurer Marian Stallings to share information regarding an upcoming event. Ms. Stallings announced that the Rock Island County Republican Party's Lincoln Day Dinner will be held on February 22 at the Stern Center and all are invited to attend. The doors open at 3 p.m.

Aldersperson Swanson shared that Aldersperson Poulos and herself recently attended a round table topic on affordable housing. She announced that another round table topic would be held on February 23 at One Eighty to discuss homelessness.

Mayor Harris said he toured the new YWCA facility and was impressed with their amenities. He said he also toured the Downtown Library with Aldersperson Evans and is looking forward to supporting the Library's future plans. He also commended the Public Works Department for their hard work that contributed to the City receiving the Project of the Year award from the Indiana Illinois Iowa Foundation for Fair Contracting.

Aldersperson Evans positively remarked on Mayor Harris's first State of the City. He also attended the Foundation for Fair Contracting and Legislative Breakfast.

Mayor Harris said the City will continue to look for solutions regarding the 1900 block of 17th Street.

## 19. Closed Session

- a. **5 ILCS 120/2(c)(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding must be recorded and entered into the minutes of the closed meeting.**

**5 ILCS 120/2(c)(5) The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.**

Motion: Motion to enter Closed Session for the exceptions cited.

VV Voice vote is needed.

MOTION:

Aldersperson Poulos moved to enter into Closed Session for the exceptions cited; Aldersperson Evans seconded.

VOTE:

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

Council entered Closed Session at 6:59 p.m.

## 20. Adjourn

- a. Motion to adjourn to February 23, 2026.

Motion: Motion to adjourn.

VV Voice vote is needed.

After reconvening the regular meeting, Clerk Torres called the roll. All Council members and Mayor Harris were present except Aldersperson Barnes.

MOTION:

Aldersperson Parker moved to adjourn; Aldersperson Poulos seconded.

VOTE:

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

The meeting concluded at 7:28 p.m.

[MIN\_SIGNATURES]

## Memorandum

**To:** Rock Island City Council  
**From:**  
**Subject:** Minutes from the February 9, 2026 Closed Session.



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

**Date:** February 23, 2026

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### **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: Amanda Torres, City Clerk

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Approved by:

## Memorandum



**To:** Rock Island City Council  
**From:** Jessica Sager, Finance Director  
**Subject:** Report from the Finance Department regarding payment to Harris Computer Systems of Chicago, IL for the renewal of the maintenance contract for the NorthStar software and related interfaces in the amount of \$65,044.43.  
**Date:** February 23, 2026

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### Introduction and Background Information:

The annual software maintenance renewal for NorthStar, the City's legacy utility billing software and related interfaces, is due. NorthStar is utilized by the Customer Service and Public Works Departments. The invoice has been prorated for the period of April 1, 2026 through December 31, 2026. Staff does not anticipate extending the maintenance contract beyond December 2026, as the City's new utility billing software is expected to go live in July 2026.

### Previous Council Action (if any):

### Budget Impact:

A total of \$65,800.00 was included in the adopted 2026 budget for the renewal of the NorthStar software.

### 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 authorize payment to Harris Computer Systems of Chicago, IL for the utility billing software maintenance in the total amount of \$65,044.43.

Submitted by: Jessica Sager, Finance Director

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Approved by:

**Invoice No.** NSEM0001377  
**Date** 02/28/2026  
**Due Date** 04/01/2026  
**Customer No.** ROC01  
**Page** 1 of 1



**Bill To**

Rock Island, City of  
 Accounts Payable  
 1528 Third Avenue  
 Rock Island, IL 61201  
 USA

**Ship To**

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

Contract/Project Number	Purchase Order	Payment Terms	Currency
		MN APR	USD \$

Item Number	Description	Quantity	Unit Price	Amount
NS-EDOC	eDocs: 4/1/2026 to 12/31/2026	1.00	3,601.11	3,601.11
NSTR	Northstar: 4/1/2026 to 12/31/2026	1.00	42,082.25	42,082.25
NS-ECARE	ecare: 4/1/2026 to 12/31/2026	1.00	5,740.14	5,740.14
NS-EBILL	ebilling: 4/1/2026 to 12/31/2026	1.00	2,404.12	2,404.12
NS-DATABASE	Database: 4/1/2026 to 12/31/2026	1.00	1,835.43	1,835.43
NS-GUI	GUI: 4/1/2026 to 12/31/2026	1.00	2,660.54	2,660.54
NSTR	Neptune 360 V4 File Interface: 4/1/2026 to 12/31/2026	1.00	557.87	557.87
NS-MEX	Meter Exchange Maintenance: 4/1/2026 to 12/31/2026	1.00	1,067.34	1,067.34

Remit To: Harris Computer Systems  
 62133 Collections Center Drive  
 Chicago, IL 60693-0621

Subtotal	59,948.80
Misc	0.00
Taxes	5,095.63
Total	65,044.43



Invoice Questions? Please call Muskan Kaur at +1 (778) 312-0627 or at our toll-free number  
 +1 (888)847-7747 Ext. 500855. You can also reach us by email at MKaur2@harriscomputer.com

***Thank you for your business!***

## Memorandum



**To:** Rock Island City Council  
**From:** Jessica Sager, Finance Director  
**Subject:** Report from the Finance Department regarding payment to Harris Enterprise Resource Planning of Chicago, IL for the renewal of the maintenance contract for the GEMS-FMS software in the amount of \$12,000.

Motion: Motion to allow claims a and b.

RC Roll Call vote is needed.

**Date:** February 23, 2026

---

### **Introduction and Background Information:**

The annual software maintenance renewal for GEMS-FMS, the City's legacy financial management system, is due. The Finance Department is not scheduled to transition to the new utility billing software until July 2026. GEMS-FMS and the City's current billing system, NorthStar, are fully integrated. As a result, the City must maintain an active maintenance agreement with Harris Enterprise Resource Planning for GEMS-FMS for as long as NorthStar remains in use. Renewal of the maintenance contract will ensure continued system support, updates and operational stability during the transition period.

### **Previous Council Action (if any):**

### **Budget Impact:**

A total of \$97,500.00 was included in the adopted 2026 budget for the maintenance renewal of GEMS-FMS and GEMS-HMS (the legacy payroll software) software.

### **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 authorize payment to Harris Enterprise Resource Planning of Chicago, IL for the renewal of the maintenance contract for the GEMS-FMS software in the amount of \$12,000.00.

Submitted by: Jessica Sager, Finance Director

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Approved by:



**Invoice No.** GEMMN0000337  
**Date** 02/04/2026  
**Due Date** 01/01/2026  
**Customer No.** ROC300  
**Page** 1 of 1



**Bill To**  
 Rock Island, The City of (IL)  
 1528 3rd Avenue  
 Rock Island, IL 61201  
 USA

**Ship To**  
 Rock Island, The City of (IL)  
 1528 3rd Avenue  
 Rock Island, IL 61201  
 USA

Contract/Project Number	Purchase Order	Payment Terms	Currency
		Due Upon Receipt	USD \$

Item Number	Description	Quantity	Unit Price	Amount
ERP-GEMS-FPM	FMS: 1/1/2026 to 5/31/2026	1.00	12,000.00	12,000.00

Remit To: N. Harris Computer Corporation  
 PO Box 74007259  
 Chicago, IL 60674-7259

Subtotal	12,000.00
Misc	0.00
Taxes	0.00
<b>Total</b>	<b>12,000.00</b>

**CHECKS: Include invoice # on remittance.**  
**ACH: Email remittance to contact below.**



Tax Exempt? Please send your exemption certificate to the email below.

Invoice Questions? Please call Bharti Aggarwal at +1 (613) 691-8284 or at our toll-free number  
 +1 (888)847-7747 Ext. 500741. You can also reach us by email at AR\_erp@harriscomputer.com

**Thank you for your business!**

# Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Public Works Department regarding payment 15 to Valley Construction, Rock Island, Illinois, for the Rebuild Downtown Rock Island Improvements Project in the amount of \$423,859.49.

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

**Date:** February 23, 2026

---

## Introduction and Background Information:

Valley Construction Inc., Rock Island, IL is due payment for the Rebuild Downtown Rock Island Improvements project (2777) for the release of construction retainage.

Payment is in the amount of \$423,859.49.

## Previous Council Action (if any):

## Budget Impact:

Vendor: Valley Construction Inc., Rock Island, IL  
Payment Amount: \$423,859.49

### Accounts Chargeable:

505-700-150-538020-000-		\$211,929.49
Fund: 505	Wastewater Operations	
Department: 700	Municipal Services	
Division: 150	Downtown Project	
Object: 538020	Street S/C	

500-700-150-538020-000-		\$211,930.00
Fund: 500	Water Operations	
Department: 700	Municipal Services	
Division: 150	Downtown Project	
Object: 538020	Street S/C	

Purchase Order Number: 20250411

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

**Council Goal (if applicable):**

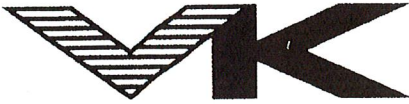
**Recommendation:**

The Public Works Department recommends that the City Council approve Payment #15 to Valley Construction Inc., Rock Island, Illinois, in the amount of \$423,859.49.

Submitted by: Michelle Martin, Manager

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Approved by:



**VEENSTRA & KIMM INC.**

1800 5th Avenue  
Rock Island, Illinois 61201

309.786.7590 // 877.241.8010  
www.v-k.net

Date: January 16, 2026

PAY ESTIMATE NO. 15

Project Title Rebuild Downtown Rock Island Improvements		Contractor Valley Construction Co. 3610 78th Avenue West Rock Island, IL 61201
Original Contract Amount & Date	March 28, 2024 \$ 7,655,552.16	Pay Period 8/30/2025 to 11/4/2025

	Description	Unit	Base Bid Estimated Quantity	Alt 1 Estimated Quantity	Alt 5 Estimated Quantity	Unit Price	Total Extended Price	Base Bid Quantity Complete	Alt 1 Quantity Complete	Alt 5 Quantity Complete	Total Value Completed	% Completed
1	Mobilization	LS	0.69	0.04	0.03	\$ 135,000.00	\$ 102,600.00	0.69	0.04	0.03	\$ 102,600.00	100.0%
2	Clearing & Grubbing	LS	0.71			\$ 13,500.00	\$ 9,585.00	0.71			\$ 9,585.00	100.0%
3	Earth Excavation	LS	0.70	0.04	0.03	\$ 125,000.00	\$ 96,250.00	0.70	0.04	0.03	\$ 96,250.00	100.0%
4	Rock Excavation	CY	200.00			\$ 190.00	\$ 38,000.00	586.00			\$ 111,340.00	293.0%
5	Geotechnical Fabric For Ground Stabilization	SY	3,688.00	59.00		\$ 2.10	\$ 7,868.70	5,100.00			\$ 10,710.00	136.1%
6	Aggregate Base Course, Type B 4"	SY	7,137.00			\$ 18.00	\$ 128,466.00	6,180.00			\$ 111,240.00	86.6%
7	Aggregate Base Course, Type B 6"	SY	11,302.00	296.00		\$ 15.20	\$ 176,289.60	10,227.00			\$ 155,450.40	88.2%
8	Portland Cement Concrete Pavement (Jointed), 8" (With Integral Curb)	SY	10,006.00			\$ 100.00	\$ 1,000,600.00	10,227.00			\$ 1,022,700.00	102.2%
9	Portland Cement Concrete Pavement (Jointed), 7" (With Integral Curb)	SY		53.00		\$ 105.00	\$ 5,565.00	221.20	591.80		\$ 85,365.00	1534.0%
10	Portland Cement Concrete Pavement (Jointed) Colored, 7" (With Integral Curb)	SY		216.00		\$ 135.00	\$ 29,160.00		216.00		\$ 29,160.00	100.0%
11	Portland Cement Concrete Driveway Pavement, 7 Inch	SY	269.00			\$ 110.00	\$ 29,590.00	572.00			\$ 62,920.00	212.6%
12	Portland Cement Concrete Sidewalk, 6 Inch	SF	55,611.00			\$ 13.50	\$ 750,748.50	56,970.00			\$ 769,095.00	102.4%
13	Portland Cement Concrete Pedestrian Curb Ramp, Sidewalk 6 Inch	SF	2,781.00			\$ 18.00	\$ 50,058.00	2,400.00			\$ 43,200.00	86.3%
14	Portland Cement Concrete Barrier Curb, 6 Inch	LF			511.00	\$ 77.00	\$ 39,347.00			511.00	\$ 39,347.00	100.0%
15	ADA Detectable Warnings	SF	467.00			\$ 32.00	\$ 14,944.00	360.00			\$ 11,520.00	77.1%
16	Pavement Removal	SY	9,506.00	695.00	1,021.00	\$ 12.25	\$ 137,469.50	11,415.50	807.80	1,100.00	\$ 163,210.43	118.7%
17	Driveway Pavement Removal	SY	250.00			\$ 22.00	\$ 5,500.00	290.00			\$ 6,380.00	116.0%
18	Sidewalk Removal	SF	57,885.00			\$ 2.50	\$ 144,712.50	57,885.00			\$ 144,712.50	100.0%
19	Stage Removal	LS	1.00			\$ 9,500.00	\$ 9,500.00	1.00			\$ 9,500.00	100.0%
20	Elevated Planter Landscape Areas Removal	SF	3,004.00			\$ 3.50	\$ 10,514.00	3,004.00			\$ 10,514.00	100.0%
21	Landscape Retaining Wall, Removal	LF	100.00			\$ 8.00	\$ 800.00	130.00			\$ 1,040.00	130.0%
22	Water Main, PVC, 8"	LF	786.00			\$ 200.00	\$ 157,200.00	1,070.00			\$ 214,000.00	136.1%
23	Water Main, DIP, 12" W/ Nitrile Gaskets	LF	440.00			\$ 245.00	\$ 107,800.00	371.00			\$ 90,895.00	84.3%
24	Water Main, PVC, 12"	LF	562.00			\$ 300.00	\$ 168,600.00	776.00			\$ 232,800.00	138.1%
25	Water Service Copper K, 1" Open Cut	LF	1,240.00			\$ 65.00	\$ 80,600.00	530.00			\$ 34,450.00	42.7%
26	Fire Hydrant Assembly To Be Removed	EA	9.00			\$ 1,050.00	\$ 9,450.00	9.00			\$ 9,450.00	100.0%
27	Fire Hydrant Assembly	EA	9.00			\$ 15,000.00	\$ 135,000.00	9.00			\$ 135,000.00	100.0%
28	Gate Valve, 6"	EA	1.00			\$ 1,700.00	\$ 1,700.00	1.00			\$ 1,700.00	100.0%
29	Gate Valves, 8"	EA	5.00			\$ 2,475.00	\$ 12,375.00	6.00			\$ 14,850.00	120.0%
30	Gate Valves, 12"	EA	7.00			\$ 4,365.00	\$ 30,555.00	8.00			\$ 34,920.00	114.3%
31	Domestic Service Tap, Saddle, And Corporation, 1"	EA	31.00			\$ 425.00	\$ 13,175.00	14.00			\$ 5,950.00	45.2%
32	Domestic Curb Stop, 1"	EA	31.00			\$ 1,390.00	\$ 43,090.00	14.00			\$ 19,460.00	45.2%
33	Cut And Cap Existing Water Main	EA	4.00			\$ 3,350.00	\$ 13,400.00	9.00			\$ 30,150.00	225.0%
34	Connection To Existing Water Main	EA	7.00			\$ 3,600.00	\$ 25,200.00	6.00			\$ 21,600.00	85.7%
35	Pipe Underdrain, Perforated Corrugated Polyethylene, 4"	LF	3,218.00			\$ 20.75	\$ 66,773.50			SEE CHANGE ORDER SHEET - COB	\$ -	0.0%
36	Catch Basin Adjustment	EA		3.00		\$ 1,250.00	\$ 3,750.00		3.00		\$ 3,750.00	100.0%
37	Storm Manholes, With New Frame Grate, 60"	EA	1.00			\$ 7,250.00	\$ 7,250.00	3.00			\$ 21,750.00	300.0%
38	Catch Basins, Single, With New Frame Grate	EA	18.00			\$ 5,050.00	\$ 90,900.00	20.00			\$ 101,000.00	111.1%
39	Catch Basins, Double, With New Frame Grate	EA	8.00		2.00	\$ 7,100.00	\$ 71,000.00	9.00			\$ 63,900.00	90.0%
40	Circular Area Intake	EA	1.00			\$ 2,400.00	\$ 2,400.00				\$ -	0.0%
41	Catch Basin Removal, Single	EA	13.00			\$ 795.00	\$ 10,335.00	18.00		2.00	\$ 15,900.00	153.8%
42	Catch Basin Removal, Double	EA	15.00			\$ 1,100.00	\$ 16,500.00	14.00			\$ 15,400.00	93.3%
43	Manhole Removal (Storm Or Sanitary)	EA	39.00			\$ 1,100.00	\$ 42,900.00	31.00			\$ 34,100.00	79.5%
44	Storm Sewer Removal, 15" Or Less	LF	1,166.00			\$ 55.00	\$ 64,130.00	830.00		100.00	\$ 51,150.00	79.8%
45	Storm Sewer Removal, Greater Than 15"	LF	404.00			\$ 74.00	\$ 29,896.00	380.00			\$ 28,120.00	94.1%
46	Trench Drain, PVC, 12"	LF	588.00			\$ 345.00	\$ 202,860.00			SEE CHANGE ORDER SHEET - COB	\$ -	0.0%
47	Storm Sewer, RCP, Class 3, 12"	LF	383.00		63.00	\$ 125.00	\$ 55,750.00			SEE CHANGE ORDER SHEET - COB	\$ -	0.0%
48	Storm Sewer, RCP, Class 3, 15"	LF	403.00			\$ 131.00	\$ 52,793.00			SEE CHANGE ORDER SHEET - COB	\$ -	0.0%
49	Storm Sewer, RCP, Class 3, 18"	LF	210.00			\$ 150.00	\$ 31,500.00			SEE CHANGE ORDER SHEET - COB	\$ -	0.0%
50	Storm Sewer, RCP, Class 3, 24"	LF	434.00			\$ 175.00	\$ 75,950.00			SEE CHANGE ORDER SHEET - COB	\$ -	0.0%
51	Storm Sewer, RCP, Class 3, 30"	LF	104.00			\$ 200.00	\$ 20,800.00			SEE CHANGE ORDER SHEET - COB	\$ -	0.0%
52	Sanitary Sewer Service, 6"	LF	1,560.00			\$ 123.00	\$ 191,880.00	25.00			\$ 3,075.00	1.6%
53	Sanitary Sewer, 12"	LF	191.00			\$ 125.00	\$ 23,875.00			SEE CHANGE ORDER SHEET - COB	\$ -	0.0%
54	Sanitary Sewer, 18"	LF	319.00			\$ 150.00	\$ 47,850.00			SEE CHANGE ORDER SHEET - COB	\$ -	0.0%
55	Sanitary Sewer, 36" (Sanitite)	LF	90.00			\$ 450.00	\$ 40,500.00			SEE CHANGE ORDER SHEET - COB	\$ -	0.0%
56	Sanitary Sewer, 48" (Sanitite)	LF	1,129.00			\$ 575.00	\$ 649,175.00			SEE CHANGE ORDER SHEET - COB	\$ -	0.0%
57	Utility Adjustments	EA	25.00	1.00		\$ 1,825.00	\$ 47,450.00	24.00			\$ 43,800.00	92.3%
58	Type A Signs, Galvanized Steel, Square Posts	EA	64.00	2.00	2.00	\$ 500.00	\$ 34,000.00	74.00	2.00	2.00	\$ 39,000.00	114.7%
59	Permanent Pavement Marking - Letters And Symbols	SF	6.00			\$ 100.00	\$ 600.00	6.00			\$ 600.00	100.0%
60	Permanent Pavement Marking - Line 4"	LF	5,275.00		162.00	\$ 2.00	\$ 10,874.00	5,435.00			\$ 10,870.00	100.0%

BID ITEMS

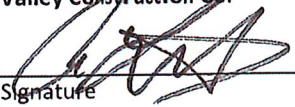
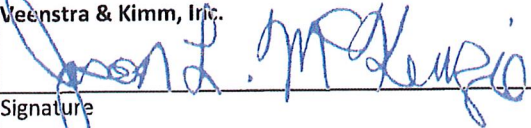
	Description	Unit	Base Bid Estimated Quantity	Alt 1 Estimated Quantity	Alt 5 Estimated Quantity	Unit Price	Total Extended Price	Base Bid Quantity Complete	Alt 1 Quantity Complete	Alt 5 Quantity Complete	Total Value Completed	% Completed
61	Permanent Pavement Marking - Line 6"	LF	2,479.00			\$ 3.00	\$ 7,437.00	2,479.00			\$ 7,437.00	100.0%
62	Permanent Pavement Marking - Line 12"	LF	305.00			\$ 6.00	\$ 1,830.00	890.00			\$ 5,340.00	291.8%
63	Underground Conduit, HDPE, 2" Diameter	LF	760.00	150.00		\$ 19.50	\$ 17,745.00	3,379.00	160.00		\$ 69,010.50	388.9%
64	Underground Conduit, HDPE, 1-1/2" Diameter	LF	8,580.00	550.00	830.00	\$ 9.50	\$ 94,620.00	5,970.00	290.00		\$ 59,470.00	62.9%
65	Handhole	EA	6.00			\$ 3,350.00	\$ 20,100.00	6.00	2.00		\$ 26,800.00	133.3%
66	Electric Cable In Conduit, 600V (Xhwh) No. 2	LF	82.00	150.00		\$ 5.60	\$ 1,299.20	1,553.00			\$ 8,696.80	669.4%
67	Electric Cable In Conduit, 600V (Thhn) No. 4	LF	480.00			\$ 2.80	\$ 1,344.00	2,787.00			\$ 7,803.60	580.6%
68	Electric Cable In Conduit, 600V (Thhn) No. 8	LF	2,200.00			\$ 1.30	\$ 2,860.00	5,877.00			\$ 7,640.10	267.1%
69	Electric Cable In Conduit, 600V (Thhn) No. 10	LF	4,618.00	400.00	300.00	\$ 0.92	\$ 4,892.56	13,616.00			\$ 12,526.72	256.0%
70	Lighting Assembly - L1 (Special)	EA	31.00			\$ 8,550.00	\$ 265,050.00	31.00			\$ 265,050.00	100.0%
71	Lighting Assembly - L2 (Special)	EA	14.00			\$ 13,650.00	\$ 191,100.00	14.00			\$ 191,100.00	100.0%
72	Led String Lighting - L3 (Special)	LF	600.00	560.00	520.00	\$ 46.50	\$ 78,120.00			10.00	\$ 75,500.00	100.0%
73	Led String Lighting Support Pole - P3 (Special)	EA			10.00	\$ 7,550.00	\$ 75,500.00		16.00		\$ 15,600.00	100.0%
74	Art Feature Spot Lighting - L5 (Special)	EA		16.00		\$ 975.00	\$ 15,600.00				\$ -	0.0%
75	Feature Spot Lighting - L10 (Special)	EA			4.00	\$ -	\$ -				\$ -	0.0%
76	Lighting Removal	EA	39.00			\$ -	\$ -				\$ -	0.0%
77	Power Pedestal Removal	EA	4.00			\$ 1,650.00	\$ 6,600.00	17.00			\$ 28,050.00	425.0%
78	Lighting Control Panel	EA	2.00			\$ 18,000.00	\$ 36,000.00				\$ -	0.0%
79	Electric Service Entrance	EA	2.00			\$ 6,920.00	\$ 13,840.00	2.00			\$ 13,840.00	100.0%
80	Power Panel Modifications	LS		1.00		\$ 4,125.00	\$ 4,125.00		1.00		\$ 4,125.00	100.0%
81	Art Alley Lighting Controller	EA		1.00		\$ 20,750.00	\$ 20,750.00		1.00		\$ 20,750.00	100.0%
82	Electrical Cable In Conduit, 300V Dimming	LF	1,200.00			\$ 2.10	\$ 2,520.00	1,386.00			\$ 2,910.60	115.5%
83	Gateway Columns	EA	4.00			\$ 18,000.00	\$ 72,000.00	4.00			\$ 72,000.00	100.0%
84	Gateway Archway	EA	1.00			\$ 230,000.00	\$ 230,000.00	1.00			\$ 230,000.00	100.0%
85	Benches	EA	8.00		2.00	\$ 3,000.00	\$ 30,000.00	8.00		2.00	\$ 30,000.00	100.0%
86	Trash Receptacles	EA	14.00			\$ 2,350.00	\$ 32,900.00	14.00			\$ 32,900.00	100.0%
87	Rock Island Block Letters	LS	1.00			\$ 42,500.00	\$ 42,500.00	1.00			\$ 42,500.00	100.0%
88	2nd Ave Gate Removal	EA	2.00			\$ 655.00	\$ 1,310.00	2.00			\$ 1,310.00	100.0%
89	Removable Bollards	EA	8.00	5.00		\$ 3,050.00	\$ 39,650.00	8.00	4.00		\$ 36,600.00	92.3%
90	Arts Alley Entry Signage	EA		2.00		\$ 6,925.00	\$ 13,850.00		2.00		\$ 13,850.00	100.0%
91	Sculpture Remove And Reinstall	EA		1.00		\$ 6,150.00	\$ 6,150.00				\$ -	0.0%
92	Dumpster Enclosures	LF	91.00			\$ 475.00	\$ 43,225.00				\$ -	0.0%
93	Decorative And Art Display Walls	EA		5.00		\$ 16,950.00	\$ 84,750.00				\$ -	0.0%
94	Vendor Stall	EA		1.00		\$ 103,000.00	\$ 103,000.00				\$ -	0.0%
95	Tree, Ginkgo Biloba (Ginkgo), 2-1/2" Caliper, Balled And Burlapped	EA	10.00			\$ 1,300.00	\$ 13,000.00	10.00			\$ 13,000.00	100.0%
96	Tree, Gymnocladus Dioicus (Kentucky Coffeetree), 2-1/2" Caliper, Balled And Burlapped	EA	10.00			\$ 1,300.00	\$ 13,000.00	10.00			\$ 13,000.00	100.0%
97	Tree, Cercis Canadensis (Eastern Redbud), 2-1/2" Caliper, Tree Form, Balled And Burlapped	EA	8.00			\$ 1,300.00	\$ 10,400.00	8.00			\$ 10,400.00	100.0%
98	Tree, Cercidiphyllum Japonicum (Katsura Tree), 8' Height, Clump Form, Balled And Burlapped	EA	10.00			\$ 1,200.00	\$ 12,000.00	10.00			\$ 12,000.00	100.0%
99	Bush, Euonymus Alatus 'Pipzam' (Pipsqueak Burning Bush), Balled And Burlapped	EA			40.00	\$ 95.00	\$ 3,800.00			40.00	\$ 3,800.00	100.0%
100	Perennial Plants, Ornamental Type, Quart Pot	EA	2,700.00			\$ 12.00	\$ 32,400.00	2,700.00			\$ 32,400.00	100.0%
101	Mulch, 3"	SY	376.00	124.00		\$ 17.00	\$ 8,500.00	429.55		124.00	\$ 9,410.35	110.7%
102	Planter Removal	EA	11.00			\$ 325.00	\$ 3,575.00	2.00			\$ 650.00	18.2%
103	Concrete Washout Basin	LS	0.72	0.02		\$ 5,000.00	\$ 3,700.00	0.72	0.02		\$ 3,700.00	100.0%
104	Sign Removal	EA	40.00	2.00	2.00	\$ 130.00	\$ 5,720.00	40.00	2.00	2.00	\$ 5,720.00	100.0%
105	Project Sign	EA	1.00	1.00	1.00	\$ 500.00	\$ 1,500.00	1.00	1.00	1.00	\$ 1,500.00	100.0%
106	Traffic Control And Protection	LS	0.70	0.05	0.04	\$ 40,000.00	\$ 31,600.00	0.70	0.05	0.04	\$ 31,600.00	100.0%
107	Topsoil Mixture, Furnish And Place, 4"	SY	376.00	124.00		\$ 9.00	\$ 4,500.00	582.78		964.00	\$ 13,921.02	309.4%
108	Perimeter Erosion Barrier, 9" Diameter	LF	4,476.00		430.00	\$ 2.75	\$ 13,491.50				\$ -	0.0%
109	Inlet And Pipe Protection	EA	56.00	3.00	2.00	\$ 145.00	\$ 8,845.00	19.00	3.00		\$ 3,190.00	36.1%
110	Remove Inlet And Pipe Protection	EA	51.00	3.00	2.00	\$ 20.00	\$ 1,120.00	19.00	3.00		\$ 440.00	39.3%
111	Stabilized Construction Entrance	LS	0.70	0.05	0.04	\$ 15,000.00	\$ 11,850.00	0.70	0.05	0.04	\$ 11,850.00	100.0%
112	Sod	SY			830.00	\$ 15.00	\$ 12,450.00			840.00	\$ 12,600.00	101.2%
113	Erosion Control	LS	0.70	0.05	0.04	\$ 11,000.00	\$ 8,690.00	0.70	0.05	0.04	\$ 8,690.00	100.0%
114	Unsuitable Material, Remove And Dispose	CY	25.00	10.00	10.00	\$ 49.00	\$ 2,205.00	18.00	17.00		\$ 1,715.00	77.8%
115	Construction Layout	LS	0.71	0.03	0.06	\$ 35,500.00	\$ 28,400.00	0.71	0.03	0.06	\$ 28,400.00	100.0%
116	Traffic Signal Removal	EA	1.00			\$ 13,295.00	\$ 13,295.00	1.00			\$ 13,295.00	100.0%
117	Temporary Pavement	SY		47.00		\$ 18.50	\$ 869.50	134.40			\$ 2,486.40	286.0%
118	Sanitary Manholes, With New Frame Grate, 48"	EA	2.00			\$ 8,500.00	\$ 17,000.00				\$ -	0.0%
119	Sanitary Manholes, With New Frame Grate, 60"	EA	3.00			\$ 11,250.00	\$ 33,750.00				\$ -	0.0%
120	Sanitary Manholes, With New Frame Grate, 84"	EA	10.00			\$ 21,000.00	\$ 210,000.00				\$ -	0.0%
121	Sanitary Manholes, With New Frame Grate, 96"	EA	2.00			\$ 25,000.00	\$ 50,000.00				\$ -	0.0%
122	Electrical Vault Frame And Grate Adjustment	EA	3.00			\$ 1,250.00	\$ 3,750.00				\$ -	0.0%
123	Bicycle Racks	EA	4.00	1.00		\$ 1,375.00	\$ 6,875.00	1.00	4.00		\$ 6,875.00	100.0%
124	Storm Manholes, With New Frame Grate, 92"	EA	1.00			\$ 18,450.00	\$ 18,450.00	0.25			\$ 4,612.50	25.0%
125	Arts Alley String Lighting Pole	EA		3.00		\$ 7,525.00	\$ 22,575.00		4.00		\$ 30,100.00	133.3%
126	Feature Spotlight Fixture - L6	EA	9.00			\$ 1,025.00	\$ 9,225.00				\$ -	0.0%
127	Electric Cable In Conduit, 600V (Thhn) No. 6	LF	419.00			\$ 1.90	\$ 796.10	2,136.00			\$ 4,058.40	509.8%
	TOTAL CONTRACT						\$ 7,655,552.16				\$ 5,833,703.32	76.2%

Change Order								
Change Order No.	Line No.	Description	Units	CO Quantity	Quantity	Unit Price	Total Amount	Total Value Amount
CO1	76	Lighting Removal	EA	39.0	39.0	\$ 1,950.00	\$ 76,050.00	\$ 76,050.00
	128	Traffic Controller	LS	1.0	1.0	\$ 2,676.00	\$ 2,676.00	\$ 2,676.00
	129	Reenergize Lights on 1st Ave	LS	1.0	1.0	\$ 1,900.00	\$ 1,900.00	\$ 1,900.00
	130	Remove City Fiber	LS	1.0	1.0	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
	131	12" Watermain Hot Tap	EA	1.0	1.0	\$ 11,250.00	\$ 11,250.00	\$ 11,250.00
	132	Reconnect Street Lighting on 2nd Ave	LS	1.0	1.0	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
	133	Site Temporary Lighting	LS	1.0	1.0	\$ 15,475.00	\$ 15,475.00	\$ 15,475.00
CO2	94	Vendor Stall	EA	-1.0		\$ 103,000.00	\$ (103,000.00)	\$ -
CO3	134	T&M Billings from 4-15 to 7-31	LS	1.0	1.0	\$ 97,630.14	\$ 97,630.14	\$ 97,630.14
CO4	135	Temporary Lights at WHBF	LS	1.0	1.0	\$ 7,375.00	\$ 7,375.00	\$ 7,375.00
	136	Traffic Light Controller Temp. Power	LS	1.0	1.0	\$ 16,044.00	\$ 16,044.00	\$ 16,044.00
CO5	137	Alternate Lighting Controller	EA	2.0	2.0	\$ 28,185.00	\$ 56,370.00	\$ 56,370.00
	78	Lighting Control Panel	EA	-2.0		\$ 18,000.00	\$ (36,000.00)	\$ -
CO6	138	6" Watermain Hot Tap	EA	1.0	1.0	\$ 10,250.00	\$ 10,250.00	\$ 10,250.00
	139	Arts Alley Pier Foundations (Alt 1)	EA	16.0	16.0	\$ 1,950.00	\$ 31,200.00	\$ 31,200.00
	93	Decorative and Art Display Walls (Alt 1)	EA	-5.0		\$ 16,950.00	\$ (84,750.00)	\$ -
	140	Decorative and Art Display Walls less foundation (Alt 1)	EA	5.0	5.0	\$ 15,500.00	\$ 77,500.00	\$ 77,500.00
	141	Arts Alley Brick Wall Removal (Alt 1)	LS	1.0	1.0	\$ 2,450.00	\$ 2,450.00	\$ 2,450.00
CO7	142	Arts Alley Electrical Changes (Alt 1)	LS	1.0	1.0	\$ 10,455.00	\$ 10,455.00	\$ 10,455.00
CO8	47	Storm Sewer, RCP, Class 3, 12"	LF	-446.0		\$ 125.00	\$ (55,750.00)	\$ -
	48	Storm Sewer, RCP, Class 3, 15"	LF	-403.0		\$ 131.00	\$ (52,793.00)	\$ -
	49	Storm Sewer, RCP, Class 3, 18"	LF	-210.0		\$ 150.00	\$ (31,500.00)	\$ -
	50	Storm Sewer, RCP, Class 3, 24"	LF	-434.0		\$ 175.00	\$ (75,950.00)	\$ -
	51	Storm Sewer, RCP, Class 3, 30"	LF	-104.0		\$ 200.00	\$ (20,800.00)	\$ -
	200	Storm Sewer, ADS N-12, 12"	LF	360.0	728.0	\$ 113.00	\$ 40,680.00	\$ 82,264.00
	201	Storm Sewer, ADS N-12, 15"	LF	379.0	225.0	\$ 116.00	\$ 43,964.00	\$ 26,100.00
	202	Storm Sewer, ADS N-12, 18"	LF	498.0	157.0	\$ 132.50	\$ 65,985.00	\$ 20,802.50
	203	Storm Sewer, ADS N-12, 24"	LF	75.0		\$ 182.50	\$ 13,687.50	\$ -
	205	Storm Sewer, ADS N-12, 30"	LF	56.0		\$ 257.50	\$ 14,420.00	\$ -
	53	Sanitary Sewer, 12"	LF	-191.0		\$ 125.00	\$ (23,875.00)	\$ -
	54	Sanitary Sewer, 18"	LF	-319.0		\$ 150.00	\$ (47,850.00)	\$ -
	55	Sanitary Sewer, 36"	LF	-90.0		\$ 450.00	\$ (40,500.00)	\$ -
	56	Sanitary Sewer, 48"	LF	-1129.0		\$ 575.00	\$ (649,175.00)	\$ -
	118	Sanitary Manholes, With New Frame Grate, 48"	EA	2.0		\$ 8,500.00	\$ 17,000.00	\$ -
	119	Sanitary Manholes, With New Frame Grate, 60"	EA	6.0		\$ 11,250.00	\$ 67,500.00	\$ -
	120	Sanitary Manholes, With New Frame Grate, 84"	EA	-6.0		\$ 21,000.00	\$ (126,000.00)	\$ -
	121	Sanitary Manholes, With New Frame Grate, 96"	EA	-1.0		\$ 25,000.00	\$ (25,000.00)	\$ -
	206	Sanitary Sewer, 6"	LF	301.0		\$ 340.00	\$ 102,340.00	\$ -
	207	Sanitary Sewer, 8"	LF	37.0		\$ 450.00	\$ 16,650.00	\$ -
	208	Sanitary Sewer, 12"	LF	495.0	35.0	\$ 125.00	\$ 61,875.00	\$ 4,375.00
	209	Sanitary Sewer, 18"	LF	244.0		\$ 480.00	\$ 117,120.00	\$ -
	210	Sanitary Sewer, 36"	LF	1241.0	10.0	\$ 600.00	\$ 744,600.00	\$ 6,000.00
	211	Sanitary Sewer, 48"	LF	54.0	30.0	\$ 750.00	\$ 40,500.00	\$ 22,500.00
	212	Sanitary Manholes, With New Frame Grate, 72"	EA	4.0		\$ 23,500.00	\$ 94,000.00	\$ -
	213	Sanitary Service Connection	EA	31.0		\$ 2,250.00	\$ 69,750.00	\$ -
	214	Sanitary Sewer Removal, 15" Or Less	LF	833.0		\$ 70.00	\$ 58,310.00	\$ -
	215	Sanitary Sewer Removal, Greater Than 15"	LF	1539.0		\$ 95.00	\$ 146,205.00	\$ -
	216	Bypass Pumping	LS	1.0		\$ 160,000.00	\$ 160,000.00	\$ -
	52	Sanitary Sewer Service, 6"	LF	-1535.0		\$ 123.00	\$ (188,805.00)	\$ -
	206	Sanitary Sewer, 6"	LF	-301.0		\$ 340.00	\$ (102,340.00)	\$ -
	207	Sanitary Sewer, 8"	LF	-37.0		\$ 450.00	\$ (16,650.00)	\$ -
	208	Sanitary Sewer, 12"	LF	-495.0		\$ 125.00	\$ (61,875.00)	\$ -
	209	Sanitary Sewer, 18"	LF	-244.0		\$ 480.00	\$ (117,120.00)	\$ -
	210	Sanitary Sewer, 36"	LF	-1241.0		\$ 600.00	\$ (744,600.00)	\$ -
	211	Sanitary Sewer, 48"	LF	-54.0		\$ 750.00	\$ (40,500.00)	\$ -
	213	Sanitary Service Connection	EA	-31.0		\$ 2,250.00	\$ (69,750.00)	\$ -
	214	Sanitary Sewer Removal, 15" Or Less	LF	-833.0		\$ 70.00	\$ (58,310.00)	\$ -
	215	Sanitary Sewer Removal, Greater Than 15"	LF	-1539.0		\$ 95.00	\$ (146,205.00)	\$ -
	118	Sanitary Manholes, With New Frame Grate, 48"	EA	-4.0		\$ 8,500.00	\$ (34,000.00)	\$ -

	119	Sanitary Manholes, With New Frame Grate, 60"	EA	-9.0		\$ 11,250.00	\$ (101,250.00)	\$ -
	212	Sanitary Manholes, With New Frame Grate, 72"	EA	-4.0		\$ 23,500.00	\$ (94,000.00)	\$ -
	120	Sanitary Manholes, With New Frame Grate, 84"	EA	-4.0		\$ 21,000.00	\$ (84,000.00)	\$ -
	121	Sanitary Manholes, With New Frame Grate, 96"	EA	-1.0		\$ 25,000.00	\$ (25,000.00)	\$ -
	216	Bypass Pumping	LS	-1.0		\$ 160,000.00	\$ (160,000.00)	\$ -
	217	Cast In Place Pipe (CIPP)	LS	1.0	0.83	\$ 1,574,115.00	\$ 1,574,115.00	\$ 1,306,515.45
	35	Pipe Underdrain, Perforated Corrugated Polyethylene, 4"	LF	-3218.0		\$ 20.75	\$ (66,773.50)	\$ -
	46	Trench Drain, PVC, 12"	LF	-588.0		\$ 345.00	\$ (202,860.00)	\$ -
CO9	218	Light Pole Rock Drilling	EA	29.0	34.0	\$ 3,750.00	\$ 108,750.00	\$ 127,500.00
	219	Light Pole Handholes	EA	21.0	28.0	\$ 1,100.00	\$ 23,100.00	\$ 30,800.00
	75	Feature Spot Lighting - L10 (Special)	EA	4.0	4.0	\$ 3,950.00	\$ 15,800.00	\$ 15,800.00
	220	Sidewalk Vault	LS	1.0	1.0	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00
	221	T&M Billings from 8-1 to 8-31	LS	1.0	1.0	\$ 139,472.78	\$ 139,472.78	\$ 139,472.78
CO10	222	Handholes (13" x 24")	EA	19.0	14.0	\$ 950.00	\$ 18,050.00	\$ 13,300.00
	223	Relocate Traffic Control Cabinet	LS	1.0	1.0	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00
	224	3" Conduit	LF	138.0	138.0	\$ 30.25	\$ 4,174.50	\$ 4,174.50
	225	8' High Pedestrian Crossing w/ Push Button	EA	1.0	1.0	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00
	226	3/0 Copper Run to LC-001	LS	1.0	1.0	\$ 7,700.00	\$ 7,700.00	\$ 7,700.00
CO11	227	Alternate String Lighting	LF	1680.0	1710.0	\$ 21.75	\$ 36,540.00	\$ 37,192.50
	72	Led String Lighting - L3 (Special)	LF	-1680.0		\$ 46.50	\$ (78,120.00)	\$ -
CO12	228	T&M Billings from 9-1 to 10-31	LS	1.0	1.0	\$ 49,361.28	\$ 49,361.28	\$ 49,361.28
	229	T&M Billings from 11-1 to 11-30	LS	1.0	1.0	\$ 92,854.31	\$ 92,854.31	\$ 92,854.31
	230	36in ADS PIPE	LS	1.0	1.0	\$ 42,305.90	\$ 42,305.90	\$ 42,305.90
	231	WATERMAIN CLAIM	LS	1.0	1.0	\$ 127,623.33	\$ 127,623.33	\$ 127,623.33
CO13	232	CONSTRUCTION FENCE CLAIM	LS	1.0	1.0	\$ 31,500.00	\$ 31,500.00	\$ 31,500.00
	233	ADDITIONAL TRAFFIC CONTROL CLAIM	LS	1.0	1.0	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
CO14	234	T&M Billings from 12-1-24 to 4-1-25	LS	1.0	1.0	\$ 172,089.49	\$ 172,089.49	\$ 172,089.49
CO15	235	T&M BILLINGS FROM 4-1-25 THROUGH 6-26-25	LS	1.0	1.0	\$ 50,838.12	\$ 50,838.12	\$ 50,838.12
	236	CLEAN AND REPAINT ARTS ALLEY	LS	1.0	1.0	\$ 2,350.00	\$ 2,350.00	\$ 2,350.00
	237	ADD GFCIS TO 3D LETTERS	LS	1.0	1.0	\$ 2,745.00	\$ 2,745.00	\$ 2,745.00
	238	RV OUTLET PANEL, 18TH STREET POLE	LS	1.0	1.0	\$ 3,335.00	\$ 3,335.00	\$ 3,335.00
	239	RV OUTLET PANEL, 18TH TREE BOX	LS	1.0	1.0	\$ 5,214.00	\$ 5,214.00	\$ 5,214.00
	240	100 AMP DISCONNECT	LS	1.0	1.0	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
CO16	241	T&M BILLING 6.26 - 10.1	LS	1.0	1.0	\$ 96,122.32	\$ 96,122.32	\$ 96,122.32
	242	WATERMAIN PARTS	LS	1.0	1.0	\$ 38,200.94	\$ 38,200.94	\$ 38,200.94
	243	DECCO Gateway Arch Claim	LS	1.0	1.0	\$ 3,425.00	\$ 3,425.00	\$ 3,425.00
<b>TOTAL CHANGE ORDER COST</b>							<b>\$ 1,236,177.11</b>	<b>\$ 3,043,486.56</b>

SUMMARY		
	Contract Price	Value Completed
Original Contract Price	\$ 7,655,552.16	\$ 5,833,703.32
TOTAL ALL CHANGE ORDERS	\$ 1,236,177.11	\$ 3,043,486.56
Revised Contract Price	\$ 8,891,729.27	\$ 8,877,189.88
Materials Stored	\$	-
Value of Completed Work and Materials Stored	\$	8,877,189.88
Less Retained Percentage	\$	20,000.00
Net Amount Due This Estimate	\$	8,857,189.88
Less Estimate(s) Previously Approved	No.1	\$ 353,796.84
	No.2	\$ 266,459.53
	No.3	\$ 390,640.00
	No.4	\$ 296,945.19
	No.5	\$ 711,088.79
	No.6	\$ 904,674.99
	No. 7	\$ 608,187.54
	No. 8	\$ 859,439.64
	No. 9	\$ 588,457.92
	No. 10	\$ 1,378,071.56
	No. 11	\$ 709,574.71
	No. 12	\$ 319,289.55
	No. 13	\$ 836,840.85
	No. 14 Rev 1	\$ 209,863.27
Less Total Pay Estimates Previously Approved		\$ 8,433,330.38
Amount Due This Estimate		\$ 423,859.49

The amount \$ 423,859.49 is recommended for approval for payment in accordance with the terms of the contract.

Submitted By: Valley Construction Co. 	Recommended By: Veenstra & Kimm, Inc. 	Approved By:
Signature	Signature	Signature
Project Manager	Project Manager	
Title	Title	Title
1/26/26	1/16/2026	
Date	Date	Date

# Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Public Works Department requesting authorization to purchase a rear loader refuse truck from GATR Truck Center, Cedar Rapids, Iowa, in the amount of \$312,053.

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

**Date:** February 23, 2026

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## Introduction and Background Information:

The Public Works Department/Fleet Services Division is scheduled to purchase a 2027 Mack LR64R Loadmaster Excel Refuse Truck in calendar year 2026. The Department staff has discussed and agreed on the type of machine and options needed.

Pricing for the new refuse truck was obtained through the cooperative purchase contract Sourcewell ID 032824-MAK. The truck will be purchased from GATR Truck Center of Cedar Rapids, Iowa, in the amount of \$312,053.00.

## Previous Council Action (if any):

## Budget Impact:

Vendor: GATR Truck Center, Cedar Rapids, Iowa  
Payment Amount: \$312,053.00

## Account Chargeable:

Fund: 605 Fleet Amortization  
Division: 710 Fleet Services  
Cost Center: 433 Fleet Replacement  
Object Code: 564015 Motor Vehicles

Purchase Order #: 20260032

**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 the City Council authorize the purchase of the 2027 Mack LR64R Loadmaster Excel Refuse truck from GATR Truck Center of Cedar Rapids, IA in the amount of \$312,053.00.

Submitted by: Michelle Martin, Manager

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Approved by:

# CUSTOMER PROPOSAL



**PREPARED FOR**

ROCK ISLAND CITY OF  
1309 Mill St  
ROCK ISLAND  
IL 612013226

**DATE**

1/28/2026

**PREPARED BY**

GATR OF CEDAR RAPIDS, INC.  
700 29TH AVE SW  
CEDAR RAPIDS  
IA 524043417

**QUOTE INFORMATION**

NEIT2025000171D509  
LR 64R  
Qty: 1





Thank you for giving us this opportunity to provide a quote.

This proposal contains the complete specification and performance details of the Mack truck configured for your application. Every proposed spec from Mack is prepared with the highest return on investment as the key objective for our customers, reflecting Mack's focus on application excellence to deliver maximum uptime, fuel economy, reduced maintenance, driver satisfaction and productivity, and high resale value. The enclosed spec has been carefully designed to meet all these objectives.

Beyond the technical specifications contained in this proposal, it's important to remember that each Mack truck is backed by Mack Connect, the industry's leading uptime and productivity solution, plus a coast-to-coast network of Mack dealer service locations.

2025 marks 125 years of contributing to our customer's legacy of success. By becoming a Mack owner, you become part of a proud heritage established by a community of people driven to be the very best. You can depend on Mack to help power your drive to succeed!

I look forward to meeting with you to discuss any questions you might have regarding this proposal.

Yours sincerely,

**PREPARED FOR**

ROCK ISLAND CITY OF  
1309 Mill St  
ROCK ISLAND  
IL 612013226

**DATE**

1/28/2026

**PREPARED BY**

GATR OF CEDAR RAPIDS, INC.  
700 29TH AVE SW  
CEDAR RAPIDS  
IA 524043417

**QUOTE INFORMATION**

NEIT2025000171D509  
LR 64R  
Qty: 1

**Jim DeBoer**

GATR OF CEDAR RAPIDS, INC.

# TECHNICAL SPECIFICATION

## LR 64R



				WEIGHT (LB)	
MODEL DEFINING		DESCRIPTION		FRONT	REAR
S	PB100N	PRICE BOOK LEVEL	2027B Pricebook	0	0

				WEIGHT (LB)	
APPLICATION PACKAGES		DESCRIPTION		FRONT	REAR
	MPK1TK	CHASSIS CONFIGURATION PACKAGE	LH Battery Box, 6.6 Gallon (25L) LH DEF, Single LH Fuel Tank, Vertical BOC DPF/SCR	0	0

				WEIGHT (LB)	
CUSTOMER/VEHICLE INFO		DESCRIPTION		FRONT	REAR
S	0029V2	CHASSIS (BASE MODEL)	LR 64R DAYCAB	6,301	1,074
S	MP2001	CUSTOMER FLEET SIZE	DEALER FLEET WITH LESS THAN 25 VEHICLES IN OWN FLEET OF ANY VEHICLE BRAND	0	0
	013002	TYPE OF SERVICE	MUNICIPAL	0	0
	694DD	Order Subject to Meeting All Mack Policies, Terms and Conditions,	Including but not Limited to Applicable CARB and/or Section 177 States' Regulation requirements	0	0
	M84013	INTENDED REGISTRATION LOCATION	ILLINOIS	0	0
S	M98018	WARRANTY REGISTRATION LOCATION	USA - WARRANTY REGISTRATION LOCATION	0	0
	MBT01T	EMISSION WARRANTY CERTIFICATION	EPA (only) for Mack MP7 / MP8 Diesel	0	0
S	5050B5	INITIAL REGISTRATION LOCATION	USA REGISTRATION	0	0
S	APPAA3	VEHICLE APPLICATION CLASS	CLASS B HIGHWAY-INNER CITY	0	0
	0050V5	VEHICLE USE & BODY/TRAILER TYPE	REFUSE REAR LOADER TRUCK	0	0
	032A99	OPERATING TERRAIN GRADE CONDITIONS	6% STARTING GRADE	0	0
S	033A10	LOADING SURFACE FACTOR	CONCRETE LOADING AND / OR UNLOADING SURFACE	0	0
	0342A3	VEHICLE VOCATION	REFUSE / NON LANDFILL OPERATION	0	0
	0260H6	SALES PROMOTION	SOURCEWELL SALES PROGRAM	0	0

				WEIGHT (LB)	
ENGINE/TRANSMISSIONS		DESCRIPTION		FRONT	REAR
S	1004Q0	ENGINE / MOTOR	MP7-355C MACK 355HP @ 1600-1800 RPM (PEAK) 2100 RPM (GOV) 1250 LB-FT, US'21	2,633	139
S	136206	TRANSMISSION	4500 RDS 6 SPEED ALLISON GEN 6 W/PROGNOSTICS, WITH PTO PROVISION	732	245

				WEIGHT (LB)	
EXHAUST/EMISSIONS		DESCRIPTION		FRONT	REAR
S	Z8FT1X	NOX LIMITS	CARB LEGACY / EPA (200MG/HP/HR), 50 State Idle Compliance	0	0
	DF1021	DIESEL EXHAUST FLUID TANK	6.6 GALLON (25 L) 22" LEFT SIDE FRAME MOUNTED	131	67
S	130AC7	EXHAUST	SINGLE VERTICAL RIGHT SIDE OUTBOARD MOUNTED STRAIGHT EXH STACK PLAIN END, SIDE OUTLET DIFFUSER	0	0
S	Q0AA1X	EXHAUST - BRIGHT FINISH	W/O VERT EXH-BRIGHT FINISH	0	0

# TECHNICAL SPECIFICATION *(cont.)*



				WEIGHT (LB)	
ENGINE EQUIPMENT		DESCRIPTION		FRONT	REAR
S	1250C5	AIR CLEANER	13" SINGLE ELEMENT, DRY TYPE W/SNORKEL BEHIND CAB, AIR RESTRICTION INDICATOR ON FILTER	0	0
S	H8XZ1X	BUG SCREEN	W/O BUG SCREEN/WINTER FRONT	-8	3
S	113093	AIR COMPRESSOR/DRYER	WABCO 1800P AIR DRYER W/O TURBO CUT OFF VALVE, W/ WABCO 636 (37.4 CFM) AIR COMPRESSOR	0	0
S	851004	AIR DRYER POSITION (CA)	STANDARD AIR DRYER LOCATION	0	0
	KOXA1X	AIR DRYER - RELOCATION (CA)	AIR DRYER POSITION STANDARD	0	0
S	132AB9	ALTERNATOR	DELCO 12V 160A (28SI) BRUSH-TYPE	16	0
S	316AA5	BATTERIES	(3) MACK 12V 760/2280 CCA THREADED STUD TYPE	9	3
S	393AD9	BATTERY BOX - MOUNTING (x)	PERPENDICULAR TO FRAME 11" FROM NTOF (3 BATTERY MAX)	0	0
S	L5XA1X	BATTERY BOX COVER	MOLDED PLASTIC	0	0
S	318AA3	BATTERY DISCONNECT SWITCH	FLAMING RIVER BIG SWITCH WIRED TO POSITIVE SIDE	0	0
S	NCXA5X	STARTER MOTOR	12 VOLT DELCO 39MT-MXT	31	0
	110AA5	ENGINE BRAKE	MACK MP7 POWERLEASH	36	5
S	118AB8	FAN DRIVE	BEHR FAN AND ELECTRONIC MODULATING VISCOUS FAN DRIVE	0	0
S	119AI9	COOLANT PROTECTION	ETHYLENE GLYCOL FULLY FORMULATED COOLANT (50/50 MIX DYED PINK) TO -34DEG, W/ FILTER	0	0
S	508018	COOLING PERFORMANCE	W/O AUXILIARY COOLING	0	0
S	124AA2	HOSES - RADIATOR/HEATER	SILICONE RADIATOR AND HEATER HOSES	0	0
S	293043	FUEL-WATER SEPARATOR	MACK W/MANUAL DRAIN VALVE V2 (INTEGRAL W/ PRIMARY FUEL FILTER)	0	0
S	QHXC1X	OIL SUMP	OIL PAN	0	0
S	MCA04A	ENGINE HEATERS	120v 1500w BLOCK HEATER ONLY	0	0
	5NXA1X	ENGINE BLOCK HEATER	120V 1500W ENGINE BLOCK HEATER	5	0
S	4TBA1X	ENGINE BLOCK HEATER RECEPTACLE (CA)	ENGINE BLOCK HEATER RECEPTACLE, BASIC LOCATION	0	0
	MAH01I	PLUG QUANTITY & TYPE	SINGLE (1) 120V-15A PLUG	0	0
S	36AB1X	TETHER DEV PKG, CAPS & COVERS	PLASTIC COATED CABLE, MOUNTED FRONT OF EACH BATTERY BOX LENGTH TO ALLOW COVER TO SET ON GROUND	0	0

				WEIGHT (LB)	
CLUTCH/TRANS EQUIPMENT		DESCRIPTION		FRONT	REAR
	1950H5	DRIVELINE - MAIN	SPICER SPL170XL LITE - SMALL (PROPS-S)	31	31
	204044	DRIVELINE - INTERAXLE	SPICER SPL170XL "LITE SERIES"	0	0
S	76AA1X	DRIVESHAFT MAIN U-JOINT	UNIVERSAL JOINT HALF-ROUND TYPE (where applicable)	0	0
S	8WAAAX	DRIVESHAFT INTERAXLE U-JOINT	HALF-ROUND UNIVERSAL JOINT	0	0
S	3IBABX	FLYWHEEL HOUSING MATERIAL	FLYWHEEL HOUSING, ALUMINUM	51	0
S	7RXAEX	LUBRICANTS, TRANSMISSION	TRANSYND SYNTHETIC LUBE FOR ALLISON TRANS	0	0
S	139008	TRANSMISSION OIL COOLER	ALLISON 4xxx SERIES TRANSMISSION W/DIRECT MOUNT COOLER & SS COOLANT TUBES	0	0
CA	8QFA1X	BRAKE PRESSURE CTRL VALVES LOC	BRAKE PRESSURE CTRL VALVES LOC, AT XMBR AFTER TRANSM	0	0

				WEIGHT (LB)	
FRONT AXLE EQUIPMENT		DESCRIPTION		FRONT	REAR
S	240AA3	FRONT AXLE	20000# (9100 KG) MACK FXL20 STRAIGHT SPINDLE/UNITIZED BEARINGS	0	0
S	244AB4	SPRINGS - FRONT	MACK TAPERLEAF 20000# (9100 KG) GROUND LOAD RATING, EQUAL BIAS	0	0
S	241081	BRAKES - FRONT	MERITOR "S" CAM TYPE 16.5" x 6" Q+	0	0
S	U3XC9X	BRAKE DRUMS - FRONT	BRAKE, FRONT, DRUM LIGHT WEIGHT TRUTURN	0	0

**PRICELIST DATE**  
20260105

**QUOTATION**  
NEIT2025000171D509

**DATE**  
1/28/2026

**PAGE**  
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# TECHNICAL SPECIFICATION (cont.)



				WEIGHT (LB)	
FRONT AXLE EQUIPMENT		DESCRIPTION		FRONT	REAR
S	U0AA1X	SLACK ADJUSTERS - FRONT	HALDEX - AUTOMATIC	0	0
S	V7AB1X	BRAKE CHAMBERS - FRONT	FRONT BRAKE CHAMBER MANUFACTURER, HALDEX	0	0
S	0KXA1X	HUBS - FRONT	FERROUS	0	0
S	1KAA1X	SHOCK ABSORBERS - FRONT	DOUBLE ACTING TYPE	20	0
S	245AB2	STEERING	TAS-65 PLUS RIGHT SIDE ASSIST CYLINDER	175	0
S	2SAA1X	STATIC LOAD CUSHIONS	STATIC LOAD CUSHIONS	0	0

				WEIGHT (LB)	
REAR AXLE EQUIPMENT		DESCRIPTION		FRONT	REAR
	268AB4	REAR AXLE	40000# (18100kg) MACK S402R CAST DUCTILE IRON HOUSING	0	1,614
S	6MAA1X	REAR AXLE CASING WIDTH	W/O WIDE TRACK AXLE	0	0
S	617002	DRIVE AXLE LUBRICANT	DRIVE AXLE LUBE, SHELL 80W90 MINERAL OIL	0	0
S	01800R	CARRIER - REAR AXLE	150/151 SERIES (Tandem Mack Rear Axles up to 150,000lb GCW)	0	0
S	3LAC1X	POWER DIVIDER LOCKOUT	INTERAXLE POWER DIVIDER LOCKOUT, W/BUZZER & LIGHT	0	40
	TAXHLX	REAR AXLE RATIO	4.50 RATIO	0	0
	18600K	REAR SUSPENSION	HMX EX 460 HENDRICKSON 40,000 lb. LOW RIDE HEIGHT	0	1,176
CA	GWXBXY	BOGIE SPREAD, REAR	52" AXLE SPACING (BOGIE WHEELBASE)	0	0
	YVXA1X	SHOCK ABSORBERS - REAR	REAR SHOCK ABSORBER	0	27
	XYXA1X	TRANSVERSE TORQUE RODS	TRANSVERSE TORQUE ROD - ALL AXLES	0	133
S	253AA4	BRAKES - REAR	MERITOR "S" CAM 16.5"x7" Q+ (Total for QTY = 2)	0	-35
S	U4XC9X	BRAKE DRUMS - REAR	BRAKE, DRIVE REAR, DRUM LIGHT WEIGHT TRUTURN	0	0
S	U1AA1X	SLACK ADJUSTERS - REAR	HALDEX - AUTOMATIC	0	0
	V1AB1X	SPRING BRAKE CHAMBERS - SIZE	REAR SPRING BRAKE CHAMBERS 30/30 TYPE	0	0
	N5FAJX	BRAKE ORI REAR-MOST DRIVE AXLE	DRUM BRAKE CHAMBER ORIENTATION: High Mount - Rear of Axle - Chamber Down	0	0
S	300AS0	SPRING BRAKE CHAMBERS - VENDOR	HALDEX "GOLD SEAL PLUS" (3" STROKE) BRAKE CHAMBERS (Total for QTY = 2)	0	0
S	3GAA1X	BRAKE CHAMBER DIAPHRAGM MATERIAL (CA in PC28 only)	W/O BRAKE DIAPHRAGM OPTION	0	0
S	0LXI5X	HUBS - REAR	IRON PRESET REAR HUB W/INTEGRATED SPINDLE NUT	0	318
	9GAABX	ABS SENSOR/CHANNEL OPTION	6S/6M SYSTEM SENSING BOTH REAR AXLES W/WHEEL END SENSORS	5	0
S	6980C8	ANTILOCK BRAKE SYSTEM	MACK ROAD STABILITY ADV.BENDIX ABS/ATC/RSA W/YAW CNTRLW/MUD/SNOW SW; REQ-TRUCK APPL 6S6M	0	0

				WEIGHT (LB)	
FRAME EQUIPMENT/FUEL TANKS		DESCRIPTION		FRONT	REAR
	271183	WHEELBASE	183"	-28	-28
	374052	AF (OVERHANG)	52"	16	-125
S	MCE0KE	FRAME RAILS & LINERS	9.5 x 82 x 340mm - (0.375" x 3.25" x 13.38"); RBM 2,037,600 LB-IN	0	0
S	281AI1	CROSSMEMBERS	STEEL 1/2" PL BOLTED BOC & INTERMDT 1/8" BELOW TOP OF RAIL	0	0
	Q9AA1X	FRAME RAIL FREE SPACE	RH RAIL	0	0
	9DEC1X	AUX CROSSM. IN REAR OVERH TYPE	BACK TO BACK BOLTED TYPE CROSSMEMBERS	-15	58
CA	Q5AN1X	REAR CROSSMEMBER OPTIONS	SINGLE-PLATE TYPE TEMPORARY XMBR	-6	29
	4DXB1X	BUMPER - FRONT	FLUSH, PAINTED STEEL, STRAIGHT FOR CARRY CAN APPLICATION	3	0
S	5EXF1X	SKID PLATE	SKID PLATE UNDER BUMPER AND RADIATOR	128	-8
S	4EXD1X	TOWING DEVICE, FRONT	CENTER TOW CAPABILITY BASED ON BUMPER SELECTION	0	0

# TECHNICAL SPECIFICATION *(cont.)*



				WEIGHT (LB)	
FRAME EQUIPMENT/FUEL TANKS		DESCRIPTION		FRONT	REAR
	2RAA1X	FUEL LEVEL SENDER UNIT, LIQUID	BASIC FUEL LEVEL SENDER MOUNTED ON L.H TANK	0	0
	288AG9	FUEL TANK - LH	80 GALLON (300 L) STEEL, 26"x24" RECTANGULAR	124	124
	290AA1	FUEL TANK - RH	W/O RH FUEL TANK	0	0
<b>S</b>	JHXC1X	FUEL SYSTEM - DUAL	AEROQUIP FIRE RESISTANT HOSE	0	0
	HBXANX	FUEL TANK POSITION (CA in PC28 only)	LOCATE BEHIND LH RAIL- 5" BELOW TOP OF RAIL	0	0
	852022	FUEL FILLER NECK OPTIONS	FOR LH FUEL TANK	0	0
<b>S</b>	KHXA1X	FUEL TANK STRAPS MTRL	PAINTED FUEL TANK STRAPS	0	0

				WEIGHT (LB)	
AIR/BRAKE		DESCRIPTION		FRONT	REAR
	UWXB1X	AIR TANK DRAIN VALVE	MANUAL DRAIN VALVES, WITH LANYARDS ON ALL TANKS	-2	0
<b>S</b>	U2XB1X	AIR TANK MATERIAL & FINISH	STEEL AIR TANK PAINTED CHASSIS COLOR	0	0
	CA MCXEEX	RELOCATE AIR RESERVOIRS	CPC154, AIR TANKS RH BOMBTRACK, REMAINING IN FRAME	0	0
<b>S</b>	1JAAAX	PARKING BRAKE VALVE	SINGLE VALVE SYSTEM	0	0

				WEIGHT (LB)	
ELECTRICAL		DESCRIPTION		FRONT	REAR
<b>S</b>	5RXA8X	BACK-UP ALARM	PRECO, MODEL 1059	0	3
<b>S</b>	312006	IDENTIFICATION/CLEARANCE LIGHTS	TRUCKLIGHT TYPE ROOF MARKER for LR	0	0
<b>S</b>	LJXB1X	HEADLAMP BULB TYPE	HEADLAMP BULB TYPE, LED	0	0
<b>S</b>	LSXH2X	DAYTIME RUNNING LIGHTS	ENGINE RUNNING ACTIVATED	0	0
<b>S</b>	M4XAAX	AUX. POWER OUTLET, INTERIOR (CA in PC28 only)	COMPUTER AND 2-WAY RADIO DEDICATED CIRCUIT	0	0
<b>S</b>	3BCB1X	MARKER/DIR SIGNAL	FRONT AND SIDE DIRECTION IND & MARKER, LED TYPE	3	0

				WEIGHT (LB)	
TRAILER CONNECTIONS		DESCRIPTION		FRONT	REAR
<b>S</b>	4BAA1X	EXT. INDICATOR LMP, MAIN SWITCH (CA in PC28 only)	FURNISH ON OR NEAR BATTERY BOX (LIGHT ON IN RUN POSITION)	0	0

				WEIGHT (LB)	
PTO		DESCRIPTION		FRONT	REAR
<b>S</b>	826086	HYDRAULIC PUMP	FURNISH PUMP MTG PROVISIONS - INCLUDE WIRING, SWITCHES, AND INDICATORS AS REQUIRED	49	0
<b>S</b>	183AA2	FRONT ENGINE PTO	1350 SERIES FLANGE (DOES NOT INCLUDE FRONT FRAME EXTENSION)	18	-2
<b>S</b>	189AJ9	TRANSMISSION MOUNTED PTO	PREP KIT FOR EXTENDED SHAFT PTO, REAR MOUNTED	0	0
<b>S</b>	L3XN1X	BODY BUILDER MODULE	Controlink III BODY BUILDER EL PREP KIT, REFUSE, RP170 ELECT. INTERFACE (3 CON 54 PINS)	0	0

				WEIGHT (LB)	
SPECIALTY EQUIPMENT		DESCRIPTION		FRONT	REAR
<b>S</b>	MCVZ1X	PASSIVE SAFETY SYSTEM	WITHOUT PASSIVE SAFETY SYSTEM	0	0
<b>S</b>	8FXU1X	FRAME MODIFICATION	UNIFORM LOAD NO ADAPTATION	0	0

# TECHNICAL SPECIFICATION *(cont.)*



			WEIGHT (LB)		
CAB INTERIOR (A THRU G)			FRONT	REAR	
		DESCRIPTION			
	4AXB1X	AIR CONDITIONING/HEATER	MACK INTEGRAL W/HEATER (COMBO HEATER/AIR CONIDITIONER UNIT) W/R134a REFRIGERANT	93	0
<b>S</b>	173063	AIR CONDITIONING/HEATER	(LR) MANUAL CONTROL CLIMATE UNIT	0	0
	R9AG1X	REAR VIEW CAMERA	PRE-WIRE KIT AWT/3RD EYE ADVANCE VIDEO SAFTY SYS(AVSS) W/DRILLING PROV. FOR MONITOR	3	0
<b>S</b>	1PAZ1X	SURVEILLANCE CAMERA OPTIONS (CA)	WITHOUT CAMERA	0	0
<b>S</b>	31XABX	FLOOR MAT INSERTS	FLOOR MAT, RUBBER	0	0
	786026	FIRE EXTINGUISHER	5LB EXTINGUISHER (ABC RATED) MOUNTED ON INTERIOR REAR CAB PANEL BETWEEN SEATS (FIRE EXTINGUISHER)	7	0
<b>S</b>	E0AABX	GAUGE TRANSM. OIL TEMP	TRANSMISSION GAUGE AND TRANS. OIL HIGH TEMPERATURE LIGHT	0	0
<b>S</b>	198048	SPEEDOMETER -&- GAUGES - UNIT(S) OF MEASURE	U.S. UNITS (PREDOMINANT)	0	0

			WEIGHT (LB)		
CAB INTERIOR (H THRU R)			FRONT	REAR	
		DESCRIPTION			
<b>S</b>	20XA1X	KEY TYPES FOR DOORS	BASIC UNIQUE KEY	0	0
<b>S</b>	1740D4	AUDIO ACCOMMODATION	PREMIUM STEREO, AM/FM, MP3, WEATHER BAND, BLUETOOTH	0	0
<b>S</b>	73AD1X	RADIO - ANTENNA	RADIO ANTENNA, CH STYLE COWL MOUNTED ON LH SIDE	0	0
<b>S</b>	0LAA1X	AUDIO SHUTOFF	AUTO SHUTOFF FOR RADIO ENTERTAINMENT SYSTEM WHEN VEHICLE IS ENGAGED IN REVERSE	0	0
<b>S</b>	1WAA1X	RADIO - BINDING POSTS FOR CB	POWER LEADS (5-WAY BINDING POSTS FOR CB RADIO) MOUNTED ON TOP OF DASH	0	0

			WEIGHT (LB)		
CAB INTERIOR (S THRU Z)			FRONT	REAR	
		DESCRIPTION			
<b>S</b>	196096	SEAT - DRIVER	AIR-SEARS MID-BACK SEAT C-2 W/FABRIFORM CUSHIONS	0	0
	4850F0	SEAT COVERING	FABRIFORM CLOTH, BLACK, DRIVER SEATS	0	0
	5920D2	SEAT BELT(S)	LAP & SHOULDER BELTS FOR (2) DRIVER SEATS, TO BE ORANGE IN COLOR	0	0
<b>S</b>	2WXAAX	STEERING WHEEL	DIAMETER 450MM STEERING WHEEL, RUBBER GRIP V1	0	0
	XRXB1X	STEERING COLUMN	STEERING COLUMN, ADJUSTABLE TILT TELESCOPE	0	0
<b>S</b>	NPXB1X	TURN SIGNALS	SELF CANCELLING TURN SIGNALS	0	0
<b>S</b>	JQXAAX	WASHER RESERVOIR OPTIONS	W/O WINDSHIELD WASHER RESERVOIR OPTION	0	0

			WEIGHT (LB)		
CAB EXTERIOR			FRONT	REAR	
		DESCRIPTION			
<b>S</b>	28XD1X	FRONT GRILLE	LR BLACK GRILLE WITH BLACK SURROUND	0	0
<b>S</b>	T2AA1X	WINDSHIELD PROTECTOR	FURNISH WINDSHIELD PROTECTOR	16	0
	14400R	CAB	RH & LH SIT DOWN DRIVING POSITION, EXTENDED CAB VERSION	0	0
	424007	CAB DOOR OPTIONS	LH & RH FRONT HINGED DOORS W/POWER WINDOWS BOTH SIDES	0	0
<b>S</b>	2EXA1X	CAB TILT PUMP	LOCATED IN STD LOCATION	0	0
<b>S</b>	Q2AA1X	CAB ACCESS STEPS	Cab Low Entry Step	0	0
<b>S</b>	MCD01D	PASSENGER SIDE VISIBILITY OPTIONS	WITHOUT AUXILIARY WINDOW IN RH DOOR WITHOUT SIDE CLOSE VIEW MIRROR	0	0
<b>S</b>	154AB0	HORN - AIR	(1) TWIN-UNDER CAB TRUMPET W/DUAL LANYARD CONTROL	0	0
<b>S</b>	LXXD1X	HORN - ELECTRICAL	DUAL TONE	0	0
<b>S</b>	MCL0FL	MIRRORS - LEFT SIDE EXTERIOR	LH BLACK AERO MIRROR ELECTRICAL OPERATED & HEATED, W/ HEATED SQUARE BLACK CLOSE VIEW	0	0

# TECHNICAL SPECIFICATION *(cont.)*



			WEIGHT (LB)		
CAB EXTERIOR			FRONT	REAR	
		DESCRIPTION			
S	MCR0CR	MIRRORS - RIGHT SIDE EXTERIOR	RH BLACK AERO MIRROR ELECTRICAL OPERATED & HEATED, W/ HEATED SQUARE BLACK CLOSE VIEW	0	0

			WEIGHT (LB)		
WHEELS & TIRES			FRONT	REAR	
		DESCRIPTION			
	900460	TIRES BRAND/TYPE - FRONT	425/65R22.5 L BRIDGESTONE M864 (22800 lbs) (Total for QTY = 2)	380	0
	5313N1	WHEELS - FRONT	22.5x12.25 MAXION 222205x WHITE PAINT TOP COAT STEEL, 4.53" OFFSET, 5 HAND HOLE (Total for QTY = 2)	221	0
S	FWT002	TIRE & WHEEL QUANTITY - FRONT	TWO FRONT TIRES & WHEELS	0	0
	90109K	TIRES BRAND/TYPE - REAR	11R22.5 H BRIDGESTONE M771 (24020 lbs) (DRIVE ONLY) (Total for QTY = 8)	0	971
	3461B6	WHEELS - REAR	22.5x8.25 MAXION 91541x WHITE POWDER COAT STEEL, 6.62" OFFSET, 2 HAND HOLE (Total for QTY = 8)	0	530
S	RWT008	TIRE & WHEEL QUANTITY - REAR	EIGHT REAR AXLE TIRES & WHEELS	0	0
S	H1EB1X	DRIVE WHEEL STUDS	DRIVE WHEEL STUDS LONGER LENGTH	0	0
S	15XABX	VALVE STEMS & CAPS	STANDARD VALVE STEMS AND CAPS	0	0

			WEIGHT (LB)		
COMMUNICATION SYSTEMS			FRONT	REAR	
		DESCRIPTION			
S	Y7CA1X	DIAGNOSTICS DISPLAY IN CLUSTER	DIAGNOSTICS DISPLAY IN CLUSTER, BASIC	0	0
S	M30060	TELEMATIC GATEWAY	TELEMATICS GATEWAY, 4G/LTE AND WLAN SYSTEM WITH DIAGNOSTIC SERVICES	0	0
	2JCA1X	REMOTE DIAGNOSTIC SERVICES	REMOTE DIAGNOSTIC SERVICES, ENABLED	0	0

			WEIGHT (LB)		
ENGINE ELECTRONICS			FRONT	REAR	
		DESCRIPTION			
S	WOXA1X	SHUTDOWN-ENG.OIL PRESSURE	OIL PRESSURE, ENGINE SHUTDOWN	0	0
S	WMXA1X	SHUTDOWN-ENG.COOLANT TEMP	COOLANT TEMP, ENGINE SHUTDOWN	0	0
S	K5XA2X	ENG /OIL TEMP SHUTDOWN	ENGINE PROTECTION (SHUTDOWN)	0	0
S	K7XY1X	LOW IDLE ENGINE RPM	IDLE CONTROL, 600 RPM	0	0
S	X0AB0X	IDLE RPM UP W/LOW VOLTAGE	INCREASE 10 MINUTE MAXIMUM TIME	0	0
S	M3CA1X	IDLE S/D ABS TAMPER CHECK	IDLE SHUTDOWN ABS TAMPER CHECK, ENABLED	0	0
S	B1ACAX	IDLE S/D WARNING TIME	30 SEC IDLE S/D WARNING TIME	0	0
S	A8AALX	IDLE S/D IF WARM-UP TEMP	38C DEG (100F), WARM UP TEMP DELAY	0	0
S	A4AAEX	IDLE S/D WARM-UP TIMER	5 MIN. WARM UP TIME DELAY	0	0
S	A6AABX	IDLE S/D IF PTO ACTIVE	ENGINE IDLE SHUTDOWN TIME OVERRIDDEN IF PTO ACTIVE	0	0
S	B0AAAX	IDLE SHUTDOWN IF POWER > LIMIT	ENG IDLE SHUTDOWN TIME OVERRIDDEN IF TORQUE > THAN LIMIT	0	0
S	D2AADX	AMBIENT TEMP MIN TRESHOLD	AMBIENT TEMP MIN TRESHOLD, 10 DEG C, (50 DEG F)	0	0
S	D3AAEX	AMBIENT TEMP MAX TRESHOLD	AMBIENT TEMP MAX TRESHOLD, 27 DEG C, (80 DEG F)	0	0
S	B3ABAX	EHT, MAX ROAD SPEED	ELECTRONIC HAND THROTTLE, MAX ROAD SPEED, 16 KMH (10 MPH)	0	0
S	B6ACEX	EHT, MAX ENG SPEED	ELECTRONIC HAND THROTTLE, MAX ENGINE SPEED, 2100 RPM	0	0
S	B4ADAX	EHT, MIN ENG SPEED	ELECTRONIC HAND THROTTLE, MIN ENGINE SPEED, 700 RPM	0	0
S	B9AABX	EHT, SPEED RAMP RATE	ELECTRONIC HAND THROTTLE, SPEED RAMP RATE, 100 RPM/SEC	0	0

# TECHNICAL SPECIFICATION *(cont.)*



				WEIGHT (LB)	
TRANSMISSION ELECTRONICS		DESCRIPTION		FRONT	REAR
S	3IAZ1X	HILL START ASSIST	WITHOUT HILL START ASSIST	0	0
S	7790Z9	TRANSMISSION ELECTRONICS PACKAGE	GENERAL REFUSE SERVICE (168) - LIMITED TO 2ND GEAR IN SECONDARY MODE (RH DRIVING POSITION)	0	0
	B1EC1X	TRANSM AUTO NEUTRAL ON P-BRAKE	ALLISON PARK BRAKE AUTO NEUTRAL-ALLOWS THE DRIVER TO ENGAGE GEAR PRIOR TO DISENGAGING THE PARK BRAKE	0	0
	MAV0AV	TRANSMISSION ELECTRONIC SHIFTING PROPERTIES	FUELSENSE, FULL NEUTRAL AT STOP	0	0

				WEIGHT (LB)	
VEHICLE ELECTRONICS		DESCRIPTION		FRONT	REAR
S	JCXE6X	ROAD SPEED LIMIT (RSL)	105 KM/H ROAD SPEED LIMITER (65MPH)	0	0
S	Y3CC5X	PEDAL SPEED LIMITER	105 KM/H PEDAL ROAD SPEED LIMITER (65MPH)	0	0
S	JDXA1X	CRUISE CONTROL	CRUISE CONTROL	0	0
S	JFXLLX	CRUISE CONTROL, MAX SPEED	MAX CRUISE, 105 KPH (65 MPH)	0	0
S	E3AACX	CRUISE CONTROL MIN SPEED	MIN CRUISE, 32 KPH (20 MPH)	0	0
S	E5AACX	ENG BRAKE ENGAGE IN CRUISE	ENG BRK ENGAGE IN CRUISE, 3 MPH, ABOVE SET SPEED	0	0
	L2CB1X	PDLO ENGAGED VLS	POWER DIVIDER LOCK OUT (PDLO) ROAD SPEED LIMIT 24KMH (15MPH)	0	0
	Q6FZ1X	DIFF LOCK SPEED LIMIT	WITHOUT DIFFERENTIAL LOCK ROAD SPEED LIMIT	0	0
S	A4BAAX	SPEED SENSOR TAMPERING DETECTION	DETECTION OF SPEED SENSOR TAMPERING, ENABLE	0	0
S	8RXAEX	PWR.LIMIT LVL.-MPH SENSOR	ENG TORQUE LIMITED TO 50%, IF SPEED SENSOR TAMPER DETECTED	0	0
S	G5AAHX	DATAMAX ENGINE OVERSPEED-COMPANY	ENGINE OVERSPEED, ALL CONDITIONS, TIME LOG IF ABOVE 2200 RPM	0	0
S	G2AAGX	DATAMAX ENGINE OVERSPEED-FUEL	ENGINE OVERSPEED, FUELED, TIME LOG IF ABOVE 2100 RPM	0	0
S	G4AAUX	DATAMAX VEHICLE OVERSPEED-ALL	VEHICLE OVERSPEED,ALL COND, TIME LOG IF ABOVE 75MPH (121KMH)	0	0
S	G3AAPX	DATAMAX VEHICLE OVERSPEED-FUEL	VEHICLE OVERSPEED, FUELED, TIME LOG IF ABOVE 70MPH (113KMH)	0	0
S	G1AABX	DATAMAX IDLE LOG DELAY	ENGINE IDLE DELAY TO START LOG, 2 MIN	0	0
S	W9A01X	PERIODIC TRIP LOG DAY OF MONTH	PERIODIC TRIP LOG, DAY 1 OF THE MONTH	0	0
S	X5AB1X	VEHICLE APP SERVICE INTERVALS	SERVICE INTERVALS, VOCATIONAL APPLICATION	0	0
S	W8BAAX	DATAMAX MAINT MONITOR	WITH SERVICE ALERT	0	0
S	W5A90X	MAINTENANCE DUE ALERT %	ACTIVATE ALERT AT 90% OF THE TIME/DISTANCE SETTING	0	0

				WEIGHT (LB)	
PTO ELECTRONICS		DESCRIPTION		FRONT	REAR
S	F3AAEX	PTO1 SINGLE SPEED CONTROL RPM.	PTO 1ST, SINGLE SPEED SETTING, 1000 RPM	0	0
S	F5AABX	PTO 1ST, MAX ROAD SPEED	1ST PTO, MAX ROAD SPEED, 10 MPH (16 KPH)	0	0
S	F6AABX	PTO 1ST, SPEED RAMP RATE	PTO 1ST, SPEED RAMP RATE 100 RPM/SEC	0	0
S	F7AAPX	PTO 1ST, MAX ENGINE SPEED	PTO 1ST, MAX ENGINE SPEED, 2100 RPM	0	0
S	F8AAGX	PTO 1ST, ROAD SPEED LIMIT	PTO 1ST, ROAD SPEED LIMIT, 97 KMH (60 MPH)	0	0
S	F9AABX	PTO 1ST, MINIMUM ENGINE SPEED	PTO 1ST, MINIMUM ENGINE SPEED, 600 RPM	0	0
S	L8CB1X	PTO1 DECEL BUMP-DOWN RPM	PTO1 DECEL "BUMP-DOWN" 50RPM	0	0
S	H6AAEX	PTO 2ND, SINGLE SPEED SETTING	PTO 2ND, SINGLE SPEED SETTING, 1000 RPM	0	0
S	H0AABX	PTO 2ND, MAX ROAD SPEED	2ND PTO, MAX ROAD SPEED, 10 MPH (16 KPH)	0	0
S	G9AABX	PTO 2ND, SPEED RAMP RATE	PTO 2ND, SPEED RAMP RATE 100 RPM/SEC	0	0
S	H7AANX	PTO 2ND, MAX ENGINE SPEED	PTO 2ND, MAX ENGINE SPEED, 2100 RPM	0	0

# TECHNICAL SPECIFICATION (cont.)



				WEIGHT (LB)	
PTO ELECTRONICS		DESCRIPTION		FRONT	REAR
S	H5AAGX	PTO 2ND, ROAD SPEED LIMIT	PTO 2ND, ROAD SPEED LIMIT, 97 KMH (60 MPH)	0	0
S	G8AABX	PTO 2ND, MINIMUM ENGINE SPEED	PTO 2ND, MINIMUM ENGINE SPEED, 600 RPM	0	0

				WEIGHT (LB)	
PAINT		DESCRIPTION		FRONT	REAR
S	950AA4	PAINT DESIGN	SINGLE COLOR	0	0
S	924014	PAINT TYPE	SOLID PAINT	0	0
S	944AA7	PAINT COLOR - FIRST COLOR	MACK WHITE; P9188	0	0
S	945998	PAINT COLOR - SECOND COLOR	NO SECOND TRUCK COLOR PROVIDED; NO COLOR	0	0
S	946998	PAINT COLOR - THIRD COLOR	NO THIRD TRUCK COLOR PROVIDED; NO COLOR	0	0
S	MPB944	CAB COLOR	SAME AS FIRST COLOR - CAB	0	0
S	996AA3	PAINT - CAB PAINT SYSTEM	PAINT - CAB, URETHANE CLEAR COAT	0	0
	922001	CHASSIS RUNNING GEAR PROCESS CODE	CHASSIS PAINT PROCESS, STANDARD COLOR (MACK BLACK) 6ABZ1X	0	0
S	95103K	CHASSIS RUNNING GEAR	MACK BLACK (60 GLOSS); 250-12370	0	0
S	958018	BUMPER	PAINT BUMPER SAME COLOR AS CHASSIS RUNNING GEAR	0	0
	959099	FUEL TANK - ***NO INVENTED VARIANTS ALLOWED in the FUEL TANK PAINT FAMILY***	MACK BLACK; P3036	0	0
S	962032	HUBS & DRUMS-FRONT	SAME AS CHASSIS RUNNING GEAR	0	0
S	963033	HUBS & DRUMS-REAR	SAME AS CHASSIS RUNNING GEAR	0	0

				WEIGHT (LB)	
CALCULATED CODES - KAX		DESCRIPTION		FRONT	REAR
S	9JXA1X	PROPCALC SELECTION	YES, THE ORDER MUST BE CALCULATED	0	0
CA	9VXZ1X	REAR END CALCULATION	WITHOUT REAR END CALCULATION (PROPCALC+)	0	0

				WEIGHT (LB)	
BASE WARRANTY & PURCHASED COVERAGES		DESCRIPTION		FRONT	REAR
S	898003	VEHICLE WARRANTY TYPE	HEAVY DUTY WARRANTY CLASSIFICATION	0	0
S	M50030	BASIC CHASSIS COVERAGE	HEAVY DUTY STANDARD BASE COVERAGE 12 MONTHS/100,000 MILES (161,000 KM)	0	0
	M8301T	EMISSION - SURCHARGE	EPA (only) for Mack MP7 / MP8 Diesel	0	0
S	M51021	ENGINE WARRANTY	MACK MP7/MP8 BASE ENGINE COVERAGE 24 MONTHS / 250,000 MILES (402,000KM)	0	0
S	M52022	EMISSION COMPONENT COVERAGE	US and CANADA EQUIPPED VEHICLE EMISSION COMPONENTS COVERAGE 60 MONTHS/100,000 MILES (161,000 KM)	0	0
S	M540B4	TRANSMISSION WARRANTY	ALLISON TRANSMISSIONS (Contact Allison Transmission for standard warranty and extended coverage data)	0	0
S	M550G7	CARRIER & AXLE HOUSING WARRANTY	STANDARD MACK HEAVY DUTY COVERAGE 60 MONTHS / 500,000 (804,672 KM)	0	0
S	M56026	AIR CONDITIONING WARRANTY	AIR CONDITIONING STANDARD COVERAGE (Sealed System Only) 12 MONTHS UNLIMITED MILEAGE	0	0
S	M57027	CHASSIS TOWING WARRANTY	STANDARD NORMAL / HEAVY DUTY CHASSIS TOWING 90 DAYS OR 5,000 MILES	0	0
S	M58028	ENGINE TOWING WARRANTY	STANDARD MACK ENGINE TOWING COVERAGE 24 MONTHS/250,000 MILES (402,000 KM)	0	0
S	M82998	MACK ULTRA SERVICE	NO SERVICE CONTRACT INCLUDED	0	0

# TECHNICAL SPECIFICATION *(cont.)*



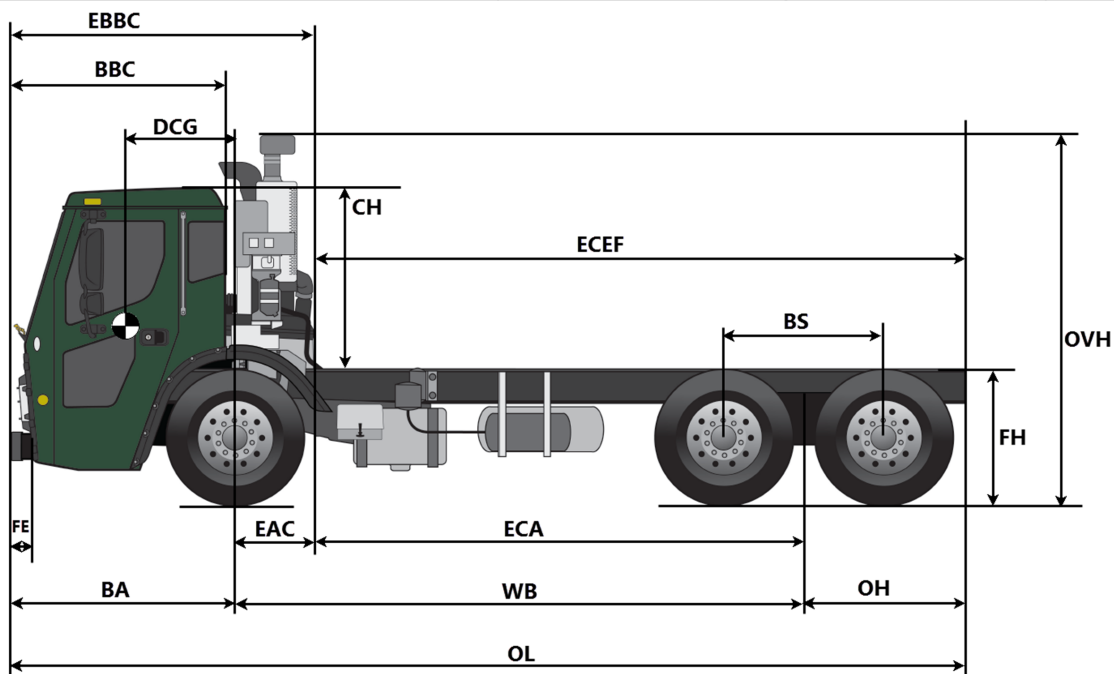
				WEIGHT (LB)	
CONNECTED SERVICES		DESCRIPTION		FRONT	REAR
<b>S</b>	S03014	MACK INTEGRATED UPTIME	MACK INTEGRATED UPTIME - 60 MONTHS	0	0
	S04014	MACK CONNECT LOCATION & REPORTING	MACK CONNECT LOCATION & REPORTING - 60 MONTHS	0	0
<b>S</b>	S05010	FLEET INTEGRATION	WITHOUT FLEET INTEGRATION	0	0
<b>S</b>	S06400	PARTNERED SERVICES	NO PARTNERED SERVICES PROVIDED	0	0

				WEIGHT (LB)	
ADDITIONAL ENGINEERING (Included)		DESCRIPTION		FRONT	REAR
	CA 26M00054			0	0

<b>FRONT / REAR AXLE WEIGHTS (LB)</b>	11163	6378
<b>TOTAL WEIGHT (LB)</b>	17540	

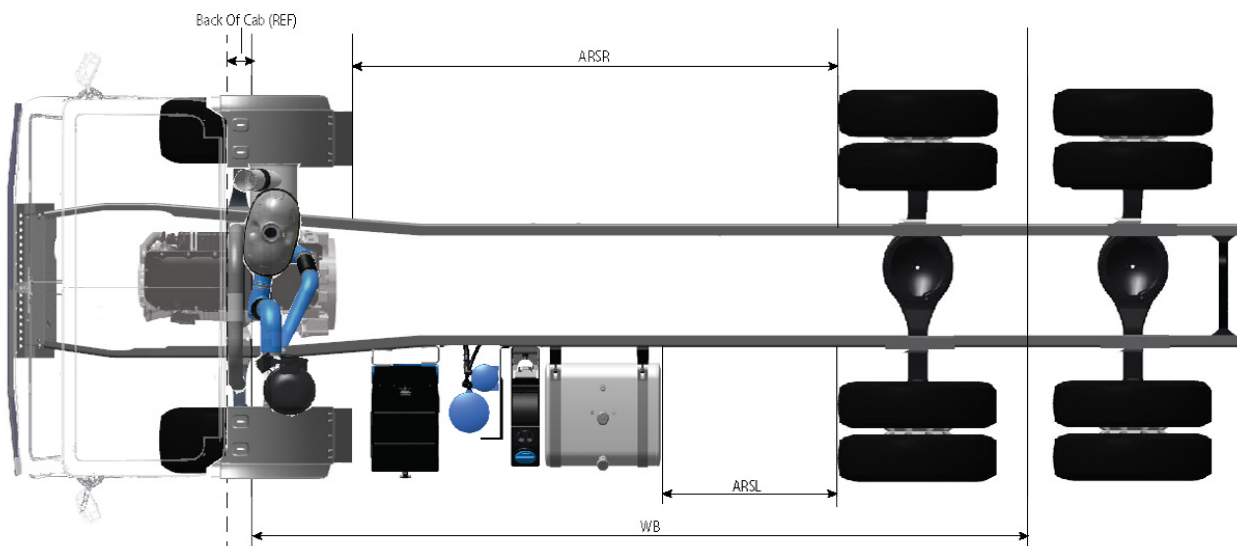
**VEHICLE SPECIFICATION/CALCULATED PERFORMANCE SUMMARY**

Description	Dwg Ref	Length	UOM
Front Frame Extension	<b>FE</b>	0.0	INCHES
Bumper to Front Axle	<b>BA</b>	69.9	INCHES
Eff. Bumper to Front Axle	<b>N/A</b>	69.9	INCHES
Wheelbase	<b>WB</b>	183.1	INCHES
Rear Overhang	<b>OH</b>	52.0	INCHES
Overall Length	<b>OL</b>	304.9	INCHES
Bumper to Back of Cab	<b>BBC</b>	64.6	INCHES
Eff. Bumper to Back of Cab	<b>EBBC</b>	94.6	INCHES
Eff. Cab to Rear Axle	<b>ECA</b>	158.3	INCHES
Eff. Front Axle to Back of Cab	<b>EAC</b>	24.7	INCHES
Eff. Cab to End of Frame	<b>ECEF</b>	210.3	INCHES
Unladen Frame Height	<b>FH</b>	42.2	INCHES
Cab Height	<b>CH</b>	56.1	INCHES
Overall Height	<b>OVH</b>	98.2	INCHES
Driver CG	<b>DCG</b>	13.8	INCHES
52" AXLE SPACING (BOGIE WHEELBASE)	<b>BS</b>	52.0	INCHES



**VEHICLE SPECIFICATION/CALCULATED PERFORMANCE SUMMARY**

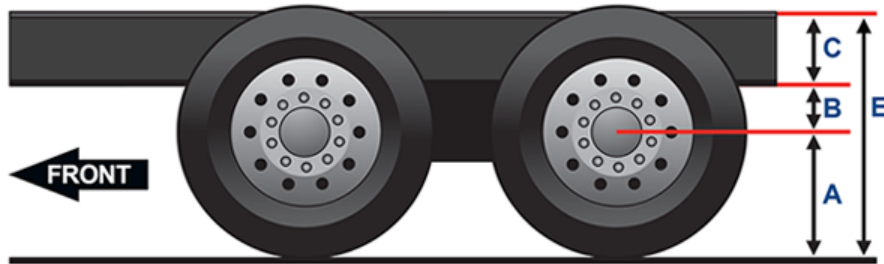
Description	Sales Code	Dwg Ref	Left Value(in)	Right Value(in)
Wheelbase	N/A	WB	183.1	183.1
Available Rail Space Right	N/A	ARSR	N/A	90.2
Available Rail Space Left	N/A	ARSL	68.1	N/A
Eff. Front Axle to Back of Cab	N/A	REF	24.7	24.7
Front Axle To Fender	ABXLYX	N/A	28.0	28.0
Battery Box	393AD9	N/A	0.0	18.0
80 GALLON (300 L) STEEL, 26"x24" RECTANGULAR / W/O RH FUEL TANK	288AG9 / 290AA1	N/A	34.1	0.0
Ad-Blue Tank	DF1021	N/A	6.0	0.0
Drive Tire Radius	90109K	N/A	20.9	20.9



Top View image is intended for illustration purposes only and is not presented to scale. Wheelbase, Axle Spacing and After frame are not shown as specified, but are a representation. Customer Adaptation (CA) options and relocated components are not represented in these images. Most CA options impact the variation of the image, thus an image may not populate. Calculations are approximate to a tolerance of  $\pm 4$  inches due to component mounting variation. Certain chassis component options are NOT represented in the Top View image, such as, but not exclusive to, Front Frame Extensions, Fuel Water Separators, Air Dryers, PTOs, Fifth Wheels, Chassis Fairings, Toolboxes, Trailer Connections. For further information on these items and their respective locations on your specification, please refer to the data sheets associated with those items in the configurator.

**VEHICLE SPECIFICATION/CALCULATED PERFORMANCE SUMMARY**

Description	Sales Code	Dwg Ref	Rear		
			Unladen	Laden	UOM
Tire Radius	90109K	<b>A</b>	20.9	19.4	INCHES
Suspension Height	18600K	<b>B</b>	10.5	8.5	INCHES
Frame Depth	YBXJ1X	<b>C</b>	10.8	10.8	INCHES
Total Height	N/A	<b>E</b>	42.2	38.7	INCHES



# MACK®



Mack Trucks  
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<b>Stock#:</b>	<b>VIN:NEIT2025000171D50</b>	<b>2027 Mack</b>	<b>Price:</b>	<b>\$199,578.00</b>
		Loadmaster Rear Load Body Quote		\$112,295.00
			<b>Per Unit:</b>	<b>\$311,873.00</b>
				<b>Total Price</b>
				<b>\$311,873.00</b>
				Documentation Fee
				\$180.00
				<b>Total</b>
				<b>\$312,053.00</b>

NEIT2025000171D509 Ship to RNOW, Inc.  
FET Exempt  
-----  
Documentary fee. A documentary fee is not an official fee. A documentary fee is not required by law, but may be charged to a buyer for the preparation of documents and the performance of related services. The maximum amount that may be charged for a documentary fee is determined by Iowa code section 322.19A. This notice is required by law.

This is a quote offered on this unit. All final numbers to include, but not limited to taxes, license, and registration fees to be determined at time of delivery.

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1. Definitions: as used in this CONTRACT, except provisions relating to the trade-in vehicle, "YOU" or "YOUR" means the company and/or buyer and co-buyer. "I", "ME", or "MY" means the seller or dealer. "VEHICLE" means the car, truck, or other VEHICLE described on the first page of this CONTRACT including all the options listed. "Manufacturer" means the company which makes the VEHICLE. "Trade-In" means the car, truck, motorcycle or other vehicle which YOU trade to ME in a partial payment for the vehicle.

2. Purpose: By signing the CONTRACT, YOU agree to buy the VEHICLE from ME. By accepting this CONTRACT, I agree to deliver the VEHICLE to YOU if the VEHICLE is in MY inventory. If the VEHICLE is not in MY inventory, I agree to order the VEHICLE from the manufacturer, and after receiving the VEHICLE from the manufacturer, to deliver the VEHICLE to YOU.

3. Price Changes by the Manufacturer: The VEHICLE price stated on the first page of this CONTRACT is based on the current prices the manufacturer charges ME. At any time before I receive the VEHICLE from the manufacturer, the manufacturer has the right to raise the price it charges to ME. If the manufacturer does raise the price, I may raise the price to YOU by the same amount. If I do raise MY price, You may cancel the CONTRACT and get back any downpayment YOU have made. If I have not already sold the Trade-In (See paragraph 4), YOU may have the Trade-In back by paying ME the reasonable cost of storage and any repair work or reconditioning I may have done.

4. Trade-In: If you are using a Trade-In to partially pay for the VEHICLE, You may deliver the Trade-In to ME either when YOU sign the CONTRACT or when the VEHICLE is ready for YOU to pick up. If YOU do not deliver the Trade-In to ME when YOU sign this CONTRACT, You agree that at the time YOU deliver the Trade-In and lower the allowance stated on the first page of this CONTRACT. If I do lower the allowance, YOU may cancel this CONTRACT and get back your cash downpayment.

If YOU deliver the Trade-In when YOU sign this CONTRACT, I may sell the Trade-In at any time and at any price I think proper. If this CONTRACT is cancelled and I have already sold the Trade-In, I will pay YOU the price I received for the Trade-In minus 15% commission, minus any money I spent repairing, storing, insuring or advertising the Trade-In, unless otherwise required by law.

5. Trade-In -- YOUR Responsibilities: At the time YOU deliver the Trade-In to ME, YOU guarantee that YOU own the Trade-In free and clear and agree to furnish proper proof of ownership, including the Certificate of Title or other evidence of ownership. If any outstanding security interests are attached to the Trade-In vehicle, YOU are obligated to satisfy the debt secured and to obtain a release of all liens. If I arrange payment of the debt, and the total amount is greater than the amount shown on the CONTRACT as the balance owing to lien holder, YOU agree to pay the difference to ME in cash immediately upon notice of the deficiency. If the debt is less than the amount shown, I will refund the surplus to YOU.

6. YOUR Refusal to Take Delivery: Unless this CONTRACT is non-binding because I am arranging credit for YOU, or unless YOU have canceled this CONTRACT pursuant to paragraphs 3 or 4., I will retain the cash downpayment YOU have given ME as an offset to MY damages if YOU refuse to complete the purchase. YOU will also be responsible for any other damages which I may insure as a result of YOUR failure to perform YOUR obligations under the terms of this CONTRACT. If YOU have delivered the Trade-In to ME at the time YOU signed this CONTRACT, I may retain the Trade-In and sell it to reimburse MYSELF for the expenses of repairing, storing or reconditioning the Trade-In and for other expenses or losses I may incur as a result of YOUR failure to perform YOUR obligations under this CONTRACT.

7. Design Changes by the Manufacturer: The manufacturer has the right to change the design of the VEHICLE, its chassis, its parts or accessories at any time without notice to YOU or to ME. In the event of any change in design, I have no duty to YOU except to deliver the VEHICLE as made by the manufacturer.

8. Delays in Delivery: I am not responsible for delays caused by the manufacturer, or by accidents, fires, or other causes beyond MY control. I do not control the manufacturer and am not part of the manufacturer and do not work for the manufacturer.

9. Taxes: The price of the VEHICLE does not include Federal Taxes, State Sales or Excise Taxes or any other tax or government fee. YOU must pay ME the proper amount of any tax or governmental fee which applies to this sale.

10. New VEHICLE Disclaimer of Warranties: If YOU are buying a new VEHICLE, the VEHICLE will come with the manufacturer's warranty which is a promise from the manufacturer directly to YOU. Unless otherwise agreed in a separate document (see Paragraph 12 below), I expressly disclaim all warranties, express or implied, including any implied warranty of merchantability or fitness for a particular purpose. I sell the VEHICLE "AS IS" and make no guarantees of any kind about the Vehicle's quality of performance. YOU have complete responsibility and all the risk for any problems with the VEHICLE.

11. Used VEHICLE Disclaimer of Warranties: Except as may be provided in the Buyer's Guide Window Form and a separate warranty document (see Paragraph 12 below) if YOU are purchasing a used VEHICLE, I expressly disclaim all warranties,

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express or implied, including any implied warranty or merchantability of fitness for a particular purpose. I sell the VEHICLE "AS IS" and make no guarantees of any kind about the Vehicle's quality or performance. You have complete responsibility and all the risk for any problems with the VEHICLE. I do not guarantee that the VEHICLE will pass an exhaust emissions inspection.

12. Dealer Warranty or Service Contract: If I give a warranty on a used VEHICLE or YOU purchase an extended service contract on a new or used VEHICLE, I may not disclaim implied warranties of merchantability or fitness for a particular purpose.

The pages of this CONTRACT comprise the entire CONTRACT affecting this purchase. The DEALER will not recognize any verbal agreement, or any other agreement or understanding of any nature. You certify that no credit has been extended by dealer for the purchase of this motor VEHICLE. You certify that you are 18 years of age or older, and acknowledge receiving a copy of this contract.

The terms of this CONTRACT were agreed upon and the CONTRACT signed in the dealership on the date noted at top of this form. If DEALER is arranging credit for YOU, this CONTRACT is not valid until a credit disclosure is made as described in Regulation Z and you have accepted the credit extended.

NOTICE OF SALESPERSON'S LIMITED AUTHORITY. This contract is not valid unless signed and accepted by Sales Manager or Officer of Dealership.

IMPORTANT: THIS IS A BINDING CONTRACT AND YOU WILL LOSE ANY DEPOSITS IF YOU DO NOT PERFORM ACCORDING TO ITS TERMS.

Accepted: \_\_\_\_\_ X \_\_\_\_\_  
Dealer Signature Accepting Terms of Contract Buyer's Signature Accepting Terms of Contract Date

DEALER'S DISCLAIMER OF WARRANTY

The Dealer expressly disclaims all warranties, either expressed or implied on the vehicle sold, except any warranties offered and explained in Paragraphs 10 through 12 listed within this contract. Buyer acknowledges having read and understood the provisions within this contract.

Buyers Signature: X \_\_\_\_\_

# Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Public Works Department requesting authorization to purchase a replacement spoil truck from Truck Country Quad Cities, Davenport, Iowa, in the amount of \$190,292.

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

**Date:** February 23, 2026

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## Introduction and Background Information:

The Public Works Department/Fleet Services Division is scheduled to purchase a 2027 Freightliner M2 106 Plus spoil truck in calendar year 2026. The Department staff has discussed and agreed on the type of machine and options needed.

Pricing for the new spoil truck was obtained through the cooperative purchase contract Sourcewell ID 032824-DAI. The truck will be purchased from Truck Country Quad Cities, Davenport, Iowa, in the amount of \$190,292.00.

## Previous Council Action (if any):

## Budget Impact:

Vendor: Truck Country Quad Cities  
Payment Amount: \$190,292.00

## Account Chargeable:

Fund:	605	Fleet Amortization
Division:	710	Fleet Services
Cost Center:	433	Fleet Replacement
Object Code:	564015	Motor Vehicles

Purchase Order #: 20260033

**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 the City Council authorize the purchase of the 2027 Freightliner M2 106 Plus spoil truck from Truck Country Quad Cities, Davenport, Iowa, in the amount of \$190,292.00.

Submitted by: Michelle Martin, Manager

---

Approved by:

Prepared For :  
Ryan Vidmar  
ROCK ISLAND CITY OF  
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ROCK ISLAND, IL 61201  
UNITED STATES  
Phone :309-732-2252

Prepared by:  
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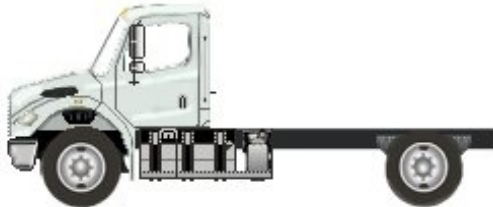
A proposal for  
ROCK ISLAND CITY OF

Prepared by  
TRUCK COUNTRY QUAD CITIES

David LeGrand

January 20, 2026

Freightliner M2 106 Plus



Components shown may not reflect all spec'd options and are not to scale

Application Version 12.0.703  
Data Version PRL-30M.020  
2027 M2Plus 6.7 3000RDS 12 foot dump  
chassis



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## SPECIFICATION PROPOSAL

Description	Weight Front	Weight Rear
<b>Price Level</b>		
M2 PRL-30M (EFF:MY27 ORDERS)		
<b>Data Version</b>		
SPECPRO21 DATA RELEASE VER 020		
<b>Vehicle Configuration</b>		
M2 106 PLUS CONVENTIONAL CHASSIS	5,709	3,450
2027 MODEL YEAR SPECIFIED		
SET BACK AXLE - TRUCK		
STRAIGHT TRUCK PROVISION, NON-TOWING		
LH PRIMARY STEERING LOCATION		
<b>General Service</b>		
TRUCK CONFIGURATION		
DOMICILED, USA (EXCLUDING CALIFORNIA AND CARB OPT-IN STATES)		
EPA CLEAN IDLE LABEL - (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)		
CONSTRUCTION SERVICE		
GOVERNMENT BUSINESS SEGMENT		
DRY BULK COMMODITY		
TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS		
MAXIMUM 8% EXPECTED GRADE		
ROUGH, MAINTAINED, CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE		
MEDIUM TRUCK WARRANTY		
EXPECTED FRONT AXLE(S) LOAD 14700.0 lbs		

Application Version 12.0.703  
 Data Version PRL-30M.020  
 2027 M2Plus 6.7 3000RDS 12 foot dump chassis



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Description	Weight Front	Weight Rear
EXPECTED REAR DRIVE AXLE(S) LOAD 23000.0 lbs		
EXPECTED GROSS VEHICLE WEIGHT CAPACITY 37700.0 lbs		

### Truck Service

END DUMP BODY  
 HENDERSON  
 EXPECTED BODY/PAYLOAD CG HEIGHT ABOVE FRAME  
 "XX" INCHES 32.0 in

### Engine

CUM B6.7 325 HP @ 2400 RPM, 2600 GOV, 750 LB-FT @ 1800 RPM

### Electronic Parameters

75 MPH ROAD SPEED LIMIT  
 CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT  
 PTO RPM WITH CRUISE SET SWITCH - 1100 RPM  
 PTO GOVERNOR RAMP RATE - 25 RPM PER SECOND  
 FUEL DOSING OF AFTERTREATMENT ENABLED IN PTO MODE-CLEANS HYDROCARBONS AT HIGH TEMPERATURES ONLY  
 CRUISE CONTROL BUTTON PTO CONTROL AND TWO REMOTE PTO SPEEDS  
 \* PTO SPEED 1 SETTING - 900 RPM  
 \* PTO SPEED 2 SETTING - 1000 RPM  
 N PTO MINIMUM RPM - 800  
 REGEN INHIBIT SPEED THRESHOLD - 5 MPH  
 PTO 1, WITH SWITCH, TEM SUPPLIED REQUEST AND INTERLOCKS, WITH PTO CONNECTIONS, NO FACTORY INTERLOCKS

### Engine Equipment

EPA 2010/GHG 2024 CONFIGURATION

Application Version 12.0.703  
 Data Version PRL-30M.020  
 2027 M2Plus 6.7 3000RDS 12 foot dump chassis



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Description	Weight Front	Weight Rear
STANDARD OIL PAN		
ENGINE MOUNTED OIL CHECK AND FILL		
SIDE OF HOOD AIR INTAKE WITH FIREWALL MOUNTED DONALDSON AIR CLEANER		
DR 12V 160 AMP 36-SI BRUSHLESS QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE	10	
(2) DTNA GENUINE, HIGH TEMP AGM STARTING AND CYCLING, MIN 1850CCA,380RC, THREADED STUD BATTERIES	10	
BATTERY BOX FRAME MOUNTED		
STANDARD BATTERY JUMPERS		
SINGLE BATTERY BOX FRAME MOUNTED LH SIDE UNDER CAB		
WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN		
NON-POLISHED BATTERY BOX COVER		
NON-ESSENTIAL POSITIVE LOAD DISCONNECT, IN CAB CONTROL SWITCH MOUNTED OUTBOARD OF DRIVER SEAT	2	
POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER	2	
PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS	2	
CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE		
STANDARD MECHANICAL AIR COMPRESSOR GOVERNOR		
AIR COMPRESSOR DISCHARGE LINE		
ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM		
CUMMINS ENGINE INTEGRAL BRAKE WITH VARIABLE GEOMETRY TURBO ON/OFF	20	
RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH HORIZONTAL TAILPIPE		
ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD ACTIVE REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER AND		



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Description	Weight Front	Weight Rear
DASH MOUNTED INHIBIT SWITCH		
STANDARD EXHAUST SYSTEM LENGTH		
RH STANDARD HORIZONTAL TAILPIPE		
13 GALLON DIESEL EXHAUST FLUID TANK	35	10
100 PERCENT DIESEL EXHAUST FLUID FILL		
NON-POLISHED ALUMINUM DIAMOND PLATE DIESEL EXHAUST FLUID TANK COVER	15	5
LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION		
STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING		
STANDARD DIESEL EXHAUST FLUID TANK CAP		
NO MUFFLER/TAILPIPE SHIELD	-10	
AIR POWERED ON/OFF ENGINE FAN CLUTCH		
AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED		
CUMMINS SPIN ON FUEL FILTER		
FULL FLOW OIL FILTER		
NO COOLANT FILTER	-10	
950 SQUARE INCH ALUMINUM RADIATOR	50	
ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT		
GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT		
CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES		
RADIATOR DRAIN VALVE		
LOWER RADIATOR GUARD		
ALUMINUM FLYWHEEL HOUSING		



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Description	Weight Front	Weight Rear
ELECTRIC GRID AIR INTAKE WARMER		
DELCO 12V 29MT STARTER WITH INTEGRATED MAGNETIC SWITCH		
<b>Transmission</b>		
ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION	200	60
<b>Transmission Equipment</b>		
ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV		
ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES		
PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE		
SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE		
PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE		
SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE		
ENGINE BRAKE RANGE PRESELECT RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE		
ENGINE BRAKE RANGE ALTERNATE PRESELECT RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE		
NEUTRAL AT STOP ENABLED		
DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES		
MAXIMUM ENGINE SPEED FOR PTO ENGAGEMENT 1000 RPM		



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Description	Weight Front	Weight Rear
QUICKFIT BODY LIGHTING CONNECTOR AT END OF FRAME, WITH CAP		
ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR		
CUSTOMER INSTALLED CHELSEA 871 SERIES PTO		
PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON		
MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN		
HEAVY DUTY ELECTRONIC TRANSMISSION SHIFT CONTROL, COLUMN MOUNTED		
TRANSMISSION PROGNOSTICS - ENABLED 2013		
WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK	15	
TRANSMISSION OIL CHECK AND FILL WITH CROSSOVER TO CLEAR LH PTO AND DIRECT MOUNT PUMP		
ATF-SYNTHETIC AUTOMATIC TRANSMISSION FLUID		

### Front Axle and Equipment

DETROIT DA-F-14.7-3 14,700# FF1 71.5 KPI/3.74 DROP SINGLE FRONT AXLE	10	
MERITOR 16.5X5 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES		
NON-ASBESTOS FRONT BRAKE LINING		
CONMET CAST IRON FRONT BRAKE DRUMS		
FRONT OIL SEALS		
VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL		
STANDARD SPINDLE NUTS FOR ALL AXLES		
MERITOR AUTOMATIC FRONT SLACK ADJUSTERS		
TRW TAS-85 POWER STEERING	40	
POWER STEERING PUMP		
2 QUART SEE THROUGH POWER STEERING RESERVOIR		



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Description	Weight Front	Weight Rear
MINERAL SAE 80/90 FRONT AXLE LUBE		
<b>Front Suspension</b>		
16,000# TAPERLEAF FRONT SUSPENSION	200	
MAINTENANCE FREE RUBBER BUSHINGS - FRONT SUSPENSION		
FRONT SUSPENSION WITH LEFT HAND OFFSET SHACKLE BRACKET	4	
FRONT SHOCK ABSORBERS		
<b>Rear Axle and Equipment</b>		
MERITOR RS-23-160 23,000# R-SERIES SINGLE REAR AXLE		180
4.89 REAR AXLE RATIO		
IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING		
MXL 176T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES	5	5
DRIVER CONTROLLED TRACTION DIFFERENTIAL - SINGLE REAR AXLE		
(1) DRIVER CONTROLLED DIFFERENTIAL LOCK REAR VALVE FOR SINGLE DRIVE AXLE		
INDICATOR LIGHT AND BUZZER FOR EACH DIFFERENTIAL LOCKOUT SWITCH, ENGAGE <5 MPH, DISENGAGE >25 MPH		
MERITOR 16.5X7 Q+ CAST SPIDER HEAVY DUTY CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES		
NON-ASBESTOS REAR BRAKE LINING		
BRAKE CAMS AND CHAMBERS ON FORWARD SIDE OF DRIVE AXLE(S) WITH AUXILIARY SUPPORT BRACKETS		
CAST IRON OUTBOARD REAR BRAKE DRUMS		-10
REAR BRAKE DUST SHIELDS		5
REAR OIL SEALS		
WABCO TRISTOP D LONGSTROKE 1-DRIVE AXLE SPRING PARKING CHAMBERS		
MERITOR AUTOMATIC REAR SLACK ADJUSTERS		



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Description	Weight Front	Weight Rear
CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE		
<b>Rear Suspension</b>		
AIRLINER 23,000# REAR SUSPENSION WITH CHAIN CLEARANCE		180
AIRLINER HIGH POSITION RIDE HEIGHT		
STANDARD AXLE SEATS IN AXLE CLAMP GROUP		
IGNITION CONTROLLED ELECTRIC DUMP SWITCH FOR AIR SUSPENSION WITH STATE RETENTION AND GAUGE		
REAR AIR SUSPENSION DUMP VALVE AUTOFILL >5 MPH WITH INDICATOR LIGHT		
SINGLE AIR REAR SUSPENSION LEVELING VALVE		
TRANSVERSE CONTROL RODS		
REAR SHOCK ABSORBERS - ONE AXLE (AIR RIDE SUSPENSION)		
<b>Pusher / Tag Equipment</b>		
NO PUSHER/TAG BRAKE DUST SHIELDS		
<b>Brake System</b>		
AIR BRAKE PACKAGE		
WABCO 4S/4M ABS WITH TRACTION CONTROL		
REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES		
STANDARD AIR MANAGEMENT UNIT		
FIBER BRAID PARKING BRAKE HOSE		
STANDARD BRAKE SYSTEM VALVES		
STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM		
STD U.S. FRONT BRAKE VALVE		
RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE		
WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER		



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Description	Weight Front	Weight Rear
AIR DRYER MOUNTED UNDER HOOD		
STEEL AIR BRAKE RESERVOIRS		
BW DV-2 AUTO DRAIN VALVE WITHOUT HEATER ON ALL TANK(S)		

**Trailer Connections**

- NO TRAILER AIR HOSE
- NO AIR HOSE HANGER
- NO TRAILER ELECTRICAL CABLE

**Wheelbase & Frame**

- 4375MM (172 INCH) WHEELBASE
- 8.0MM X 89.0MM X 261MM STEEL FRAME (0.31X3.50X10.28 INCH) 140KSI 70
- 1775MM (70 INCH) REAR FRAME OVERHANG
- FRAME OVERHANG RANGE: 61 INCH TO 70 INCH
- CALC'D BACK OF CAB TO REAR SUSP C/L (CA) 106.69 in
- CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) 103.69 in
- CALC'D FRAME LENGTH - OVERALL 271.53 in
- CALCULATED FRAME SPACE LH SIDE 40.07 in
- CALCULATED FRAME SPACE RH SIDE 75.07 in
- CALC'D SPACE AVAILABLE FOR DECKPLATE 0.0 in
- SQUARE END OF FRAME
- FRONT CLOSING CROSSMEMBER
- LIGHTWEIGHT HEAVY DUTY ALUMINUM ENGINE CROSSMEMBER -12
- STANDARD CROSSMEMBER BACK OF TRANSMISSION
- STANDARD MIDSHIP #1 CROSSMEMBER(S)



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Description	Weight Front	Weight Rear
STANDARD REARMOST CROSSMEMBER		
HEAVY DUTY SUSPENSION CROSSMEMBER		30

### Chassis Equipment

THREE-PIECE 14 INCH PAINTED STEEL BUMPER WITH COLLAPSIBLE ENDS	30	
FRONT TOW HOOKS - FRAME MOUNTED	15	
SINGLE LICENSE PLATE BUMPER MOUNTING ON LH SIDE		
NO MUDFLAP BRACKETS		
NO REAR MUDFLAPS		
FENDER AND FRONT OF HOOD MOUNTED FRONT MUDFLAPS		
GRADE 8 THREADED HEX HEADED FRAME FASTENERS		
EXTERIOR HARNESSSES WRAPPED IN ABRASION TAPE		
CLEAR FRAME RAIL FROM BACK OF CAB TO FRONT REAR SUSPENSION BRACKET LH RAIL INSIDE/OUTBOARD AND BELOW		

### Fifth Wheel

NO FIFTH WHEEL

### Fuel Tanks

80 GALLON/302 LITER RECTANGULAR ALUMINUM FUEL TANK - LH	40	10
RECTANGULAR FUEL TANK(S)		
PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS		
FUEL TANK(S) FORWARD		
PLAIN STEP FINISH		
FUEL TANK CAP(S)		
DETROIT FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR AND HAND PRIMER	-5	



Prepared For :  
 Ryan Vidmar  
 ROCK ISLAND CITY OF  
 1309 MILL ST  
 ROCK ISLAND, IL 61201  
 UNITED STATES  
 Phone :309-732-2252

Prepared by:  
 David LeGrand  
 TRUCK COUNTRY QUAD CITIES  
 2350 W. 76TH STREET  
 DAVENPORT, IA 52806  
 Phone :5632108897

Description	Weight Front	Weight Rear
EQUIFLO INBOARD FUEL SYSTEM		
HIGH TEMPERATURE REINFORCED NYLON FUEL LINE		
<b>Tires</b>		
BRIDGESTONE M863 315/80R22.5 20 PLY RADIAL FRONT TIRES	78	
BRIDGESTONE M799 11R22.5 16 PLY RADIAL REAR TIRES		44
* BRIDGESTONE M863 315/80R22.5 20 PLY RADIAL SPARE TIRE		119
* BRIDGESTONE M799 11R22.5 16 PLY RADIAL ADDITIONAL SPARE TIRE		131
<b>Hubs</b>		
CONMET PRESET PLUS PREMIUM IRON FRONT HUBS		
CONMET PRESET PLUS PREMIUM IRON REAR HUBS		
<b>Wheels</b>		
ALCOA ULTRA ONE 89U64X 22.5X9.00 10-HUB PILOT 5.99 INSET ALUMINUM FRONT WHEELS	-28	
ALCOA 88167X 22.5X8.25 10-HUB PILOT ALUMINUM DISC REAR WHEELS		-124
* ALCOA ULTRA ONE 89U64X 22.5X9.00 10-HUB PILOT 5.99 INSET ALUMINUM SPARE WHEEL		39
ALCOA 88167X 22.5X8.25 10-HUB ALUMINUM DISC ADDITIONAL SPARE WHEEL		39
FRONT WHEEL MOUNTING NUTS		
REAR WHEEL MOUNTING NUTS		
<b>Cab Exterior</b>		
106 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB		
AIR CAB MOUNTING		
CAB ROOF REINFORCEMENTS FOR ROOF MOUNTED COMPONENTS		
2-1/2 INCH FENDER EXTENSIONS	10	
LH AND RH EXTERIOR GRAB HANDLES WITH SINGLE RUBBER INSERT		



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Description	Weight Front	Weight Rear
MOLD-IN COLOR GRILLE		
MOLD-IN COLOR HOOD MOUNTED AIR INTAKE GRILLE		
FIBERGLASS HOOD		
FREIGHTLINER NAME PLATES		
TUNNEL/FIREWALL LINER		
SINGLE 14 INCH ROUND HADLEY AIR HORN UNDER LH DECK	4	
SINGLE ELECTRIC HORN		
REAR LICENSE PLATE MOUNT END OF FRAME		
SWITCH AND WIRING WITH STAINLESS STEEL BRACKETS MOUNTED OUTBOARD ROOF FOR (2) CUSTOMER FURNISHED BEACONS	2	
LED LOW BEAM AND HIGH BEAM HEADLIGHTS WITH INTEGRATED HEATED LENS		
LED AERODYNAMIC MARKER LIGHTS		
HEADLIGHTS ON WITH WIPERS, WITH DAYTIME RUNNING LIGHTS		
INTEGRAL STOP/TAIL/BACKUP LIGHTS		
STANDARD FRONT TURN SIGNAL LAMPS		
DUAL WEST COAST MOLDED-IN COLOR HEATED MIRRORS WITH LH AND RH REMOTE		
DOOR MOUNTED MIRRORS		
102 INCH EQUIPMENT WIDTH		
LH AND RH 8 INCH MOLDED-IN COLOR CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS		
STANDARD SIDE/REAR REFLECTORS		
RH AFTERTREATMENT SYSTEM CAB ACCESS WITH PLAIN DIAMOND PLATE COVER		
63X14 INCH TINTED REAR WINDOW		



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Description	Weight Front	Weight Rear
TINTED DOOR GLASS LH AND RH WITH TINTED NON-OPERATING WING WINDOWS		
RH AND LH ELECTRIC POWERED WINDOWS		
1-PIECE SOLAR GREEN GLASS WINDSHIELD		
2 GALLON WINDSHIELD WASHER RESERVOIR WITHOUT FLUID LEVEL INDICATOR, FRAME MOUNTED		
<b>Cab Interior</b>		
PROFESSIONAL TRIM PACKAGE		
MIST AND CARBON CLOTH INTERIOR "PROFESSIONAL"		
CARBON WITH BASE BLACK ACCENT		
MOLDED DOOR PANEL		
MOLDED PLASTIC DOOR PANEL		
BLACK MATS WITH SINGLE INSULATION		
(1)DASH MOUNTED 12V POWER OUTLET, (1)DASH MOUNTED DUAL USB-C OUTLET		
FORWARD ROOF MOUNTED CONSOLE		
LH AND RH DOOR STORAGE POCKETS INTEGRATED INTO MOLDED DOOR PANELS		
DIGITAL ALARM CLOCK IN DRIVER DISPLAY		
(2) CUP HOLDERS LH AND RH DASH		
M2/SD DASH		
2-1/2 LB. FIRE EXTINGUISHER	5	
HEATER, DEFROSTER AND AIR CONDITIONER		
STANDARD HVAC DUCTING		
MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH		
STANDARD HEATER PLUMBING WITH BALL SHUTOFF VALVES AT SUPPLY LINES ONLY		



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Description	Weight Front	Weight Rear
VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR		
BINARY CONTROL, R-134A		
STANDARD INSULATION		
SOLID-STATE CIRCUIT PROTECTION AND FUSES		
12V NEGATIVE GROUND ELECTRICAL SYSTEM		
STANDARD LED CAB LIGHTING		
REMOTE KEYLESS ENTRY AND 2 TRANSMITTERS	2	
DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME		
KEY QUANTITY OF 4		
LH AND RH ELECTRIC DOOR LOCKS		
NO MATTRESS	-20	-15
TRIANGULAR REFLECTORS WITHOUT FLARES	10	
PREMIUM ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WITH 2 AIR LUMBAR, INTEGRATED CUSHION EXTENSION, TILT AND ADJUSTABLE SHOCK	70	
BASIC ISRI HIGH BACK NON SUSPENSION PASSENGER SEAT		
DUAL DRIVER SEAT ARMRESTS, NO PASSENGER SEAT ARMRESTS	4	
LH AND RH INTEGRAL DOOR PANEL ARMRESTS		
BLACK MORDURA CLOTH DRIVER SEAT COVER		
BLACK MORDURA CLOTH PASSENGER SEAT COVER		
BLACK SEAT BELTS		
ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN		
4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES		
DRIVER AND PASSENGER INTERIOR SUN VISORS		



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	Description	Weight Front	Weight Rear
<b>Instruments &amp; Controls</b>			
*	5 EXTRA PROGRAMMABLE SWITCHES/INDICATORS  \$C2A0228ZZ,C1A0212ZZ,C1B0082ZZ,C1C0083ZZ,C1D0084ZZ  ELECTRONIC ACCELERATOR CONTROL  NO INSTRUMENT PANEL-DRIVER  FULLY CONFIGURABLE CENTER INSTRUMENT PANELS  ENGINE PTO SPEED CONTROL WITH PARK BRAKE INTERLOCK  BLACK GAUGE BEZELS  LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM  DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE  DASH MOUNTED AIR RESTRICTION INDICATOR WITH GRADUATIONS  97 DB BACKUP ALARM  ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES  KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY  PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY  DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY  HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH  2 INCH ELECTRIC FUEL GAUGE		3
N	ENGINE REMOTE INTERFACE WITH ONE OR MORE SET SPEEDS  QUICKFIT POWERTRAIN INTERFACE CONNECTOR UNDER CAB WITH CAPS  QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) UNDER CAB WITH CAP  ENGINE REMOTE INTERFACE CONNECTOR AT		



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Description	Weight Front	Weight Rear
POWERTRAIN INTERFACE CONNECTOR		
ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE		
DIGITAL TRANSMISSION OIL TEMPERATURE IN DRIVER DISPLAY		
ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER		
ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY		
PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE		
NO OBSTACLE DETECTION SYSTEM		
NO DR ASSIST SYSTEM		
(3) CAMERAS: LH/RH MOUNTED & BACKUP-END OF FRAME MOUNTED W/15 FOOT EXTRA LONG CABLE COILED AT END OF FRAME		
ELECTRONIC STABILITY CONTROL, 4X2 W/SAFETY MIN BODY WEIGHT EXCEEDS 4,000LBS REQ		
NO LANE DEPARTURE WARNING SYSTEM		
ELECTRIC ENGINE OIL PRESSURE GAUGE		
NO OVERHEAD INSTRUMENT PANEL		
1 QUICKFIT PROGRAMABLE MODULE (QPM/XMC)	10	
7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE		
DASH MOUNTED RADIO		
(2) RADIO SPEAKERS IN CAB		
NO AM/FM RADIO ANTENNA		
POWER AND GROUND WIRING PROVISION OVERHEAD		
ROOF/OVERHEAD CONSOLE CB RADIO PROVISION		
MULTI-BAND AM/FM/WB/CB LH MIRROR MOUNTED ANTENNA SYSTEM		



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Description	Weight Front	Weight Rear
NO MULTIBAND ANTENNA		
INTEROPERABLE SDAR ANTENNA, SHIP LOOSE		
STANDARD RADIO WIRING WITH STEERING WHEEL CONTROLS		
ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER		
STANDARD VEHICLE SPEED SENSOR		
ELECTRONIC 3000 RPM TACHOMETER		
DETROIT CONNECT PLATFORM HARDWARE		
5 YEARS DAIMLER CONNECTIVITY BASE PACKAGE (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES		
NO FUEL SYSTEMS DATA SERVICE(SCO)		
(2) TMC RP1226 ACCESSORY CONNECTORS: (1) LOCATED BEHIND PASSENGER SIDE REMOVABLE DASH PANEL (1) CENTER OF OVERHEAD CONSOLE		
IGNITION SWITCH CONTROLLED ENGINE STOP		
PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS AND SERVICE BRAKES		
(1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN		
NO TRAILER HAND CONTROL BRAKE VALVE		
DIGITAL TURBO AIR PRESSURE IN DRIVER DISPLAY		
DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY		
SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY		
ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS		
ONE VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR		
SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT		



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Description	Weight Front	Weight Rear
INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY  NO WRG/SW-OPTL #2,CHAS,AIR		

### Design

PAINT: ONE SOLID COLOR

### Color

CAB COLOR A: L0006EY WHITE ELITE EY  
  
 BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT  
  
 BUMPER PAINT: FP24812 ARGENT SILVER DUPONT  
 FLEX  
  
 STANDARD E COAT/UNDERCOATING

### Certification / Compliance

U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND  
 GLIDER KITS

### Secondary Factory Options

\* DEALER/CUSTOMER ADVISED THAT GVW AND/OR GCW  
 ARE ABOVE CUMMINS GUIDELINES WHICH MAY LEAD  
 TO BELOW AVERAGE VEHICLE PERFORMANCE AND  
 ENGINE LIFE

### Sales Programs

CY26 MY27 BUSINESS QUOTE SALES PROGRAM  
  
 NO DETROIT CONNECT FUEL ANALYTICS

## TOTAL VEHICLE SUMMARY

### Weight Summary

	Weight Front	Weight Rear	Total Weight
Factory Weight+	6524 lbs	4231 lbs	10755 lbs
Dealer Installed	0 lbs	0 lbs	0 lbs
<b>Total Weight+</b>	<b>6524 lbs</b>	<b>4231 lbs</b>	<b>10755 lbs</b>



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### Other Factory Charges

GHG24 SURCHARGE - CUMMINS  
 SOURCEWELL DEALER CHARGE  
 5 YEARS DAIMLER CONNECTIVITY BASE PACKAGE (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES  
 NO SAFETY EVENT VIEWER  
 CUMMINS TARIFF CHARGE - \$205  
 STEEL, ALUMINUM, AND CHINA TARIFF IMPACT FEE 108/114 SD AND M2 106/112  
 MY27 ESCALATOR  
 STANDARD DESTINATION CHARGE

### Extended Warranty

CUM 2017 B6.7: HD1 MD DTY 6 YEARS / 150,000 MILES / 241,500 KM EXTENDED WARRANTY. FEX APPLIES  
 CUM 2017 B6.7: AT3 MD DTY 6 YEARS / 150,000 MILES / 241,500 KM AFTERTREATMENT. FEX APPLIES  
 EXT ULTIMATE TRUCK CHASSIS: US MD STANDARD-MODERATE 7 YEARS/100,000 MILES/161,000 KM  
 ALLISON 3000 RDS SERIES TRANSMISSION EXTEND WARRANTY, 5 YEARS/UNLIMITED MILES FEX

### Dealer Installed Options

	Front Weight	Rear Weight
12 FOOT DUMP BODY SUPPLIED BY KOENIG BODY EQUIPMENT	0	0
<b>Total Dealer Installed Options</b>	<b>0 lbs</b>	<b>0 lbs</b>

(+) Weights Shown are estimates only.  
 If weight is critical, contact Customer Application Engineering.

(\*\*) Prices shown do not include taxes, fees, etc... "Net Equipment Selling Price" is located on the Quotation Details Proposal Report.

(\*\*\*) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.



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## QUOTATION

### M2 106 PLUS CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK	4375MM (172 INCH) WHEELBASE
CUM B6.7 325 HP @ 2400 RPM, 2600 GOV, 750 LB-FT @ 1800 RPM	NO FIFTH WHEEL
ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION	8.0MM X 89.0MM X 261MM STEEL FRAME (0.31X3.50X10.28 INCH) 140KSI
MERITOR RS-23-160 23,000# R-SERIES SINGLE REAR AXLE	1775MM (70 INCH) REAR FRAME OVERHANG
AIRLINER 23,000# REAR SUSPENSION WITH CHAIN CLEARANCE	
DETROIT DA-F-14.7-3 14,700# FF1 71.5 KPI/3.74 DROP SINGLE FRONT AXLE	
16,000# TAPERLEAF FRONT SUSPENSION	
106 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB	

			PER UNIT		TOTAL
VEHICLE PRICE	TOTAL # OF UNITS (1)	\$	115,415	\$	115,415
EXTENDED WARRANTY		\$	5,577	\$	5,577
DEALER INSTALLED OPTIONS		\$	69,578	\$	69,578
CUSTOMER PRICE BEFORE TAX		\$	190,570	\$	190,570

TAXES AND FEES					
FEDERAL EXCISE TAX (FET)		\$	(278)	\$	(278)
TAXES AND FEES		\$	0	\$	0
OTHER CHARGES		\$	0	\$	0

TRADE-IN					
TRADE-IN ALLOWANCE		\$	0	\$	0
BALANCE DUE	(LOCAL CURRENCY)	\$	190,292	\$	190,292

COMMENTS:  
 Projected delivery on \_\_\_ / \_\_\_ / \_\_\_ provided the order is received before \_\_\_ / \_\_\_ / \_\_\_.

APPROVAL:  
 Please indicate your acceptance of this quotation by signing below:

Customer: X \_\_\_\_\_ Date: \_\_\_ / \_\_\_ / \_\_\_.



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## Memorandum



**To:** Rock Island City Council  
**From:** Nichole Mata, Miles Brainard, Director  
**Subject:** Report from the Community Development Department regarding bids for the demolition of houses at 3321 7 1/2 Avenue in Rock Island and 1513 8th Avenue in East Moline.

Motion: Motion to award the bid as recommended and authorize the City Manager to execute the contract, subject to minor attorney modifications.

RC Roll Call vote is needed.

**Date:** February 23, 2026

---

### Introduction and Background Information:

The City is the lead entity managing a Strong Communities grant from the Illinois Housing Development Authority (IHDA) in partnership with the City of East Moline. The grant was originally secured to help with land banking efforts in the two communities. Following the dissolution of the Quad Cities Land Bank Authority, the City acquired a vacant and deteriorated house at 3321 7 1/2 Avenue in Rock Island. Staff intend to use grant funds to demolish that house as well as a house at 1513 8th Avenue in East Moline. Upon completion of the demolitions, the vacant lots will be offered to adjacent property owners for side yard expansion.

Following an IHDA-compliant procurement process, the lowest responsible bidder is Apollo Excavating Inc. with a project cost of \$103,000.

### Previous Council Action (if any):

NA

### Budget Impact:

The funding for these demolition activities is provided by a Strong Communities grant from the Illinois Housing Development Authority (IHDA). There will be no impact to the City's budget.

### 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 award the bid

and authorize the City Manager to execute the contract documents.

Submitted by: Nichole Mata

---

Approved by:

**BID FOR DEMOLITION AND SITE CLEARANCE**

TO: City of Rock Island – Community Development Department  
1528 Third Avenue, Rock Island, IL 61201

The undersigned, having familiarized themselves with the existing conditions of the Project Area affecting the cost of the work and with the Contract Documents as prepared and on file in the office of the Community Development Department, 1528 Third Avenue, Rock Island, Illinois, and hereby proposes to furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services, including utility transportation and security services, and to perform and complete all work required for the project for the sums of:

- |                                  |                     |
|----------------------------------|---------------------|
| 1. 1513 8th Avenue (East Moline) | \$ <u>53,000.00</u> |
| 2. 3321 7.5 Avenue (Rock Island) | \$ <u>50,000.00</u> |

Sum Total \$ 103,000.00

**PLEASE NOTE: Failure to complete all items will disqualify your bid.**

1. In submitting this Bid, the Bidder understands that the right is reserved by this Awarding Authority to reject any and all Bids. If written notice of the acceptance of this Bid is mailed, telegraphed or delivered to the undersigned within sixty (60) days after the opening thereof, or at any time thereafter before this Bid is withdrawn, the undersigned agrees to execute and deliver an Agreement in the prescribed form and furnish the required bond within ten (10) days after the agreement is presented to him/her for signature.
2. Attached hereto is an affidavit in proof that the undersigned has not entered into a collusive agreement with any person in respect to this Bid or any other bid for the Contract for which this Bid is submitted.
3. Attached hereto is proof of insurance.
4. The Bidder is prepared to submit a financial and experience statement upon request.
5. The Principal/s of the Bidder/s is/are:

Apollo Excavating Inc.  
Name

3200 158<sup>th</sup> Ave. W., Milan IL 61264  
Address & Zip Code

Roseanna J. Higgins  
Signature

99-2163460  
ID. No. or Social Security No.

01/30/2026  
Date

**BID FOR DEMOLITION AND SITE CLEARANCE**

TO: City of Rock Island – Community Development Department  
1528 Third Avenue, Rock Island, IL 61201

The undersigned, having familiarized themselves with the existing conditions of the Project Area affecting the cost of the work and with the Contract Documents as prepared and on file in the office of the Community Development Department, 1528 Third Avenue, Rock Island, Illinois, and hereby proposes to furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services, including utility transportation and security services, and to perform and complete all work required for the project for the sums of:

- 1. 1513 8th Avenue (East Moline) \$ 52,812.00
- 2. 3321 7.5 Avenue (Rock Island) \$ 59,639.00

Sum Total \$ 112,451.00

**PLEASE NOTE: Failure to complete all items will disqualify your bid.**

- 1. In submitting this Bid, the Bidder understands that the right is reserved by this Awarding Authority to reject any and all Bids. If written notice of the acceptance of this Bid is mailed, telegraphed or delivered to the undersigned within sixty (60) days after the opening thereof, or at any time thereafter before this Bid is withdrawn, the undersigned agrees to execute and deliver an Agreement in the prescribed form and furnish the required bond within ten (10) days after the agreement is presented to him/her for signature.
- 2. Attached hereto is an affidavit in proof that the undersigned has not entered into a collusive agreement with any person in respect to this Bid or any other bid for the Contract for which this Bid is submitted.
- 3. Attached hereto is proof of insurance.
- 4. The Bidder is prepared to submit a financial and experience statement upon request.
- 5. The Principal/s of the Bidder/s is/are:

Kevin Corman  
Name

950 33rd Ave Moline IL 61265  
Address & Zip Code

[Signature]  
Signature

\_\_\_\_\_  
ID. No, or Social Security No.

1/30/21  
Date

**BID FOR DEMOLITION AND SITE CLEARANCE**

TO: City of Rock Island – Community Development Department  
1528 Third Avenue, Rock Island, IL 61201

The undersigned, having familiarized themselves with the existing conditions of the Project Area affecting the cost of the work and with the Contract Documents as prepared and on file in the office of the Community Development Department, 1528 Third Avenue, Rock Island, Illinois, and hereby proposes to furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services, including utility transportation and security services, and to perform and complete all work required for the project for the sums of:

- 1. 1513 8th Avenue (East Moline) \$ 59,500.00
- 2. 3321 7.5 Avenue (Rock Island) \$ 77,000.00

Sum Total \$ 136,500

**PLEASE NOTE: Failure to complete all items will disqualify your bid.**

- 1. In submitting this Bid, the Bidder understands that the right is reserved by this Awarding Authority to reject any and all Bids. If written notice of the acceptance of this Bid is mailed, telegraphed or delivered to the undersigned within sixty (60) days after the opening thereof, or at any time thereafter before this Bid is withdrawn, the undersigned agrees to execute and deliver an Agreement in the prescribed form and furnish the required bond within ten (10) days after the agreement is presented to him/her for signature.
- 2. Attached hereto is an affidavit in proof that the undersigned has not entered into a collusive agreement with any person in respect to this Bid or any other bid for the Contract for which this Bid is submitted.
- 3. Attached hereto is proof of insurance.
- 4. The Bidder is prepared to submit a financial and experience statement upon request.
- 5. The Principal/s of the Bidder/s is/are:

Miller Trucking & Excavating  
By Justin Miller, President

3303 John Deere Road, Silvis, IL 61282

Name

Address & Zip Code

  
Signature

36-2665423

ID. No. or Social Security No.

1/30/2026

Date

**BID FOR DEMOLITION AND SITE CLEARANCE**

TO: City of Rock Island – Community Development Department  
1528 Third Avenue, Rock Island, IL 61201

The undersigned, having familiarized themselves with the existing conditions of the Project Area affecting the cost of the work and with the Contract Documents as prepared and on file in the office of the Community Development Department, 1528 Third Avenue, Rock Island, Illinois, and hereby proposes to furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services, including utility transportation and security services, and to perform and complete all work required for the project for the sums of:

- |                                  |                     |
|----------------------------------|---------------------|
| 1. 1513 8th Avenue (East Moline) | \$ <u>57,500.00</u> |
| 2. 3321 7.5 Avenue (Rock Island) | \$ <u>52,500.00</u> |

Sum Total \$ 110,000.00

**PLEASE NOTE: Failure to complete all items will disqualify your bid.**

1. In submitting this Bid, the Bidder understands that the right is reserved by this Awarding Authority to reject any and all Bids. If written notice of the acceptance of this Bid is mailed, telegraphed or delivered to the undersigned within sixty (60) days after the opening thereof, or at any time thereafter before this Bid is withdrawn, the undersigned agrees to execute and deliver an Agreement in the prescribed form and furnish the required bond within ten (10) days after the agreement is presented to him/her for signature.
2. Attached hereto is an affidavit in proof that the undersigned has not entered into a collusive agreement with any person in respect to this Bid or any other bid for the Contract for which this Bid is submitted.
3. Attached hereto is proof of insurance.
4. The Bidder is prepared to submit a financial and experience statement upon request.
5. The Principal/s of the Bidder/s is/are:

Valley Construction Co.

Name

3610 78th Ave West, Rock Island, IL 61201

Address & Zip Code



Signature

36-3288368

ID. No, or Social Security No.

1-30-2026

Date

**NON-COLLUSION AFFIDAVIT OF PRIME-BIDDERS**

Greg Hass, being first duly sworn, deposes and says that:  
PRINT NAME

- 1) They are the (owner, partner, officer, representative or agent) of

Valley Construction Co.,  
CONTRACTOR NAME

the bidder that has submitted the attached bid;

- 2) They are fully informed respecting the preparation and contents of the attached bid and all pertinent circumstances respecting such bid.
- 3) Such bid is genuine and is not a collusive or sham bid.
- 4) Neither the said bidder nor any of its officers, partners, owners agents, representatives, employees or parties conspired, connived or agreed, directly or indirectly, with any other bidder, firm, or person to submit a collusive or sham bid in connection with the contract for which the attached bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other bidder, firm or person to fix the price or prices in the attached bid or of any other bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement or advantages against the City of Rock Island, Illinois, or person interested in the proposed contract; and
- 5) The price or prices quoted in the attached bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the bidder or any of its agents, representatives, owners, employees or parties in interest, including this affiant.

By:   
Signature

Attest:   
Witness

President  
Title

**Memorandum**



**To:** Rock Island City Council  
**From:** Jessica Sager, Finance Director  
**Subject:** Report from the Finance Department regarding a budget carryover from CY 2025 in the Community Development Fund (420) in the amount of \$616,337.35.

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

**Date:** February 23, 2026

**Introduction and Background Information:**

The Community Development Department is requesting a budget carryover from CY 2025 in the Community Development Fund (420) related to the Illinois Housing Authority (IHDA) projects in the amount of \$616,337.35. The department will continue using the funds for projects that were approved in 2025, but were not completed. The budget adjustment will increase the balance of the revenue and expenditure accounts listed below:

Account Number	Description	Type	Amount
420-000-000-432000-000 000300-432000-30528-000000	Community Development Fund State Grants IHDA - HRAP	Revenue	\$490,000.00
420-300-100-538025-000 000300-538025-30528-000000	Community Development Fund Infrastructure Maintenance IHDA - HRAP	Expenditure	\$490,000.00
420-000-000-432000-000 000300-432000-30428-000000	Community Development Fund State Grants IHDA - SCP Round 2	Revenue	\$126,337.35
420-300-101-553005-000 000300-553005-30428-000000	Community Development Fund Building Improvements IHDA - SCP Round 2	Expenditure	\$126,337.35

**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 Development Fund (420) revenue and expenditure budget by \$616,337.35 for CY 2026.

Submitted by: Jessica Sager, Finance Director

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Approved by:

**Memorandum**

**Community Development Department**

**To:** Jessica Sager, Finance Director

**Subject:** PY 2025 Illinois Housing Authority (IHDA) Budget Adjustment

**Date:** February 13, 2026



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The Community Development division is requesting a budget adjustment to carry forward IHDA grant funding from 2025 into the current 2026 program year. These funds are committed to projects that commenced in 2025 but remain ongoing.

The total adjustment of \$616,337.35 consists of the following two grants:

1. Home Repairs and Accessibility Program (HRAP): \$490,000.00

- Expense: 420-300-100-538025-000-000300-538025-30528-000000
- Revenue: 420-000-000-432000-000-000300-432000-30528-000000

2. Strong Communities Program: \$126,337.35

- Expense: 420-300-101-553005-000-000300-553005-30428-000000
- Revenue: 420-000-000-432000-000-000300-432000-30428-000000

**Recommendation:**

The Community Department recommends that the Finance Department present the above requested adjustments to Council for approval at the February 23, 2026 regular council meeting.

**Submitted by:** Nichole Mata, Community Development Manager  
Miles Brainard, Community Development Director

---

**Approved by:**

**Memorandum**



**To:** Rock Island City Council  
**From:** Jessica Sager, Finance Director  
**Subject:** Report from the Finance Department regarding a budget carryover from CY 2025 in the Community Development Block Grant Fund (421) in the amount of \$126,774.19.

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

**Date:** February 23, 2026

**Introduction and Background Information:**

The Community Development Department is requesting a budget carryover from CY 2025 in the Community Development Block Grant Fund (421) in the amount of \$126,774.19. The department will continue using the funds for projects that were approved in 2025, but were not completed. The budget adjustment will increase the balance of the revenue and expenditure accounts listed below:

Account Number	Description	Type	Amount
421-000-000-431000-000 -000300-431000-32025-000000	CDBG Funds Federal Grants	Revenue	\$126,774.19
421-305-151-541000-000 306396-541000-32025-000000	CDBG Contributions and Sponsorships Narratives	Expense	\$8,181.85
421-305-151-541000-000 306365-541000-32025-000000	CDBG Contributions and Sponsorships YWCA	Expense	\$8,902.50
421-305-151-541000-000 605332-541000-32025-000000	CDBG Contributions and Sponsorships MLK After School Program	Expense	\$24,033.60
421-305-151-541000-000 300100-541000-32025-000000	CDBG Contributions and Sponsorships Christian Care	Expense	\$16,465.94
421-305-151-541000-000 300101-541000-32025-000000	CDBG Contributions and Sponsorships Spring Forward	Expense	\$12,413.44
421-300-102-538000-000 300102-538000-32025-000000	CDBG Buildings & Grounds Central Fire Station	Expense	\$29,187.50

421-300-102-538000-000 300103-538000-32025-000000	CDBG Buildings & Grounds Downtown Library Bathroom	Expense	\$27,589.36
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**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 Development Block Grant Fund (421) revenue and expenditure budget by \$126,774.19 for CY 2026.

Submitted by: Jessica Sager, Finance Director

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Approved by:

**Memorandum**

**Community Development Department**

**To:** Jessica Sager, Finance Director

**Subject:** PY 2025 HUD CDBG Budget Adjustment

**Date:** February 13, 2026



The Community Development division is requesting a budget adjustment to carry forward \$126,774.19 in CDBG (HUD) funding from the 2025 program year into the current 2026 program year. These funds are committed to projects that were initiated in 2025 but remain ongoing.

The specific account adjustments are as follows:

421-305-151-541000-000-306396-541000-32025-000000 Inc Exp- \$8,181.85

421-000-000-431000-000Inc Rev-\$8,181.85

421-305-151-541000-000-306365-541000-32025-000000Inc Exp- \$8,902.50

421-000-000-431000-000- Inc Rev- \$8,902.50

421-305-151-541000-000-605332-541000-32025-000000Inc Exp- \$24,033.60

421-000-000-431000-000Inc Rev-\$24,033.60

421-305-151-541000-000-300100-541000-32025-000000Exp- \$16,465.94

421-000-000-431000-000 Inc Rev-\$16,465.94

421-305-151-541000-000-300101-541000-32025-000000Inc Exp- \$12,413.44

421-000-000-431000-000 Inc Rev-\$12,413.44

421-300-102-538000-000-300102-538000-32025-000000 Inc Exp-\$29,187.50

421-000-000-431000-000 Inc Rev-\$29,187.50

421-300-102-538000-000-300103-538000-32025-000000 Inc Exp- \$27,589.36

421-000-000-431000-000 Inc Rev-\$27,589.36

**Recommendation:**

The Community Department recommends that the Finance Department present the above requested adjustments to Council for approval at the February 23,2026 regular council meeting.

**Submitted by:** Nichole Mata, Community Development Manager  
Miles Brainard, Community Development Director

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**Approved by:**

# Memorandum



**To:** Rock Island City Council  
**From:** Miles Brainard, Director  
**Subject:** Report from the Community Development Department regarding a housing and retail market study in the Augustana Hilltop area.

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

RC Roll Call vote is needed.

**Date:** February 23, 2026

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## Introduction and Background Information:

The Augustana Hilltop Community Development Corporation has asked the City to partner on a retail and housing market analysis of an area that roughly encompasses their service area and the adjacent neighborhoods. The intent of market analysis is to better understand what types of retail and housing should be developed. This aligns with goals in both the Strategic Housing Development Plan and the soon-to-be adopted Strategic Economic Development Plan. The cost-share for this undertaking is a 50/50 split with the Augustana Hilltop CDC covering costs associated with retail and the City covering costs associated with housing. A final product will be ready later this Spring.

If this goes well, staff intend to explore using the same approach in other areas of the City including Downtown and the 11th Street corridor.

## Previous Council Action (if any):

NA

## Budget Impact:

The City's share of the cost is \$10,500 and that will be paid using remaining ARPA funds allocated for housing-related activities.

## 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 memorandum of understanding and direct the City Manager to execute the document.

Submitted by: Miles Brainard, Director

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Approved by:

**MEMORANDUM OF UNDERSTANDING**  
**BETWEEN THE CITY OF ROCK ISLAND, ILLINOIS, AND**  
**AUGUSTANA HILLTOP COMMUNITY DEVELOPMENT CORPORATION**

This Memorandum of Understanding (“MOU”) is entered into as of \_\_\_\_\_, 2026, by and between the City of Rock Island, Illinois, a municipal corporation (“City”), and Augustana Hilltop Community Development Corporation, a nonprofit corporation (“AHCDC”).

1. *Purpose.* The purpose of this MOU is to set forth the understanding of the parties regarding the completion of a Commercial Real Estate Market Analysis (the “Study”) to be prepared by DiSalvo Development Advisors, LLC (“Consultant”).

2. *Consultant Engagement.* AHCDC shall contract directly with the Consultant to prepare the Study. The City shall not be a party to the consulting agreement and shall have no contractual obligations to the Consultant.

3. *Cost Sharing.* The total estimated cost of the Study is Twenty-One Thousand Dollars (\$21,000.00). The City agrees to reimburse AHCDC for fifty percent (50%) of the actual cost of the Study, in an amount not to exceed Ten Thousand Five-Hundred Dollars (\$10,500.00), upon receipt of documentation reasonably acceptable to the City demonstrating completion of the Study and payment to the Consultant.

4. *Delivery of Study.* AHCDC agrees that a complete copy of the final Study, together with any related executive summaries or presentation materials produced by the Consultant, shall be provided to the City upon completion.

5. *No Partnership.* Nothing in this MOU shall be construed to create a partnership, joint venture, or agency relationship between the parties.

6. *Term.* This MOU shall remain in effect until completion of the Study and payment of the City’s reimbursement obligation described herein, unless earlier terminated by mutual written agreement of the parties.

7. *Authorization.* Each person signing this MOU represents that they are duly authorized to execute this agreement on behalf of the entity indicated.

**CITY OF ROCK ISLAND, ILLINOIS**

**AUGUSTANA HILLTOP COMMUNITY  
DEVELOPMENT CORPORATION**

By: \_\_\_\_\_  
Todd Thompson, City Manager

By: Jerry Lack  
Jerry Lack, Executive Director

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

Date: 2/11/2026

# **PROPOSAL FOR A COMMERCIAL REAL ESTATE MARKET ANALYSIS**

**Rock Island's Hilltop, Webber Park, and Reservoir Park**

Prepared For:

Jerry Lack, Executive Director  
Augustana Hilltop Community Development Corporation  
639 38<sup>th</sup> Street  
Rock Island, IL 61201

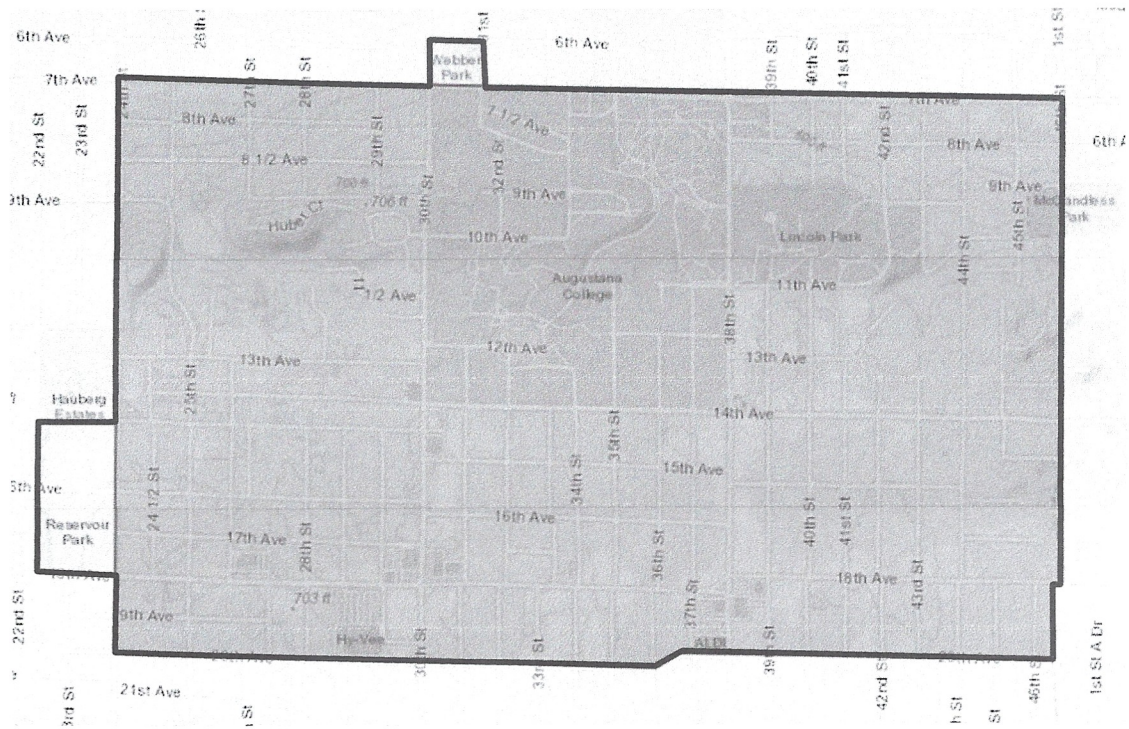
February 9, 2026

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DiSalvo Development Advisors, LLC | 5880 Sawmill Road, Suite 220, | Dublin, Ohio 43017

## INTRODUCTION

DiSalvo Development Advisors, LLC (DDA) will provide a comprehensive commercial market feasibility analysis of the Hilltop area and Webber and Reservoir Parks (see map) to support Augustana Hilltop CDC's future land use strategy.



## DETAILED MARKET ANALYSIS

A detailed supply/demand analysis, including field surveys and demographic/economic analyses, will be completed for retail, restaurants, and rental housing.

The scope and conclusions for each development type are summarized below.

### Site/Area Analysis

Pete DiSalvo will personally inspect the site area to identify and assess the following components:

- Suitability of the two parks and areas along the 30<sup>th</sup> and 38<sup>th</sup> Street corridors (including a site at 1403 30<sup>th</sup> Street), to support additional retail, restaurant, or rental housing
- Market exposure (e.g., visibility to passersby)
- Complementary uses
- Access (Ingress/egress)
- General parking provisions

## **Retail/Restaurants Analysis**

1. Retail/Restaurant Inventory - We will survey all retail and restaurant establishments in the Hilltop area to determine, at a minimum, the following characteristics:

- Shopping center/building name, if available
- Type (inline, outparcel)
- Location
- Tenants and business types
- Square feet of space
- Available square feet
- Prevailing lease rates, if available

2. Trade Area

DDA will identify a commercial trade area(s) for the Hilltop area based on typical drive times and the competitive retail/restaurant environment.

Pending continued approval from the Quad City Chamber, Placer.ai data will be used to identify visitor types to the Hilltop and to develop strategies to better reach the target audience.

3. Supply/Demand Analysis by Category

- Resident consumer spending potential (current and projected)
- Spending demand from visitors
- Local workforce impact on retail and restaurants
- Retail leakage analysis comparing current and projected resident/employee/visitor spending potential to local retail sales.

4. Conclusions

- Total supportable square feet of ground floor commercial space
- Retailer type
- Restaurant type (e.g., full service, limited service)
- Achievable lease rates, if appropriate

## **Rental Housing**

1. We will survey select market-rate and income-restricted apartment developments throughout Rock Island to determine, at a minimum, the following characteristics:

- Property name
- Type (e.g., market-rate, income-restricted)
- Year built/opened
- Number of units
- Type of unit (ranch/garden/townhouse)
- Unit size and mix
- Occupancy rates
- Amenities
- Collected rent and any concessions
- Utilities
- Additional monthly fees
- Map location

A survey of non-conventional rentals, such as single-family homes and duplexes, may also be included in the analysis.

## 2. Primary Market Area Analysis

Establish a Primary Market Area (PMA). The PMA is the smallest geographic area from which 60% to 70% of a project's support will originate. Considerations for the PMA include, but are not limited to:

- Area mobility patterns and drive times
- Interviews with local apartment managers
- Anticipated appeal of product to outlying neighborhoods
- Hard geographic boundaries such as rivers, railroads, and interstates with limited accessibility to cross
- Socio-economic characteristics often delineated by neighborhood, municipality, and/or school district boundaries
- New and proposed developments and their impact on the proposed development

## 3. Demand Analysis

The housing demand analysis is a byproduct of the area's demographic and economic characteristics compared with prevailing market conditions (field survey). The following are the key demographic, economic, and market characteristics used in the analysis.

- Demographic and Economic Characteristics
  - Population and household trends and projections
  - Penetration rate analysis, including the ratio of market-rate units to households by tenure, income, and size
  - Student enrollment trends
  - Employment and unemployment trends
  - Employee inflow/outflow
- Market Characteristics
  - Age of multifamily product
  - Vacancy rates by rent level

## 4. Conclusions/Recommendations

Based on a thorough analysis of supply/demand factors, we will provide the following conclusions and recommendations related to the apartment market potential.

- Market support for additional rental housing by bedroom types.
- Identification of achieved market rents and concessions, if available
- Absorption rates, including average monthly absorption and projected time to achieve stabilized occupancy
- Identification of the area occupancy rates, by unit type, when available

## TERMS AND CONDITIONS

The full market study will be completed and emailed 10 to 12 weeks from initiation. The fee for this entire project will not exceed \$21,000. Fees are due within 30 days of completion of the product.

The fee includes continued project consulting regarding market feasibility issues through completion of the report and provides an electronic version. Printed and bound copies of our report can be provided to the client at an additional cost. This proposal is valid for 30 days.

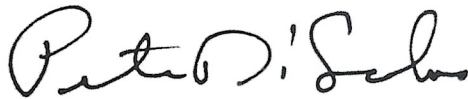
## EXECUTION

When signed and returned to DiSalvo Development Advisors, LLC ("DDA"), this proposal will serve as a contract between DDA and the Augustana Hilltop Community Development Corporation. ("AHCDC"). Upon receipt of this dated and signed proposal, DDA will initiate work.

This agreement shall be governed and construed in accordance with the laws of the State of Ohio. By accepting this agreement, you further agree to submit to the jurisdiction of any state or federal court sitting in Ohio in any action or proceeding arising out of or relating to the enforcement of this agreement.

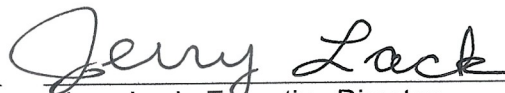
By signing this agreement, AHCDC acknowledges that payment is not contingent upon successful closing or financing of the proposed project. This policy assures the independence of DDA's analysis and conclusions.

AHCDC further acknowledges that DDA's study requires it to rely upon data gathered during interviews with major area employers, local officials, and civic organizations. DDA also obtains data through surveys of area residents and statistical research from demographic materials. Although DDA considers these sources reliable, it cannot verify the data provided. Therefore, AHCDC further acknowledges and agrees that DDA does not guaranty or warrant the data obtained or the projections and conclusions drawn from that data as stated in the project report.



Pete DiSalvo  
President  
DiSalvo Development Advisors, LLC

February 9, 2026



Jerry Lack, Executive Director  
Augustana Hilltop Community  
Development Corporation

Date: 2-9-2026



# Memorandum



**To:** Rock Island City Council  
**From:** Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director  
**Subject:** Report from the Community Development Department regarding a memorandum of agreement with Augustana College for ecological survey activities.

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

RC Roll Call vote is needed.

**Date:** February 23, 2026

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## Introduction and Background Information:

Augustana College's Upper Mississippi Center for Sustainable Communities has proposed doing an ecological survey for the Southwest wetland area as part of the effort to establish a land and water reserve. The scope of that work includes a backwater habitat inventory and characterization, an invasive plant population inventory, an avian species inventory, a bat inventory, a terrestrial and aquatic mammal inventory, an aquatic community inventory, a water quality assessment, a forest inventory, and a macroinvertebrate and insect diversity assessment. It also includes stakeholder engagement in collaboration with the Wetlands Task Force. That will involve both interviews and focus groups. Together, the information gathered about the natural habitat and the information gathered from stakeholders will help inform the land and water reserve management plan's goals and objectives. These would include, as example, the types of habitat improvement that should be done as well as the types of recreational activities that should be allowed.

This public-private partnership between the City and Augustana College offers several benefits. One, it ensures that an objective and scientific approach is used when evaluating the wetland area and its existing conditions. Two, it will involve a wide range of stakeholders ensuring that all voices are heard and ultimately incorporated into the management plan. Three, it will provide an educational experience to local students.

## Previous Council Action (if any):

The City Council previously approved the effort to establish a land and water reserve in the Southwest. This activity is a necessary step to complete that effort.

## Budget Impact:

The ecological survey work will take place over three years and the costs will be covered using the recently expanded I-280 / Route 92 (Casino) TIF district.

Time Period	Payroll	Goods & Equipment	Total
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February - December 2026	\$69,464	\$28,471	\$97,935
January - December 2027	\$60,980	\$15,315	\$76,295
January - May 2028	\$50,525	\$9,015	\$59,540
			\$233,770

**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 memorandum of agreement and direct the City Manager to execute the document.

Submitted by: Miles Brainard, Director

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Approved by:

**MEMORANDUM OF AGREEMENT**

**BETWEEN THE CITY OF ROCK ISLAND, ILLINOIS AND AUGUSTANA COLLEGE**

This Memorandum of Agreement ("MOA") is being entered into between the City of Rock Island, Illinois and Augustana College, a private non-profit education institution located in Rock Island, Illinois.

**WHEREAS**, The City of Rock Island provides a variety of services, programs and infrastructure to meet the needs of Rock Island area residents, businesses and visitors; and

**WHEREAS**, to better serve the community, the City of Rock Island proactively pursues collaborative relationships and potential grant opportunities to address known redevelopment, economic development, public health, transportation, environmental and parks planning, and general planning needs, subject to available staff time and funding; and

**WHEREAS**, the Augustana College Upper Mississippi Center for Sustainable Communities ("UMC") selects communities in the region with which to build partnerships through its Augustana Accelerator Initiative (Accelerator). Augustana College has committed to work with the City of Rock Island to create community-driven, project-based experiential learning opportunities for students related to real-world economic, social, and environmental challenges facing communities; and

**WHEREAS**, the parties desire to engage in a collaboration of faculty and students from across campus with the partnership starting in February 2026 and extending for a period of five years;

**WHEREAS**, the Accelerator is funded through a variety of grant resources, Augustana College revenue sources, and financial contributions from the selected communities.

**NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:**

**I. Term**

This MOA shall become effective upon the date of the last signature of all the parties herein, and shall continue for 5 years from its effective date, unless earlier terminated as provided in Section V of this MOA.

**II. Scope of Work**

The City of Rock Island and Augustana College acknowledge that certain preparatory work has already been initiated in anticipation of execution of this MOA (provision of in-kind services but no direct expenditure of funds). This MOA addresses the commitment of additional in-kind services and potential future expenditures on the overall project.

- A. **Scope of Work.** The parties have agreed to an initial Scope of Work (SOW) and Budget (Appendix A) for the initial phase of the partnership (through May 2029 for the ecological component and August 2027 for the stakeholder component) that describes the major projects to be completed including their objectives, deliverables, timelines and major milestones, and good faith estimate of expected compensation to Augustana College for the performance of its obligations specified in the SOW.
- B. **Modification of Scope of Work.** The parties acknowledge that this is community-based participatory research project and that modifications of the SOW may be necessary to address unforeseen issues. The parties may mutually modify the SOW and budget as necessary.

### III. Responsibilities of Augustana College

- A. Augustana College will prepare and provide final reports and other deliverables in electronic and/or paper format by the specified deadlines.
- B. Augustana College will coordinate a kick-off event for the project in 2026.
- C. Augustana College, in collaboration with the City of Rock Island, will prepare a communications plan, publicity materials (including but not limited to relevant social media content) to raise awareness of the project in the community.
- D. Augustana College will dedicate 0.10 FTE of the UMC Director's, 0.25FTE of the Program Manager's, and 0.10 of the GIS Manager's time to the project. These staff commitments will provide at least 10 hours per week of staff time and resources to enable smooth coordination and communication between The City of Rock Island and Augustana. Augustana will also employ other faculty with the necessary expertise and student research assistants as described in the SOW and Budget. In addition, our Communications and Marketing Department will be available to assist with the final design and layout for related community engagement materials.

### IV. Responsibilities of the City of Rock Island.

- A. The City of Rock Island will provide to the Augustana College faculty or instructor and his or her students any technical assistance and information necessary to complete the Projects including, but not limited to, existing data sets and previously prepared reports, findings, plans and maps, and stakeholder or public engagement activity summaries. To the extent possible, The City of Rock Island will also host necessary student field trips in an effort to provide a context for the project.
- B. The City of Rock Island will provide key access to access roads with dedicated public access. The city will also provide access to other city-owned properties and right-of-ways necessary to complete the work described in the SOW.

- C. The City of Rock Island will compensate Augustana College for the performance of its obligations as specified in the attached SOW and Budget. All the compensation for the work to be commenced between the effective date of this MOA and December 31, 2026 will be provided as a single payment made no later than 30 days of the effective date of the MOA. For the work that will occur in 2027, fifty percent of the compensation will be provided as a single payment no later than January 30, 2027. The remaining fifty percent of compensation will be provided as a single payment no later than December 31, 2027. For the work that will occur in 2028, fifty percent of the compensation will be provided as a single payment no later than January 30, 2028. The remaining fifty percent of compensation will be provided as a single payment no later than June 30, 2029.

The budget for work performed on the stakeholder component beyond August 2027 will be determined by the parties no later than September 1, 2027. The budget for work performed on the ecological component beyond May of 2029 will be determined by the parties no later than June 1, 2029.

In the event that actual expenditures for the project exceed the good faith estimate set out in the SOW, the City shall not be obligated to pay Augustana more than the good faith estimate in the scope of work unless approval of the City Council is obtained. If the City Council does not agree to pay amounts above the good faith estimate set out in the SOW, the City of Rock Island shall have no obligation to compensate Augustana for any amounts above the original good faith estimate set out in the scope of work. In such a case, the parties agree that the SOW may be adjusted so that expenditures do not exceed the original estimates.

- D. The City of Rock Island will participate in all designated stakeholder events, kick-off events, mid-course and end-of-course reviews of student progress, and year-end activities.
- E. The City of Rock Island will assist in organizing stakeholders and/or public engagement activities as necessary to support the project as described in the SOW.
- F. The City of Rock Island is responsible for the printing and distribution of any outreach-related materials produced by Augustana College including but not limited to postcards and mailings to city residents and other stakeholders.
- G. The City of Rock Island will dedicate an average of 3-5 hours per week of staff time and resources to the project to enable smooth coordination and communication between the City of Rock Island and Augustana College.

## **V. Termination of the Agreement**

This MOA will terminate in five years from the effective date unless extended by the parties. This MOA may be terminated prior to the stated termination date by written mutual consent of the parties. Any termination shall not be effective until the end of the academic term in progress, and the parties shall continue to proceed with their obligations in good faith until that time.

## **VI. Amendments**

This MOA may not be amended except upon the written agreement of the parties.

## **VII. Ownership of Work Product**

Each party shall retain ownership of its own work product. Each party hereby grants to the other parties a non-exclusive, royalty free, worldwide perpetual license to use, copy, and distribute any work product of and information provided that party pursuant to this MOA for any lawful purpose.

## **VIII. Liability**

These Projects will be completed by Augustana College students through a combination of faculty-mentored research projects, internships, service learning opportunities, and project-based experiential learning experiences in existing academic courses. Students working on such projects will be covered by Augustana College's liability insurance. To the fullest extent permitted by law, Augustana hereby agrees to release and hold harmless The City of Rock Island and all officers, employers, or agents from all liability, incidents, work injury claims, and claims for damages, however styled, arising out of or related to the negligent or wrongful acts of Augustana to the extent caused by Augustana. Augustana further agrees to indemnify the City of Rock Island for any damages or claims which arise from any negligent act or omission by Augustana, its employees, agents or assigns. To the fullest extent permitted by law, the City of Rock Island hereby agrees to release and hold harmless Augustana College and all its officers, employers, or agents, from all liability, incidents, work injury claims and claims for damages, however styled, arising out of or related to the negligent or wrongful acts of Rock Island to the extent caused by Rock Island.

## **IX. Notice**

Any notice required or authorized to be given to The City of Rock Island shall be sent, via first class mail, to Todd Thompson, City Manager, City of Rock Island, 1528 Third Avenue, Rock Island, IL 61201.

Any notice required or authorized to be given to Augustana College shall be sent, via first class mail, to Michael Reisner, UMC Director, Augustana College, Hanson Hall Room 441,639 38<sup>th</sup> Street, Rock Island, IL 61201.

## **VIII. Access to Records**

Each party to this MOA shall have access to the other party's documents, investigative reports, papers, and other records which are directly pertinent to this MOA for the purposes of making financial, maintenance, or regulatory audits.

**IX. Entire Agreement**

This MOA sets forth the entire understanding between the parties with respect to the subject matter of this MOA, and supersedes any and all prior understandings and agreements, whether written or oral, between the parties with respect to such subject matter.

**IN WITNESS WHEREOF**, the execution of which having been first duly authorized according to law.

\_\_\_\_\_  
Todd Thompson  
City Manager, City of Rock Island, Illinois

\_\_\_\_\_  
Date

*Michael Reisner*  
\_\_\_\_\_  
Michael Reisner  
Director of the Augustana College Upper  
Mississippi Center for Sustainable Communities

\_\_\_\_\_  
February 12, 2026  
Date



**PROPOSED SCOPE OF WORK  
BETWEEN THE CITY OF ROCK ISLAND WETLAND TASK FORCE  
AND AUGUSTANA COLLEGE UPPER MISSISSIPPI CENTER FOR  
SUSTAINABLE COMMUNITIES**

**February 12, 2026**

**Ecological Inventory Component: Goal is to inventory the most significant ecological resources of the Preserve to inform future management goals, objectives, and strategies**

1. Backwater Habitat Inventory & Characterization. Use a combination of high-resolution images taken by aerial drones, available remotely-sensed satellite and geospatial data, and field surveys to map the different land cover and habitats of the Preserve (open water, emergent vegetation wetlands, shrub-scrub wetlands, sedge-grassland wetlands, sloughs, willow stands, etc.).

Timing & Duration: mapping would commence in the spring of 2026. A preliminary map will be produced in early summer to guide the design and implementation of other inventories.

2. Invasive Plant Population Inventory. Use a combination of surveys and aerial drones to map all significant invasive plant species populations with an emphasis on *Phragmites australis* (common reed) *Humulus japonicus* (Japanese hops), and *Phalaris arundinacea* (reed canary grass).

Timing & Duration: mapping would commence in the spring/summer of 2026 and continue into 2027 if necessary.

Deliverables:

1. Preliminary map of all invasive species populations  $\geq 0.5$ ha by December 31, 2026 and final map by December 31, 2027.
2. Preliminary report by August 31, 2026 that evaluates the effectiveness of management practices for controlling identified invasive populations and makes site specific recommendations and priorities for management and/or elimination of significant identified projects.

3. Potential service learning opportunities for students to participate in invasive plant control and removal efforts
  
3. Avian Inventory. Because of anticipated challenging access to some areas of the Preserve, we intend to rely heavily on passive acoustic meters to assess the avian (and bat) diversity by major habitat types and season. This effort will be supplemented by more traditional point counts using the Cornell Ornithology Lab Merlin App to assess and observational surveys using scopes from elevated locations. Monitoring would commence in the late winter/early spring of 2026 and continue through winter of 2027-2028 (three years of data). Acoustic meters would be located in the four habitats with point counts conducted every 4-6 weeks in fall & winter seasons and 1-2 weeks in spring & summer breeding seasons along transects to capture the four habitat types.

Deliverables:

1. Interim Report documenting the findings of the 2026 inventory by May 31, 2027.
2. Interim Report documenting the findings of the 2026-2027 inventories by May 31, 2028.
3. Final Report documenting the findings of 2026-2028 inventories by May 31, 2029

Specific Associated Costs = see proposed budget

4. Bat Inventory. Use a combination of passive acoustic meters and active point counts using ultrasonic smart-phone meters to assess bat diversity during the active summer months. Monitoring would commence in the summer of 2026 and continue into the summer of 2028. Acoustic meters would be located along habitat edges with point counts conducted every 2-3 weeks along transects during the active summer season. Nocturnal flying terrestrial insect communities will be assessed at selected bat inventory locations.

Deliverables:

1. Interim Report documenting the findings of the 2026 inventory by May 31, 2027.
2. Interim Report documenting the findings of the 2026-2027 inventories by May 31, 2027.
3. Final Report documenting the findings of 2026-2028 inventories by May 31, 2029

Specific Associated Costs = see proposed budget

5. Terrestrial & Aquatic Mammal Inventory. Use remote camera traps to assess large terrestrial and aquatic mammal diversity and activity by major habitat types and seasons. Monitoring would commence in the late winter/early spring of 2026 and continue through 2028.

Deliverables:

1. Interim Report documenting the findings of the 2026 inventory by May 31, 2027.
  2. Interim Report documenting the findings of the 2026-2027 inventories by May 31, 2028.
  3. Final Report documenting the findings of 2026-2028 inventories by May 31, 2029
6. Aquatic Community Inventory. Use primarily eDNA water sampling to assess fish, reptile, amphibian, and mussel diversity. The inventory will use more-traditional field techniques (nets and electrofishing) to supplement molecular-based findings as needed. Initial sampling would commence in the late spring or early summer 2026 and continue into 2027 as needed.

Deliverables:

1. Interim Report documenting the findings of the 2026 inventory by May 31, 2027.
2. Final Report documenting the findings of 2026-2027 inventories by May 31, 2028.

Specific Associated Costs: see proposed budget

7. Water quality Assessment. Assess the water quality of sloughs, creeks, ponds, and in the Preserve and streams (Turkey Hollow Creek, Sand Creek, Kyte Creek, Old Mill Creek, and unnamed streams) comprising the Milan Bottoms catchment basin discharging into the Milan Bottoms complex to determine potential nutrient, sediment, and other pollutant loading into the Preserve and complex. Bi-monthly sampling (Oct-

March) and monthly sampling (April-Sept) of all sites starting April 1, 2026 through April 1, 2028.

Deliverables:

1. Interim Report documenting the findings of the 2026 assessment by May 31, 2027.
2. Interim Report documenting the findings of 2026-2027 inventories by May 31, 2028.
3. Final Report documenting the findings of 2026-2028 inventories by May 31, 2029.

Specific Associated Costs: see proposed budget

8. Forest Inventory. Use traditional field-based techniques to assess the diversity of structure of the seedling, sapling, mature, and legacy canopies of forested habitats and invasive shrub communities. Sampling would commence in the summer of 2026 and continue into 2027.

Deliverables:

1. Interim Report documenting the findings of the 2026 assessment by May 31, 2027.
2. Interim Report documenting the findings of 2026-2027 inventories by May 31, 2028.

9. Macroinvertebrate & Insect Diversity. Use several methods to assess the diversity of the insect community (most specimens will only be identified to the family or genus level). Initial efforts will focus on inventories of moths and butterflies because of their dietary importance to bats and birds. Once we have the opportunity to characterize the open water aquatic communities (ponds, sloughs, & streams), we will assess relevant plankton and macroinvertebrate communities.

Deliverables:

1. Interim Report documenting the findings of the 2026 inventory by May 31, 2027.
2. Interim Report documenting the findings of the 2026-2027 inventories by May 31, 2028.
3. Final Report documenting the findings of 2026-2028 inventories by May 31, 2029

**Stakeholder Engagement Component:** Goal is to collaborate with the Wetland Task Force to engage stakeholders to assess their subjective priorities for Preserve management goals and objectives, strategies, and research needs and use collected stakeholder perspectives to guide development and implementation of the management plan. A special emphasis will be given to assessing the perspectives of adjacent property landowners and those living in close proximity to the Preserve. We also intend to catalogue the perspectives of other landowners in the region, local and regional NGOs, interested citizens, and representatives from local, state, and federal government.

We are proposing to use a mixed methods approach initially emphasizing unstructured interviews and focus groups. This qualitative data will be coded to ascertain patterns and themes. This will be supplemented later by targeted structured interviews and the Q method. The instrumental and analytical underpinning of the Q method is a process whereby stakeholders map their own subjective perspectives by ranking a number of statements relevant to the natural resource issue (in this case, the establishment of the Preserve). The collected data is then analyzed to identify key coherent narratives (discourses) among stakeholders, as well as identify shared narratives (common ground or areas of consensus) and those of contention. The approach will also use participatory GIS mapping and focus groups to supplement the findings from the Q method and interviews.

## **Timeline & Deliverables**

### **March-May 2026**

1. Conduct a rapid ethnographic assessment (REA) of the needs and values of the most immediately affected stakeholders (e.g., adjacent landowners), using a team-based mixed-methods approach to conduct interviews, participant observation, focus groups, mapping, and content analysis. An REA will result in preliminary findings that can be used as a baseline for more sustained longer-term assessment of community needs as the Preserve is established and developed. The proposed Augustana Milan Bottoms REA will consist of the following:
2. Conduct a series of anonymous, unstructured interviews to ensure the full spectrum of stakeholder values and attitudes are captured early in the process without unintentional biases from a pre-constructed questionnaire, instrument, or rubric. Combine these interviews with participant observation of landowners in the vicinity of the proposed Preserve to provide them with an opportunity to literally show researchers what they see

and value in the landscape and use this information to create mental maps of the area to highlight its assets and values from the perspective of different stakeholders.

3. Co-host several informational focus groups for stakeholders to provide their perspectives and participatory mapping to provide ideas, and to help stakeholders refine and articulate their views.
4. Collect and analyze additional relevant statements from published material, testimony on the matter, websites, social media, etc. (February 15-March 30). Develop the Concourse (for Q Method), a collection of subjective statements from stakeholders representing the full domain of discourse covering the range of perspectives on the goals, objectives, management strategies and research needs for the Preserve
5. Conduct a series of anonymous, unstructured interviews to ensure the full spectrum of stakeholder values and attitudes are captured early in the process. Combine these interviews with participant observation of landowners in the vicinity of the Preserve to provide them with an opportunity to literally show researchers what they see and value in the landscape and use this information to create mental maps of the area to highlight its assets and values from the perspective of different stakeholders.
6. Co-host several informational focus groups for stakeholders to provide their perspectives and participatory mapping to provide ideas and help stakeholders refine and articulate their views
7. Begin to collect and analyze additional relevant statements from published material, testimony on the matter, websites, social media, etc. Begin coding the information to create a collection of subjective statements from stakeholders representing the full domain of discourse covering the range of perspectives on the goals, objectives, management strategies and research needs for the Preserve. This information will be used later to develop the Concourse for Q Method.

### **June-December 2026**

1. Update the Wetland Task Force at regularly scheduled meetings. Present to Rock Island City Council on progress and preliminary findings as requested.
2. Conduct additional interviews and/or focus groups to generate additional statements from key stakeholder groups

3. Continue to collect and analyze additional relevant statements from published material, testimony on the matter, websites, social media, etc. Begin coding the information to create a collection of subjective statements from stakeholders representing the full domain of discourse covering the range of perspectives on the goals, objectives, management strategies and research needs for the Preserve. This information will be used later to develop the Concourse for Q Method.
4. Assemble a collection of statements (60-80 statements) and divide them into thematic categories in collaboration with the Wetland Task Force. Solicit feedback on the draft Concourse from the Wetland Task Force. In collaboration with the Wetland Task Force, develop the set of statements (Q-set) drawn from the Concourse that is representative of the range of viewpoints in the concourse including statements with high potential to generate intensive feelings, emotions, and views on the identified themes

### **January-May 2027**

1. Once the Preserve has been designated and a draft of the management plan is available, co-host a series of 1-2 Q-Sort stakeholder workshops (minimum goal of 8-12 stakeholders at each) at informal locations designed to ensure all known groups of stakeholders participate. Identify and recruit individual stakeholders to participate (P-Set) to ensure as wide a range of perspectives is represented as possible. Each workshop will consist of three components: (1) Participants with engage in Q-Sort wherein they will sort and prioritize statements based on their own personal views and interpretations of them; (2) a combination of focus groups and individual interviews to solicit the rationale behind individual rankings and foster dialogue to present stakeholders with an opportunity understand others perspectives; and ending with (3) participatory mapping wherein participants can discuss and map their ideas.
2. Prepare a report synthesizing the findings from the interview phase

### **June-August 2027**

1. Conduct the analyses of the Q-Sort data to: (1) identify coherent narratives on the Preserve; (2) describe the narratives in terms of characteristic statements; (3) identify statements shared among narratives and most stakeholders (common ground), as well as areas of contention
2. Time permitting, conduct structured one-on-one interviews with selected Q-sort participants to dive deeper into the rationale behind their rankings and to gather additional background information to aid in the interpretation of the findings

**October-December 2027**

1. Work with the Wetland Task Force to interpret the findings and ensure they guide the development of the management plan for the Preserve
2. Participate in any requested informational sessions with city council

**January-December 2027-2028**

Collaborate with the Wetland Task Force and DNR to complete stakeholder engagement efforts relevant to the implementation of the management plan, especially concerning management priorities that emerge.

**APPENDIX A**  
**Detailed Breakdown in Tables 1 (payroll) & 2 (goods & equipment)**

<b>Time Period</b>	<b>Payroll</b>	<b>Goods &amp; Equipment</b>	<b>Total</b>
February – December 2026	\$69,464	\$28,471	\$97,935
January – December 2027	\$60,980	\$15,315	\$76,295
January 2028 – May 2028	\$50,525	\$9,015	\$59,540

Exhibit A, Table 1. Proposed Budget Payroll (February 2026-May 2029)

Category	2026						2027						2028-2029										
	Annual	Spring Semester	Fall Semester	Summer	Total Expenses	Rock Island Contribution Requested	Augustana Committed Contribution	Annual	Spring Semester	Fall Semester	Summer	Total Expenses	Rock Island Contribution Requested	Augustana Committed Contribution	Annual	Spring Semester	Fall Semester	Summer	Spring 2029	Total Expenses	Rock Island Contribution Requested	Augustana Committed Contribution	
JMC Director (0.10 = \$9800)	\$9,800				\$9,800	\$0	\$9,800	\$9,800				\$9,800	\$0	\$9,800	\$9,800						\$9,800	\$0	\$9,800
JMC Program Manager (0.25 = \$12500)	\$12,500				\$12,500	\$0	\$12,500	\$12,500				\$12,500	\$0	\$12,500	\$12,500						\$12,500	\$0	\$12,500
JMC GIS Manager (0.10 = \$5100)	\$5,100				\$5,100	\$0	\$5,100	\$5,100				\$5,100	\$0	\$5,100	\$5,100						\$5,100	\$0	\$5,100
<b>Stakeholder Engagement Component</b>																							
Student Academic Year Research Assistants		\$6,405	\$4,270	\$10,500	\$21,175	\$14,823	\$6,353		\$4,270	\$2,135	7000	\$13,405	\$9,384	\$4,022		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Faculty Stipends		\$5,800	\$5,800	\$5,800	\$17,400	\$12,180	\$5,220		\$2,900	2900	5800	\$11,600	\$8,120	\$3,480		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ecological Inventories Component</b>																							
Student Academic Year Research Assistants		\$8,540	\$8,540	\$14,000	\$31,080	\$21,756	\$9,324		\$8,540	\$8,540	\$14,000	\$31,080	\$21,756	\$9,324		\$8,540	\$8,540	\$14,000	\$4,270	\$35,350	\$24,745	\$10,605	
Faculty Stipends		\$4,350	\$5,800	\$17,400	\$27,550	\$19,285	\$8,265		\$5,800	\$5,800	\$17,400	\$29,000	\$20,300	\$8,700		\$5,800	\$5,800	\$17,400	\$5,800	\$34,800	\$24,360	\$10,440	
Lab Manager & Technician (0.10FTE academic year & 0.20FTE for two months summer salary)		\$2,663	\$2,663	\$1,420	\$6,745	\$1,420	\$5,325		\$2,663	\$2,663	\$1,420	\$6,745	\$1,420	\$5,325		\$2,663	\$2,663	\$1,420	\$0	\$6,745	\$1,420	\$5,325	
<b>Total</b>					<b>\$131,350</b>	<b>\$69,464</b>	<b>\$61,887</b>					<b>\$119,230</b>	<b>\$60,980</b>	<b>\$58,251</b>						<b>\$104,295</b>	<b>\$50,525</b>	<b>\$53,770</b>	

Exhibit A, Table 2. Goods, Services, and Equipment Budget (January 2026-May 2029)										
	2026			2027			2028-2029			
	Total Cost	Rock Island Contribution	Augustana Contribution*	Total Cost	Rock Island Contribution	Augustana Contribution	Total Cost	Rock Island Contribution	Augustana Contribution	
<b>Avian &amp; Bat Diversity Inventories Specific Costs</b>										
Passive acoustic meter per unit costs = \$1,326 x 16 (meter, batteries, SD cards, & installation hardware)	\$21,216	\$10,608	\$10,608	\$0	\$0	\$0	\$0	\$0	\$0	
Active ultrasonic meter per unit costs = \$179 x 16 (Echo touch 2 smartphone meter)	\$1,432	\$1,074	\$358	\$0	\$0	\$0	\$0	\$0	\$0	
Kaleidoscope Pro Software per unit costs = \$400 x 3 (annual subscription covers two users)	\$1,200	\$800	\$400	\$1,200	\$800	\$400	\$1,200	\$800	\$400	
<b>Subtotal</b>	<b>\$23,848</b>	<b>\$12,482</b>	<b>\$11,366</b>	<b>\$1,200</b>	<b>\$800</b>	<b>\$400</b>	<b>\$1,200</b>	<b>\$800</b>	<b>\$400</b>	
<b>Large Mammal Diversity Inventory Specific Costs</b>										
Terrestrial camera traps per unit costs = \$852 x 15 (camera, batteries, mounting straps, locks, SD cards & reader)	\$12,780	\$0	\$12,030	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Subtotal</b>	<b>\$12,780</b>	<b>\$0</b>	<b>\$12,030</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Aquatic Community Inventory (Fish, Ambibian, Reptile, &amp; Mussel) Specific Costs</b>										
eDNA consumables to run molecular samples = \$5000 per set of samples	\$5,000	\$3,000	\$2,000	\$5,000	\$3,000	\$2,000	\$0	\$0	\$0	
<b>Subtotal</b>	<b>\$5,000</b>	<b>\$3,000</b>	<b>\$2,000</b>	<b>\$5,000</b>	<b>\$3,000</b>	<b>\$2,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Water Quality Assessment Specific Costs (9 events x 10 locations)</b>										
IDEXX per unit costs = \$20 per sample	\$1,800	\$1,800	\$0	\$1,800	\$1,800	\$0	\$1,800	\$1,800	\$0	
SEAL reagents & standards (TDS, nitrate, ammonia, phosphate, chlorides, dissolved oxygen, pH, temperature, biological oxygen demand) per unit costs = \$7 per sample	\$630.00	\$315.00	\$315.00	\$630.00	\$315.00	\$315.00	\$630.00	\$315.00	\$315.00	
<b>Subtotal</b>	<b>\$2,430</b>	<b>\$2,115</b>	<b>\$315</b>	<b>\$2,430</b>	<b>\$2,115</b>	<b>\$315</b>	<b>\$2,430</b>	<b>\$2,115</b>	<b>\$315</b>	
<b>Insect Diversity Inventory Specific Costs</b>										
Insect traps for nocturnal flying insects per unit costs = \$30	\$2,400	\$1,500	\$900	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Subtotal</b>	<b>2400</b>	<b>1500</b>	<b>900</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Stakeholder Engagement Component</b>										
Stakeholder meetings costs: room rental fee, materials, food) per unit costs = \$200	\$800	\$800	\$0	\$800	\$800	\$0	\$0	\$0	\$0	
Incentives for stakeholder participation per unit costs = \$25 x 50 (interviews & Q sort only)	\$1,250	\$1,250	\$0	\$1,250	\$1,250	\$0	\$0	\$0	\$0	
Interview transcription & coding software annual license	\$1,250	\$1,250	\$0	\$1,250	\$1,250	\$0	\$0	\$0	\$0	
<b>Subtotal</b>	<b>\$3,300</b>	<b>\$3,300</b>	<b>\$0</b>	<b>\$3,300</b>	<b>\$3,300</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Miscellaneous expenses</b>										
Student Travel Costs	\$1,100	\$1,100	\$0	\$1,100	\$1,100	\$0	\$1,100	\$1,100	\$0	
Miscellaneous research supplies & equipment	\$4,000	\$4,000	\$0	\$4,000	\$4,000	\$0	\$4,000	\$4,000	\$0	
Equipment maintenance and repair	\$1,000	\$1,000	\$0	\$1,000	\$1,000	\$0	\$1,000	\$1,000	\$0	
<b>Subtotal</b>	<b>\$6,100</b>	<b>\$6,100</b>	<b>\$0</b>	<b>\$6,100</b>	<b>\$6,100</b>	<b>\$0</b>	<b>\$6,100</b>	<b>\$6,100</b>	<b>\$0</b>	
<b>Total</b>	<b>\$55,858</b>	<b>\$28,497</b>	<b>\$26,611</b>	<b>\$18,030</b>	<b>\$15,315</b>	<b>\$2,715</b>	<b>\$9,730</b>	<b>\$9,015</b>	<b>\$715</b>	

\* Included Augustana contributions & Nahant Marsh in-kind sharing of acoustic meters

## 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 a variance request from Tim Fanella of Modern Woodmen for property at 1701 1st Avenue.

Motion: Motion to approve the variance based on the staff analysis and the commission's recommended stipulation.

RC Roll Call vote is needed.

**Date:** February 23, 2026

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### **Introduction and Background Information:**

Applicant:  
Modern Woodmen

Location:  
1701 1<sup>st</sup> Avenue

Size of Property:  
The property measures approximately 254,826 square feet.

Topography:  
The property slopes up from north to south by approximately 2 feet and sits slightly above street level.

Zoning History:  
None.

Existing Land Use & Zoning:  
The property is zoned B-2 (downtown business) district. To the north is the Mississippi River, to the south is the Great River Trail, railroad, 1<sup>st</sup> Avenue and properties zoned B-2 (downtown business). To the east is property zoned C-1 (park conservation), and to the west is the Centennial Bridge.

Project Details:  
The applicant informed staff about wanting to install an 8ft tall fence along the trail. Staff informed the applicant a variance would be needed to install the fence at that height.

Requested Action and Affected Requirements:

The request is for one (1) variance from the Zoning Ordinance as described in Table 1.  
Table 1

Variance	Requested Action	Affected Zoning Requirements
(1)	Install an eight (8) foot tall metal fence at the property	Fences shall be no more than 6 feet in height in any side or rear yard (Chapter 11, Section 13).

Conditions to Authorize Variances & Staff Analysis:

Variances shall only be authorized if two (2) of the three (3) conditions as provided in Article 8, Section 6-A of the Zoning Ordinance are found. The Commission will make a recommendation to the City Council for this request since the property is business zoned and over 20,000 square feet. Table 2 includes the conditions to authorize variances with the corresponding staff analysis and conclusion of if the condition is met.

Table 2

Conditions to Authorize Variance	Staff Analysis	Meets Condition (Yes/No)
The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;	Staff conclude that the property can yield a reasonable return without a variance as a six (6) foot fence would still offer the security needed.	No
The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and	The property has an existing 8-foot-tall fence along parts of the property. Staff reason that allowing the 8-foot tall fence particularly along the trail, will provide some buffer against activities of the railroad and trail.	Yes
The variance, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the same zoning district and in the vicinity.	Staff reason the fence height will not alter the character of the neighborhood. The property already utilizes 8-foot fencing in other areas, allowing the same height for the new section ensures a cohesive appearance across the property.	Yes

Planning & Zoning Commission Meeting

The commission held a public hearing on the request at their February 4th meeting. The applicant, Tim Fanella of Modern Woodmen, spoke in favor of the request. No other members from the public spoke on the request. The commission discussed approving the variance, but adding a stipulation that the fence be metal (in-kind with the chainlink fence that is currently on the property). Fanella noted that is what Modern Woodmen intends to do. Commissioner Moline made a motion to approve the variance based on the staff analysis with the amendment that the fence being metal. This motion passed unanimously. Staff agree with the added stipulation.

**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 variance for the metal fence height as there is a unique circumstance and the fence height will not alter the character of the neighborhood. Staff and the Planning & Zoning Commission also recommended the following stipulation.

1. The variance shall apply to an 8-foot metal fence (consistent with the type of fence already in that location).

Submitted by: Tanner Osing, Planning & Zoning Manager




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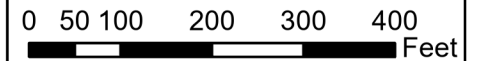
Approved by:

# 8 Ft Tall Fence Variance



## PZC Case 2026-03

-  Subject Property
-  Parcels
- B2** Zoning District
-  Building

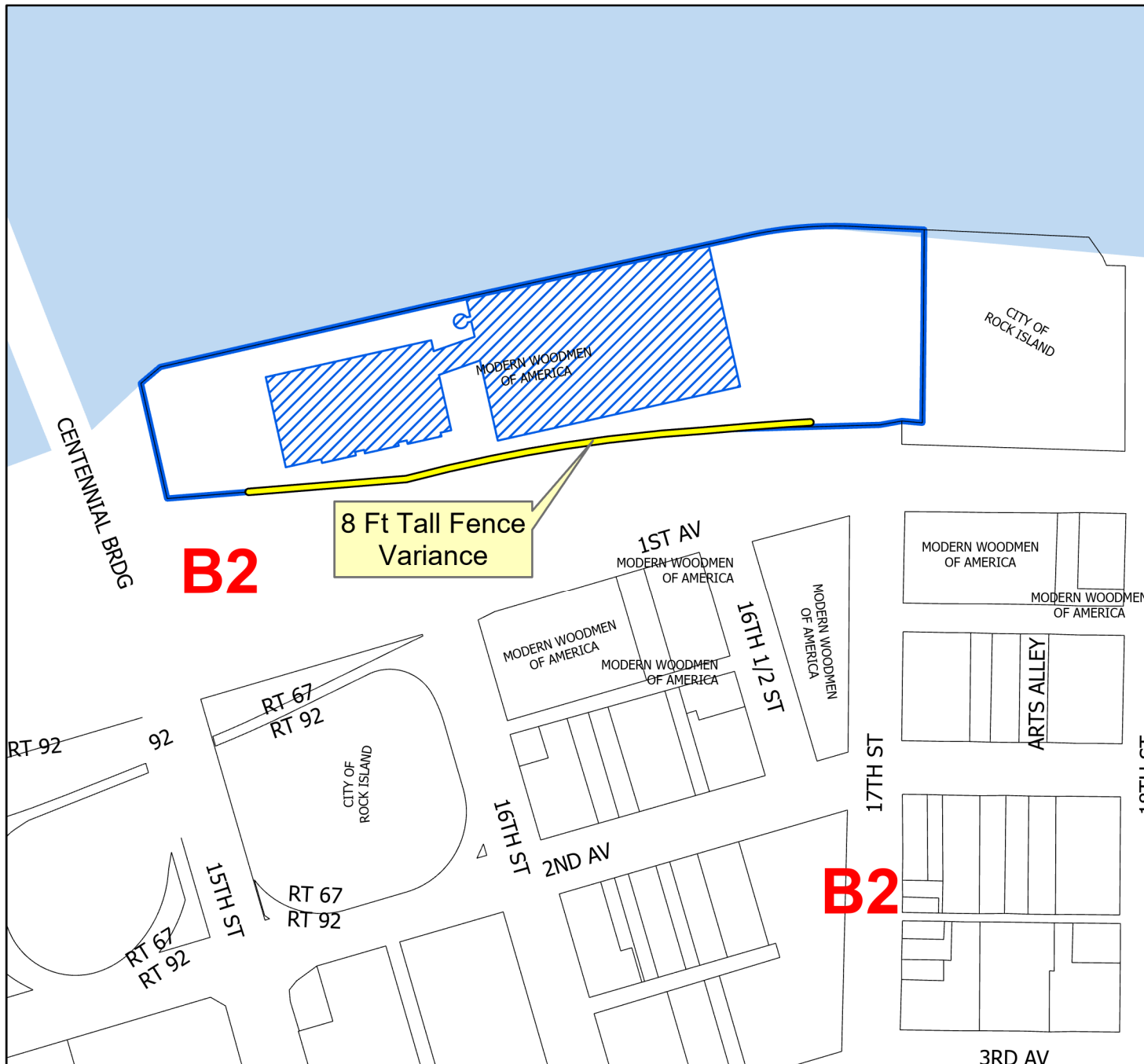


## City of Rock Island




COMMUNITY DEVELOPMENT  
DEPARTMENT



# 8 Ft Tall Fence Variance



## PZC Case 2026-03

-  Subject Property
-  Parcels
- B2** Zoning District
-  Building



0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY DEVELOPMENT  
DEPARTMENT



Remove/Dispose of Existing Fence

Install 8'H Black Chain Link

Install 3-6'W x 8'H Single Swing Gates with Panic Bars and Lockable Latches (Locations TBD)







## Memorandum



**To:** Rock Island City Council  
**From:** Amanda Torres, City Clerk  
**Subject:** Report from the Clerk's Office regarding requests from Bridges Catering to use sound amplification and to close 3rd Avenue between 17th & 18th Streets and 17th Street between 2nd and 3rd Avenues on Saturday, March 14, 2026 from 7 a.m. to 3 p.m. for a St. Patrick's Parade viewing event.

Motion: Motion to approve the requests as recommended.

RC Roll Call vote is needed.

**Date:** February 23, 2026

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### **Introduction and Background Information:**

Attached is an application from Bridges Catering requesting the use of sound amplification and closure of 3rd Avenue between 17th and 18th Streets and 17th Street between 2nd and 3rd Avenues on Saturday, March 14, 2026 from 7 a.m. until 3 p.m. for a St. Patrick Society Parade viewing event. A certificate of insurance is on file. The petition is included in the application.

### **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 requests.

Submitted by: Amanda Torres, City Clerk

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Approved by:



# CITY OF ROCK ISLAND

## PERMIT APPLICATION

# STREET CLOSING REQUEST

### APPLICANT INFORMATION

CONTACT NAME <i>Bill Healy</i>	ADDRESS	CITY <i>R.I.</i>	STATE <i>Il.</i>	ZIP CODE <i>61201</i>
TELEPHONE NO. <i>309 539-4181</i>				

ALTERNATE NAME	ADDRESS	CITY	STATE	ZIP CODE
TELEPHONE NO.				

Street/alley to be blocked off: (attach map if possible) *3rd ave from 17<sup>th</sup> st. to 18<sup>th</sup> st.* St/Ave  
 between *17<sup>th</sup> st. between 3rd ave & 2nd ave* St/Ave and \_\_\_\_\_ St/Ave

Day(s) <i>Sat.</i>	Date(s) <i>Mar 14<sup>th</sup> 2024</i>	Start Time <i>7:00 Am</i>	End Time <i>3:00 pm</i>
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TYPE OF EVENT – PURPOSE (Block party, etc.) *St. Patrick's Parade*

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 \_\_\_\_\_ NO *X*

Will a TENT be used? YES \_\_\_\_\_ NO *X* TENT SIZE \_\_\_\_\_

Will FOOD be sold?

YES \_\_\_\_\_

NO X \_\_\_\_\_

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 X \_\_\_\_\_

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.

W. J. G.  
Signature of Applicant

2/6/26  
Date of Application

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

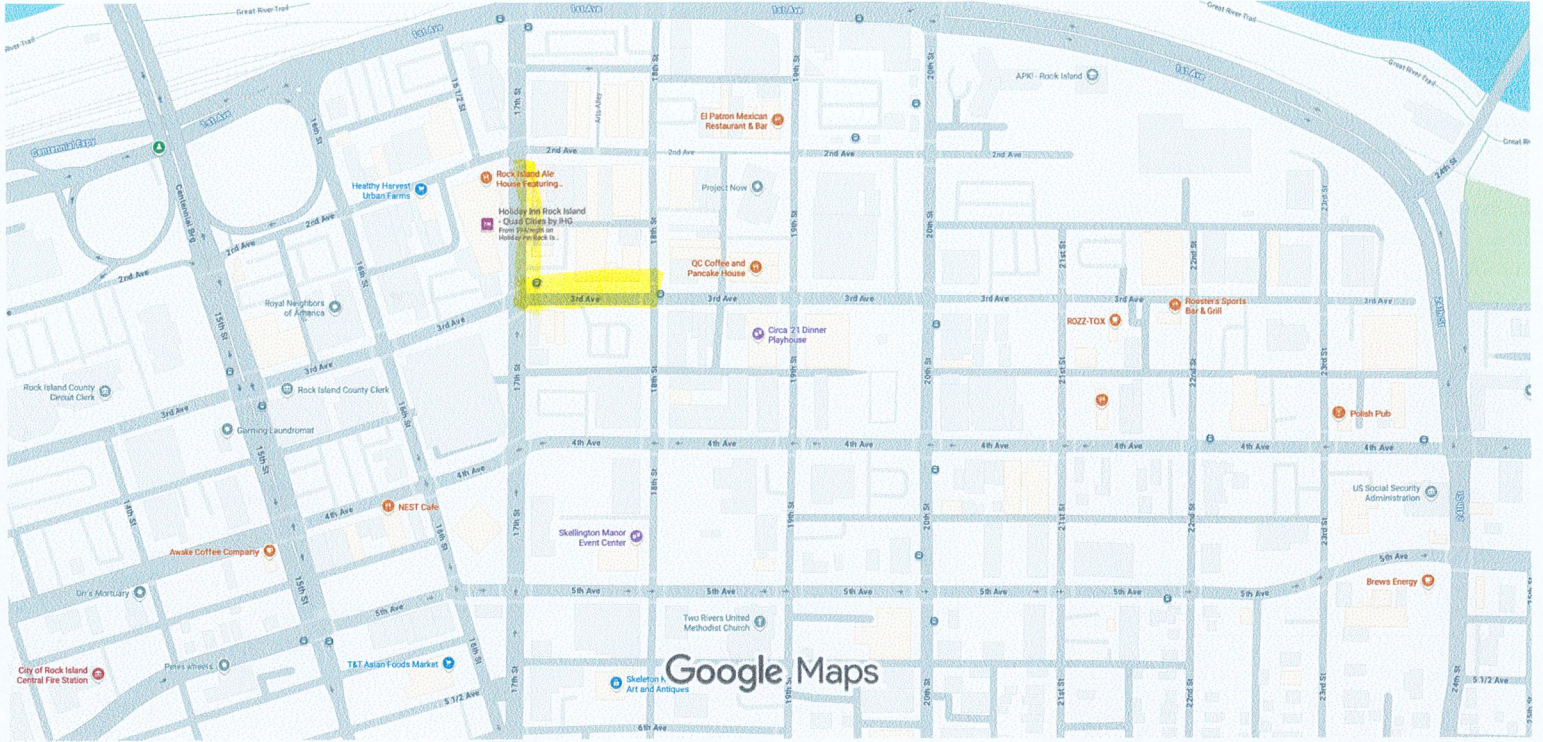
Public Works	Police	City Council	Insurance
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City Clerk Approval Date
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License Number
----------------

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



Map data ©2026 Google 100 ft 

