



City Council Meeting Agenda
February 26, 2024 - 6:45 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

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- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Moment of Silence**
- 5. Public Comment**
- 6. Minutes**

- a. Minutes from the February 12, 2024 Study Session and City Council meeting.

Motion:	Motion whether or not to approve the minutes as printed.
VV	Voice vote is needed.

7. Update Rock Island

8. 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 19 through January 25, 2024 in the amount of \$1,238,479.89; for the week of January 26th through February 1, 2024, in the amount of \$383,519.33; and payroll for the weeks of January 22 through February 4, 2024 in the amount of \$1,789,927.04.
- b. International City/County Management Association (ICMA) claims for the week of January 13 through January 26, 2024, in the amount of \$33,359.10.
- c. Report from the IT Department regarding the annual software maintenance renewal agreement with Harris Govern from April 1, 2024 through March 31, 2025 in the amount of \$37,854.00 (10% increase from the previous year).

- d. Report from the IT Department regarding the annual software maintenance renewal agreement with Harris GEMS from April 1, 2024 through March 31, 2025 in the amount of \$91,114.83 (6% increase from the previous year).
- e. Report from the IT Department regarding payment in the amount of \$39,980.56 to IT Savvy, Chicago, IL for Hewlett Packard Enterprise server equipment.
- f. Report from the Public Works Department regarding authorization to purchase parts for the screening belt conveyor at the Mill Street Wastewater Treatment Plant from Serpentix Conveyor Corp., Westminster, Colorado, in the amount of \$13,046.30.
- g. Report from the Public Works Department regarding payment to Utility Service Co., Inc., Dallas, Texas, in the amount of \$25,000.00 for services provided for the 9010 Ridgewood Road water tower for 2024.
- h. Report from the Fire Department regarding payment to the Illinois Public Risk Fund for the purchase of the Lexipol software in the amount of \$12,852.55.
- i. Report from the Fire Department regarding payment to the Illinois Public Risk Fund for the purchase of the Lexipol software in the amount of \$15,648.40.
- j. Report from the Public Works Department regarding the purchase of one 2024 Ford F150 XL 4X4 pickup from Sexton Ford Inc., Moline, Illinois, in the amount of \$43,449.00.

Motion: Motion whether or not to approve Consent Agenda items a through j.
 RC Roll Call vote is needed.

9. Contracts / Agreements

- a. Report from the Community & Economic Development Department regarding a funding agreement with the Community Caring Conference.

Motion: Motion whether or not to approve the agreement as recommended and authorize the City Manager to execute the documents.

RC Roll Call vote is needed.

- b. Report from Administration regarding a funding agreement with Rock Island Investors, LLC.

Motion: Motion whether or not to approve the agreement as recommended and authorize the City Manager to execute the documents.

RC Roll Call vote is needed.

10. Ordinances with Reports from Departments

- a. Report from the Community & Economic Development Department regarding a special ordinance amending a Special Use Permit for Liam Hammond at 2215 5th Avenue. (First Reading)

Motion: Motion whether or not to consider, suspend the rules and pass the ordinance.
RC Roll Call vote is needed.

- b. Report from the Community & Economic Development Department regarding an Ordinance establishing the Commercial Property Assessed Clean Energy Program. (First Reading)

Motion: Motion whether or not to adopt the C-PACE Program and consider the ordinance.
RC Roll Call vote is needed.

11. Resolutions with Reports from Departments

- a. Report from the Public Works Department regarding a Resolution declaring support for submittal of a CDS Grant application for the Mississippi River Levee Pump Stations Project.

Motion: Motion whether or not to approve the resolution as recommended.
RC Roll Call vote is needed.

- b. Report from the Public Works Department regarding a Resolution declaring support for submittal of a CDS Grant application for the Sunset Marina Dredging Project.

Motion: Motion whether or not to approve the resolution as recommended.
RC Roll Call vote is needed.

12. Budget/Finance Items

- a. Report from the Finance Department regarding two budget carryovers from CY 2023 to CY 2024 in the amounts of \$25,314.32 and \$53,858.83 in the ARPA Fund (248) and the General Fund (101).
- b. Report from the Finance Department requesting a budget carryover from CY 2023 for the Martin Luther King Center in the amount of \$111,033.60 in the MLK Activity Fund (901).
- c. Report from the Finance Department requesting a budget carryover from CY 2023 to the Community/Economic Development Fund (207) in the amount of \$19,816.44.
- d. Report from the Finance Department requesting a budget carryover from CY 2023 to the TIF #1 Downtown Fund (201) in the amount of \$1,252,852.52.

Motion: Motion whether or not to approve budget carryover items a through d as recommended.
RC Roll Call vote is needed.

13. Department Reports

- a. Report from the Community & Economic Development Department regarding updates to the City's Community Garden Program Policy.

Motion: Motion whether or not to approve the program policy.

RC Roll Call vote is needed.

- b. Report from the Community & Economic Development Department regarding changes to the locations of the Community Garden Sites for the 2024 season.

Motion: Motion whether or not to approve the changes to the locations of the Community Garden Sites.

RC Roll Call vote is needed.

- c. Report from the Community & Economic Development Department regarding a final plat for the Thermo King Subvision.

Motion: Motion whether or not to approve the final plat subject to minor technical corrections.

RC Roll Call vote is needed.

14. Appointments to Boards/Commissions/Committees

- a. Report from the Mayor's Office regarding the appointment of Kevin Maynard as Third Ward Alderperson through April, 2025.

Motion: Motion whether or not to approve the appointment as recommended.

RC Roll Call vote is needed.

15. Other Business/New Business

16. Adjourn

- a. Motion whether or not to adjourn to March 11, 2024.

Motion: Motion whether or not 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.

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

2/12/2024 - Minutes

1. Call to Order

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

2. Roll Call

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

Present: Alderpersons Moses Robinson, Randy Hurt, Jenni Swanson, Dylan Parker, Mark Poulos, Bill Healy, and Mayor Mike Thoms.

Absent: None.

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

3. Pledge of Allegiance

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

4. Moment of Silence

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

5. Public Comment

Amanda Buckanan spoke during public comment regarding a Special Use Permit request at 2215 25th Avenue. She said she was a neighbor of the property and did not see any harm in granting the Special Use Permit as it is only temporary, and the trailers parked are not a concern as they are in a wooded area.

6. Minutes

- a. Minutes from the January 22, 2024 Study Session and City Council Meeting.

Motion:	Motion whether or not to approve the minutes as printed.
VV	Voice vote is needed.

MOTION:

Aldersperson Swanson moved to approve the minutes as printed; Aldersperson Robinson seconded.

VOTE:

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

7. Closed Session Minutes

- a. Minutes from the December 11, 2023 Closed Session.

Motion:	Motion whether or not to approve the Close Session Minutes.
VV	Voice vote is needed.

MOTION:

Aldersperson Healy moved to approve the Closed Session minutes; Aldersperson Poulos seconded.

VOTE:

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

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

- a. Proclamation declaring February 2024 Black History Month in the City of Rock Island.

Clerk Gange read the proclamation. Mayor Thoms read his declaration. Ms. Bonnie Ballard, President of the NAACP Rock Island branch, accepted the award and spoke about Black History. A picture was taken with Mayor Thoms.

- b. 2023 Bob Towler Memorial Residential Beautification Award.

Mayor Thoms announced that Marvel Green was the winner of the 2023 Bob Towler Beautification Award for her beautiful yard. Ms. Green was present to accept her award and a photo was taken with Mayor Thoms.

- c. 2023 Commercial Beautification Award.

Mayor Thoms announced the 2023 Commercial Beautification Award winner was Big JJ Chicken and Fish for their signage, new fence, painting, and other outside improvements. Mayor Thoms presented the award to the owner and a photo was taken.

d. Presentation of Police Service Awards.

Chief Richard Landi and Mayor Thoms presented police service awards. The following officers were recognized: Officer Ryan Barnett, Life Saving Award; Officer Drake Schroeder, Distinguished Service Bar; Field Training Officer Eugene Barrera, Certificate of Recognition; Officer Brian Manecke, Certificate of Recognition; Officer Brian Thompson, Certificate of Recognition; Officer Matthew Buddy, Crash Reconstruction Specialist Certificate; and Officer Jacklyn Young, Crash Reconstruction Specialist Certificate. All that were present had a photo taken with Mayor Thoms.

9. Update Rock Island

Show some love by supporting the Community Comforts Drive.

The Rock Island Public Library is hosting its Community Comforts Drive through the month of February. The library has partnered with the Heart of Hope Outreach Center and the Rocky Resource Room at Rock Island High School to take donations of household supplies and personal care items. Bright pink donation boxes are available until March 1 at all three library locations. Donations could include shampoo, conditioner, deodorant, soaps, toilet paper, toothpaste, new socks, laundry detergent, diapers, and more.

Heart of Hope Ministries operates a community outreach office at 1740 9th Avenue, Rock Island, that offers a drop-in food pantry and weekly homebound delivery option. Rocky Resource Room, located at Rock Island High School, provides a discreet, no-judgment way for high school, junior high, and elementary school students and families to pick up food, clothing and personal care supplies.

Do you need help filing taxes?

The Martin Luther King Center is offering FREE tax preparation service for families with household incomes of \$64,000 or less. Each year United Way Quad Cities helps hundreds of local families prepare their income taxes, free of charge, with the Volunteer Income Tax Assistance (VITA) program. The MLK Center is one of eight sites that will host the VITA program. The center will be a walk in only in-person tax filing site with volunteers available on Tuesdays, Wednesdays, Thursdays from 5 to 8 p.m. and Saturdays from 9 a.m. to noon.

Mayor Thoms acknowledged Fleet Manager Alan Vanderheyden and thanked him for his 25 plus years of service and wished him well on his retirement.

10. Ordinances

- a. An Ordinance repealing Chapter 3 Alcoholic Liquor of the City of Rock Island Code of Ordinances and adopting a new Chapter 3 Alcoholic Liquor Ordinance. (Second Reading)

Motion: Motion whether or not to pass the ordinance.

RC Roll Call vote is needed.

MOTION:

Alderpersion Parker moved to pass the ordinance; Alderpersion Poulos seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None.
Absent: None.

- b. A Special Ordinance establishing a residential parking zone on the east and west side of 10th Street north of 25th Avenue to the dead end. (Second Reading)

Motion: Motion whether or not to pass the ordinance.
RC Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to pass the ordinance; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None.
Absent: None.

- c. A Special Ordinance regarding the removal of a handicapped parking space at 1236 24th Avenue. (Second Reading)

Motion: Motion whether or not to pass the ordinance.
RC Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to pass the ordinance; Aldersperson Robinson seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. 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 5 through January 11, 2024 in the amount of \$1,753,124.62; for the week of January 12 through January 18, 2024 in the amount of \$436,557.08; and payroll for the weeks of December 11 through December 24, 2023 in the amount of \$1,690,601.74, December 25, 2023 through January 7, 2024 in the amount of \$1,782,396.71., and January 8 through January 21, 2024 in the amount of \$1,924,569.07

- b. International City/County Management Association (ICMA) claims for the week of December 30 through January 12, 2024, in the amount of \$32,121.66.
- c. ACH Payments for the month of December 2023 in the amount of \$1,936,392.63.
- d. Purchase Card Claims for the period of November 28 through December 26, 2023 in the amount of \$103,088.94.
- e. Report from the IT Department regarding the annual software maintenance renewal agreement with Harris Northstar from April 1, 2024 through March 31, 2025 in the amount of \$61,474.13 (8% increase from the previous year).
- f. Report from the Parks and Recreation Department regarding the purchase of a John Deere Utility Tractor from River Valley Turf, Inc. in the amount of \$25,980.88.
- g. Report from the Public Works Department regarding payment in the amount of \$37,073.76 to Utility Service Co. Inc., Dallas, Texas, for services provided at the 2215 16th Avenue water tower for 2024.
- h. Report from the Public Works Department regarding payment in the amount of \$247,203.00 to Utility Service Co. Inc., Dallas, Texas, for services provided at the 2920 24th Street water tower for 2024.
- i. Report from the Public Works Department regarding payment in the amount of \$15,000.00 to Utility Service Co. Inc., Dallas, Texas, for services provided at the 3913 31st Avenue water tower for 2024.
- j. Report from the Public Works Department regarding payment in the amount of \$273,899.00 to Utility Service Co. Inc., Dallas, Texas, for services provided at the 1405 36th Street water tower for 2024.
- k. Report from the Public Works Department to authorize an emergency purchase in the amount of \$41,552.66 to Gasvoda & Associates, Inc., Calumet City, Illinois, for Water Treatment Plant chlorine equipment.
- l. Report from the Public Works Director to authorize a purchase in the amount of \$20,959.70 to Toter Inc., Statesville, North Carolina, for refuse carts and lids.
- m. Report from the Public Works Department regarding payment in the amount of \$15,000.00 to Utility Service Co. Inc., Dallas, Texas, for services provided at the 1413 42nd Avenue water tower for 2024.
- n. Report from the Public Works Department requesting approval to purchase a single axle dump truck body replacement for the amount of \$16,918.30 from Bonnell Industries, Inc., Dixon, Illinois.
- o. Report from the Public Works Department regarding bids for the 2024 Municipal Tree Contract recommending the bid be awarded to Advantage Tree Services an Arbor Masters Company of Davenport, IA in the amount of \$46,664.96.

- p. Report from the Public Works Department requesting approval to award a bid in the amount of \$22,018.25 to Lohman Earth Works of Davenport, Iowa, for the 2024 Tree Planting Contract.
- q. Report from the Public Works Department regarding the purchase of a spare snow plow assembly for the amount of \$16,320.00 from Bonnell Industries, Inc., Dixon, Illinois.
- r. Report from the Public Works Department regarding payment in the amount of \$44,987.13 to Brandt Construction, Milan, Illinois, for an emergency storm water culvert repair under the City's SWRI railroad tracks.

Motion: Motion whether or not to approve Consent Agenda items a through r.
 RC Roll Call vote is needed.

MOTION:

Aldersperson Swanson moved to approve consent agenda items a through r; Aldersperson Poulos seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None.
 Absent: None.

12. Claims/Purchases

- a. Report from the Public Works Department regarding payment in the amount of \$83,957.55 to McClintock Trucking and Excavating, Silvis, Illinois, for the Water Service Repair Program (WSRP) and Sewer Later Repair Program (SLRP) repairs.
- b. Report from the Public Works Department regarding payment in the amount of \$15,308.31 to McClintock Trucking and Excavating, Silvis, Illinois, for an emergency storm sewer repair at 2060 45th Street.
- c. Report from the Public Works Department regarding approval of IDOT's acceptance of the low bid to Valley Construction of Rock Island, Illinois in the amount of \$1,389,515.
- d. Report from the Public Works Department regarding payment in the amount of \$269,009.16 to Five Cities Construction, Coal Valley, Illinois, for the Augustana Sewer Relocation Project.

Motion: Motion whether or not to allow claims items a through d.
 RC Roll Call vote is needed,

MOTION:

Aldersperson Healy moved to allow claim items 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 5-0-0 roll call vote. Aye: Hurt, Swanson, Poulos, Healy, Robinson. Nay: None. Absent: None.

- e. Report from the Public Works Department regarding the purchase of eight (8) 2024 Ford F150 XL 4X4 Pickups from Sexton Ford Inc. of Moline, Illinois in the amount of \$347,592.00.
- f. Report from the Public Works Department regarding the purchase of three (3) 2024 Ford F350 XL 4X4 Chassis Cabs from Sexton Ford Inc. of Moline, Illinois in the amount of \$148,734.00.
- g. Report from the Public Works Department regarding the purchase of two (2) 15 passenger vans for the Martin Luther King Center from Sexton Ford Inc. of Moline, Illinois, in the amount of \$109,126.00.

Motion:	Motion whether or not to approve purchases e through g as recommended.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve purchases a through g; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

- h. Report from the Public Works Department to authorize the Illinois State Contract purchase of sixteen (16) 2024 Chevrolet Malibu Sedans from Green Family Chevrolet of East Moline, Illinois in the amount of \$406,240.48.

Motion:	Motion whether or not to authorize the Illinois State Contract purchase as recommended.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to authorize the Illinois State Contract purchase as recommended; Aldersperson Poulos seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

- i. Report from the Public Works Department regarding payment in the amount of \$22,959.98 (ARPA unrestricted funds) to Edgewater Resources, LLC of Madison, Wisconsin for engineering and design services for Sunset Marina.

Motion: Motion whether or not to approve payment as recommended.
RC Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to approve the payment as recommended; Aldersperson Robinson seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None.
Absent: None.

13. Contracts / Agreements

- a. Report from the Community & Economic Development Department regarding a contract with Gold Wave, Inc. for Environmental Site Assessments at the Solomon Site in the amount of \$12,900.00.

Motion: Motion whether or not to award the contract as recommended and authorize the City Manager to execute the contract documents.
RC Roll Call vote is needed.

MOTION:

Aldersperson Robinson moved to award the contract as recommended and authorize the City Manager to execute the contract documents; Aldersperson Healy seconded.

DISCUSSION:

Community & Economic Development Director Miles Brainard provided an update on the project. He explained that staff has been working with Gorman Group, a developer out of Wisconsin, for several years in an attempt to develop the property for housing. The developer is still in need of additional financing to complete the project and is in the process of applying for state tax credits. Mr. Brainard remarked on the difficulty of securing these types of tax credits. However, Gorman continues to move in the right direction and staff remain hopeful they will be able to secure these credits sometime in the near future. In the meantime, staff are working to complete as much site readiness work as possible in order to move the project along. The City's contributions to this project include providing the land at a very reasonable price as well utilize Community Development Block Grant funds to assist with making the site ready for development.

In response to questions about the City's total costs and time invested in this project, Mr. Brainard explained

he didn't have a specific dollar amount on hand but could provide it for members. He said the total length of the project is at least seven years if not longer. The Gorman Group got involved with the project a few years ago around the time of the pandemic. The estimated completion date of this project is unknown at this time, but staff hope that if Gorman is able to secure the tax credits in the next year, the project could be completed in two to three years. However, there are many other factors that play into the completion of the project.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

- b. Report from the Community & Economic Development Department regarding a contract with Surdex Corporation for an Aerial Mapping Project.

Motion: Motion whether or not to approve the contract as recommended and authorize the City Manager to execute the contract documents.

RC Roll Call vote is needed.

MOTION:

Aldersperson Robinson moved to approve the contract as recommended and authorize the City Manger to execute the contract documents; Aldersperson Parker seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

- c. Report from the Community & Economic Development Department regarding an Art Program Services Agreement with Quad City Arts.

Motion: Motion whether or not to approve the agreement and authorize the City Manager to execute the documents.

RC Roll Call vote is needed.

MOTION:

Aldersperson Swanson moved to approve the agreement and authorize the City Manager to execute the documents; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None.

Absent: None.

- d. Report from the Community & Economic Development Department regarding a Certified Local Government grant agreement with the Illinois Department of Natural Resources.

Motion: Motion whether or not to approve the grant agreement and authorize the City Manger to execute the documents.

RC Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to approve the grant agreement and authorize the City Manager to execute the documents; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

- e. Report from the Community & Economic Development Department regarding an updated license agreement with the Quad City Botanical Center Foundation for City-owned property at 2401 3rd Avenue.

Motion: Motion whether or not to approve the license agreement and authorize the City Manager to execute the documents.

RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve the license agreement and authorize the City Manager to execute the documents; Aldersperson Swanson seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

- f. Report from the Community & Economic Development Department regarding a single source procurement of the cultural liaison.

Motion: Motion whether or not to approve the single source procurement and authorize the City Manager to execute the contract.

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; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

- g. Report from the Public Works Department regarding approval of the First Amendment to the Site Lease Agreement with T-Mobile.

Motion:	Motion whether or not to approve the amendment to the agreement and authorize the City Manager to execute the amended documents.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to approve the amendment to the agreement and authorize the City Manager to execute the amended documents; Aldersperson Poulos seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

14. Ordinances with Reports from Departments

- a. Report from the Community & Economic Development Department regarding a Special Use Permit request from Liam Hammond at 2215 25th Avenue. (First Reading)

Motion:	Motion whether or not to deny the request.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to deny the request; Aldersperson Swanson seconded.

DISCUSSION:

Mr. Liam Hammond addressed Council and explained that he is an investor from Florida and recently purchased property in Rock Island and temporarily needs space to store his trailers until he can build a permanent structure, weather depending. He said the property is set back in a wooded area, and he has invested in security cameras around the site where the trailers are parked. The temporary plan is to put gravel

down to the back of the property before the building of the home as it can easily be removed.

Mr. Brainard said that the Planning Commission and staff had recommended denying the request, but prepared a Special Ordinance as an option if Council members decided they wanted to move forward with the request. The details of the ordinance allow for a one-year Special Use Permit as well as additional stipulations about the condition of the site after the one-year period is expired.

Aldersperson Swanson moved to withdraw her motion to deny the request; Aldersperson Parker withdrew his motion.

Aldersperson Parker moved to not deny the request and consider, suspend the rules, and pass the ordinance; Aldersperson Swanson seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

- b. Report from the Community & Economic Development Department Regarding a Deed in Lieu of Foreclosure and the Transfer of Property at 3326 and 3332 7th Avenue to Augustana College.

Motion:	Motion whether or not to approve the agreements and transfer of property and consider, suspend the rules, and pass the ordinance.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Poulos moved to approve the agreements and transfer of property and consider, suspend the rules and pass the ordinance; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

15. Resolutions with Reports from Departments

- a. Report from the Public Works Department regarding a Resolution declaring support for the submittal of a RAISE Grant application for the US 67 (11th Street) Infrastructure Improvement, 31st Avenue to 46th Avenue Project.

Motion:	Motion whether or not to adopt the resolution as recommended.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to adopt the resolution as recommended; Aldersperson Robinson seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

16. Budget/Finance Items

- a. Report from the Finance Department regarding a budget adjustment in the amount of \$83,336.00 for CY 2024 to the MLK Department of Human Services Fund (906).
- b. Report from the Finance Department regarding a budget adjustment to CY 2023 for the Health Insurance Fund (626) in the amount of \$349,213.11.

Motion:	Motion whether or not to approve budget adjustments a and b as recommended.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Robinson moved to approve budget adjustments a and b as recommended; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

- c. Report from the Finance Department requesting a budget carryover from CY 2023 in the amount of \$300,000.00 from the Capital Improvement Fund (301).
- d. Report from the Finance Department regarding a budget carryover from CY 2023 in the amount of \$298,030.44 in the Community Development Block Grant Fund (242).

Motion:	Motion whether or not to approve budget carryover items c and d as recommended.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Robinson moved to approve budget carryover items c and d as recommended; Aldersperson

Swanson seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

17. Department Reports

- a. Report from the Human Resources Department regarding a three-year contract agreement with Faternal Order of Police (FOP) from January 1, 2024 through December 31, 2027.

Motion:	Motion whether or not to approve the proposed labor agreement as recommended.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Poulos moved to approve the the proposed labor agreement as recommended; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

- b. Report from the Public Works Department regarding approval to surplus the City's 1983 Galion Motor Grader.

Motion:	Motion whether or not to approve that the equipment be declared surplus as recommended.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Swanson moved to approve the equipment be declared surplus as recommended; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

18. Appointments to Boards/Commissions/Committees

- a. Report from the Mayor's Office regarding appointments and reappointments to the Community

Development Commission, Labor Day Advisory Board, Martin Luther King Jr. Center Board and the Police Community Relations Commission.

Motion: Motion whether or not to approve the appointments and reappointments as recommended.

RC Roll Call vote is needed.

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MOTION:

Aldersperson Healy moved to approve the appointments and reappointment as recommended; Aldersperson Poulos seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

19. Events/Misc Requests

- a. Report from the City Clerk's Office regarding a request from Steve's Old Time Tap to hold an outdoor event with music for the St. Patrick's Day Parade on Saturday, March 16, 2024 from 7:00 a.m. to 5:00 p.m. with street closures on 17th Street between 2nd and 3rd Avenues, and 3rd Avenue between 17th and 18th Streets; a request for the outdoor consumption of alcohol in the fenced-in area in the adjacent parking lots; and a request for sound amplification.

Motion: Motion whether or not to approve the event and requests as recommended; subject to complying with all liquor license regulations and subject to being shut down early if complaints are received.

RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve the event and requests as recommended; subject to complying with all liquor license regulations and subject to being shut down early if complaints are received; Aldersperson Robinson seconded.

Aldersperson Healy recused himself from the vote due to owning the parking lot.

VOTE:

Motion PASSED on a 5-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Robinson. Nay: None. Absent: None.

- b. Report from the City Clerk's Office regarding a request from Kavanaugh's Hilltop Tavern for an

outdoor heated tent event with live music for the Saint Patrick's Day Parade on Saturday, March 16, 2024 from 2:00 p.m. to 11:00 p.m.

Motion: Motion whether or not to approve the event and requests as recommended, subject to complying with all liquor license regulations, contacting the Fire Department for fire and safety considerations, and subject to being closed down early if complaints are received.

RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve the event and requests as recommended, subject to complying with all liquor license regulations, contacting the Fire Department for fire and safety considerations, and subject to being closed down early if complaints are received; Aldersperson Robinson seconded.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None. Absent: None.

- c. Report from the City Clerk's office regarding an Activity application from The Smoking Dog for an outdoor tented event for the annual Gamma Alpha Beta Fraternity Buckethead fundraiser benefiting Camp Kesem on Saturday, April 20, 2024 from 10:00 am to 6:00 pm, recommending approval of the permit fee waiver and the outdoor consumption of alcohol.

Motion: Motion whether or not to approve the event and requests; subject to complying with all liquor regulations, contacting the Fire Department for fire and safety considerations; and subject to being closed down early if complaints are received.

RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve the event and requests; subject to complying with all liquor regulations, contacting the Fire Department for fire and safety considerations; and subject to being closed down early if complaints are received; Aldersperson Swanson seconded.

City Clerk Gange explained that this event might be moved to the parking lot area adjacent to the old Daiquiri Factory as it is possible downtown construction will begin at that time. Public Works Director Mike Bartels indicated they would work with Smoking Dog and had already notified them of the possibility of construction.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None.
Absent: None.

20. Rock Island Regional Port District

The Mayor will close the regular meeting in order to convene The Rock Island Regional Port District meeting. After the conclusion of the Rock Island Regional Port District meeting, the Mayor will close the meeting and reconvene the regular City Council meeting.

- a. Motion: Motion whether or not to close the regular City Council meeting and convene the Rock Island Regional Port District meeting.
VV Voice vote is needed.

MOTION:

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

VOTE:

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

- b. New Business: Election of the Vice Chairperson (a nomination and a second is required).

- Motion: Motion whether or not to elect Aldersperson _____ for Vice Chairperson.
RC Roll Call vote is needed.

MOTION:

Aldersperson Swanson moved to nominate Mayor Pro Tem Bill Healy as Vice Chairperson; Aldersperson Poulos seconded.

DISCUSSION:

Council members discussed having the Mayor Pro Tem serve as the Vice Chairperson. It was decided that moving forward, the Mayor Pro Tem would also be the Vice Chairperson for the Authority.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Hurt, Swanson, Parker, Poulos, Healy, Robinson. Nay: None.
Absent: None.

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

VOTE:

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

21. Other Business/New Business

Mayor Thoms remarked on his recent trip to Washington D.C. with Community and Economic Development Department staff Miles Brainard and Nichole Mata. He said they met with both Illinois Senators Durbin and Duckworth as well as Representatives Sorensen and LaHood in an effort to promote Rock Island projects.

22. 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.**

Motion:	Motion whether or not to enter Closed Session for the exception cited.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Poulos moved to enter Closed Session for the exception cited; Aldersperson Parker seconded.

The Council entered Closed Session at 7:58 p.m.

VOTE:

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

23. Adjourn

- a. Motion whether or not to adjourn to February 26, 2024.

Motion:	Motion whether or not to adjourn.
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VV

Voice vote is needed.

Upon entering back into the regular City Council meeting, Clerk Gange called the roll. All Council members and Mayor Thoms were present.

MOTION:

Aldersperson Poulos moved to adjourn the meeting; Aldersperson Parker seconded.

The meeting adjourned at 8:16 p.m.

VOTE:

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

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

2/12/2024 - Minutes

1. Call to Order

Mayor Thoms called the Study Session to order at 5:30 p.m. and welcomed everyone.

2. Roll Call

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

Present: Alderperson Randy Hurt, Jenni Swanson, Dylan Parker, Mark Poulos and Mayor Mike Thoms.

Alderperson Jenni Swanson arrived at 5:35 p.m.

Alderperson Moses Robinson arrived at 5:38 p.m.

Absent: Alderperson Bill Healy.

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

3. Public Comment

No one from the public was signed up to speak.

4. Presentations

a. Campground Feasibility Study Presentation - Campground Consulting Group

Parks & Recreation Director John Gripp introduced Founder and President Jayne Cohen of Campground Consulting Group. They were approached this past spring to conduct a feasibility study for the development of an RV park at Sunset Park. Ms. Cohen shared a little bit about herself and her qualifications and introduced her associate, Sharon Weber. Campground Consulting Group specializes in feasibility and market studies, development and expansion, land planning and operations.

Ms. Weber shared some key findings in the camping industry and said this is a great opportunity to create a recreation destination for Rock Island residents as well as tourists. Turning Sunset Park into Sunset RV Park and Marina would include adding RV and tent sites for each access, unique rentals, fee-based amenities, boat slips and boat ramps. She shared a bubble diagram that showed the relationship between the different elements they envisioned for the development. Ms. Weber noted that Sunset Park is in a great location with easy access to Interstate 280 and Route 92 as well as access to the Mississippi River.

They discussed the proposed development. Full hookup (FHU) sites, which means the sites have water,

electricity and sewer, are the industry's most demanded sites. There are few that exist in the market right now, which would give the City a competitive advantage. In looking at the rentals, they recommended tree house rentals, which are cabins built on stilts to help avoid flooding during flooding season, and river boat rentals. These would sit in the marina and provide a unique experience. Both the river boats and tree houses offer a unique element that would substantially increase occupancy and related revenue. Ms. Weber pointed out that there are amenities already on the property that can be used as is, while some would need to be refurbished.

They believe there is a unique opportunity for the RV park and marina to share buildings, amenities and employees, and highly recommended coordinating the renovation of the marina and the new campground development. The plan would be to phase in tree houses and river boats over a five-year period. The Campground Consulting Group expects profitability between years two through five for a new RV park development. Even with conservative modeling, using a minimum site density, the proposed development has a net operating income from year one and a positive cash flow in year three. The total campground development cost as presented would be \$18.1 million. Ms. Cohen said the only negative from the key development criteria is flooding, which is addressable. Hospitality and funding are neutral concerns, but they are also addressable.

The next steps would be to develop a master land plan for the marina, campground, and daily use attraction. The financial model would be revised to coincide with a phasing plan.

Alderson Swanson said she cannot picture a water park play area while also allowing the public to have access to Lake Potter. Alderson Poulos noted that the diagram showed that there could be a barrier between the two areas. Ms. Cohen said she was involved with a development in Ohio where they had different areas buoyed off for different things. This is something that they can look into when they get to the master planning stage.

Alderson Parker believes it would be worthwhile to have a conversation with Visit Quad Cities to solicit their thoughts on whether an attraction like this would be positive for the community. Based on the presentation, Alderson Parker said it is his understanding that this would be a publicly owned, financed, managed, and operated project. He asked if there had been any consideration or arrangement to have the private sector finance, construct and operate the entire operation. Mr. Gripp said that financing is a huge question for him and his department. One of the challenges of the marina has been covering the expenses for maintenance. Mr. Gripp said if the consensus is to move in this direction, then it must be looked at as one facility. He noted that the Parks Department is not in the position to raise funds to offset any of this operation.

Alderson Hurt said there are a lot of options on the table and asked about the cost of a phased approach. Ms. Cohen said she encourages the phased model because of the capital costs, and it also allows them to see how the property is growing.

City Manager Todd Thompson said the staff will review the information and provide some thoughts on what the next step might be.

b. Rock Island Public Library 2023 Annual Report Presentation

Library Director Angela Campbell provided an overview of the Rock Island Public Library 2023 Annual Report. She explained the actual revenue in 2023 was \$2,836,148, of which 81 percent comes from the City tax. She noted the percentage from the Foundation is not as high this year due to money being tied up in capital campaign payments for the Watts-Midtown Branch. CY 2023 expenditures were reviewed, with the two largest being personnel and services. Capital went toward the purchase of the parking lot adjacent to the south entrance at the Downtown Library. They plan to develop it in the future. The Library Board earmarked \$350,000 for furniture and equipment for the Watts-Midtown Branch and some of those bills came due in 2023 instead of 2022. They also had a \$50,000 elevator upgrade in 2023.

Ms. Campbell provided a statistical overview of what took place at the library in 2023. The total number of library materials used in 2023 was 154,000. The number of electronic materials circulated continues to increase and was up thirty-three percent last year. Library statistics continue to increase, post-COVID. Patron visits were up 32% from last year. Program attendance was recorded at approximately 59,000 patrons, which is up 12%. She also discussed the various partners the City Library works with, including neighboring communities.

Ms. Campbell reported that the Library Board is asking for taxes to be levied in the amount of \$2,652,859 to cover all estimated inflationary costs for CY 2025. The dollar amount represents a 7% increase, which should provide enough funds for a balanced budget. She discussed accumulations and liabilities. Accumulations include a 90-day reserve fund. There is also an assigned reserve fund, specifically for library capital projects. Liabilities include HVAC and lighting upgrades. The annual payment is roughly \$90,000 with a little over \$1 million still owed. The library also owes an estimated \$379,155 towards the remaining balance of the Watts-Midtown Library construction. Fundraising is underway, with the expectation that within the next two years, the amount will be substantially lower.

Ms. Campbell reviewed the Year of the Library. They celebrated their 150th Birthday, held a Grand Opening at the new Watts-Midtown Branch in March and celebrated 120 years at the Downtown Library in December. She shared some of the library's programs that are offered to the public, which includes the Summer Reading Program. Ms. Campbell talked about strategic planning sessions in 2024 and capitalizing on the library as an economic development tool.

Mayor Thoms thanked Ms. Campbell, the Library Board, Foundation and volunteers for making this a great amenity for the City of Rock Island.

Alderperson Swanson noted the 90-day reserve fund is required by the City. She pointed out that the assigned capital funding has already been assigned to future projects.

5. Adjourn

a.

Motion: Motion whether or not to adjourn.

VV Voice vote is needed.

MOTION:

Alderperson Poulos moved to adjourn the meeting; Alderperson Parker seconded.

The Study Session adjourned at 6:39 p.m.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Swanson, Parker, Poulos, Robinson, Gilbert, and Hurt. Nay: None. Absent: None.

CITY OF ROCK ISLAND
CHART OF ACCOUNTS

January 19, 2024 through
January 25, 2024
TOTAL: \$1,238,479.89

FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
101	General Fund	111	1st Ward
201	TIF #1 Downtown	112	2nd Ward
202	TIF #2 South 11th Street	113	3rd Ward
203	TIF #3 North 11th Street	114	4th Ward
204	TIF #4 Jumer's Casino Rock Island	115	5th Ward
205	TIF #5 Columbia Park	116	6th Ward
206	TIF #6 NE I280/Parkway	117	7th Ward
207	Community/Economic Development	118	Mayor
208	TIF #7 The Locks	119	Mayor & Council Administration
209	TIF #8 Watchtower	122	General Administration
210	Public Benefit	123	Legal Services
211	Martin Luther King Center	131	City Clerk
212	MLK Facility Improvement	155	Human Resources Administration
213	TIF #9 1st Street	156	Human Resources Services
221	Motor Fuel Tax	157	Insurance
222	Foreign Fire Insurance	211	Finance Administration
223	Riverboat Gaming	212	Customer Service
224	State Drug Prevention	213	Accounting Services
225	DUI Fine Law	214	Budget and Grants Management
226	Court Supervision	256	Information Technology
227	Crime Laboratory	311	Community/Economic Development Administration
241	US Dept of Justice Grant	312	Economic Development
242	Community Development Block Grant	313	Planning/Redevelopment
243	Federal Drug Prevention	314	Inspection
244	Neighborhood Stabilization ARRA	356	Martin Luther King Jr Community Center
245	Schwiebert Park Boat Dock	411	Police Administration
246	Ridgewood Business Park	412	Field Operations Bureau
251	Public Library	413	Criminal Investigation Bureau
252	Volunteers of the RI Library	414	Administration/Technical Services Bureau
271	Honor Guard Contributions	415	Tactical Operations
272	DARE	451	Fire Administration November 5, 2021 through
273	Police Contributions	452	Fire Emergency Services
274	Elderly Service Contributions	453	Fire Protective Inspect
275	RI Auxiliary Police	454	Ambulance
276	RI Labor Day Parade	611	Public Works Administration
277	ESO Christmas Tour	612	Motor Vehicle Parking System
278	Adopt A School	613	Water Meter Services
279	Fire Donations	615	Engineering
282	Lead Grant	616	Municipal Services
301	Capital Improvements	617	Fleet Services
302	Capital Improvements - Streets	618	Utilities Service
405	Debt Service	619	Utilities Maintenance
501	Water Operation & Maintenance	711	Library Administration
502	Water Capital 2010A BAB'S	712	Library Info Services
506	Wastewater Operations & Maintenance	713	Library Circulation
507	Stormwater Utility	714	Library Extension
508	Wastewater Capital 2010A BAB'S	811	Park/Recreation Administration
510	Solid Waste	813	Recreation
511	Centennial Bridge	818	Whitewater Aquatic Center
541	Sunset Marina	819	Schwiebert Riverfront Park
555	Parks & Recreation	822	Parks
581	CDBG Loan Programs	834	Highland Golf Maintenance
582	State Affordable Housing	835	Highland Clubhouse
583	Community/Economic Development Loans	846	Golf Pro Shop
584	CIRLF Loan Fund	854	Saukie Golf Maintenance
585	MPF Endowment Loans	855	Saukie Clubhouse
586	Brownfield Revolving Loan Fund	867	RIFAC
595	Public Housing	891	Donations P/R Admin
601	Fleet Services	892	Donations Parks
602	Fleet Amortization	893	Donations Recreation Programs
606	Engineering	894	Donations Golf Maintenance
609	Hydroelectric Plant	895	Donations Highland/Saukie Clubhouse
621	Self-Insurance	896	Donations Golf Pro Shop
626	Employee Health Plan	897	Donations RIFAC
701	Fire Pension	898	Donations Longview Aquatic Center
706	Police Pension	899	Donations Riverfront Park
711	Cafeteria Plan	910	Police Fire Commission
712	Loan Escrow	920	Fire Pension
831	GASB 34	930	Police Pension
901	MLK Activity	940	Cafeteria Plan
905	IL DCFS		
906	Dept of Human Services		
907	MLK Capital Contributions		
950	Public Library Foundation		

REPORT PARAMETERS

ORGANIZATION : 010
BANK : 1
PRINT BY : CHECK DATE
SORT OPTION : VENDOR NAME
PRINT DETAILS : Y
BEGINNING CHECK DATE : 01/25/24
ENDING CHECK DATE : 01/25/24
ORG NAME FOR EXTRACT FILE : APPP012524
FILE NAME : SAV\BANKCHECK_012524_152039

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 01/25/24 - 01/25/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	177178	\$90353.09 90353.09	01/25/24 209-312801-55109-00000000	15543		0 11TH STREET REDEVELOPMENT LLC 22-23 Property Tax Reimburse		S	OUTSTANDING
1	47511	\$1426.08 700.08 514.70 105.65 105.65	01/25/24 101-213064-53107-6138000 405-616316-53107-6138000 581-313851-53107-6217000 584-312801-53107-6221000	04665		0 AMERICAN BANK & TRUST CO Banking Service - December 202 Banking Service - December 202 Banking Service - December 202 Banking Service - December 202		T	CLEARED
1	47512	\$1267.45 78.98 22.12 122.09 28.16 44.39 53.94 917.77	01/25/24 601-617364-52204-00000000 601-617364-52204-00000000 555-834751-52305-00000000 555-834751-52206-00000000 555-834751-52305-00000000 555-834751-52204-00000000 555-834751-52305-00000000	15725		0 ARNOLD MOTOR SUPPLY LLP FLEET-2024-0000144 FLEET-2024-0000144 highland safety pins, caps, pl highland crazy clean highland clamps, loc highland freeall highland filters, hardwares, p		T	CLEARED
1	177184	\$54.47 54.47	01/25/24 101-414226-53204-00000000	00010		1 AT & T CORP PHONE		S	OUTSTANDING
1	47513	\$4315.96 4315.96	01/25/24 626-157141-53601-00000000	14271		0 AVESIS THIRD PARTY ADMINISTRATORS LLC Avesis FEB Invoice		T	CLEARED
1	177185	\$495.00 495.00	01/25/24 501-619041-53822-00000000	15591		0 BACKFLOW SOLUTIONS INC BSI online subscription fee		S	OUTSTANDING
1	177186	\$29.56 29.56	01/25/24 251-713451-54305-00000000	02537		2 BLACKSTONE AUDIO INC RIP AV		S	OUTSTANDING
1	47514	\$22382.99 922.00 7406.46 14054.53	01/25/24 555-834751-52204-00000000 601-617364-52203-00000000 601-617364-52203-00000000	00297		0 BLICK & BLICK OIL INC highland motor fluid 3202 Gals Gasohol 4701 Gals Diesel		T	CLEARED
1	47515	\$17606.56 17606.56	01/25/24 701-000000-10121-00000000	18099		0 BMO HARRIS - FIRE PENSION PAYROLL FOR - 012624		T	CLEARED
1	47516	\$23435.71 23435.71	01/25/24 706-000000-10121-00000000	18100		0 BMO HARRIS - POLICE PENSION PAYROLL FOR - 012624		T	CLEARED
1	47517	\$963.46 179.63 166.20 318.60 299.03	01/25/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	00301		0 BONNELL INDUSTRIES INC FLEET-2024-0000155 FLEET-2024-0000134 FLEET-2024-0000134 FLEET-2024-0000120		T	CLEARED
1	177187	\$2820.00 2820.00	01/25/24 101-452271-53803-00000000	12484		0 BRANIFF COMMUNICATIONS INC weather siren repair		S	OUTSTANDING

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 01/25/24 - 01/25/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	177188	\$2381.25 2381.25	01/25/24 101-616601-53801-00000000	18698		0 BRENDAN J MCHUGH Leaf removal 11/23		S	OUTSTANDING
1	177189	\$273.82 273.82	01/25/24 051-000000-21403-00000000	12148		24 BROOKS LAW FIRM, P.C. PAYROLL FOR - 012624		S	OUTSTANDING
1	177190	\$270.95 270.95	01/25/24 101-617371-53804-00000000	17489		0 CDL ELECTRIC CO INC Sign parts		S	OUTSTANDING
1	47518	\$11617.26 11617.26	01/25/24 501-618352-53112-00000000	14329		1 CDM SMITH Consulting Servies for Domes		T	CLEARED
1	177191	\$48.89 48.89	01/25/24 211-356941-53801-00000000	15674		0 CINTAS CORPORATION NO. 2 Janitorial Supplies		S	OUTSTANDING
1	177192	\$255.00 255.00	01/25/24 101-616301-52306-00000000	01309		1 CITY OF DAVENPORT Hot Mix		S	OUTSTANDING
1	47519	\$5462.40 3562.22 1900.18	01/25/24 101-616601-53801-00000000 101-617125-53801-00000000	00468		0 CRAWFORD HEATING & COOLING INC Replace heat exchanger Install water heater		T	CLEARED
1	47520	\$33192.54 33192.54	01/25/24 626-157141-53602-00000000	14239		0 CVS PHARMACY INC CVS 01/08/24 to 01/15/24		T	CLEARED
1	47521	\$1945.70 751.20 470.00 724.50	01/25/24 101-617374-52304-00000000 101-617371-53804-00000000 101-617371-53804-00000000	00514		0 DAVENPORT ELECTRIC CONTRACT COMPANY Repair walk/don't walks Repair walk/don't walks 18 St 1 Ave T/S repairs		T	CLEARED
1	177193	\$3752.00 3752.00	01/25/24 901-356921-53112-00000041	16271		0 DAXON CONSTRUCTION COMPANY STEAM Lab Final Payment		S	OUTSTANDING
1	177194	\$7752.82 7752.82	01/25/24 501-618352-52305-00000000	18175		0 DE NORA HOLDINGS US INC Lab supplies		S	OUTSTANDING
1	47522	\$75.39 75.39	01/25/24 251-712431-52210-00000000	01511		0 DEMCO INC TS PROCESSING SUPPLIES		T	CLEARED
1	177195	\$5299.00 5299.00	01/25/24 101-452271-52402-00000000	16790		0 DINGES PARTNERS GROUP LLC Thermal Imager		S	OUTSTANDING
1	47523	\$48.00 48.00	01/25/24 101-452271-52305-00000000	16974		0 ED M FELD EQUIPMENT COMPANY INC Rubber foot fan ventilation		T	CLEARED
1	47524	\$21450.00 21450.00	01/25/24 101-256091-53822-00000000	04172		2 ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE ARCGIS ANNUAL MAINTENANCE		T	CLEARED
1	47525	\$340.46 146.66	01/25/24 601-617364-52305-00000000	02528		1 FASTENAL COMPANY Fasteners		T	CLEARED

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 01/25/24 - 01/25/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		193.80	506-618341-52305-00000000			Fasteners			
1	177196	\$125.00 125.00	01/25/24 101-411041-54402-00000000	14236		0 FBINAA MEMBER SERVICES MCCLLOUD DUES		S	OUTSTANDING
1	47526	\$163.14 163.14	01/25/24 051-000000-21403-00000000	17262		0 FIRE UNION SUPPORT FUND PAYROLL FOR - 012624		T	CLEARED
1	177197	\$9.00 9.00	01/25/24 101-211041-52101-00000000	17790		0 FRANCIS A PROCHASKA 2x10 BLK Walnut/Wht Sign		S	OUTSTANDING
1	47527	\$17128.52 17128.52	01/25/24 051-000000-21403-00000000	05125		0 GAS & ELECTRIC CREDIT UNION PAYROLL FOR - 012624		T	CLEARED
1	47528	\$395.00 395.00	01/25/24 251-711041-53204-00000000	15118		0 GENESEO COMMUNICATIONS INC BROADBAND SERV JAN 2024		T	CLEARED
1	47529	\$1077.00 807.75 269.25	01/25/24 626-157141-53112-05200000 621-157131-53602-05200000	15343		0 GENESIS HEALTH SYSTEM 75EE JAN 25WC JAN		T	CLEARED
1	177198	\$640.09 640.09	01/25/24 626-157141-53112-05200000	15891		0 GENVENTURES DEC Pharmacy Billing		S	OUTSTANDING
1	177199	\$3017.40 3017.40	01/25/24 101-123041-53101-00000000	16513		0 GEOFFREY P CAMPBELL LEGAL NOV BILLING STATEMENT		S	OUTSTANDING
1	177200	\$561.46 268.54 253.72 39.20	01/25/24 601-617364-52305-00000000 601-617364-52305-00000000 506-618341-52305-00000000	00199		0 GIBSON LTD FLEET-2024-0000125 FLEET-2024-0000125 Battery		S	OUTSTANDING
1	47530	\$2000.00 2000.00	01/25/24 555-811041-53112-00000000	17736		1 GLOBAL PAYMENTS INC active support upgrade		T	CLEARED
1	47531	\$176.85 75.10 39.83 61.92	01/25/24 101-452271-52305-00000000 506-618341-52305-00000000 506-618341-52301-00000000	00365		0 GRAINGER batteries Chart NFPA sign kit		T	CLEARED
1	47532	\$1730.00 1730.00	01/25/24 208-312801-52301-65370000	03057		0 GRAVES ENVIRONMENTAL & SAFETY INC 111 19th Street; 1900 1st Ave		T	CLEARED
1	177201	\$330.00 330.00	01/25/24 506-618341-53804-00000000	18126		0 GRAY MACHINE & WELDING INC Repairs		S	OUTSTANDING
1	47533	\$518.33 518.33	01/25/24 507-619348-52306-00000000	15606		0 HAHN READY MIX Cement		T	CLEARED
1	47534	\$10991.03	01/25/24	06030		0 HAWKINS INC		T	CLEARED

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		295.93- 7012.07 2818.79 1456.10	555-867562-52218-00000000 501-618121-52217-00000000 555-867562-52218-00000000 555-867562-52218-00000000			Credit Memo Aluminum Sulfate/Lime Chemicals Chemicals			
1	47535	\$727.49 105.31 622.18	01/25/24 501-618352-52205-00000000 501-618121-52205-00000000	04970		0 HD SUPPLY FACILITIES MAINTENANCE Lab gloves Reagents/chemicals		T	CLEARED
1	177202	\$428347.85 428347.85	01/25/24 626-157141-53602-00000000	10204		1 HEALTH CARE SERVICE CORPORATION Nov 23 Blue Cross Blue Shield		S	OUTSTANDING
1	177203	\$391.57 131.20 4.80 40.10 49.50 16.32 10.45 10.45 47.85- 32.80 143.80	01/25/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	15517		0 HI-LINE ELECTRIC CO., INC. FLEET-2024-0000147 FLEET-2024-0000147 FLEET-2024-0000147 FLEET-2024-0000147 FLEET-2024-0000147 FLEET-2024-0000147 FLEET-2024-0000147 Credit/returned parts Plugs/receptacles Pins/sockets/receptacles		S	OUTSTANDING
1	177204	\$216.00 130.00 86.00	01/25/24 501-618352-53801-00000000 101-617112-53801-6506000	02308		0 IA IL TERMITE & PEST CTL INC Pest Control Pest control		S	OUTSTANDING
1	177205	\$102984.00 102984.00	01/25/24 621-157133-53601-00000000	17569		2 ILLINOIS COUNTIES RISK MANAGEMENT Invoice ICMRT Premium next pay		S	OUTSTANDING
1	177179	\$250.00 250.00	01/25/24 555-854701-54206-00000000	00164		0 ILLINOIS DEPARTMENT OF AGRICULTURE saukie lawnc cont permit		S	OUTSTANDING
1	177206	\$6824.46 6824.46	01/25/24 621-157131-53602-00000000	00162		2 ILLINOIS DEPARTMENT OF EMPLOYMENT SECURITY IDES QUARTELY REPORT		S	OUTSTANDING
1	47536	\$1861.50 1861.50	01/25/24 051-000000-21403-00000000	01839		0 ILLINOIS FOP LABOR COUNCIL PAYROLL FOR - 012624		T	CLEARED
1	177207	\$350.00 280.00 70.00	01/25/24 101-617120-53801-6509000 501-618352-53801-00000000	07531		0 ILLINOIS STATE FIRE MARSHAL Certification Certification		S	OUTSTANDING
1	47537	\$4250.00 4250.00	01/25/24 251-712421-53823-00000000	02263		1 INFO USA MARKETING INC RIP DATABASES ANNUAL 2024		T	CLEARED
1	177208	\$1950.00 1950.00	01/25/24 101-155102-53105-00000000	13426		1 IOWA HEALTH SYSTEM UnityPoint Health 1st QT		S	OUTSTANDING

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1	177209	\$620.00 620.00	01/25/24 601-617364-52305-00000000	17022		0 JC SHOEMYER INC FLEET-2024-0000133		S	OUTSTANDING
1	177210	\$71.96 71.96	01/25/24 101-413215-51405-00000000	01818		0 KOHLS DEPARTMENT STORES INC EAGLE CLOTHING		S	OUTSTANDING
1	47538	\$624.13 624.13	01/25/24 251-711401-53822-00000000	02914		1 KONE INC RIP ELEVATOR S/C JAN 24		T	CLEARED
1	47539	\$3136.00 911.00 938.00 331.00 956.00	01/25/24 251-711401-53805-00000000 251-711401-53805-00000000 251-711401-53805-00000000 251-711401-53805-00000000	07348		0 KYMBYL COMPLETE KARE INC SNOW REMOVAL SNOW REMOVAL SNOW REMOVAL RIP SNOW REMOVAL JAN 24		T	CLEARED
1	177180	\$14380.00 14380.00	01/25/24 242-313851-55220-6215210	00309		0 LANDEROS & SONS CONSTRUCTION INC S.Lam 928 20th St		S	OUTSTANDING
1	47540	\$233.08 85.14 62.80 85.14	01/25/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	00423		0 LAWSON PRODUCTS INC FLEET-2024-0000140 FLEET-2024-0000141 FLEET-2024-0000154		T	CLEARED
1	177211	\$185.00 45.89 45.89 93.22	01/25/24 101-616041-53402-00000000 101-616041-53402-00000000 501-618041-53402-00000000	16401		0 LEE ENTERPRISES INCORPORATED Legal notice Legal notice Legal notice HVAC Bid		S	OUTSTANDING
1	177181	\$207.17 207.17	01/25/24 051-000000-21403-00000000	15243		0 LEGAL SHIELD PAYROLL FOR - 012624		S	OUTSTANDING
1	47541	\$62.39 62.39	01/25/24 506-618341-51402-00000000	00795		1 LINDE GAS & EQUIPMENT INC Gloves		T	CLEARED
1	47542	\$225.05 225.05	01/25/24 101-617120-52301-00000000	02217		0 LOVEWELL FENCING INC Fence parts/chain		T	CLEARED
1	47543	\$45258.00 6701.61 9570.30 7594.04 2179.78 19212.27	01/25/24 501-619356-53806-00000000 501-619359-53806-2526000 501-619359-53806-2526000 501-619359-53806-2526000 506-619359-53806-2564000	17063		0 MCCLINTOCK TRUCKING & EXCAVATING INC Laabor/repairs WSRP 2103 35 ST WSRP 1500 9 ST WSRP 3912 23 AVE SLRP 3201 35 ST		T	CLEARED
1	47544	\$113.54 78.57 34.97	01/25/24 555-867564-52301-00000000 101-617111-52301-00000000	00528		0 MENARD INC Grout boost/blu mask/KB Sil Vinyl blinds		T	CLEARED
1	177212	\$94.55 94.55	01/25/24 601-617364-52305-00000000	00816		1 MHC KENWORTH-QUAD CITIES Breather tube for #7117		S	OUTSTANDING

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1	177213	\$159.82 70.74 89.08	01/25/24 905-356921-53303-0000440 905-356921-53303-0000440	18717		0 MICHAEL A JACKSON Mileage Reimbursement Mileage Reimbursement		S	OUTSTANDING
1	47545	\$36466.24 116.99 26.73 100.00 1781.45 100.00 1781.44 861.51 65.01 216.33 421.89 14.61 14259.12 4802.24 9679.15 2239.77	01/25/24 251-714403-53703-00000000 555-822601-53703-00000000 555-811041-53703-00000000 555-813501-53703-00000000 555-811041-53703-00000000 555-867564-53703-00000000 506-618341-53702-00000000 101-617111-53703-00000000 506-618341-53703-00000000 101-617119-53702-00000000 101-617119-53703-00000000 101-617372-53703-00000000 501-618352-53703-00000000 506-618341-53703-00000000 501-618352-53703-00000000	00560		0 MIDAMERICAN ENERGY CO RIS ELEC BILL JAN 24 lincoln parktennis courts elec elec admin elec rifac elec admin elec rifac wwTP gas utilities 304 17 St Parking Lot 1110 Mill St Watts Bldg Watts Bldg elec December 2023 Street Light Ene 12/23 Pumping Station 12/23 WWT Plant 12/23 Reservoir Domes		T	CLEARED
1	177214	\$900.65 900.65	01/25/24 211-356941-53702-00000000	00560		0 MIDAMERICAN ENERGY CO Natural Gas Service		S	OUTSTANDING
1	47546	\$328.32 328.32	01/25/24 101-155041-53203-00000000	02440		0 MIDWEST MAILWORKS INC Midwest Mailworkd 01/01-01/05		T	CLEARED
1	47547	\$675.20 108.76 223.00 343.44	01/25/24 501-619356-52306-00000000 501-619356-52306-00000000 101-616301-52306-00000000	14928		0 MILL CREEK MINING INC Aggregate Aggregate Aggregate		T	CLEARED
1	47548	\$93.31 18.49 74.82	01/25/24 601-617364-52305-00000000 601-617364-52305-00000000	15816		0 MOTOR PARTS AND EQUIPMENT CORPORATION FLEET-2024-0000130 FLEET-2024-0000121		T	CLEARED
1	177215	\$55.87 55.87	01/25/24 101-451041-52101-00000000	18201		0 ODP BUSINESS SOLUTIONS LLC office supplies		S	OUTSTANDING
1	47549	\$58.98 58.98	01/25/24 101-611041-52101-00000000	11990		0 OFFICE DEPOT LLC Office supplies		T	CLEARED
1	47550	\$8830.49 44.17 7.52 14.03 48.16 42.29 42.29	01/25/24 905-356921-53505-0000440 251-711041-53505-00000000 251-711041-53505-00000000 251-711041-53505-00000000 251-711041-53505-00000000 501-613358-53505-00000000 501-619041-53505-00000000	01240		0 OFFICE MACHINE CONSULTANTS INC COPY CHARGES 10/1/23-12/31/23 COPY CHARGES 10/1/23-12/31/23 COPY CHARGES 10/1/23-12/31/23 COPY CHARGES 10/1/23-12/31/23 COPY CHARGES 10/1/23-12/31/23 COPY CHARGES 10/1/23-12/31/23 COPY CHARGES 10/1/23-12/31/23		T	CLEARED

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		42.29	507-619041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		42.30	506-619041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		47.80	506-618041-53505-00000000			COPY CHARGES 10/1/31-12/31/23			
		44.83	101-412206-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		47.08	501-618041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		16.31	101-314882-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		5.44	242-314882-53505-6199230			COPY CHARGES 10/1/23-12/31/23			
		169.97	101-611041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		41.95	601-617364-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		124.43	601-617041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		160.65	555-813501-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		53.55	555-811041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		52.20	101-122041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		0.07	101-256081-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		36.06	101-311041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		38.75	101-312801-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		394.98	101-313811-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		117.38	101-314881-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		126.25	242-313851-53505-6197230			COPY CHARGES 10/1/23-12/31/23			
		64.29	101-411041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		15.36	101-411201-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		19.24	101-256081-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		1.60	101-411041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		27.21	101-412206-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		123.51	101-414221-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		17.90	101-414222-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		316.49	101-414223-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		0.42	101-414226-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		0.45	101-414228-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		91.49	101-414229-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		248.78	101-414230-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		7.91	101-414235-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		0.08	101-413215-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		0.14	101-414229-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		0.32	101-414226-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		1.23	101-411041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		348.94	101-412206-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		0.01	101-411041-53505-00000000			COPY CHARGES 12/19/23/12/31/23			
		0.38	101-414226-53505-00000000			COPY CHARGES 12/19/23/12/31/23			
		10.61	101-413216-53505-00000000			COPY CHARGES 12/19/23/12/31/23			
		100.64	101-413215-53505-00000000			COPY CHARGES 12/19/23/12/31/23			
		217.57	211-356041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		85.36	248-356921-53505-8304662			COPY CHARGES 10/1/23-12/31/23			
		261.75	901-356041-53505-6302000			COPY CHARGES 10/1/23-12/31/23			
		110.95	904-356921-53505-0000341			COPY CHARGES 10/1/23-12/31/23			
		47.45	905-356921-53505-0000440			COPY CHARGES 10/1/23-12/31/23			
		206.56	906-356921-53505-5323405			COPY CHARGES 10/1/23-12/31/23			
		34.69	906-356921-53505-5336404			COPY CHARGES 10/1/23-12/31/23			
		165.32	906-356921-53505-6163406			COPY CHARGES 10/1/23-12/31/23			
		15.93	555-811041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			

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		192.91	555-813501-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		6.41	555-822601-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		445.30	555-867501-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		715.06	555-867564-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		22.77	555-835753-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		448.28	101-155041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		149.42	626-157041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		58.02	626-157041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		884.00	101-211041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		473.96	101-451041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		5.81	101-451041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		5.12	101-451041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		2.32	101-451041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		170.95	101-611041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		163.45	101-131041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		93.62	251-711041-53505-00000000			COPY CHARGES			
		357.52	251-711041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		118.77	251-711041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
		213.47	101-616041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
1	47551	\$12.94	01/25/24 04242			0 OREILLY AUTOMOTIVE STORES INC		T	CLEARED
		6.79	601-617364-52202-00000000			FLEET-2024-0000138			
		6.15	601-617364-52305-00000000			FLEET-2024-0000159			
1	177216	\$111976.30	01/25/24 18319			0 OSTROM PAINTING & SANDBLASTING INC		S	OUTSTANDING
		100000.00	302-616306-53805-27490000			2023 Pavement Marking Program			
		10030.00	101-616301-53805-27490000			2023 Pavement Marking Program			
		1946.30	101-616301-53805-27490000			Pavement marking program			
1	47552	\$6498.46	01/25/24 12871			0 OVERDRIVE INC		T	CLEARED
		319.96	251-713451-54305-00000000			OVERDRIVE E-CONTENT			
		178.50	251-713451-54305-00000000			OVERDRIVE E-CONTENT			
		6000.00	251-712421-53823-00000000			OVERDRIVE E-CONTENT OMNI			
1	47553	\$80.00	01/25/24 18086			1 PACE ANALYTICAL SERVICES LLC		T	CLEARED
		80.00	501-618121-53112-00000000			Analytical Svc			
1	47554	\$2710.10	01/25/24 04257			0 PHELPS UNIFORM SPECIALISTS INC		T	CLEARED
		30.85	101-616041-53822-00000000			Mat svc			
		255.87	101-616041-53901-00000000			Uniform svc			
		83.24	101-617120-53822-00000000			Mat svc			
		83.24	101-617120-53822-00000000			Mat Svc			
		83.24	101-617120-53822-00000000			Mat svc			
		43.42	251-711401-53801-00000000			RIP MAT SERV NOV 23			
		43.42	251-711401-53801-00000000			RIP MAT SERV DEC 23			
		43.42	251-711401-53801-00000000			RIP MAT SERV DEC 23			
		43.42	251-711401-53801-00000000			RIP MAT SERV DEC 23			
		43.42	251-711401-53801-00000000			RIP MAT SERV DEC 23			
		14.52	555-854701-53822-00000000			saukie mats & towels			
		11.86	555-854701-53901-00000000			saukie laundry			

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		14.52	555-854701-53822-00000000			saukie mats & towels			
		11.86	555-854701-53901-00000000			saukie laundry			
		14.52	555-854701-53822-00000000			saukie mats & towels			
		11.86	555-854701-53901-00000000			saukie laundry			
		14.52	555-854701-53822-00000000			saukie towels			
		11.86	555-854701-53901-00000000			saukie laundry			
		14.52	555-854701-53822-00000000			saukie towels			
		11.86	555-854701-53901-00000000			saukie laundry			
		38.85	501-618352-53822-00000000			Mat svc			
		57.91	501-618352-53901-00000000			Uniform svc			
		38.85	501-618352-53822-00000000			Mat svc			
		57.91	501-618352-53901-00000000			Uniform svc			
		38.85	501-618352-53822-00000000			Mat svc			
		57.91	501-618352-53901-00000000			Uniform svc			
		38.85	501-618352-53822-00000000			Mat svc			
		51.69	501-618352-53901-00000000			Uniform svc			
		38.85	501-618352-53822-00000000			Mat svc			
		51.69	501-618352-53901-00000000			Uniform svc			
		18.22	101-616041-53901-00000000			Uniform svc			
		18.22	101-616041-53901-00000000			Uniform svc			
		18.22	101-616041-53901-00000000			Uniform svc			
		18.22	101-616041-53901-00000000			Uniform svc			
		18.22	101-616041-53901-00000000			Uniform svc			
		8.80	101-616041-53901-00000000			Uniform svc			
		8.80	101-616041-53901-00000000			Uniform svc			
		8.80	101-616041-53901-00000000			Uniform svc			
		8.80	101-616041-53901-00000000			Uniform svc			
		8.80	101-616041-53901-00000000			Uniform svc			
		30.85	101-616041-53822-00000000			Mat svc			
		129.91	101-616041-53901-00000000			Uniform svc			
		30.85	101-616041-53822-00000000			Mat Svc			
		457.56	101-616041-53901-00000000			Uniform svc			
		30.85	101-616041-53822-00000000			Mat Svc			
		112.05	101-616041-53901-00000000			Uniform Svc			
		30.85	101-616041-53822-00000000			Mat Svc			
		183.81	101-616041-53901-00000000			Uniform Svc			
		30.85	101-616041-53822-00000000			Mat Svc			
		180.62	101-616041-53901-00000000			Uniform Svc			
1	47555	\$566.04	01/25/24 00775			0 PLANT EQUIPMENT CO INC		T	CLEARED
		39.50	601-617364-52305-00000000			FLEET-2024-0000131			
		69.04	601-617364-52305-00000000			FLEET-2024-0000131			
		369.36	601-617364-52305-00000000			FLEET-2024-0000166			
		88.14	601-617364-52305-00000000			FLEET-2024-0000167			
1	177182	\$1706.38	01/25/24 01834			0 POLICE & FIREMENS INSURANCE ASSN		S	OUTSTANDING
		1706.38	051-000000-21403-00000000			PAYROLL FOR - 012624			
1	47556	\$224.00	01/25/24 08643			0 POLICE BENEVOLENT		T	CLEARED
		224.00	051-000000-21403-00000000			PAYROLL FOR - 012624			

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 01/25/24 - 01/25/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	177217	\$8459.25 8459.25	01/25/24 251-712421-53823-6149000	07893		0 PRAIRIECAT PC 3RD QTR MEMBER FEE FY24		S	OUTSTANDING
1	47557	\$714.00 456.00 258.00	01/25/24 506-618341-53112-0000000 506-618341-53112-0000000	01400		0 QC ANALYTICAL SERVICES LLC Sample service Sample service		T	CLEARED
1	177218	\$600.00 300.00 300.00	01/25/24 101-411041-54402-0000000 101-411041-54402-0000000	03574		0 QC COUNCIL OF POLICE CHIEFS MCCLLOUD DUES LANDI DUES		S	OUTSTANDING
1	177219	\$2257.59 2257.59	01/25/24 555-846721-52506-0000000	18183		0 QC CUSTOM TEES & MORE proshop merch		S	OUTSTANDING
1	47558	\$20000.00 10000.00 10000.00	01/25/24 101-122041-54101-6139000 555-819615-54101-6139000	14717		0 QUAD CITIES CHAMBER OF COMMERCE INC RWB Sponsorship RWB Sponsorship		T	CLEARED
1	177220	\$45.00 45.00	01/25/24 251-711041-53503-0000000	18429		0 QUAD CITY PRESS INC RIZ STATIC CLING HOURS DISPLAY		S	OUTSTANDING
1	47559	\$625.00 625.00	01/25/24 101-414221-53822-0000000	08272		0 QUAD CITY TOWING 23-6275 22 FORD EDGE BONDED		T	CLEARED
1	177221	\$300.00 300.00	01/25/24 510-616331-53822-2875000	15523		0 QUAD CITY WINDOW CLEANING INC Graffiti removal		S	OUTSTANDING
1	47560	\$1265.03 502.08 762.95	01/25/24 510-616332-53111-0000000 510-616332-53111-0000000	09892		0 QUALITY CONTROLLED STAFFING Temp employee Temp employee		T	CLEARED
1	47561	\$3496.75 1309.90 153.30 2033.55	01/25/24 555-834751-52305-0000000 555-834751-52305-0000000 555-854701-52305-0000000	01168		0 R & R PRODUCTS INC highland hyd hose, tube ass, b highland spider reelcoup, spad saukie rollers, bedknife		T	CLEARED
1	47562	\$13273.25 10491.25 2782.00	01/25/24 101-414226-53803-0000000 101-414226-53803-0000000	06729		0 RACOM CORPORATION RACOM RIA CONTRACT 2/1/24-4/30 RIA PD #12 #109		T	CLEARED
1	47563	\$297.00 198.00 99.00	01/25/24 101-617114-53801-6511000 101-617119-53801-6511000	03063		0 RAGAN MECHANICAL Backflow testing MSD Backflow testing Watts Bldg		T	CLEARED
1	47564	\$166.94 49.99 116.95	01/25/24 101-412206-51401-0000000 101-412206-51401-0000000	00728		0 RAY OHERRON COMPANY INC MISFELDT PANTS WATCH CAPS		T	CLEARED
1	177222	\$371.66	01/25/24	18036		1 RDO TRUCK CENTER CO		S	OUTSTANDING

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 01/25/24 - 01/25/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		174.42	601-617364-52209-00000000			Threadlocker			
		56.16	601-617364-52202-00000000			Prime Start fluid			
		89.36	601-617364-52202-00000000			Thread sealant			
		51.72	601-617364-52305-00000000			Convex mirrors			
1	177223	\$1250.00	01/25/24	18742		0 REEDER TRANSPORTATION TRAINING CENTER, INC		S	OUTSTANDING
		1250.00	101-617041-51502-00000000			Road skills testing/Z. Erwin			
1	47565	\$80.42	01/25/24	00899		0 REPUBLIC PARENT LLC		T	CLEARED
		80.42	101-617374-52304-00000000			LED bulbs			
1	47566	\$16.00	01/25/24	15528		0 RIPD COMMAND OFFICERS ASSOC		T	CLEARED
		16.00	051-000000-21403-00000000			PAYROLL FOR - 012624			
1	47567	\$1777.74	01/25/24	00607		0 RIVERSTONE GROUP INC		T	CLEARED
		1593.50	101-616301-52306-00000000			Patch repair material			
		184.24	101-616301-52306-00000000			Breaker run common			
1	177224	\$758.06	01/25/24	02275		0 ROCK ISLAND FITNESS AND ACTIVITY CENTER		S	OUTSTANDING
		758.06	051-000000-21403-00000000			PAYROLL FOR - 012624			
1	177225	\$475.00	01/25/24	02001		0 ROCK ISLAND PARKS & RECREATION		S	OUTSTANDING
		75.00	251-711041-53401-00000000			RIP FALL ACTIVITY GUIDE ADS			
		400.00	901-356921-53904-61600000			Facility Rental for MYP			
1	177226	\$377.50	01/25/24	18676		0 ROEDERER TRANSFER & STORAGE CO		S	OUTSTANDING
		377.50	101-155102-51109-00000000			Storage Flaherty 01/20-02/20			
1	47568	\$799.60	01/25/24	00992		0 SADLER POWER TRAIN INC		T	CLEARED
		799.60	601-617364-52305-00000000			FLEET-2024-0000157			
1	177227	\$3750.00	01/25/24	18040		0 SAMUEL MCCULLUM		S	OUTSTANDING
		3750.00	904-356921-54102-0000341			STEAM Program for MLK			
1	177228	\$456.03	01/25/24	01009		0 SCBAS INC		S	OUTSTANDING
		456.03	101-452271-53804-00000000			Air Test Kits			
1	177183	\$316.00	01/25/24	01019		0 SECRETARY OF STATE		S	OUTSTANDING
		316.00	601-617364-54206-00000000			Title/registration #2501			
1	47569	\$10454.77	01/25/24	01023		0 SENECA COMPANIES INC		T	CLEARED
		10454.77	501-618352-53804-00000000			Cleaned out Chlorine Scrubber			
1	177229	\$370.00	01/25/24	15447		0 SHARPE TOWING & RECOVERY LLC		S	OUTSTANDING
		370.00	601-617364-53822-00000000			FLEET-2024-0000165			
1	177230	\$4880.70	01/25/24	16971		0 SKYLINE STORAGE AND TRUCKING		S	OUTSTANDING
		4880.70	101-616307-52209-00000000			4503 Gals Hotmix			
1	47570	\$33.92	01/25/24	00958		0 STANDARD BEARINGS OF DAVENPORT INC		T	CLEARED

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 01/25/24 - 01/25/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		33.92	506-618341-52305-00000000			Shaft seals			
1	177231	\$13.50 13.50	01/25/24 601-617364-52305-00000000	07179		0 STANDARD EQUIPMENT COMPANY FLEET-2024-0000129		S	OUTSTANDING
1	177232	\$443.00 443.00	01/25/24 101-617112-53822-00000000	08129		0 STERLING COMMERCIAL ROOFING Patched roof at PW		S	OUTSTANDING
1	177233	\$618.14 618.14	01/25/24 101-454273-52305-00000000	08054		1 STRYKER SALES CORP Cot repair		S	OUTSTANDING
1	177234	\$45.22 45.22	01/25/24 251-711401-53205-00000000	17308		0 T-MOBILE USA INC CELL SERV ML DEC 2023		S	OUTSTANDING
1	177235	\$7593.00 7593.00	01/25/24 101-452271-53803-00000000	18743		0 TARGETSOLUTIONS LEARNING, LLC Annual subscription		S	OUTSTANDING
1	47571	\$65.00 65.00	01/25/24 251-711041-53503-00000000	05600		0 THE PRINTERS MARK RIP WINTER READING LOGS 2024		T	CLEARED
1	177236	\$5130.31 4752.52 377.79	01/25/24 501-618041-53112-00000000 506-618041-53112-00000000	09713		0 THINC MANAGEMENT LLC Thinc payment Thinc payment		S	OUTSTANDING
1	47572	\$3413.20 3413.20	01/25/24 101-616301-52306-00000000	04354		0 TICKLE ASPHALT CO LTD Asphalt		T	CLEARED
1	177237	\$524.17 524.17	01/25/24 101-413215-51405-00000000	02226		0 TINA NOE NOE CLOTHING		S	OUTSTANDING
1	47573	\$834.52 68.43 263.85 293.16 40.18 168.90	01/25/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	02631		0 TRUCK COUNTRY OF IOWA INC FLEET-2024-0000068 FLEET-2024-0000124 FLEET-2024-0000127 FLEET-2024-0000135 FLEET-2024-0000153		T	CLEARED
1	47574	\$1666.66 1666.66	01/25/24 207-312801-53112-0000629	17883		0 TWO RIVERS AND ASSOCIATES INC 12/01/23 - 12/31/23		T	CLEARED
1	47575	\$374.44 374.44	01/25/24 051-000000-21403-00000000	02347		0 U A W LOCAL 2282 PAYROLL FOR - 012624		T	CLEARED
1	47576	\$267.95 267.95	01/25/24 251-711041-53106-00000000	09557		0 UNIQUE MANAGEMENT SERVICES INC. FIN SERV COLLECT DEC 2023		T	CLEARED
1	177238	\$49.80 16.90 16.00 16.90	01/25/24 501-613358-53301-00000000 101-451041-53301-00000000 501-618352-53301-00000000	00792		0 UNITED PARCEL SERVICE UPS UPS UPS		S	OUTSTANDING

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 01/25/24 - 01/25/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	47577	\$205.30 205.30	01/25/24 051-000000	00802 -21403-0000000		0 UNITED WAY OF THE QUAD CITIES PAYROLL FOR - 012624		T	CLEARED
1	47578	\$11346.29 11346.29	01/25/24 507-619348	00838 -53805-2140000		0 VALLEY CONSTRUCTION CO Emerg Concrete Restoration 3		T	CLEARED
1	47579	\$305.75 3.96 21.86 10.98 14.99 18.98 5.49 2.79 5.97 11.96 13.93 5.98 5.49 61.42 19.96 47.57 14.99 22.44 16.99	01/25/24 101-617374-52304-0000000 101-617374-52304-0000000 101-617374-52304-0000000 242-313851-55305-6523910 601-617364-52305-0000000 601-617364-52305-0000000 601-617364-52305-0000000 555-822601-52301-0000000 506-618341-52303-0000000 101-616601-52301-0000000 506-618341-52305-0000000 501-618121-52103-0000000 501-618121-52206-0000000 506-618341-52305-0000000 555-867564-52303-0000000 506-618341-52305-0000000 101-616601-52402-0000000 101-617111-52303-0000000	00146 Plates CLR, hex, adapters/ Plate/box Ice Melt for Project House FLEET-2024-0000149 FLEET-2024-0000161 FLEET-2024-0000161 keys Tape/ring binder Keys Clamps Watch battery Cleaning Supplies Hardware Connectors/hose elbow Absorbent Drill bits Faucet cartridge			T	CLEARED	
1	177239	\$419.40 419.40	01/25/24 510-616333	12435 -53704-0000000		0 WASTE COMMISSION OF SCOTT COUNTY Disposal electronics		S	OUTSTANDING
1	177240	\$149.36 149.36	01/25/24 510-616331	17723 -52409-0000000		0 WASTEQUIP LLC Lids/parts		S	OUTSTANDING
1	177241	\$40847.28 11879.82 28967.46	01/25/24 248-618343-53902-8518657 248-618343-53804-8518657	18467		0 WESTERN OILFIELDS SUPPLY COMPANY SWTP by Pass Pump Rental Invoice for Pump Rental		S	OUTSTANDING
1	177242	\$2632.92 2632.92	01/25/24 101-454273	14419 -52214-0000000		0 ZOLL MEDICAL CORP Medical Supplies		S	OUTSTANDING
1	47580	\$982.00 664.00 318.00	01/25/24 601-617364-52305-0000000 601-617364-52305-0000000	16947		0 ZURCHER TIRE INC FLEET-2024-0000156 FLEET-2024-0000156		T	CLEARED

TOTAL # OF ISSUED CHECKS: 65 TOTAL AMOUNT: 873,273.27

TOTAL # OF WIRES: 0 TOTAL AMOUNT: 0.00

TOTAL # OF VOIDED/REISSUED/UNCLAIMED CHECKS: 0 TOTAL AMOUNT: 0.00

010 CITY OF ROCK ISLAND

CHECK REGISTER

DATE RANGE: 01/25/24 - 01/25/24

BANK	CHECK #	CHECK AMT	CHECK DATE	VENDOR #	ADDRS #	VENDOR NAME	INVOICE #	TYPE	CHECK
WO #		AMOUNT	G/L ACCT #			DESCRIPTION		INV VEND	STATUS

TOTAL # OF ACH CHECKS: 70

TOTAL AMOUNT: 365,206.62

TOTAL # OF UNISSUED CHECKS: 0

FUND TOTALS

FUND	FUND NAME	ISSUED TOTAL	VOIDED/REISSUED TOTAL
051	PAYROLL CLEARING FUND	22,918.33	0.00
101	GENERAL FUND	129,816.47	0.00
207	COMMUNITY/ECONOMIC DEVELOPMENT	1,666.66	0.00
208	TIF #6 The Locks	1,730.00	0.00
209	TIF #7 WATCHTOWER	90,353.09	0.00
211	M L KING CENTER	1,167.11	0.00
242	COMMDEVBLOCKGRANT CFDA 14.218	14,526.68	0.00
248	American Rescue Plan Act (ARPA	40,932.64	0.00
251	PUBLIC LIBRARY	24,939.67	0.00
302	CAPITAL IMPROVEMENTS-STREETS	100,000.00	0.00
405	DEBT SERVICE	514.70	0.00
501	WATER OPERATIONS/MAINTENANCE	77,308.38	0.00
506	WASTEWATER OPER & MAINTENANCE	31,965.10	0.00
507	STORMWATER UTILITY	11,906.91	0.00
510	SOLID WASTE	2,133.79	0.00
555	PARK & RECREATION	29,737.86	0.00
581	CDBG LOAN PROGRAMS	105.65	0.00
584	CIRLF LOAN FUND	105.65	0.00
601	FLEET SERVICES	29,086.88	0.00
621	SELF-INSURANCE	110,077.71	0.00
626	EMPLOYEE HEALTH PLAN	467,511.63	0.00
701	FIRE PENSION	17,606.56	0.00
706	POLICE PENSION	23,435.71	0.00
901	MLK ACTIVITY	4,413.75	0.00
904	IL CJIA	3,860.95	0.00
905	IL DCFS	251.44	0.00
906	DEPT OF HUMAN SERVICES	406.57	0.00
TOTAL -		1,238,479.89	0.00

Tameka L. Toney

CITY OF ROCK ISLAND
CHART OF ACCOUNTS

January 26, 2024 through
February 01, 2024
TOTAL: \$383,519.33

FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
101	General Fund	111	1st Ward
201	TIF #1 Downtown	112	2nd Ward
202	TIF #2 South 11th Street	113	3rd Ward
203	TIF #3 North 11th Street	114	4th Ward
204	TIF #4 Jumer's Casino Rock Island	115	5th Ward
205	TIF #5 Columbia Park	116	6th Ward
206	TIF #6 NE I280/Parkway	117	7th Ward
207	Community/Economic Development	118	Mayor
208	TIF #7 The Locks	119	Mayor & Council Administration
209	TIF #8 Watchtower	122	General Administration
210	Public Benefit	123	Legal Services
211	Martin Luther King Center	131	City Clerk
212	MLK Facility Improvement	155	Human Resources Administration
213	TIF #9 1st Street	156	Human Resources Services
221	Motor Fuel Tax	157	Insurance
222	Foreign Fire Insurance	211	Finance Administration
223	Riverboat Gaming	212	Customer Service
224	State Drug Prevention	213	Accounting Services
225	DUI Fine Law	214	Budget and Grants Management
226	Court Supervision	256	Information Technology
227	Crime Laboratory	311	Community/Economic Development Administration
241	US Dept of Justice Grant	312	Economic Development
242	Community Development Block Grant	313	Planning/Redevelopment
243	Federal Drug Prevention	314	Inspection
244	Neighborhood Stabilization ARRA	356	Martin Luther King Jr Community Center
245	Schwiebert Park Boat Dock	411	Police Administration
246	Ridgewood Business Park	412	Field Operations Bureau
251	Public Library	413	Criminal Investigation Bureau
252	Volunteers of the RI Library	414	Administration/Technical Services Bureau
271	Honor Guard Contributions	415	Tactical Operations
272	DARE	451	Fire Administration November 5, 2021 through
273	Police Contributions	452	Fire Emergency Services
274	Elderly Service Contributions	453	Fire Protective Inspect
275	RI Auxiliary Police	454	Ambulance
276	RI Labor Day Parade	611	Public Works Administration
277	ESO Christmas Tour	612	Motor Vehicle Parking System
278	Adopt A School	613	Water Meter Services
279	Fire Donations	615	Engineering
282	Lead Grant	616	Municipal Services
301	Capital Improvements	617	Fleet Services
302	Capital Improvements - Streets	618	Utilities Service
405	Debt Service	619	Utilities Maintenance
501	Water Operation & Maintenance	711	Library Administration
502	Water Capital 2010A BAB'S	712	Library Info Services
506	Wastewater Operations & Maintenance	713	Library Circulation
507	Stormwater Utility	714	Library Extension
508	Wastewater Capital 2010A BAB'S	811	Park/Recreation Administration
510	Solid Waste	813	Recreation
511	Centennial Bridge	818	Whitewater Aquatic Center
541	Sunset Marina	819	Schwiebert Riverfront Park
555	Parks & Recreation	822	Parks
581	CDBG Loan Programs	834	Highland Golf Maintenance
582	State Affordable Housing	835	Highland Clubhouse
583	Community/Economic Development Loans	846	Golf Pro Shop
584	CIRLF Loan Fund	854	Saukie Golf Maintenance
585	MPF Endowment Loans	855	Saukie Clubhouse
586	Brownfield Revolving Loan Fund	867	RIFAC
595	Public Housing	891	Donations P/R Admin
601	Fleet Services	892	Donations Parks
602	Fleet Amortization	893	Donations Recreation Programs
606	Engineering	894	Donations Golf Maintenance
609	Hydroelectric Plant	895	Donations Highland/Saukie Clubhouse
621	Self-Insurance	896	Donations Golf Pro Shop
626	Employee Health Plan	897	Donations RIFAC
701	Fire Pension	898	Donations Longview Aquatic Center
706	Police Pension	899	Donations Riverfront Park
711	Cafeteria Plan	910	Police Fire Commission
712	Loan Escrow	920	Fire Pension
831	GASB 34	930	Police Pension
901	MLK Activity	940	Cafeteria Plan
905	IL DCFS		
906	Dept of Human Services		
907	MLK Capital Contributions		
950	Public Library Foundation		

REPORT PARAMETERS

ORGANIZATION	:	010
BANK	:	1
PRINT BY	:	CHECK DATE
SORT OPTION	:	VENDOR NAME
PRINT DETAILS	:	Y
BEGINNING CHECK DATE	:	02/01/24
ENDING CHECK DATE	:	02/01/24
ORG NAME FOR EXTRACT FILE	:	APPP020124
FILE NAME	:	SAV\BANKCHECK_020124_151302

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 02/01/24 - 02/01/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	47581	\$638.62 318.64 319.98	02/01/24 101-452271-52305-00000000 101-452271-52305-00000000	09749		0 AFC INTERNATIONAL INC. Replacement of 02 Sensor carbon monoxide sensor		T	CLEARED
1	47582	\$366.50 366.50	02/01/24 101-452271-52305-00000000	05299		0 AIR ONE EQUIPMENT INC adapter with locks for hose		T	CLEARED
1	47583	\$847.39 496.50 31.15 25.73 28.66 124.08 97.00 22.36 21.91	02/01/24 601-617364-52305-00000000 601-617364-52202-00000000 601-617364-52206-00000000 601-617364-52305-00000000 555-834751-52305-00000000 555-834751-52305-00000000 555-854701-52305-00000000 555-854701-52305-00000000	15725		0 ARNOLD MOTOR SUPPLY LLP FLEET-2024-0000233 FLEET-2024-0000185 FLEET-2024-0000201 FLEET-2024-0000274 highland filters highland filters saukie v belt saukie v belt		T	CLEARED
1	177256	\$121.88 121.88	02/01/24 601-617364-52305-00000000	17785		0 ASPEN EQUIPMENT CO FLEET-2024-0000272		S	OUTSTANDING
1	177257	\$179.40 179.40	02/01/24 601-617364-52206-00000000	00109		0 AUTOZONE STORES LLC FLEET-2024-0000264		S	OUTSTANDING
1	47584	\$5872.46 5872.46	02/01/24 101-211041-53106-00000000	12019		0 AZAVAR AUDIT SOLUTIONS INC. contingency payment ref. audit		T	CLEARED
1	47585	\$6679.68 6679.68	02/01/24 101-256091-53822-00000000	16842		1 BACKUPIFY INC BACKUPIFY ANNUAL		T	CLEARED
1	47586	\$85.00 25.00 60.00	02/01/24 555-813511-53801-00000000 555-813511-53801-00000000	18067		0 BCRGEHN INC hauberg bug spray carriage house bug spray		T	CLEARED
1	47587	\$106.09 11.00 17.79 13.90 27.30 13.90 22.20	02/01/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	00285		0 BEST DISTRIBUTING INC FLEET-2024-0000265 FLEET-2024-0000265 FLEET-2024-0000265 FLEET-2024-0000265 FLEET-2024-0000265 FLEET-2024-0000265		T	CLEARED
1	177258	\$2900.00 2900.00	02/01/24 101-000000-22204-00000000	00288		0 BI-STATE REGIONAL COMMISSION CORA HEARING 1/19/24		S	OUTSTANDING
1	177243	\$822.75 822.75	02/01/24 101-000000-44114-00000000	07981		7 BLUE CROSS BLUE SHIELD OF ILLINOIS Amb Refund - T. Miller		S	OUTSTANDING
1	177244	\$899.60 899.60	02/01/24 101-000000-44114-00000000	07981		7 BLUE CROSS BLUE SHIELD OF ILLINOIS Amb Refund - T. Parker		S	OUTSTANDING

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 02/01/24 - 02/01/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	47588	\$613.89 93.82 284.20 160.87 5035.00 4960.00-	02/01/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	00301		0 BONNELL INDUSTRIES INC FLEET-2024-0000249 FLEET-2024-0000249 Sensor cable Plow parts for stock Credit/returned plow parts		T	CLEARED
1	177259	\$300.00 300.00	02/01/24 101-414223-52213-00000000	18370		0 BRIAN THOMPSON POLICE FIREARMS INSTRUCTOR		S	OUTSTANDING
1	47589	\$61273.45 34992.55 26280.90	02/01/24 621-157131-53602-5120000 621-157131-53602-5120000	16528		0 BROADSPIRE SERVICES INC Broadspire Prefund Invoice Broadspace Prefund Invoice		T	CLEARED
1	177260	\$714.71 714.71	02/01/24 211-356941-52206-00000000	15674		0 CINTAS CORPORATION NO. 2 Cleaning supplies		S	OUTSTANDING
1	177261	\$309.60 309.60	02/01/24 601-617364-53822-00000000	13765		0 CLEAN SWEEP OF I & I LLC 12/23 vehicle washes		S	OUTSTANDING
1	177262	\$1866.19 1866.19	02/01/24 506-619346-52402-00000000	02900		0 CLOVERLEAF TOOL COMPANY Tools		S	OUTSTANDING
1	177263	\$38130.90 38130.90	02/01/24 221-616301-52209-00000000	15964		1 COMPASS MINERALS AMERICA INC 433.0 tons of salt		S	OUTSTANDING
1	177264	\$1200.00 1200.00	02/01/24 101-413215-53822-00000000	14472		0 COVERTTRACK GROUP INC 2024 TRACKING SERVICE		S	OUTSTANDING
1	47590	\$981.00 250.00 731.00	02/01/24 507-619348-53801-00000000 506-618341-53801-00000000	00468		0 CRAWFORD HEATING & COOLING INC Repair furnace Replaced gas valve		T	CLEARED
1	177265	\$2569.59 5.23 23.55 18.32 34.02 15.70 9.05 22.35 11.51 5.23 4.19 6.54 1.83 0.52 6.80 52.34 8.22	02/01/24 101-119041-53204-00000000 101-122041-53204-00000000 101-131041-53204-00000000 101-155041-53204-00000000 101-211041-53204-00000000 101-212051-53204-00000000 101-212056-53204-00000000 101-213061-53204-00000000 101-213062-53204-00000000 101-213064-53204-00000000 101-214051-53204-00000000 101-214061-53204-00000000 101-214064-53204-00000000 101-214065-53204-00000000 101-256081-53204-00000000 101-311041-53204-00000000	15887		1 CS TECHNOLOGIES, INC TELEPHONE SERVICES TELEPHONE SERVICES TELEPHONE SERVICES TELEPHONE SERVICES TELEPHONE SERVICES TELEPHONE SERVICES TELEPHONE SERVICES TELEPHONE SERVICES TELEPHONE SERVICES TELEPHONE SERVICES TELEPHONE SERVICES TELEPHONE SERVICES TELEPHONE SERVICES TELEPHONE SERVICES TELEPHONE SERVICES TELEPHONE SERVICES		S	OUTSTANDING

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		5.23	101-312118-53204-00000000			TELEPHONE SERVICES			
		11.72	101-312801-53204-00000000			TELEPHONE SERVICES			
		33.60	101-313811-53204-00000000			TELEPHONE SERVICES			
		75.31	101-314881-53204-00000000			TELEPHONE SERVICES			
		10.47	101-314882-53204-00000000			TELEPHONE SERVICES			
		36.63	101-411041-53204-00000000			TELEPHONE SERVICES			
		5.23	101-411201-53204-00000000			TELEPHONE SERVICES			
		418.68	101-412206-53204-00000000			TELEPHONE SERVICES			
		115.14	101-413215-53204-00000000			TELEPHONE SERVICES			
		41.86	101-413216-53204-00000000			TELEPHONE SERVICES			
		5.23	101-413227-53204-00000000			TELEPHONE SERVICES			
		5.23	101-414221-53204-00000000			TELEPHONE SERVICES			
		5.23	101-414222-53204-00000000			TELEPHONE SERVICES			
		36.63	101-414223-53204-00000000			TELEPHONE SERVICES			
		52.34	101-414226-53204-00000000			TELEPHONE SERVICES			
		10.47	101-414228-53204-00000000			TELEPHONE SERVICES			
		26.17	101-414229-53204-00000000			TELEPHONE SERVICES			
		52.34	101-414230-53204-00000000			TELEPHONE SERVICES			
		15.70	101-414235-53204-00000000			TELEPHONE SERVICES			
		240.74	101-451041-53204-00000000			TELEPHONE SERVICES			
		5.23	101-452271-53204-00000000			TELEPHONE SERVICES			
		2.62	101-453281-53204-00000000			TELEPHONE SERVICES			
		2.62	101-453283-53204-00000000			TELEPHONE SERVICES			
		5.23	101-454273-53204-00000000			TELEPHONE SERVICES			
		41.87	101-611041-53204-00000000			TELEPHONE SERVICES			
		10.47	101-612381-53204-00000000			TELEPHONE SERVICES			
		41.87	101-616041-53204-00000000			TELEPHONE SERVICES			
		5.23	101-616601-53204-00000000			TELEPHONE SERVICES			
		20.93	101-617041-53204-00000000			TELEPHONE SERVICES			
		15.70	101-617111-53204-00000000			TELEPHONE SERVICES			
		5.23	101-617112-53204-00000000			TELEPHONE SERVICES			
		47.10	101-617371-53204-00000000			TELEPHONE SERVICES			
		26.32	211-356041-53204-00000000			TELEPHONE SERVICES			
		6.44	242-311041-53204-6196244			TELEPHONE SERVICES			
		11.25	242-313851-53204-6197244			TELEPHONE SERVICES			
		5.23	248-356921-53204-8304662			TELEPHONE SERVICES			
		36.63	251-711041-53204-00000000			TELEPHONE SERVICES			
		26.17	251-711401-53204-00000000			TELEPHONE SERVICES			
		31.40	251-712421-53204-00000000			TELEPHONE SERVICES			
		10.47	251-712431-53204-00000000			TELEPHONE SERVICES			
		68.04	251-713451-53204-00000000			TELEPHONE SERVICES			
		20.93	251-713471-53204-00000000			TELEPHONE SERVICES			
		20.93	251-714403-53204-00000000			TELEPHONE SERVICES			
		20.93	251-714404-53204-00000000			TELEPHONE SERVICES			
		2.62	501-613358-53204-00000000			TELEPHONE SERVICES			
		2.62	501-618041-53204-00000000			TELEPHONE SERVICES			
		78.50	501-618352-53204-00000000			TELEPHONE SERVICES			
		10.47	501-619041-53204-00000000			TELEPHONE SERVICES			
		5.23	501-619356-53204-00000000			TELEPHONE SERVICES			
		41.87	506-618041-53204-00000000			TELEPHONE SERVICES			

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		13.08	506-618343-53204-00000000			TELEPHONE SERVICES			
		10.47	506-619041-53204-00000000			TELEPHONE SERVICES			
		2.62	506-619346-53204-00000000			TELEPHONE SERVICES			
		5.23	507-619041-53204-00000000			TELEPHONE SERVICES			
		5.23	510-616041-53204-00000000			TELEPHONE SERVICES			
		20.93	541-617041-53204-00000000			TELEPHONE SERVICES			
		36.63	555-813501-53204-00000000			TELEPHONE SERVICES			
		15.70	555-813521-53204-00000000			TELEPHONE SERVICES			
		31.40	555-818551-53204-00000000			TELEPHONE SERVICES			
		5.23	555-819614-53204-00000000			TELEPHONE SERVICES			
		20.93	555-822601-53204-52880000			TELEPHONE SERVICES			
		5.23	555-822611-53204-00000000			TELEPHONE SERVICES			
		10.47	555-834751-53204-00000000			TELEPHONE SERVICES			
		31.40	555-835753-53204-00000000			TELEPHONE SERVICES			
		5.23	555-854701-53204-00000000			TELEPHONE SERVICES			
		31.40	555-855702-53204-00000000			TELEPHONE SERVICES			
		20.93	555-867501-53204-00000000			TELEPHONE SERVICES			
		68.04	555-867564-53204-00000000			TELEPHONE SERVICES			
		15.70	601-617041-53204-00000000			TELEPHONE SERVICES			
		10.47	601-617364-53204-00000000			TELEPHONE SERVICES			
		13.08	606-615041-53204-00000000			TELEPHONE SERVICES			
		20.93	606-615091-53204-00000000			TELEPHONE SERVICES			
		34.02	606-615391-53204-00000000			TELEPHONE SERVICES			
		5.23	621-157041-53204-00000000			TELEPHONE SERVICES			
		3.93	621-157131-53204-05200000			TELEPHONE SERVICES			
		13.08	626-157041-53204-00000000			TELEPHONE SERVICES			
		11.78	626-157141-53204-05200000			TELEPHONE SERVICES			
		3.77	901-356041-53204-00000000			TELEPHONE SERVICES			
		5.23	901-356041-53204-63020000			TELEPHONE SERVICES			
		3.93	901-356921-53204-00000000			TELEPHONE SERVICES			
		2.41	901-356921-53204-53320007			TELEPHONE SERVICES			
		1.31	904-356921-53204-0000441			TELEPHONE SERVICES			
		0.42	905-356041-53204-0000440			TELEPHONE SERVICES			
		7.85	905-356921-53204-0000440			TELEPHONE SERVICES			
		5.23	906-356921-53204-5323405			TELEPHONE SERVICES			
		8.87	906-356921-53204-5332404			TELEPHONE SERVICES			
		2.62	906-356921-53204-6163406			TELEPHONE SERVICES			
		0.08	906-356921-53204-6163406			TELEPHONE SERVICES			
1	47591	\$120.76 120.76	02/01/24 601-617364-52305-00000000	00490		0 CUMMINS INC FLEET-2024-0000262		T	CLEARED
1	47592	\$42576.60 42576.60	02/01/24 626-157141-53602-00000000	14239		0 CVS PHARMACY INC CVS 01/16/24 to 01/23/24		T	CLEARED
1	47593	\$1787.00 1787.00	02/01/24 101-617372-53804-00000000	00514		0 DAVENPORT ELECTRIC CONTRACT COMPANY Replace alum light pole 38 St		T	CLEARED
1	177266	\$648.21 648.21	02/01/24 626-157141-53601-00000000	08941		0 DOUGLAS D. SULLIVAN IMRF Reimbursement		S	OUTSTANDING

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1	47594	\$72.50 72.50	02/01/24 601-617364-52305-00000000	00570		0 DULTMEIER SALES LLC Fuel breakaway hoses		T	CLEARED
1	47595	\$691.19 691.19	02/01/24 601-617364-52305-00000000	00602		0 ELLIOTT EQUIPMENT CO FLEET-2024-0000215		T	CLEARED
1	177267	\$8680.00 8680.00	02/01/24 901-356921-53112-00000041	17369		0 ENTERPRISE COMMUNITY PARTNERS INC Revitalization Strategy		S	OUTSTANDING
1	177268	\$519.09 519.09	02/01/24 501-618352-53112-00000000	02442		1 ENVIRONMENTAL RESOURCE ASSOCIATES Potable water microbe		S	OUTSTANDING
1	47596	\$692.00 692.00	02/01/24 626-157141-53104-00000000	14735		1 EXTEND HEALTH HRA Service - JAN24		T	CLEARED
1	47597	\$314.21 291.47 22.74	02/01/24 601-617364-52305-00000000 601-617364-52305-00000000	02528		1 FASTENAL COMPANY Fasteners Nylock fasteners		T	CLEARED
1	47598	\$1978.00 989.00 989.00	02/01/24 507-619041-53801-00000000 507-619348-53801-00000000	00692		0 FBG SERVICE CORP 10/23 Janitorial UMD 12/23 Janitorial UM		T	CLEARED
1	47599	\$217.57 217.57	02/01/24 601-617364-52204-00000000	16141		0 FIRST AID CORP FLEET-2024-0000203		T	CLEARED
1	47600	\$34560.85 34560.85	02/01/24 248-412206-53822-8111668	18407		1 FLOCK GROUP INC FLOCK SAFETY CONTRACT 2024		T	CLEARED
1	47601	\$291.80 156.25 135.55	02/01/24 601-617364-52305-00000000 601-617364-52305-00000000	00034		0 FOSTER COACH SALES INC FLEET-2024-0000243 FLEET-2024-0000251		T	CLEARED
1	47602	\$644.88 644.88	02/01/24 501-618352-52305-00000000	02496		0 GASVODA & ASSOCIATES INC Halogen sensor/NH3 sensor		T	CLEARED
1	47603	\$982.01 982.01	02/01/24 506-618341-52217-00000000	12632		0 GENERAL ENVIRONMENTAL SCIENCE LLMO-S-1 4x1 (10 each)		T	CLEARED
1	177269	\$2890.50 2890.50	02/01/24 101-123041-53101-00000000	16513		0 GEOFFREY P CAMPBELL Legal December Billing Stateme		S	OUTSTANDING
1	177270	\$1440.88 268.54 540.30 180.10 268.54 127.70 55.70	02/01/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 606-615091-52305-00000000 101-616601-52301-00000000	00199		0 GIBSON LTD FLEET-2024-0000207 FLEET-2024-0000206 FLEET-2024-0000208 FLEET-2024-0000263 Batteries/charger Batteries		S	OUTSTANDING

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1	47604	\$1556.64 536.04 541.44 250.20 228.96	02/01/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	00365		0 GRAINGER FLEET-2024-0000223 FLEET-2024-0000223 FLEET-2024-0000223 FLEET-2024-0000223		T	CLEARED
1	47605	\$629.18 629.18	02/01/24 507-619348-52306-00000000	15606		0 HAHN READY MIX Cement		T	CLEARED
1	47606	\$905.32 883.49 21.83	02/01/24 555-867562-52303-00000000 506-618341-52303-00000000	00153		0 HEMPEL PIPE & SUPPLY INC El/coupling/exp jt/flange Nipples		T	CLEARED
1	177271	\$275.03 21.63 15.35 40.10 74.40 27.80 26.20 3.60 2.40 3.60 17.45 18.90 23.60	02/01/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	15517		0 HI-LINE ELECTRIC CO., INC. FLEET-2024-0000241 FLEET-2024-0000241 FLEET-2024-0000241 FLEET-2024-0000241 FLEET-2024-0000241 FLEET-2024-0000241 FLEET-2024-0000241 FLEET-2024-0000241 FLEET-2024-0000241 FLEET-2024-0000241 FLEET-2024-0000241 FLEET-2024-0000241		S	OUTSTANDING
1	177272	\$445.20 445.20	02/01/24 101-451292-53801-00000000	00070		0 HOMETOWN PLUMBING & HEATING COMPANY No heat - Labor		S	OUTSTANDING
1	177273	\$20000.00 20000.00	02/01/24 101-122041-54101-00000000	14528		0 HUMILITY HOMES AND SERVICES INC Winter Shelter		S	OUTSTANDING
1	177274	\$69.00 69.00	02/01/24 507-619348-53801-00000000	02308		0 IA IL TERMITE & PEST CTL INC Pest control service		S	OUTSTANDING
1	177245	\$403.02 403.02	02/01/24 101-000000-44114-00000000	01918		1 ILLINOIS DEPT OF PUBLIC AID Amb Refund - N. Farwell		S	OUTSTANDING
1	177246	\$8.19 8.19	02/01/24 101-000000-44114-00000000	01918		1 ILLINOIS DEPT OF PUBLIC AID Amb Refund - D. Kolar		S	OUTSTANDING
1	177247	\$9.39 9.39	02/01/24 101-000000-44114-00000000	01918		1 ILLINOIS DEPT OF PUBLIC AID Amb Refund - D. Kolar		S	OUTSTANDING
1	177248	\$342.04 342.04	02/01/24 101-000000-44114-00000000	01918		1 ILLINOIS DEPT OF PUBLIC AID Amb Refund-M.Rivera-Marceleno		S	OUTSTANDING
1	177249	\$403.02	02/01/24	01918		1 ILLINOIS DEPT OF PUBLIC AID		S	OUTSTANDING

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		403.02	101-000000-44114-0000000			Amb Refund - K. Marceleno			
1	177250	\$250.00	02/01/24	11368		0 ILLOWA		S	OUTSTANDING
		25.00	242-311041-54206-6196244			J.Laxton Membership Dues			
		25.00	101-314881-54402-0000000			B.Tauke 2024 Membership Dues			
		25.00	101-314881-54402-0000000			K.Kluck 2024 Membership Dues			
		25.00	101-314881-54402-0000000			J.Diekman 2024 Membership Dues			
		25.00	101-314881-54402-0000000			C.Brown 2024 Membership Dues			
		25.00	101-314881-54402-0000000			I.Farmer 2024 Membership Dues			
		25.00	101-314881-54402-0000000			S.Reinbeck 2024 Membership Due			
		25.00	101-314881-54402-0000000			T.Steger 2024 Membership Dues			
		25.00	101-314881-54402-0000000			T.Delathower 2024 Membership D			
		25.00	101-314881-54402-0000000			J.Irvine 2024 Membership Dues			
1	47607	\$4105.00	02/01/24	16556		0 IMEG CORP		T	CLEARED
		4105.00	506-618341-53112-0000000			Preliminary design			
1	177275	\$566.00	02/01/24	15668		0 INDUSTRIAL ORGANIZATIONAL SOLUTIONS INC		S	OUTSTANDING
		566.00	101-910041-53112-0000000			FIREFIGHTER SELECTION INV			
1	177276	\$988.45	02/01/24	00200		0 INTERSTATE CHEMICAL COMPANY INC		S	OUTSTANDING
		988.45	601-617364-52203-0000000			FLEET-2024-0000119			
1	47608	\$236.44	02/01/24	16057		1 ITSAVVY LLC		T	CLEARED
		236.44	101-256081-52406-0000000			SERVER RACK RAILS			
1	177277	\$459.00	02/01/24	14430		0 J.F. AHERN CO		S	OUTSTANDING
		459.00	251-711401-53822-0000000			RIP BIENNIAL HALON INSPECT 24			
1	177278	\$9161.60	02/01/24	18412		0 JASPER WELLER LLC		S	OUTSTANDING
		9161.60	601-617364-52305-0000000			Transmission for #4462			
1	177279	\$3000.00	02/01/24	18749		0 JESSE REYNALDO THOMAS II		S	OUTSTANDING
		3000.00	901-356921-54101-5337000			J Thomas Scholarship Award			
1	177280	\$210.00	02/01/24	08949		0 KIWANIS CLUB OF RI		S	OUTSTANDING
		135.00	251-711041-54402-0000000			RIP KIWANI JAN-MARCH 24 MEMBER			
		75.00	901-356921-54401-5323030			Kiwanis Membership			
1	47609	\$2217.81	02/01/24	02914		0 KONE INC		T	CLEARED
		1300.95	101-617111-53801-6510000			Mtc 1/1-3/31 City Hall			
		681.45	101-617120-53801-6510000			Mtc 1/1-3/31 Police			
		235.41	506-618341-53801-0000000			Mtc 1/1-3/31 WWTP			
1	47610	\$384.67	02/01/24	16049		0 KRAFT POWER CORPORATION		T	CLEARED
		224.62	506-618341-52305-0000000			Mag Pickup			
		160.05	506-618341-52305-0000000			Filters			
1	47611	\$2326.00	02/01/24	07348		0 KYMBYL COMPLETE KARE INC		T	CLEARED
		700.00	251-714403-53805-0000000			RIS SNOW REMOVAL JAN 24			

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		482.00	251-711401-53805-00000000			SNOW REMOVAL			
		608.00	251-711401-53805-00000000			RIP SNOW REMOVAL JAN 24			
		536.00	251-714403-53805-00000000			RIS SNOW REMOVAL JAN 24			
1	177251	\$1000.00	02/01/24	00309		0 LANDEROS & SONS CONSTRUCTION INC		S	OUTSTANDING
		1000.00	242-313851-55305-6523910			Interior Repairs 1830 32nd St			
1	177252	\$106.03	02/01/24	18747		0 LAURIE MILTON		S	OUTSTANDING
		106.03	101-000000-44114-00000000			Amb Refund - L. Milton			
1	47612	\$770.10	02/01/24	00423		0 LAWSON PRODUCTS INC		T	CLEARED
		162.00	601-617364-52305-00000000			FLEET-2024-0000227			
		116.00	601-617364-52305-00000000			FLEET-2024-0000227			
		165.00	601-617364-52305-00000000			FLEET-2024-0000227			
		154.00	601-617364-52305-00000000			FLEET-2024-0000227			
		173.10	601-617364-52305-00000000			FLEET-2024-0000244			
1	47613	\$131.76	02/01/24	00795		1 LINDE GAS & EQUIPMENT INC		T	CLEARED
		131.76	555-834751-52301-00000000			highland tank			
1	47614	\$194.65	02/01/24	14679		0 LOGOPRO LLC		T	CLEARED
		194.65	251-711041-54501-00000000			RIP LOGO ICE SCRAPERS			
1	177281	\$400.00	02/01/24	15077		0 LUKE SERRA		S	OUTSTANDING
		400.00	101-414223-52213-00000000			LESS LETHAL INS CERT COURSE			
1	177282	\$29.98	02/01/24	00465		0 M & M HARDWARE		S	OUTSTANDING
		29.98	501-613358-52304-00000000			25' ext cord			
1	177283	\$348.36	02/01/24	17388		0 MACQUEEN EQUIPMENT LLC		S	OUTSTANDING
		174.18	601-617364-52305-00000000			FLEET-2024-0000246			
		174.18	601-617364-52305-00000000			FLEET-2024-0000246			
1	47615	\$2348.41	02/01/24	00482		0 MARTIN EQUIPMENT OF ILLINOIS INC		T	CLEARED
		17.12	601-617364-52305-00000000			FLEET-2024-0000173			
		37.68	601-617364-52305-00000000			FLEET-2024-0000173			
		13.20	601-617364-52305-00000000			FLEET-2024-0000173			
		17.12	601-617364-52305-00000000			FLEET-2024-0000225			
		37.68	601-617364-52305-00000000			FLEET-2024-0000225			
		952.84	601-617364-52305-00000000			FLEET-2024-0000257			
		952.84	601-617364-52305-00000000			FLEET-2024-0000257			
		319.93	601-617364-52305-00000000			Alternator for #8810			
		575.00	601-617364-52305-00000000			Snow pusher wear shoe			
		575.00-	601-617364-52305-00000000			Credit/wear shoe			
1	177253	\$83.07	02/01/24	18746		0 MARY ANN CARUSO		S	OUTSTANDING
		83.07	101-000000-44114-00000000			Amb Refund - M. Caruso			
1	177284	\$713.65	02/01/24	00816		1 MHC KENWORTH-QUAD CITIES		S	OUTSTANDING
		263.88	601-617364-52305-00000000			Fuel/water separators			

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DATE RANGE: 02/01/24 - 02/01/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		320.78	601-617364-52305-00000000			Gaskets/harness			
		25.07	601-617364-52305-00000000			Gaskets for #7117			
		103.92	601-617364-52305-00000000			Clamps			
1	47616	\$1424.07	02/01/24	00560		0 MIDAMERICAN ENERGY CO		T	CLEARED
		23.91	251-711401-53703-00000000			RIP ELEC BILL JAN 24			
		60.62	101-312801-53703-00000000			2300 3rd Avenue Sign			
		27.86	101-312801-53703-00000000			4199 46th Avenue Sign			
		88.09	242-313851-55305-6523910			Utilties for 1830 32nd Street			
		75.92	501-618352-53703-00000000			RW Road Water Tower elec			
		902.44	101-617371-53703-00000000			12/23 IDOT elec charges			
		20.97	506-618341-53702-00000000			Dechlorination Bldg			
		99.54	506-618341-53703-00000000			Dechlorination Bldg elec			
		22.00	506-618341-53702-00000000			Chlorination Bldg			
		102.72	506-618341-53703-00000000			Chlorination Bldg elec			
1	47617	\$53.46	02/01/24	00560		1 MIDAMERICAN ENERGY CO		T	CLEARED
		53.46	555-822601-53703-00000000			elec parks			
1	47618	\$2975.90	02/01/24	17748		0 MIDWEST DOORS LLC		T	CLEARED
		2975.90	101-451291-53801-00000000			Ambulance door repair			
1	47619	\$705.37	02/01/24	02440		0 MIDWEST MAILWORKS INC		T	CLEARED
		705.37	101-155041-53203-00000000			Midwest Mailworks 01/08-01/12			
1	47620	\$133.80	02/01/24	15816		0 MOTOR PARTS AND EQUIPMENT CORPORATION		T	CLEARED
		41.72	601-617364-52305-00000000			FLEET-2024-0000270			
		24.18	601-617364-52305-00000000			FLEET-2024-0000270			
		7.66	601-617364-52305-00000000			FLEET-2024-0000270			
		60.24	601-617364-52305-00000000			FLEET-2024-0000270			
1	177254	\$2832.00	02/01/24	06858		0 NORTHWEST MECHANICAL INC.		S	OUTSTANDING
		2832.00	242-313851-55204-6214910			E.Gooding 1530 12th Street			
1	47621	\$78.95	02/01/24	01240		0 OFFICE MACHINE CONSULTANTS INC		T	CLEARED
		78.95	541-617041-53505-00000000			COPY CHARGES 10/1/23-12/31/23			
1	47622	\$110.48	02/01/24	04242		0 OREILLY AUTOMOTIVE STORES INC		T	CLEARED
		29.94	601-617364-52305-00000000			FLEET-2024-0000187			
		25.28	601-617364-52305-00000000			FLEET-2024-0000202			
		18.48	601-617364-52305-00000000			FLEET-2024-0000202			
		21.13	601-617364-52305-00000000			FLEET-2024-0000218			
		15.65	601-617364-52305-00000000			FLEET-2024-0000253			
1	177255	\$66.00	02/01/24	18634		0 OTTOSEN DINOLFO HASENBALG AND CASTALDO LTD		S	OUTSTANDING
		66.00	201-312801-53101-00000000			TIF Reports			
1	47623	\$841.97	02/01/24	00753		0 PANTHER UNIFORMS INC		T	CLEARED
		124.00	101-414223-52213-00000000			MENDOZA SHIRTS			
		195.00	101-414223-52213-00000000			MUEHLER POLOS			

010 CITY OF ROCK ISLAND
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DATE RANGE: 02/01/24 - 02/01/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		195.00	101-414223-52213-00000000			SHAPPARD POLOS			
		88.00	101-414223-52213-00000000			MENDOZA PANTS			
		159.98	101-414223-52213-00000000			MUEHLER PANTS			
		79.99	101-414223-52213-00000000			PAULEY PANTS			
1	47624	\$27.30	02/01/24	18027		0 PARTS AUTHORITY LLC		T	CLEARED
		18.04	601-617364-52305-00000000			Credit/fuel tank cap			
		18.04	601-617364-52305-00000000			Fuel tank cap (returned)			
		27.30	601-617364-52305-00000000			Standard bulbs/stock			
1	47625	\$563.47	02/01/24	04257		0 PHELPS UNIFORM SPECIALISTS INC		T	CLEARED
		10.04	501-618121-53822-00000000			Mop/towel svc			
		22.27	501-618121-53901-00000000			Uniform svc			
		9.30	601-617041-53822-00000000			Shop towel svc			
		76.14	601-617041-53901-00000000			Uniform svc			
		9.30	601-617041-53822-00000000			Shop towel svc			
		76.14	601-617041-53901-00000000			Uniform svc			
		9.30	601-617041-53822-00000000			Shop towel svc			
		76.14	601-617041-53901-00000000			Uniform svc			
		9.30	601-617041-53822-00000000			Shop towel svc			
		76.14	601-617041-53901-00000000			Uniform svc			
		9.61	555-834751-53901-00000000			highland mats & towels			
		28.27	555-834751-53822-00000000			highland laundry			
		9.61	555-834751-53901-00000000			highland laundry			
		28.27	555-834751-53822-00000000			highland mats & towels			
		9.61	555-834751-53901-00000000			highland laundry			
		28.27	555-834751-53822-00000000			highland mats & towels			
		9.61	555-834751-53901-00000000			highland laundry			
		28.27	555-834751-53822-00000000			highland mats & towels			
		9.61	555-834751-53901-00000000			highland laundry			
		28.27	555-834751-53822-00000000			highland mats & towels			
1	47626	\$604.00	02/01/24	01400		0 QC ANALYTICAL SERVICES LLC		T	CLEARED
		456.00	506-618341-53112-00000000			Analysis			
		148.00	506-618341-53112-00000000			Analysis			
1	177285	\$25.00	02/01/24	18429		0 QUAD CITY PRESS INC		S	OUTSTANDING
		25.00	601-617364-52305-00000000			FLEET-2024-0000237			
1	47627	\$100.00	02/01/24	08272		0 QUAD CITY TOWING		T	CLEARED
		100.00	101-414221-53822-00000000			24-0329 08 TOY SIENNA BONDED			
1	47628	\$1806.75	02/01/24	09892		0 QUALITY CONTROLLED STAFFING		T	CLEARED
		584.10	242-311041-53112-6196244			12/31/23 - 01/06/24			
		594.00	242-311041-53112-6196244			01/07/24 - 01/13/24			
		628.65	242-311041-53112-6196244			01/14/24 - 01/20/24			
1	47629	\$2418.25	02/01/24	01168		0 R & R PRODUCTS INC		T	CLEARED
		1080.15	555-834751-52305-00000000			highland reels			
		1338.10	555-854701-52305-00000000			saukie rollers, arm pull, fram			

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CHECK REGISTER
DATE RANGE: 02/01/24 - 02/01/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	47630	\$2191.79 2191.79	02/01/24 601-617364-53804-00000000	06729		0 RACOM CORPORATION FLEET-2024-0000240		T	CLEARED
1	47631	\$855.74 257.00 598.74	02/01/24 251-711401-53801-00000000 211-356941-53801-6126000	03063		0 RAGAN MECHANICAL RIP WINTERIZE FOUNTAIN OCT 23 HVAC Services		T	CLEARED
1	177286	\$225.00 225.00	02/01/24 251-713451-53110-00000000	18311		0 RANJANI GOPIKRISHNA RIZ ADULT QUILTING CLASS		S	OUTSTANDING
1	47632	\$2075.93 987.07 167.97 920.89 137.18 137.18-	02/01/24 101-414223-52213-00000000 101-414223-52213-00000000 101-414223-52213-00000000 101-413215-51405-00000000 101-413215-51405-00000000	00728		0 RAY OHERRON COMPANY INC ID TAGS SIKARDI CARRIER SANDERS UNIFORM SAMPLE SWEATER SAMPLE SWEATER RETURNED		T	CLEARED
1	177287	\$155.00 155.00	02/01/24 101-617120-53801-00000000	02134		0 RAYNOR DOOR CO INC Door repair		S	OUTSTANDING
1	177288	\$231.72 231.72	02/01/24 601-617364-52305-00000000	18036		1 RDO TRUCK CENTER CO Battery cable		S	OUTSTANDING
1	177289	\$70.87 70.87	02/01/24 901-356041-53303-6302000	16761		0 REBECCA ARNOLD Arnold Mileage Reimbursement		S	OUTSTANDING
1	47633	\$1457.90 674.50 808.40 25.00-	02/01/24 601-617364-52203-00000000 601-617364-52202-00000000 501-619121-52204-00000000	01409		0 RILCO INC FLEET-2024-0000213 Antifreeze Credit/drum deposit		T	CLEARED
1	47634	\$3900.90 649.25 649.25 2602.40	02/01/24 501-619356-52306-00000000 506-619346-52306-00000000 507-619348-52306-00000000	00607		0 RIVERSTONE GROUP INC Fill Sand Fill Sand Fill Sand		T	CLEARED
1	177290	\$1884.04 1884.04	02/01/24 601-617364-52305-00000000	16086		0 ROCKMOUNT RESEARCH & ALLOYS INC Parts for welder		S	OUTSTANDING
1	177291	\$300.00 300.00	02/01/24 101-414223-52213-00000000	18155		0 SARA MISFELDT POLICE FIREARMS INSTRUCTOR		S	OUTSTANDING
1	177292	\$8678.10 8678.10	02/01/24 621-157133-53602-00000000	18748		0 SEILER INSTRUMENT AND MANUFACTURING COMPANY Seiler Manufacturing Invoice		S	OUTSTANDING
1	47635	\$245.64 4.44 311.20 70.00-	02/01/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	01034		0 SEXTON FORD FLEET-2024-0000183 Pump for #3364 Core Credit		T	CLEARED

010 CITY OF ROCK ISLAND
CHECK REGISTER
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1	177293	\$187.50 187.50	02/01/24 601-617364-53822-00000000	15447		0 SHARPE TOWING & RECOVERY LLC FLEET-2024-0000179		S	OUTSTANDING
1	47636	\$2658.82 2160.27 498.55	02/01/24 101-616321-53802-00000000 101-616601-53802-00000000	18388		1 SHAWNEE MISSION TREE SERVICE INC Tree removal Stump grinding		T	CLEARED
1	177294	\$1173.71 171.42 36.68 26.88 179.12 981.96 426.48 648.83-	02/01/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	15634		0 SHOTTENKIRK INC FLEET-2024-0000093 FLEET-2024-0000210 FLEET-2024-0000210 FLEET-2024-0000152 Bumpers/grille for #125 Deflectors Credit/returned door		S	OUTSTANDING
1	177295	\$234.25 130.35 103.90	02/01/24 501-618121-52406-00000000 251-711041-52101-00000000	13702		0 STAPLES ADVANTAGE ARSENAL-INK CARTRIDGE RIP OFFICE SUPPLIES		S	OUTSTANDING
1	47637	\$3986.58 3800.00 186.58	02/01/24 601-617364-53804-00000000 101-414223-53502-00000000	01119		0 STECKER GRAPHICS INC FLEET-2024-0000269 #237 VICTIMS STATEMENTS		T	CLEARED
1	177296	\$1100.00 1100.00	02/01/24 101-414223-52213-00000000	18323		0 STEVEN MUMMA LESS LETHAL INS CERT COURSE		S	OUTSTANDING
1	177297	\$702.69 492.69 210.00	02/01/24 506-618341-53801-00000000 101-617111-53801-6510000	10920		0 STUARD & ASSOCIATES, INC Load inspection Inspection/Testing		S	OUTSTANDING
1	47638	\$43.00 43.00	02/01/24 101-414223-53822-00000000	05600		0 THE PRINTERS MARK 2024 PARKING PERMITS		T	CLEARED
1	47639	\$131.00 131.00	02/01/24 601-617364-52302-00000000	01057		0 THE SHERWIN WILLIAMS COMPANY FLEET-2024-0000205		T	CLEARED
1	47640	\$11.00 11.00	02/01/24 101-451291-53801-00000000	00639		0 TRI STATE FIRE CONTROL INC Tag n seal main't/service		T	CLEARED
1	47641	\$754.00 754.00	02/01/24 626-157141-53104-00000000	16088		0 TRISTAR BENEFIT ADMINISTRATORS Tristar ADMIN JAN and FEB		T	CLEARED
1	47642	\$2387.87 297.20 61.74 1040.94 1.62 22.26	02/01/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	02631		0 TRUCK COUNTRY OF IOWA INC FLEET-2024-0000070 FLEET-2024-0000070 FLEET-2024-0000175 FLEET-2024-0000169 FLEET-2024-0000169		T	CLEARED

010 CITY OF ROCK ISLAND
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DATE RANGE: 02/01/24 - 02/01/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		61.13	601-617364-52305-00000000			FLEET-2024-0000171			
		28.00	601-617364-52305-00000000			FLEET-2024-0000222			
		52.10	601-617364-52305-00000000			FLEET-2024-0000216			
		728.46	601-617364-52305-00000000			FLEET-2024-0000261			
		94.42	601-617364-52305-00000000			FLEET-2024-0000255			
1	177298	\$245.00	02/01/24	08283		0 TYRONE P WOODRUM			S OUTSTANDING
		245.00	506-619359-53806-2564000			Sewer line cleaning/camera			
1	177299	\$861.65	02/01/24	00649		0 U S CELLULAR			S OUTSTANDING
		57.90	101-113041-53205-00000000			309-429-0914			
		57.90	101-118041-53205-00000000			309-644-1570			
		57.90	101-111041-53205-00000000			309-737-1081			
		57.90	224-413216-53205-00000000			309-737-2547			
		51.90	506-618041-53205-00000000			309-737-2709			
		57.90	101-112041-53205-00000000			309-737-3178			
		29.49	501-618041-53205-00000000			309-737-7575			
		57.90	101-116041-53205-00000000			309-737-9883			
		57.90	224-413216-53205-00000000			309-738-8379			
		57.90	224-413216-53205-00000000			309-738-8741			
		51.91	501-619041-53205-00000000			309-912-4468			
		29.49	101-413215-53205-00000000			309-912-4497			
		51.91	101-616041-53205-00000000			309-912-5541			
		51.91	501-619041-53205-00000000			309-912-6458			
		14.85	541-617041-53205-00000000			309-738-9734			
		14.70	101-452271-53205-00000000			309-912-4504			
		40.10	101-454273-53205-00000000			309-912-4507			
		16.76	101-454273-53205-00000000			309-912-4508			
		45.43	101-454273-53205-00000000			309-912-4509			
1	177300	\$16.90	02/01/24	00792		0 UNITED PARCEL SERVICE			S OUTSTANDING
		16.90	506-618041-53301-00000000			UPS			
1	177301	\$49183.50	02/01/24	16181		0 VEENSTRA & KIMM, INC			S OUTSTANDING
		49183.50	201-312641-53102-00000000			Prof Services 10/15 - 11/11/23			
1	47643	\$122.95	02/01/24	00146		0 VOTUBEK INVESTMENTS			T CLEARED
		10.99	211-356941-53801-00000000			Supplies for Kitchen Wall			
		23.96	101-452271-52401-00000000			Hand tools			
		5.49	555-822613-52301-00000000			munic blade fuse			
		29.53	506-618341-52303-00000000			Nipples/couplings/bushings			
		19.99	506-618341-52103-00000000			Ceramic Heater			
		32.99	101-617112-52301-00000000			Trash Can			
1	47644	\$580.75	02/01/24	00945		0 ZIMMER & FRANCESCON INC			T CLEARED
		41.75	507-619348-52303-00000000			Coupling			
		539.00	507-619348-52303-00000000			Frame/self seal L			
1	177302	\$123.00	02/01/24	14419		1 ZOLL MEDICAL CORP			S OUTSTANDING
		123.00	101-454273-52214-00000000			thermal paper med supplies			

010 CITY OF ROCK ISLAND

CHECK REGISTER

DATE RANGE: 02/01/24 - 02/01/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV	CHECK STATUS
1	47645	\$312.00 312.00	02/01/24 601-617364	16947 -52305-00000000		0 ZURCHER TIRE INC FLEET-2024-0000221		T	CLEARED
TOTAL # OF ISSUED CHECKS:				60	TOTAL AMOUNT:		171,760.26		
TOTAL # OF WIRES:				0	TOTAL AMOUNT:		0.00		
TOTAL # OF VOIDED/REISSUED/UNCLAIMED CHECKS:				0	TOTAL AMOUNT:		0.00		
TOTAL # OF ACH CHECKS:				65	TOTAL AMOUNT:		211,759.07		
TOTAL # OF UNISSUED CHECKS:				0					

FUND TOTALS

FUND	FUND NAME	ISSUED TOTAL	VOIDED/REISSUED TOTAL
101	GENERAL FUND	64,278.39	0.00
201	TIF #1 DOWNTOWN	49,249.50	0.00
211	M L KING CENTER	1,350.76	0.00
221	MOTOR FUEL TAX	38,130.90	0.00
224	STATE DRUG PREVENTION	173.70	0.00
242	COMMDEVBLOCKGRANT CFDA 14.218	5,769.53	0.00
248	American Rescue Plan Act (ARPA	34,566.08	0.00
251	PUBLIC LIBRARY	3,959.96	0.00
501	WATER OPERATIONS/MAINTENANCE	2,289.53	0.00
506	WASTEWATER OPER & MAINTENANCE	10,748.64	0.00
507	STORMWATER UTILITY	6,114.56	0.00
510	SOLID WASTE	5.23	0.00
541	SUNSET MARINA	114.73	0.00
555	PARK & RECREATION	4,314.79	0.00
601	FLEET SERVICES	35,733.33	0.00
606	ENGINEERING	195.73	0.00
621	SELF-INSURANCE	69,960.71	0.00
626	EMPLOYEE HEALTH PLAN	44,695.67	0.00
901	MLK ACTIVITY	11,841.21	0.00
904	IL CJIA	1.31	0.00
905	IL DCFS	8.27	0.00
906	DEPT OF HUMAN SERVICES	16.80	0.00
TOTAL -		383,519.33	0.00

Tameka L. Toney

Payroll Expense Posting Report
Period Covering: 01/22/24-02/04/24
Pay Date: 02/09/24

FUND	Fund Name	AMOUNT
101	General Fund	\$ 1,272,927.90
203	TIF District #3 N 11 St	\$ 2,189.43
204	TIF Jumers Casino RI	\$ 1,144.53
205	TIF Columbia Park	\$ 1,314.29
211	ML King Center	\$ 3,693.88
224	State Drug Prevention	\$ 4,584.16
242	Comm Dev Block Grant	\$ 10,259.82
248	ARPA Program	\$ 9,242.86
251	Library	\$ 67,424.69
501	Water	\$ 81,441.15
506	Wastewater	\$ 67,338.57
507	Stormwater	\$ 22,197.21
510	Refuse	\$ 26,345.17
541	Sunset Marina	\$ 5,215.89
555	Park & Recreation	\$ 90,925.20
601	Fleet Services	\$ 43,434.28
606	Engineering	\$ 32,954.41
621	Self-Insurance	\$ 1,920.32
626	Employee Health Ins	\$ 2,555.09
901	MLK Activity Fund	\$ 10,974.18
904	MLK Youth Srv	\$ 5,349.21
905	MLK DCFS Fund	\$ 7,804.19
906	MLK DHS Fund	\$ 18,690.61
		\$ 1,789,927.04

CITY OF ROCK ISLAND
CHART OF ACCOUNTS

January 13, 2024 through
January 26, 2024
TOTAL: \$ 33,359.10

FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
101	General Fund	111	1st Ward
201	TIF #1 Downtown	112	2nd Ward
202	TIF #2 South 11th Street	113	3rd Ward
203	TIF #3 North 11th Street	114	4th Ward
204	TIF #4 Jumer's Casino Rock Island	115	5th Ward
205	TIF #5 Columbia Park	116	6th Ward
206	TIF #6 NE I280/Parkway	117	7th Ward
207	Community/Economic Development	118	Mayor
208	TIF #7 The Locks	119	Mayor & Council Administration
209	TIF #8 Watchtower	122	General Administration
210	Public Benefit	123	Legal Services
211	Martin Luther King Center	131	City Clerk
212	MLK Facility Improvement	155	Human Resources Administration
213	TIF #9 1st Street	156	Human Resources Services
221	Motor Fuel Tax	157	Insurance
222	Foreign Fire Insurance	211	Finance Administration
223	Riverboat Gaming	212	Customer Service
224	State Drug Prevention	213	Accounting Services
225	DUI Fine Law	214	Budget and Grants Management
226	Court Supervision	256	Information Technology
227	Crime Laboratory	311	Community/Economic Development Administration
241	US Dept of Justice Grant	312	Economic Development
242	Community Development Block Grant	313	Planning/Redevelopment
243	Federal Drug Prevention	314	Inspection
244	Neighborhood Stabilization ARRA	356	Martin Luther King Jr Community Center
245	Schwiebert Park Boat Dock	411	Police Administration
246	Ridgewood Business Park	412	Field Operations Bureau
251	Public Library	413	Criminal Investigation Bureau
252	Volunteers of the RI Library	414	Administration/Technical Services Bureau
271	Honor Guard Contributions	415	Tactical Operations
272	DARE	451	Fire Administration November 5, 2021 through
273	Police Contributions	452	Fire Emergency Services
274	Elderly Service Contributions	453	Fire Protective Inspect
275	RI Auxiliary Police	454	Ambulance
276	RI Labor Day Parade	611	Public Works Administration
277	ESO Christmas Tour	612	Motor Vehicle Parking System
278	Adopt A School	613	Water Meter Services
279	Fire Donations	615	Engineering
282	Lead Grant	616	Municipal Services
301	Capital Improvements	617	Fleet Services
302	Capital Improvements - Streets	618	Utilities Service
405	Debt Service	619	Utilities Maintenance
501	Water Operation & Maintenance	711	Library Administration
502	Water Capital 2010A BAB'S	712	Library Info Services
506	Wastewater Operations & Maintenance	713	Library Circulation
507	Stormwater Utility	714	Library Extension
508	Wastewater Capital 2010A BAB'S	811	Park/Recreation Administration
510	Solid Waste	813	Recreation
511	Centennial Bridge	818	Whitewater Aquatic Center
541	Sunset Marina	819	Schwiebert Riverfront Park
555	Parks & Recreation	822	Parks
581	CDBG Loan Programs	834	Highland Golf Maintenance
582	State Affordable Housing	835	Highland Clubhouse
583	Community/Economic Development Loans	846	Golf Pro Shop
584	CIRLF Loan Fund	854	Saukie Golf Maintenance
585	MPF Endowment Loans	855	Saukie Clubhouse
586	Brownfield Revolving Loan Fund	867	RIFAC
595	Public Housing	891	Donations P/R Admin
601	Fleet Services	892	Donations Parks
602	Fleet Amortization	893	Donations Recreation Programs
606	Engineering	894	Donations Golf Maintenance
609	Hydroelectric Plant	895	Donations Highland/Saukie Clubhouse
621	Self-Insurance	896	Donations Golf Pro Shop
626	Employee Health Plan	897	Donations RIFAC
701	Fire Pension	898	Donations Longview Aquatic Center
706	Police Pension	899	Donations Riverfront Park
711	Cafeteria Plan	910	Police Fire Commission
712	Loan Escrow	920	Fire Pension
831	GASB 34	930	Police Pension
901	MLK Activity	940	Cafeteria Plan
905	IL DCFS		
906	Dept of Human Services		
907	MLK Capital Contributions		
950	Public Library Foundation		

REPORT PARAMETERS

ORGANIZATION	:	010
BANK	:	2
PRINT BY	:	CHECK DATE
SORT OPTION	:	VENDOR NAME
PRINT DETAILS	:	Y
BEGINNING CHECK DATE	:	01/26/24
ENDING CHECK DATE	:	01/26/24
ORG NAME FOR EXTRACT FILE	:	APPP012624
FILE NAME	:	SAV\BANKCHECK_012524_154333

010 CITY OF ROCK ISLAND

CHECK REGISTER

DATE RANGE: 01/26/24 - 01/26/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
2	12624	\$33359.10 33359.10	01/26/24 051-000000-21403-0000000	07532		0 ICMA RETIREMENT CORP PAYROLL FOR - 012624			M OUTSTANDING
TOTAL # OF ISSUED CHECKS:				1	TOTAL AMOUNT:		33,359.10		
TOTAL # OF WIRES:				0	TOTAL AMOUNT:		0.00		
TOTAL # OF VOIDED/REISSUED/UNCLAIMED CHECKS:				0	TOTAL AMOUNT:		0.00		
TOTAL # OF ACH CHECKS:				0	TOTAL AMOUNT:		0.00		
TOTAL # OF UNISSUED CHECKS:				0					

FUND TOTALS

FUND	FUND NAME	ISSUED TOTAL	VOIDED/REISSUED TOTAL
-----	-----	-----	-----
051	PAYROLL CLEARING FUND	33,359.10	0.00
		=====	=====
	TOTAL -	33,359.10	0.00

Tameka L. Toney

Memorandum



To: Rock Island City Council
From: Timothy Bain
Subject: Report from the IT Department regarding the annual software maintenance renewal agreement with Harris Govern from April 1, 2024 through March 31, 2025 in the amount of \$37,854.00 (10% increase from the previous year).
Date: February 26, 2024

Introduction and Background Information:

The annual software maintenance renewal is due for the permitting, business licensing, and land management system - Harris Govern. The software is used by Public Works, Community and Economic Development, and the City Clerk. This agreement is for the term from 4/1/2024 through 3/31/2025. The renewal has increased 10% compared to the previous year.

Previous Council Action (if any):

Budget Impact:

Vendor: Harris Computer Systems
Total Payment: \$37,854.00
Account Chargeable: 101-256091-53822-0000000 (General Fund, IT, GIS, Operating Services)

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 Harris Computer Systems of Chicago, IL for the permitting, business licensing, and land management system maintenance for the total amount of \$37,854.00.

Submitted by: Timothy Bain

Approved by:



Invoice

Date

Page

GOVMN0000250

02/15/2024

1 of 1

Remit To: Harris Govern;
PO Box 74007259
Chicago, IL 60674-7259

Bill To
Rock Island, City of (IL) Linda Barnes 1528 3rd Avenue ROCK ISLAND, IL 61201 United States

Ship To
Rock Island, City of (IL) 1528 3rd Avenue ROCK ISLAND, IL 61201 United States

PO Number	Customer No.	Salesperson ID	Shipping Method	Payment Terms
	ROC100		LOCAL DELIVERY	MN APR

Ordered	Item Number	Description	Unit Price	Ext Price
1.00	MAINTENANCE	Accounts Receivable WD: 4/1/2024 to 3/31/2025	US\$6,758.00	US\$6,758.00
1.00	MAINTENANCE	Land Management WD: 4/1/2024 to 3/31/2025	US\$21,676.00	US\$21,676.00
1.00	MAINTENANCE	Workflow OF: 4/1/2024 to 3/31/2025	US\$6,758.00	US\$6,758.00
1.00	THIRD PARTY MAINTEN.	Escrow Account: 4/1/2024 to 3/31/2025	US\$2,662.00	US\$2,662.00
Please Note: Payment is due at the start of the maintenance term			Subtotal	US\$37,854.00
			Misc	US\$0.00
			Tax	US\$0.00
			Freight	US\$0.00
			Trade Discount	US\$0.00
Invoice Questions? Please call Evelyn Campbell at 1-888-847-7747 OR e-mail ar_govern@harriscomputer.com			Total	US\$37,854.00

Memorandum



To: Rock Island City Council
From: Timothy Bain
Subject: Report from the IT Department regarding the annual software maintenance renewal agreement with Harris GEMS from April 1, 2024 through March 31, 2025 in the amount of \$91,114.83 (6% increase from the previous year).
Date: February 26, 2024

Introduction and Background Information:

The annual software maintenance renewal is due for the financial and human resources system - Harris GEMS. The agreement provides support for the core financial and payroll systems. This agreement covers the term between 4/1/2024 - 3/31/2025. This renewal has increased 6% compared to last year.

Previous Council Action (if any):

Budget Impact:

Vendor: Harris Computer Systems

Total Payment: \$91,114.83

Account Chargeable: 101-256081-53822-5228000 (General Fund, IT, Services, Operating Contracts, Information Management)

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 Harris Computer Systems of Chicago, IL for the financial and human resources software maintenance in the total amount of \$91,114.83

Submitted by: Timothy Bain

Approved by:

N. Harris Computer Corporation
PO Box 74007259
Chicago, IL 60674-7259

Bill to

Rock Island, The City of (IL)
Linda Barnes/Finance Director
1528 3rd Avenue
Rock Island, IL 61201
USA

Rock Island, The City of (IL)
Linda Barnes/Finance Director
1528 3rd Avenue
Rock Island, IL 61201
USA

PO Number	Customer No.	Salesperson ID	Shipping Method	Payment Terms
	ROC300	TOM JOHANSEN	DELIVERY	Due Upon Receipt

Ordered	Item Number	Description	Unit Price	Ext Price
1.00	ERP-GEMS-FPM	HRMS: 4/1/2024 to 3/31/2025	US\$ 15,873.11	US\$ 15,873.11
1.00	ERP-GEMS-FPM	FMS: 4/1/2024 to 3/31/2025	US\$ 34,610.18	US\$ 34,610.18
1.00	ERP-GEMS-FPM	SYS SW: 4/1/2024 to 3/31/2025	US\$ 13,168.72	US\$ 13,168.72
1.00	ERP-GEMS-FPM	AE: 4/1/2024 to 3/31/2025	US\$ 2,337.28	US\$ 2,337.28
1.00	ERP-GEMS-TPM	EAE Subscription: 4/1/2024 to 3/31/2025	US\$ 2,738.69	US\$ 2,738.69
1.00	ERP-GEMS-TPM	EOM Maintenance: 4/1/2024 to 3/31/2025	US\$ 1,149.77	US\$ 1,149.77
1.00	ERP-GEMS-TPM	EAE Maintenance: 4/1/2024 to 3/31/2025	US\$ 6,970.64	US\$ 6,970.64
1.00	ERP-GEMS-TPM	EOM Subscription: 4/1/2024 to 3/31/2025	US\$ 2,195.75	US\$ 2,195.75
1.00	ERP-GEMS-TPM	BI: 4/1/2024 to 3/31/2025	US\$ 12,070.69	US\$ 12,070.69
Invoice Questions? Please call Carol Hiday at 613-519-8534 OR e-mail chiday@harriscomputer.com Banking Info Account No. : 4451240415 Beneficiary Name : N Harris Computer Corporation Beneficiary Address : 1 Antares Drive, Suite 400, Ottawa, ON, K2E 8C4, Canada			Subtotal	US\$ 91,114.83
			Misc	US\$ 0.00
			Tax	US\$ 0.00
			Freight	US\$ 0.00
			Trade Discount	US\$ 0.00
			Total	US\$ 91,114.83

ABA NO. (ACH Payments) : 111000012

Memorandum



To: Rock Island City Council
From: Timothy Bain
Subject: Report from the IT Department regarding payment in the amount of \$39,980.56 to IT Savvy, Chicago, IL for Hewlett Packard Enterprise server equipment.
Date: February 26, 2024

Introduction and Background Information:

Included in the ARPA budget was a line item to replace a key element of the Police Departments fixed-camera video recording system. The IT Department has worked with Hewlett Packard Enterprise (HPE) reseller IT Savvy of Chicago, IL to specify and order the required hardware intended to accommodate the growth in city cameras. The server equipment is listed on the State of Illinois master agreement with HPE and under the budgeted amount.

Previous Council Action (if any):

In May 2023, the Rock Island City Council approved the IT Department ARPA funding request for City Cameras, Broadband, and Video Recording.

Budget Impact:

Total Payment Amount: \$39,980.56
Account Number: 248-256041-53822-8304658
PO Number:P009185

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

Council Goal (if applicable):

ARPA Guiding Principle: Infrastructure projects should benefit residents and reduce future financial liabilities.

Recommendation:

The Information Technology Department recommends that the City Council Authorize the City Manager to pay IT Savvy of Chicago, IL for the HPE server equipment in the total amount of \$39,980.56

Submitted by: Timothy Bain

Approved by:



ITSavvy LLC
P.O. BOX 3296
Glen Ellyn, IL 60138
Phone: 630.396.6300

Invoice

Invoice Date

02/05/2024

Invoice Number

01477408

Bill To Address

City of Rock Island
1528 3rd Ave
Rock Island, IL. 61201
United States of America
Attn: Nancy Blair

Ship To Address

City of Rock Island
1528 3rd Ave
Rock Island, IL. 61201
United States of America
Attn: Tim Bain

Client Executive		Order Date		Order Number		Account		Ordered By	
Jack Place		12/15/2023		3794281		564527		Tim Bain	
Terms		Ship Date		Shipped Via				Client PO	
Net 30 Days		02/05/2024		Pegasus				P009185	
ITSavvy Part No	U/M	Order Qty	Ship Qty	Description				Unit Price	Extended Amount
24355445	EA	1	1	HPE DL380 Gen11 24SFF NC CTO Svr Mfr# :DQ06350520-01				39,980.56	39,980.56

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding authorization to purchase parts for the screening belt conveyor at the Mill Street Wastewater Treatment Plant from Serpentix Conveyor Corp., Westminster, Colorado, in the amount of \$13,046.30.
Date: February 26, 2024

Introduction and Background Information:

At the Mill Street Plant, the mains that direct storm water to the plant for discharge to the river pass through a diversion structure that contains a bar rake. This bar rake removes the trash, leaves and other debris that have been washed into the street catch basins before the water is discharged to the river. The debris that is screened out is dumped onto a conveyor that deposits the material in a roll-off dumpster for later disposal.

This conveyor was purchased in 1987 and has been in continuous use ever since. Time and the elements have taken their toll on the conveyor belt material, drive chain and wear bar.

Since this equipment is proprietary, plant staff solicited a quote from the manufacturer for the replacement parts required to return the conveyor to service.

Accompanying this memorandum is the quote from Serpentix Conveyor Corp., Westminster, CO, for the replacement parts and shipping for a total of \$13,046.30.

Previous Council Action (if any):

Budget Impact:

Vendor: Serpentix Conveyor Corp, Westminster, Colorado
Payment Amount: \$13,046.30

Account Chargeable:

Fund:	506	Wastewater Operations
Division:	618	Utilities
Cost Center:	341	Wastewater Mill Street Plant
Object Code:	52305	Auto/Equipment Supplies

Requisition: R010284

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

Council Goal (if applicable):

Recommendation:

The Public Works Department recommends that the City Council approve the purchase of parts for the screenings belt conveyor from Serpentix Conveyor Corp., Westminster, CO, in the amount of \$13,046.30.

Submitted by: Michelle Martin, Manager

Approved by:

SERPENTIX® CONVEYOR CORP.

11821 Huron Street
Westminster, CO 80234 - USA
303.430.8427 office

Parts Quotation

www.serpentix.com



Parts Quotation #. 5843

Date: Feb 15, 2024

Bill To:

CITY OF ROCK ISLAND
ATTN. ACCOUNTS PAYABLE
1309 MILL STREET
ROCK ISLAND, IL 610201
U.S.A.

Ship to:

CITY OF ROCK ISLAND
WASTEWATER TREATMENT PLANT
1299 MILL STREET
ROCK ISLAND, IL 61201
U.S.A.

Sales Rep. PETERSON & MATZ - IL/WI

Good Thru: 3/16/24

Customer ID 88326-I

Payment Terms Net 30 Days

Contact Person DALE HOWARD

Ship Via UPS GROUND

Phone Number 309-732-2300

Fax Number 309-732-2307

Qty.	Part Number:	Part Description:	Unit:	Unit Price:	Extension:
20.00	H01010120D	20" BELT PAN - MPR	EACH	69.85	1,397.00
4.00	i01050032B	MODEL-i CHAIN SPLICE	EACH	295.00	1,180.00
80.00	APIB38334	"I" BASE 3/8" x 3 3/4"	FOOT	17.50	1,400.00
		- 8 SECTIONS @ 10'-0" LG. EA.			
160.00	APIS1114	"I" SIDE 1" x 1 1/4"	FOOT	14.25	2,280.00
		- 16 SECTIONS @ 10'-0" LG. EA.			
160.00	APIC581716	"I" CAP 5/8" x 1 7/16"	FOOT	21.25	3,400.00
		- 16 SECTIONS @ 10'-0" LG. EA.			
1.00	APICOUNTER	"I" COUNTERSINK DRILL BIT	EACH	235.00	235.00
278.00	AFS012234	5/16"x 2 3/4" HHCS SS	EACH	1.50	417.00
278.00	AFS202000	5/16" PLAIN WASHER SS	EACH	0.20	55.60
302.00	AFS402000	5/16" NYLOK NUT SS	EACH	0.55	166.10
16.00	AFS31C312KFC3	5/16" X 3-1/2" CS ALLEN HD, SS	EACH	2.50	40.00
8.00	AI0109064A	POLY SIDE SUPPORT BRKT.	EACH	9.00	72.00
8.00	AFS012100	5/16"x1" HHCS SS	EACH	0.20	1.60
1.00	PW01370035A Rev	20" SCRAPER ASSY (304SS) x 1/4" RUBBER	EACH	1,075.00	1,075.00
1.00	APW0147002A	OILER ASSEMBLY w/ MODEL I BRKT.	EACH	342.00	342.00
		.			

Please note: All credit card payments will incur a 3% processing fee.
Thank you for your inquiry. If you have any questions, please give our
parts department a call at 1-800-466-7979.

Subtotal:	Sales Tax:	Total After Shipping:
Continued	Continued	Continued

SERPENTIX® CONVEYOR CORP.

11821 Huron Street
Westminster, CO 80234 - USA
303.430.8427 office

Parts Quotation

www.serpentix.com



Parts Quotation #. 5843

Date: Feb 15, 2024

Bill To:

CITY OF ROCK ISLAND
ATTN. ACCOUNTS PAYABLE
1309 MILL STREET
ROCK ISLAND, IL 610201
U.S.A.

Ship to:

CITY OF ROCK ISLAND
WASTEWATER TREATMENT PLANT
1299 MILL STREET
ROCK ISLAND, IL 61201
U.S.A.

Sales Rep. PETERSON & MATZ - IL/WI

Good Thru: 3/16/24

Customer ID 88326-I

Payment Terms Net 30 Days

Contact Person DALE HOWARD

Ship Via UPS GROUND

Phone Number 309-732-2300

Fax Number 309-732-2307

Qty.	Part Number:	Part Description:	Unit:	Unit Price:	Extension:
1.00	FREIGHT	FLAT RATE FREIGHT CHARGES - TRUCK, LTL ** LEAD TIME: ~ 1 WEEK + TRANSIT TIME ** Quote prepared by Jason Ellis for John Poulos; poulos.john@rigov.org; 309-732-2306	LOT	985.00	985.00
			Subtotal:	Sales Tax:	Total After Shipping:
			13,046.30		\$ 13,046.30

Please note: All credit card payments will incur a 3% processing fee.
Thank you for your inquiry. If you have any questions, please give our
parts department a call at 1-800-466-7979.

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding payment to Utility Service Co., Inc., Dallas, Texas, in the amount of \$25,000.00 for services provided for the 9010 Ridgewood Road water tower for 2024.
Date: February 26, 2024

Introduction and Background Information:

On September 25, 2023, the City Council approved an agreement with Utility Service Group (USG) to provide professional services needed to maintain the City's water towers.

As part of this agreement, Utility Service Co., Inc. is entitled to payment in the amount of \$25,000.00 for services provided for the 9010 Ridgewood Road water tower for 2024.

Previous Council Action (if any):

Budget Impact:

Vendor:	Utility Service Co., Inc., Dallas, TX	
Payment Amount:	\$25,000.00	
Account Chargeable:		
Fund:	501	Water
Division:	619	Utilities Maintenance
Cost Center:	356	Utilities Maintenance Division
Object Code:	53801	Buildings and Grounds S/C
Project Code	6532	9010 Ridgewood Road Water Tower

Requisition Number: R010236

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

Council Goal (if applicable):

Recommendation:

The Public Works Department recommends that the City Council approve the payment to Utility Service Co., Inc., Dallas, TX, in the amount of \$25,000.00.

Submitted by: Michelle Martin, Manager

Approved by:

*** INVOICE REPRINT ***

Correspondence Only:

Mail Payments to:

UTILITY SERVICE CO., INC.
P. O. Box 1350
Perry, Georgia 31069
(478) 987-0303

UTILITY SERVICE CO., INC.
P. O. Box 207362
DALLAS, TX 75320-7362
(478) 987-0303

BILL TO

CITY OF ROCK ISLAND, IL
1528 3RD AVE
ROCK ISLAND, IL 61201

SHIP TO

CITY OF ROCK ISLAND, IL
9010 RIDGEWOOD ROAD
250,000 ELEVATED
RIDGEWOOD TANK
ROCK ISLAND, IL 61201

PLEASE INCLUDE THE INVOICE NUMBER ON PAYMENT

Customer Number: 7443

DUE UPON RECEIPT

INV. #	INV DATE	DESCRIPTION	AMOUNT	TAX	TOTAL
596806	01-JAN-24	250,000 ELEVATED RIDGEWOOD TANK-Annual	\$25,000.00	\$0.00	\$25,000.00
TOTAL DUE TO UTILITY SERVICE CO., INC.					\$25,000.00

501-619356-53801-6532000

Thank You For Your Business

Memorandum

To: Rock Island City Council
From: Bob Graff, Fire Chief
Subject: Report from the Fire Department regarding payment to the Illinois Public Risk Fund for the purchase of the Lexipol software in the amount of \$12,852.55.
Date: February 26, 2024



Introduction and Background Information:

The City of Rock Island Fire Department is implementing software that provides a full library of customizable, state-specific fire department policies that are updated in response to new state and federal laws and court decisions. This will provide current policies and an online procedure for training and executing policies.

Previous Council Action (if any):

Budget Impact:

Fund: 101 General Fund
Department: 452 Firefighting Operations
Cost Center: 271 Firefighting
Object Code: 53803 Communications Services and Contracts

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

Council Goal (if applicable):

Recommendation:

The Fire Department recommends the payment to the Illinois Public Risk Fund for the purchase of the Lexipol software for the amount of \$12,852.55

Submitted by: Isabel Pena, Office Assistant III

Approved by:



Invoice

#INVLEX1232392

2/1/2024

Bill To

Illinois Public Risk Fund
7941 W 171st St
Tinley Park IL 60477
United States

End User

Rock Island Fire Department

Terms	Due Date	PO #	Contract Term
Net 30	3/2/2024		2/1/2024 to 1/31/2025

Description	Qty	Rate	Amount
Annual Fire Policy Manual & Daily Training Bulletins	1	\$9,153.25	\$9,153.25
Annual Fire Supplemental Manual(s)	1	\$1,666.30	\$1,666.30
Annual Fire Procedures	1	\$1,320.50	\$1,320.50
Fire Public Safety GrantFinder Subscription	1	\$712.50	\$712.50

Your invoice includes a 5 % discount.

Sourcwell Rock Island Fire Department ID #36777
Sourcwell Lexipol ID #011822-LXP

Subtotal	\$12,852.55
Tax Total (%)	\$0.00
Invoice Total	\$12,852.55
Amount Paid	\$0.00
Amount Due	\$12,852.55

[Click here to submit your accounting inquiry](#)

Lexipol now has an easier way for you to view/pay your invoices. Please set up/login to your account today at [LEXIPOL CUSTOMER PORTAL](#). If you have difficulty logging in, please click on the reset password link, reset your password, and attempt logging in again.

Please Make Checks Payable to:
Lexipol, LLC
2611 Internet Blvd, Suite 100
Frisco, Tx 75034-9085

Memorandum

To: Rock Island City Council
From: Bob Graff, Fire Chief
Subject: Report from the Fire Department regarding payment to the Illinois Public Risk Fund for the purchase of the Lexipol software.in the amount of \$15,648.40.
Date: February 26, 2024



Introduction and Background Information:

The City of Rock Island Fire Department is implementing software that provides a full library of customizable, state-specific fire department policies that are updated in response to new state and federal laws and court decisions. This will provide current policies and an online procedure in train and executing policies.

Previous Council Action (if any):

Budget Impact:

Fund: 101 General Fund
Department: 452 Firefighting Operations
Cost Center: 271 Firefighting
Object Code: 53803 Communications Service and Contracts

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

Council Goal (if applicable):

Recommendation:

The Fire Department recommends the payment to Illinios Public Risk Fund for the purchase of the Lexipol software for the amount of \$15,648.40

Submitted by: Isabel Pena, Office Assistant III

Approved by:



Invoice

#INVLEX1232393

1/31/2024

Bill To

Illinois Public Risk Fund
7941 W 171st St
Tinley Park IL 60477
United States

End User

Rock Island Fire Department

Terms	Due Date	PO #	Contract Term
Net 30	3/1/2024		2/1/2024 to 1/31/2025

Description	Qty	Rate	Amount
Fire Tier I Implementation	1	\$2,767.35	\$2,767.35
Fire Tier II Implementation	1	\$3,191.05	\$3,191.05
Fire Tier III Implementation	1	\$3,450.40	\$3,450.40
Fire Tier IV Implementation	1	\$3,112.20	\$3,112.20
Fire Tier V Implementation	1	\$3,127.40	\$3,127.40

Your invoice includes a 5 % discount.

Sourcewell Rock Island Fire Department ID #36777
Sourcewell Lexipol ID #011822-LXP

Subtotal	\$15,648.40
Tax Total (%)	\$0.00
Invoice Total	\$15,648.40
Amount Paid	\$0.00
Amount Due	\$15,648.40

[Click here to submit your accounting inquiry](#)

Lexipol now has an easier way for you to view/pay your invoices. Please set up/login to your account today at [LEXIPOL CUSTOMER PORTAL](#). If you have difficulty logging in, please click on the reset password link, reset your password, and attempt logging in again.

Please Make Checks Payable to:
Lexipol, LLC
2611 Internet Blvd, Suite 100
Frisco, Tx 75034-9085

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding the purchase of one 2024 Ford F150 XL 4X4 pickup from Sexton Ford Inc., Moline, Illinois, in the amount of \$43,449.00.

Motion: Motion whether or not to approve Consent Agenda items a through j.

RC Roll Call vote is needed.

Date: February 26, 2024

Introduction and Background Information:

The Public Works Department Fleet Services Division is scheduled to purchase one (1) new half ton pickup to be utilized by the Inspection Division. The Division staff have discussed and agreed which vehicle type and options are required for use in the Inspections Division. This purchase is being made using Illinois State Contract pricing.

Previous Council Action (if any):

Budget Impact:

Vendor: Sexton Ford Inc., Moline, IL
Vendor Number: 01034
Payment Amount: \$43,449.00

Account Chargeable:

Fund:	602	Fleet Services
Division:	617	Fleet Services
Cost Center:	365	Automotive Replacements
Object Code:	56406	Motor Vehicle

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 City Council authorize the Illinois State Contract purchase of one (1) 2024 Ford F150 XL 4X4 pickup from Sexton Ford Inc., Moline,

Illinois, in the amount of \$43,449.00.

Submitted by: Michelle Martin, Manager

Approved by:

RETAIL ORDER FOR MOTOR VEHICLE

www.sextonford.com



3802 Sixteenth St. • Moline, Ill. 61265 • Phone 797-3911 or 877-777-8666

SALESMAN: Benjamin Wiggins

PLEASE ENTER MY ORDER FOR: ☒ NEW ☐ USED

YEAR: 2024 MAKE: Ford MODEL: F-150 4WD

SERIAL NUMBER

COLOR: Oxford White TRIM: MILEAGE: TRADE-IN: Mileage: TRADE-IN: Color:

1 Vehicle

DEALER INSTALLATIONS: (NOT WARRANTED BY FORD MOTOR CO.)

STOCK NUMBER	ORDER DATE	ESTIMATED DELV. DATE
ORDER	02/14/2024	02/14/2024
PURCHASERS NAME		
City Of Rock Island		
STREET ADDRESS		
1309 Mill Street		
CITY, STATE, ZIP		
Rock Island IL 61201		
RES. PHONE	BUSINESS PHONE	
(309)732-2200	(309)732-2200	
DRIVERS LICENSE NUMBER		
☐ I.D.CARD		
SOCIAL SECURITY NUMBER		
☐ TRADE TITLE		
DESCRIPTION OF TRADE-IN		
Year	Make	Serial No.
Type	License No.	
TRADE-IN PAYOFF TO		
ADDRESS		
\$	GOOD TIL	CHECK NO.
CASH PRICE		43249 -
TODAY YOUR TRADE ALLOWANCE IS		
CASH DIFFERENCE AMOUNT TAXABLE		
SALES TAX		
DOC. FEE		
License	Title	PLATE 200 -
OTHER CHARGES		
PLUS PAYOFF		
TOTAL CASH PRICE DELIVERED		\$43,449 -
SETTLEMENT		
DEPOSIT	Date	Receipt No.
DEPOSIT		
DEPOSIT		
C.O.D.		
C.O.D.		
OVERPAYMENT		
TOTAL SETTLEMENT		
REFERRED: Radio	T.V.	Newspaper Referral

NO PUBLIC LIABILITY OR PROPERTY DAMAGE INSURANCE ISSUED WITH THIS TRANSACTION. Purchaser may choose the person through which any insurance is obtained and is not required to obtain Credit Life Insurance coverage.

ALL WARRANTIES, IF ANY, BY MANUFACTURER OR SUPPLIER OTHER THAN DEALER ARE THEIRS, NOT DEALER'S, AND ONLY SUCH MANUFACTURER OR OTHER SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES UNLESS DEALER FURNISHES BUYER WITH A SEPARATE WRITTEN WARRANTY OR SERVICE CONTRACT MADE BY DEALER ON ITS OWN BEHALF. DEALER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE: (A) ON ALL GOODS AND SERVICES SOLD BY DEALER; AND (B) ON ALL USED VEHICLES WHICH ARE HEREBY SOLD AS IS WITH NO WARRANTY AS TO MECHANICAL CONDITION, NOT EXPRESSLY WARRANTED OR GUARANTEED. PURCHASER SHALL NOT BE ENTITLED TO RECOVER FROM DEALER ANY CONSEQUENTIAL DAMAGES, DAMAGES TO PROPERTY, DAMAGES FOR LOSS OF USE, LOSS OF TIME, LOSS OF PROFITS, OR INCOME, OR ANY OTHER INCIDENTAL DAMAGES.

If this is a credit sale and purchaser has requested dealer to arrange financing and has not been furnished a completely filled in disclosure statement, this Order is not binding on purchaser and purchaser may cancel it and recover the deposit. Purchaser hereby certifies that no credit has been extended to him nor is dealer to arrange financing unless this BOX ☐ is checked.

The purchaser represents and warrants that he is of legal age; that he has title to and good right to sell and dispose of the used car traded in described above, that there are no liens, claims and/or encumbrances thereon, and agrees to furnish good and sufficient title and hereby grants SEXTON FORD, Inc., power of attorney to assign and endorse said title for him, and to sign any and all applications which would be necessary to register title to car being purchased in any state or territory. After careful inspection and demonstration, the undersigned purchases the above vehicle with equipment at the prices and on the terms specified above.

TRANSFER OF TITLE TO ABOVE AUTOMOBILE IS SUBJECT TO FULL PAYMENT AND ALL CHECKS CLEARING BANK UPON WHICH DRAWN.

I have read the matter printed on the back hereof and agree to it as a part of this Order the same as if it were printed above my signature. The front and back of this Order comprise the entire agreement pertaining to this purchase, and no other agreement of any kind, oral understanding or promise whatsoever, has been made or entered into.

This order is not valid unless signed and accepted by Dealer.

CITY OF ROCK ISLAND
BY Alan L. Vanderheyden

02/14/2024

ACCEPTED BY:

Dealer

ALAN L. VANDERHEYDEN

Memorandum



To: Rock Island City Council
From: Tanner Osing, Miles Brainard, Director
Subject: Report from the Community & Economic Development Department regarding a funding agreement with the Community Caring Conference.

Motion: Motion whether or not to approve the agreement as recommended and authorize the City Manager to execute the documents.

RC Roll Call vote is needed.

Date: February 26, 2024

Introduction and Background Information:

For decades, the Community Caring Conference (CCC) has been advocating for residents and helping make neighborhoods better places to live. The organization is perhaps best known for its efforts to establish and support block clubs. These grassroots groups bring neighbors together to keep a watchful eye on the street, report suspicious activity, and look out for one another. CCC has also maintained a strong working relationship with the Police Department as well as many other City departments. It is a trusted community development partner.

The City has provided financial support to CCC in one form or another for many years. In the last several City budgets, the amount set aside has been \$10,000 and this is included yet again in the 2024 budget. In 2023, the CCC and the City negotiated a funding agreement that formalized this partnership. This new agreement is basically a renewal that aligns with the calendar year and reflects the City's 2024 budget. Some notable change to this year's agreement include quarterly reporting to the Community Development Commission rather than monthly and an annual report to the City Council rather than quarterly. Staff believe these changes better reflect the services provided by the CCC.

Previous Council Action (if any):

- 2023: The City Council approve a funding agreement with the Community Caring Conference.

Budget Impact:

The 2024 budget includes the cost of the funding agreement using money from the General Fund.

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

Council Goal (if applicable):

Goal #4: Placemaking

Recommendation:

The Community & Economic Development Department recommends that the City Council approve the funding agreement with the Community Caring Conference and authorize the City Manager to execute the contract documents.

Submitted by: Tanner Osing

Approved by:

**FUNDING AGREEMENT BETWEEN
THE CITY OF ROCK ISLAND AND THE COMMUNITY CARING CONFERENCE**

THIS AGREEMENT, made and entered into this _____ day of _____, 2024, is by and between The City of Rock Island, Illinois, hereinafter referred to as the "City," a Municipal Corporation, and the Community Caring Conference hereinafter referred to as "CCC."

WHEREAS, City staff have received funding approval from City Council under the terms and conditions of the City of Rock Island budgeting process; and

WHEREAS, CCC has previously assisted in neighborhood development by creating and supporting block clubs as well as providing associated programming for residents; and

WHEREAS, the City and CCC recognize the need for economic and community development through efforts that create safer and more livable neighborhoods; and

WHEREAS, pursuant to this Agreement, the City is engaging CCC as a community development partner;

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the City and CCC agree as follows:

I. TERMS AND CONDITIONS

- A. Purpose:** The purpose of this Funding Agreement, hereinafter referred to as the "Agreement," is to outline the delivery and funding of services provided by CCC on behalf of the City of Rock Island. Services provided by CCC shall supplement, support, and complement the community development efforts of the City of Rock Island and its partners.
- B. Scope of Work:** CCC shall provide the services outlined in the Scope of Work attached as "Exhibit A" and incorporated herein by reference. The City acknowledges that CCC contracts with various entities and organizations unaffiliated with the City, and that under those agreements CCC may perform services and activities in areas outside Rock Island. However, the parties have agreed that funds provided by the City through this Agreement shall be used for activities exclusively within Rock Island and to the benefit of its citizens.
- C. Term:** The term of this Agreement shall cover the period beginning on January 1, 2024 and ending on December 31, 2024 unless terminated earlier by either party as herein provided.
- D. Funding:** The City shall pay CCC a not to exceed amount of \$10,000.00 in consideration of the services performed on a reimbursement basis.

- E. Contract Renewal:** Six (6) months prior to the termination of this Agreement the City and CCC agree to negotiate in good faith the terms of a new Agreement. Funding shall be contingent upon budget approval by the City Council.
- F. Office Space:** CCC shall be responsible for providing and furnishing its own office space and covering all of the associated costs.
- G. Accountability:** CCC agrees to provide, in accordance with the terms of this Agreement, the following:
 - i. Quarterly Activity Reports to the Community Development Commission.
 - ii. Annual Activity Report to the City Council.
 - iii. Any other periodic progress reports, documentation, or other information as the City may require.
 - iv. In said reports, CCC shall demonstrate how the funding for services provided through this Agreement are being used to provide services that benefit the citizens of Rock Island.

- II. FINANCIAL TRANSACTIONS.** Payments to CCC in accordance with the provisions of this Agreement shall be made in the following manner:
 - A.** No more than fifteen percent (15%) of the annual funding amount provided to CCC shall be used for administrative costs.
 - B.** Project costs shall be submitted on a reimbursement basis. Requests for reimbursement shall include paid invoices and any other documentation that clearly identifies associated project costs. In the event that CCC undertakes a project that requires upfront costs to be covered by the City, CCC shall provide to the City a signed agreement or contract in order to access the funds with the consent of the City's Community and Economic Development Director.
 - C.** After determination by the City that the expense is an appropriate and reasonable expense covered by this agreement, the City shall have thirty (30) days to remit payment to CCC upon receipt of a request for reimbursement.
 - D.** CCC agrees to maintain records and accounting systems in conformance with accounting principles generally accepted in the United States of America.

- III. DISCRIMINATION PROHIBITED.** In performance of this agreement, CCC shall comply with applicable City of Rock Island, State of Illinois and Federal rules and regulations pertaining to Equal Employment Opportunity, including those of the State of Illinois Fair Employment Practices Commission. CCC further agrees that it shall comply with:
 - A.** Title VI of the Civil Rights Act of 1964 (P.L. 88-352), and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which CCC receives financial assistance and shall immediately take any measures necessary to effectuate this

assurance. If any real property or structure thereon is provided or improved with the aid of federal financial assistance extended to CCC, this assurance shall obligate CCC, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.

- B. Title VIII of the Civil Rights Act of 1968 (P.L. 90-284) as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services within CCC's jurisdiction.
- C. As applicable, Executive Order 11246 and the regulations issued pursuant thereto (41 CFR Chapter 60) provide that:
 - i. CCC shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. CCC shall take affirmative action to ensure that applicants for employment are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.
 - ii. CCC shall post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause. CCC shall state that all qualified applicants shall receive consideration for employment without regard to race, color, religion, sex, or national origin.
- D. CCC shall incorporate the aforesaid requirements in all subcontracts under this Agreement.

IV. POLITICAL ACTIVITY

- A. In performance of this agreement, CCC agrees to comply with the prohibition of directly or indirectly participating in, or intervening in, any political campaign on behalf of (or in opposition to) any candidate for elective public office under the Internal Revenue Code.
- B. CCC also agrees that it shall not use resources provided herein to support or oppose, or to influence others to support or oppose, any candidate for elected office in the Rock Island city government.

- V. **CONFLICT OF INTEREST.** CCC agrees to establish safeguards to prohibit employees from using positions for a purpose that is, or gives the appearance of being, motivated by a

desire for private gain for themselves or others, particularly those with whom they have family business, or other ties without written permission from the City. No member, officer, or employee of CCC, or its designees or agents, or other person who exercises any functions or responsibilities with respect to the program under this Agreement during their tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the program assisted under this Agreement.

VI. GENERAL CONDITIONS

- A.** CCC hereby agrees to defend, indemnify, and hold harmless the City of Rock Island from any and all claims of any nature for damages which may arise from CCC's negligent, willful, or wanton conduct in any of its activities or in the performance of this Agreement. The obligation to indemnify shall include the obligation to indemnify and defend the City of Rock Island, including attorney fees, court costs and any other litigation costs.
- B.** CCC shall acknowledge the financial assistance of the City of Rock Island toward community arts, including displaying the City of Rock Island as a capital contributor within CCC's reports and acknowledgement in publications by stating the following: "Services and programs of CCC are made available in part through the financial assistance of the City of Rock Island."
- C.** City's Satisfaction: All work performed by CCC hereunder shall be performed to the reasonable satisfaction of the City. The City shall have the right to terminate this Agreement, in whole or in part, upon 90 days written notice if CCC's work is not satisfactory to the City, as determined by the City in its sole discretion.
- D.** Upon a breach of this Agreement, either party may terminate this Agreement with 30 days written notice to the other party. The City of Rock Island reserves the right to re-evaluate the services provided under this agreement and the amount of each annual allocation hereunder to determine if said services are beneficial to the mission and direction of the City. If the City of Rock Island determines that some or all of the services provided no longer meet the City's mission or needs, the City may, at its discretion, reduce or terminate funding to any or all organizations listed in the Agreement. Prior to exercising its right to reduce or terminate funding as set forth in this paragraph, the City agrees to notify CCC of the City's intent to reduce or terminate funding or to terminate the agreement in full 30 days in advance of any such reduction or termination of funding or the agreement. After such notification to CCC by the City, the City agrees to negotiate and work with CCC to address and resolve any concerns or alleged violations of the agreement during the 30-day period immediately after notification to CCC. If the City and CCC are not able to resolve the City's concerns during this 30-day period, the City or CCC may terminate this agreement at either party's discretion.

- E. Suspension or termination of this Agreement may occur if any or all organizations materially fail to comply with any term of this contract.
- F. Upon termination of this Agreement, reversion of assets shall occur, such that the organization shall transfer to the City of Rock Island any funds on hand at the time of expiration and any accounts receivable attributable to the use of funds. In no circumstance shall CCC be required to return funds that have already been properly expensed as allowed under the terms of this agreement.
- G. Either party may terminate this agreement upon 90 days written notice to the other party, with or without cause. Work expectations will continue after the 90 notice until contract termination.

VII. SEVERABILITY. If any provision of this Agreement is invalid for any reason, such invalidation shall not affect other provisions of this Agreement which can be given effect without the invalid provision; and to this end, the provisions of this Agreement are to be severable.

VIII. MISCELLANEOUS

- A. **Headings.** The titles and headings contained in this Agreement are included for purposes of convenience only and shall not be considered a part of this Agreement in construing or interpreting any provision hereof.
- B. **Governing Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois without reference to its principles on conflicts of laws. If there is a lawsuit under this Agreement, the parties agree to submit to the jurisdiction of the courts of Rock Island County, Illinois.
- C. **Notices.** All notices, requests and demands to be made hereunder shall be made in writing and addressed as set forth below and shall be given by either of the following means: (i) by prepaid, receipted nationally recognized overnight delivery service (including, but not limited to, Federal Express, Express Mail or United Parcel Service) or (ii) registered or certified United States mail, return receipt requested and postage prepaid. A party's address may be changed by notice to the other party given in the same manner as provided above. Any notice, demand or request sent pursuant to clause (i) shall be deemed received upon such delivery, and, if sent pursuant to clause (ii) shall be deemed received five (5) business days following deposit in the mail.

To CCC:	Board Chair Community Caring Conference 1114 12 th Street Rock Island, IL 61201
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To the City: City Attorney
 1528 3rd Avenue
 Rock Island, IL 61201

- D. Counterparts.** This Agreement may be executed by the parties in counterparts, all of which shall be considered one and the same agreement, and shall be binding when one or more counterparts have been signed by each of the parties and delivered to each of the parties.
- E. Electronic Execution.** This Agreement may be executed as evidenced by a document (or signed page thereto) signed and transmitted by facsimile machine or by PDF or by other electronic means delivered by e-mail and any such facsimile, PDF or other electronic signature shall be deemed an original.
- F. Successors and Assigns.** No party may assign any of its rights or obligations hereunder, by operation of law or otherwise, without the prior written approval of the other party. This Agreement shall be binding upon and inure to the benefit of each of the parties hereto and their respective successors and assigns.
- G. Third Party Beneficiaries.** Nothing in this Agreement, express or implied, shall be deemed to create in any person other than the parties' signatory hereto and successors and assigns permitted hereby, any right, remedy, or claim under or by reason of this Agreement.
- H. Entire Agreement; Amendments; Waivers.** This Agreement (including the documents delivered pursuant hereto), constitutes the entire agreement of the parties hereto pertaining to the subject matter contained herein and supersedes all prior agreements of the parties hereto. This Agreement shall not be amended, modified or supplemented except by a written instrument signed by an authorized representative of each of the parties hereto. The failure of any party hereto to enforce at any time any provision of this Agreement shall not be construed to be a waiver of such provision nor in any way to affect the validity of this Agreement or any part hereof or the right of any party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.

City of Rock Island, Illinois

Community Caring Conference

By:

By:

Todd Thompson, City Manager

Paul Fessler, Board Chair

ATTEST:

Samantha Gange, City Clerk

The Undersigned hereby acknowledges and certifies that Community Caring Conference is not in default of any federal, state, or local grant or funding program. The Undersigned hereby acknowledges and certifies that Community Caring Conference is not under investigation by any federal, state, or local law enforcement agency.

Community Caring Conference

By:

Paul Fessler, Board Chair

EXHIBIT A - SCOPE OF WORK

Service Area: The work under this agreement shall be performed throughout the whole of the City of Rock Island.

Community Development Commission: CCC will develop an annual action plan with input from the City's Community Development Commission. The Commission shall provide guidance and assist with soliciting public feedback on projects and activities. The Commission shall not exercise authority over this agreement or CCC staff.

Scope of Services: CCC with guidance from the Community Development Commission shall be responsible for the following services:

1. Organize and coordinate neighborhood block club meetings and/or organized activities (e.g. clean-up days, block parties, etc.)
2. Sponsor and coordinate large community-wide events (National Night Out and one other community event with expected 200-plus in attendance)
3. Sponsor and organize other community events (e.g. Peace Rally, Home Run Derby, Chess event, etc.)
4. Participate with the Police Department and community partner

Annual Action Plan and Performance Targets: CCC shall develop an annual work plan that includes clear and measurable performance targets. Achievement of performance targets shall be the measure of CCC's success. If there are changing conditions, funding availability issues, unforeseen expenses, or other circumstances beyond CCC's reasonable control, then the current performance targets may be revised with the City's written approval. The annual work plan shall be reviewed on an ongoing basis to ensure continuing relevance to the needs of the City. The determination of whether performance goals have been met or achieved shall be at the City's sole discretion.

Reporting: CCC shall provide upon reasonable request reports to the City discussing in appropriate detail (in all cases, considering the need to maintain a high level of confidentiality with respect to proprietary and competitive matters) its progress in implementing the work plan and meeting performance targets. CCC shall also report on any activity that CCC believes to be of interest to the City. The City will provide reasonable requests about their activity to CCC. CCC shall report to the City as follows:

1. Meetings with City staff to discuss projects and activities that may require collaboration;
2. Quarterly Activity Reports to the Community Development Commission.
3. Annual Activity Report to the City Council.
4. On reasonable request of the City, periodic update presentations that address the services provided pursuant to this Agreement.
5. CCC's demonstrated need to provide confidentiality shall take priority over any specific request for information made by the City.

Memorandum



To: Rock Island City Council
From: Leslie Day, City Attorney
Subject: Report from Administration regarding a funding agreement with Rock Island Investors, LLC.

Motion: Motion whether or not to approve the agreement as recommended and authorize the City Manager to execute the documents.

RC Roll Call vote is needed.

Date: February 26, 2024

Introduction and Background Information:

The City of Rock Island is desirous of improving the infrastructure of the downtown area and encouraging redevelopment and revitalization of businesses. Rock Island Investors, LLC (hereafter, the Developer), purchased property located at 1701 4th Avenue, Rock Island, Illinois, for the purposes of redeveloping the site for a new United States federal building to be leased to the General Services Administration.

The City had previously committed to the Developer an economic incentive payment in the sum of \$350,000.00 for the development and construction of the building. Subject to the terms of this agreement, the City shall provide a tax rebate in the amount of \$350,000.00 payable over several years. The City will reimburse up to fifty percent of any taxes owed and paid directly to the City of Rock Island each tax year, until the City has remitted payment in the amount of \$350,000.00 collectively over the course of the Agreement.

The site previously contained the former BITCO building. The former building generated \$10,966.02 in annual revenue for the City of Rock Island. It is expected that the new building will generate far more income in tax revenue. The Agreement contains a provision which ensures that the City will not pay more in incentive payments than it will receive in new tax revenue.

Previous Council Action (if any):

None.

Budget Impact:

The City will only reimburse 50% of taxes actually paid and owed to the City, up to the amount of \$350,000.00. As this is structured in the form of a tax rebate, the City will not spend more money than it will receive in tax revenue from the Project.

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

Council Goal (if applicable):

Recommendation:

Administration recommends that the City Council approve the Agreement and authorize the City Manager to execute the documents.

Submitted by: Samantha Gange, City Clerk

Approved by:

REDEVELOPMENT AGREEMENT

THIS REDEVELOPMENT AGREEMENT (this “Agreement”) is made and entered into as of the _____ day of _____, 2024, by and between the City of Rock Island, Illinois (the “City”) and Rock Island Investors, LLC, an Illinois limited liability company (the “Developer”).

RECITALS

- A. The City is desirous of improving the infrastructure of the downtown area and encouraging redevelopment and revitalization of businesses therein.
- B. The Developer purchased property located at 1701 4th Avenue, Rock Island, Illinois 61201 (the “Property”) for the purpose of redeveloping the site for a new United States federal building to be leased to the Government Services Administration (the “Project”).
- C. The City is authorized to appropriate and expend funds for economic development purposes, including providing incentives for projects that are deemed desirable for the promotion of the City’s economic development.
- D. The City and the Developer agree that the Project will improve the quality of buildings and structures located in the downtown area, and further will provide economic benefit to the City by increasing the property tax base.
- E. That the City previously committed to the Developer an economic incentive in the sum of \$350,000.00 for the development and construction of the building.

NOW, THEREFORE, in consideration of the foregoing and in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt of and sufficiency are hereby acknowledged, the parties hereby agree as follows:

- 1. Economic Incentive.
 - A. Subject to the terms of this Agreement, the City agrees to provide to the Developer an incentive payment in the amount of Three Hundred and Fifty Thousand Dollars (\$350,000.00) (the Incentive Payment”). The incentive payment shall be paid in annual increments on or before December 1 of each year during the term hereof.
 - B. The City shall remit payment by reimbursing up to fifty percent (50%) of any taxes owed directly to the City of Rock Island each tax year. The City shall continue reimbursing up to fifty percent (50%) of any taxes owed directly to the City of Rock Island for each tax year, until the City has remitted payment in the amount of \$350,000.00 collectively over the course of the Agreement.
 - C. The parties expressly state that the amount of any annual payment may change depending on the total amount of taxes owed to the City of Rock Island in any given tax year. The parties

also expressly acknowledge that in no event shall the amount exceed \$350,000.00, and that the final payment may be less than 50% of the taxes owed to the City.

D. The City shall only be obligated to reimburse up to 50% of the taxes owed directly to the City, and in no event does it pertain to any amount of taxes owed to any other taxing authority.

E. Notwithstanding anything to the contrary herein, the parties hereby acknowledge that payments to the Developer hereunder are contingent upon the City of Rock Island's actual receipt of tax payments owed for the Property.

2. Term of Agreement. The term of this Agreement shall commence on March 1, 2024, and expires upon the City remitting payment in the totaling the amount of \$350,000.00. Upon expiration of the term, all duties and obligations of the parties shall be terminated.

3. Repayment of Funds. This Agreement is contingent upon the Developer redeveloping the Property for the Project. In the event the Developer (1) does not redevelop the Property and it is not leased to the Government Services Administration; (2) the Developer is found to be in material default on the Agreement by a fact finder or through dispute resolution; or (3) the City of Rock Island contributes more funds to the Developer than it receives in tax revenue or funds generated by the Project in favor of the City in aggregate over the term of this Agreement; then the City of Rock Island shall be released from any obligations under this Agreement, and any funds contributed by the City shall be paid back to the City within thirty (30) days upon request. Notwithstanding the foregoing, the Developer shall only be obligated to make a repayment to the extent the funds contributed and paid to Developer are in excess of any funds generated by the Project in favor of the City over the entire term of the Agreement.

In calculating the amount of funds generated by the Project on behalf of the City, the parties shall look at the last tax bill for the former BITCO building. The City of Rock Island received \$10,966.02 annually in tax revenue. Any amount over \$10,966.02 generated on an annual basis shall count as additional funds generated by the Project in favor of the City.

4. Obligations of the Developer. Subject to the terms and conditions of this Agreement, the Developer agrees to the following covenants and restrictions:

- A. The Developer shall timely pay when due all property taxes and assessments levied against the Property.
- B. The Developer or any successor assignee, hereby agrees to not transfer or sell any ownership interest in the land to a tax-exempt organization without the permission and approval of the City. This restriction does not apply to the sale or transfer of ownership to the federal government, GSA, or any departments and agencies within the federal government.

5. Transferability of Agreement. The undertaking of the parties pursuant to this Agreement, unless earlier satisfied, shall inure to and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties as if they were in every respect running with the land, enforceable against

and benefiting the purchasers or other transferees as if such purchaser or transferee were originally a party and bound by this Agreement.

The parties expressly acknowledge that the Incentive described in Paragraph 1 is non-transferable and shall not be assigned to any future purchaser of the building.

6. Default.

- A. Failure by either party to observe and perform any covenant, condition, or agreement under this Agreement shall be considered a default hereof. The defaulting party shall be entitled to written notice of any default (other than the failure to pay money for which a ten (10) day notice shall be given) and shall have thirty (30) days from receipt of such notice to cure such default prior to the exercise of any remedy at law or in equity provided herein by the non-defaulting party.
- B. If either party defaults under this Agreement and fails to cure as set forth in paragraph A above, the non-defaulting party shall be afforded all rights and remedies at law or in equity. If either party employs attorneys or incurs other expenses for breach hereof, the non-prevailing party agrees shall within fifteen (15) days of demand therefor, pay to the prevailing party the reasonable fees of such attorneys and such other reasonable expenses so incurred.

7. General Provisions.

- A. Time is of the essence of this Agreement. The City and Developer will make every reasonable effort to expedite the subject matters hereof and acknowledge that the successful performance of this Agreement requires their continued cooperation.
- B. This Agreement and any exhibits attached hereto may be amended only by the mutual consent of the parties, by the adoption of any ordinance or resolution of the City approving said amendment as provided by law, and by the execution of said amendment by the parties or their successors in interest.
- C. Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations, and discussions relative to the subject matter hereof and is a full integration of the agreement of the parties. This Agreement shall be binding upon the parties and their respective successors and assigns.
- D. If any provision, covenant, agreement, or portion of this Agreement, or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants, or portions of this Agreement and, to that end, any provisions, covenants, agreements, or portions of this Agreement are declared to be severable.
- E. This Agreement shall be construed in accordance with the laws of the State of Illinois with jurisdiction and venue in Rock Island County.

- F. To the extent required by law, the Developer agrees to pay, and to contractually obligate and cause any and all general contractors and subcontractors to pay, the prevailing rate of wages as established by the City pursuant to the Illinois Prevailing Wage Act 820 ILCS 130/0.01 *et seq.*
- G. Developer will at all times, in the performance of this Agreement, comply with all applicable federal, state, and local laws and regulations.

8. Indemnification. Developer agrees to indemnify, pay, defend and hold the City, and its elected and appointed officials, employees, agents and affiliates (individually an "Indemnatee" harmless from and against, any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, claims, costs, expenses and disbursements of any kind or nature whatsoever in any manner relating or arising out of:

- A. The Developer's failure to comply with any of the terms, covenants and conditions contained within this Agreement after notice and an opportunity to cure; or
- B. The Developer's or any contractor's failure to pay general contractors, subcontractors, laborers, or materialmen in connection with the Project; or

9. Notices. All notices and requests required pursuant to this Agreement shall be in writing and shall be sent as follows:

To the Developer:

Michael H. Fishman, Co-Manager
Rock Island Investors, LLC
7939 Floyd
Overland Park, Kansas 66204

and

Caitlin Russell, Co-Manager
Rock Island Investors, LLC
4700 E. 53rd Street
Davenport, Iowa 52807

To the City:

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

or at such other addresses as the parties may indicate in writing to the other, either by personal delivery, courier, or by registered mail, return receipt requested, with proof of delivery thereof. Mailed notices shall be deemed effective on the third day after mailing; all other notices shall be effective when delivered.

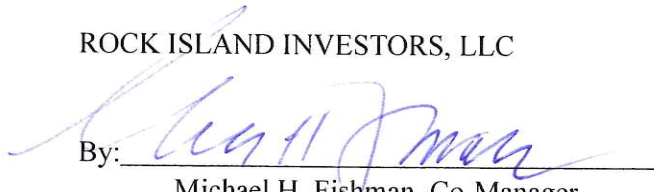
10. Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement.

11. Recordation of Agreement. The parties agree to execute and deliver a memorandum of this Agreement in proper form for recording in the real property records of Rock Island County, Illinois.

IN WITNESS WHEREOF, the City and the Developer have duly executed this Agreement pursuant to all requisite authorizations as of the date first above written.

ROCK ISLAND INVESTORS, LLC

THE CITY OF ROCK ISLAND, ILLINOIS

By: 

Michael H. Fishman, Co-Manager

By: _____

By: 

Caitlin Russell, Co-Manager

Memorandum



To: Rock Island City Council
From: Tanner Osing, Miles Brainard, Director
Subject: Report from the Community & Economic Development Department regarding a special ordinance amending a Special Use Permit for Liam Hammond at 2215 5th Avenue. (First Reading)

Motion: Motion whether or not to consider, suspend the rules and pass the ordinance.

RC Roll Call vote is needed.

Date: February 26, 2024

Introduction and Background Information:

At the February 12th meeting, the City Council passed an ordinance for a Special Use Permit for Liam Hammond at 2215 5th Avenue. This ordinance allows Mr. Hammond to store recreation vehicles (RVs) on the property provided that certain site improvements are made (e.g. fencing, pavement, & suitable means of egress). The way the ordinance was written allows for Mr. Hammond to continue this use indefinitely. However, staff understand that the Council intended to have the Special Use Permit expire after one (1) year in the hopes that Mr. Hammond constructs a house on the subject property.

Staff have amended the ordinance to capture this intent and also made some timeline changes to the site improvement stipulations to allow for more flexibility if Mr. Hammond decides to pursue building a new home. Attached to this memorandum is the original staff report and ordinance along with the amended ordinance.

Previous Council Action (if any):

- The City Council approved a Special Use Permit for Liam Hammond at 2215 25th Avenue that allowed for the storage of recreation vehicles on an undeveloped residential lot.

Budget Impact:

n/a

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

n/a

Council Goal (if applicable):

n/a

Recommendation:

The Community & Economic Development recommends that the City Council consider, suspend the rules and pass the ordinance.

Submitted by: Tanner Osing

Approved by:

Memorandum



To: Rock Island City Council

From: Eunice Amissah-Mensah, Planning Coordinator, Miles Brainard, Director, Tanner Osing

Subject: Report from the Community & Economic Development Department regarding a Special Use Permit request from Liam Hammond at 2215 25th Avenue. (First Reading)

Motion: Motion whether or not to deny the request.

RC Roll Call vote is needed.

Date: February 12, 2024

Introduction and Background Information:

Requested Action:

Liam Hammond has filed an application for a Special Use Permit for a parking area for the outside storage of five (5) personal recreational vehicles (trailers and camper) on the property at 2215 25th Avenue (PIN 1611200006), zoned R-4 (multi-unit residential) district.

Legal Description of the property:

Supervisor Assist Map Lot 205-2 Sheet 19

History & Nature of the Use:

Staff investigated a complaint about the applicant storing trailers at their property and issued a notice of violation. Upon receipt of the notice, the applicant spoke to staff to find out what options or alternatives were available. Through the enforcement process, staff informed the applicant that a Special Use Permit from the Planning Commission would be needed to continue use. The applicant decided to apply for a Special Use Permit in order to keep parking his trailers on the property. A Special Use Permit is required because the use of the property as solely a parking area for the outside storage of recreational vehicles (RVs) is not allowed in residential zoning districts. However, the Zoning Ordinance does allow for RVs to be stored outside in conjunction with a permitted use, such as a house. The applicant does live directly south of the subject property at 2228 25th Avenue, but is separated by 25th Avenue.

The applicant proposes to park five (5) recreational vehicles intended for personal use at the property. These include a 12-foot gray enclosed trailer, a 28-foot white enclosed trailer, a 36-foot black enclosed trailer, a 28-foot multicolor camper and a 28-foot hauler. The applicant stated the recreational vehicles will be parked on concrete tire runs with a gravel driveway leading up to the parking area. The applicant also mentioned installing a 6-foot privacy fence and an electric sliding gate at the entrance of the property. The applicant also stated there are other recreational and motor vehicles inside the enclosed trailers that he wishes to have parked on the property.

Parking:

The Zoning Code requires that recreational vehicles be parked or stored on a concrete or asphalt pad in a side or rear yard on a residential property provided all yard setbacks are met. Currently, the RVs are properly located but are parked on grass. The applicant has proposed concrete tire runs with a gravel driveway for access and storage of the recreational vehicles on the property.

Signs:

No signs are proposed for the use.

Standards for Approval & Analysis:

The Zoning Ordinance states that a Special Use Permit should only be recommended for approval if it meets all the standards identified in Article 9, Section 7. The following table includes the standards for approval with the corresponding staff analysis and conclusion on whether the standard is met.

Standards for Approval	Staff Analysis	Meets Standard (Yes/No)
1. That the granting of a Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.	Staff believe that a property solely used for the outside storage of recreational vehicles is not compatible with the residential zoning districts. The use will likely impact adjacent properties and detract from property values.	No
2. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish and impair property values within the neighborhood.	The properties in the immediate vicinity are zoned a mix of residential, business and offices. The subject property is zoned R-4, which provides for multiple unit housing opportunities at moderate to higher densities. Staff believe that the proposed use, as a personal storage lot, is not consistent with this description and will have a negative impact on the adjacent residences.	No
3. That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.	The Comprehensive Plan identifies "single family use" for the site and surrounding properties. That use category is intended for new and existing detached single-family homes and may include small public and institutional uses such as parks and schools. Staff believe that developing a small house is potentially the highest and best use and would be more compatible with the adjacent	No

	properties.	
4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.	The outside parking area is not yet developed. However, the applicant indicates a gravel driveway leading up to concrete tire runs which will serve as the parking areas for the trailers. The applicant will need to work with Public Works regarding driveway access off 25 th Avenue. Most of the driveway area appears to be within City right-of-way.	No
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.	The property has frontage along 25 th Avenue, which appears to have adequate space for the proposed use. However, the size and shape of the lot may not be suitable for the internal turning movements of the RVs. This may create a situation where the RVs are backed up into 25 th Avenue.	No
6. Restrictions for the use should be consistent with the district in which the use would normally be located except as may be modified by the City Council.	Staff is recommending denial of the request.	n/a
7. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by City Council.	The special use proposal will be required to comply with all other applicable City Ordinances if approved.	n/a

Based on the staff analysis, the SUP request does not meet the standards for approval. The subject property has not been developed and has the potential for a small house, which staff believe is likely the highest and best use that is compatible with the surrounding neighborhood. The applicant could explore storage facilities that can accommodate his recreational vehicles. Because of this, staff believe that no unusual circumstances prevail that would necessitate approval of the request.

At their December 6th meeting, the Planning Commission voted to deny the request on a vote

of 4-to-2. The Commission concurred with the staff analysis and expressed concern about the precedent this use would set in residential neighborhoods.

Previous Council Action (if any):

n/a

Budget Impact:

n/a

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

n/a

Council Goal (if applicable):

n/a

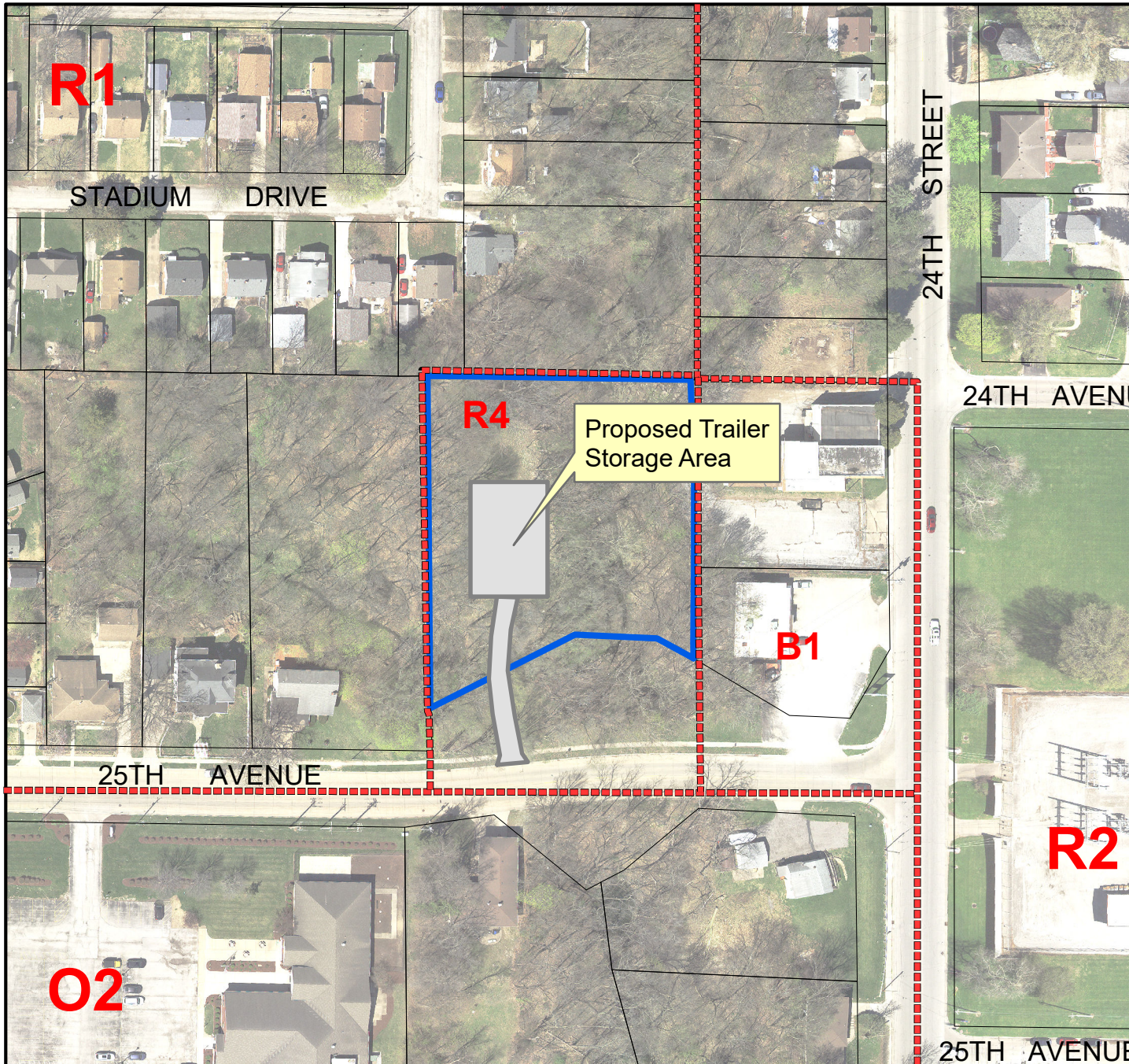
Recommendation:

The Community & Economic Development Department and the Planning Commission recommend that the City Council deny the Special Use Permit request. However, if the City Council decides to approve the request with different findings, staff developed an ordinance with recommended stipulations.

Submitted by: Tanner Osing

Approved by:

SPECIAL USE PROPOSAL



PLANNING COMMISSION 2023-12 Aerial

-  Subject Property
-  Parcels
-  Zoning District



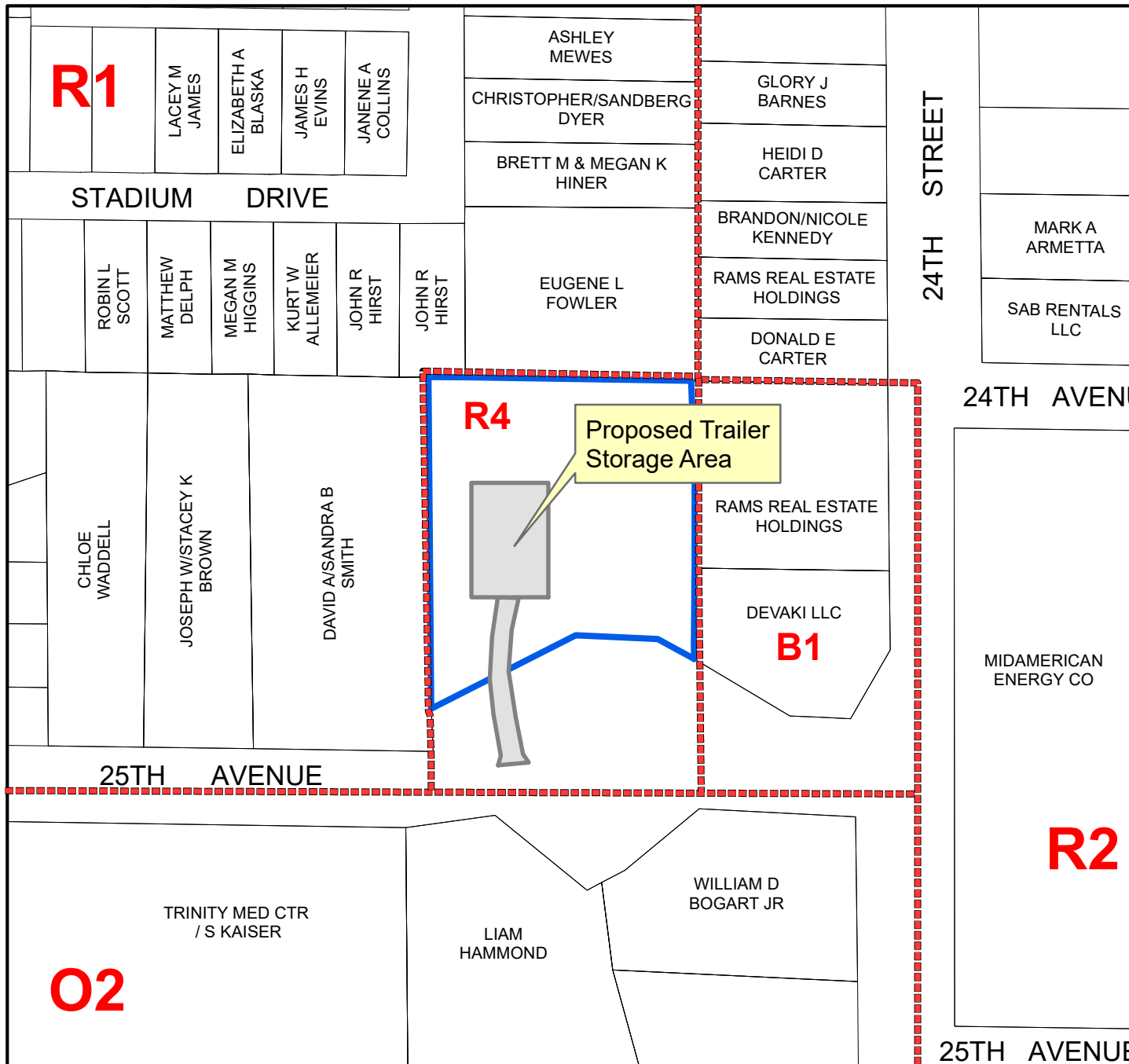
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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



SPECIAL USE PROPOSAL



PLANNING COMMISSION 2023-12

-  Subject Property
-  Parcels
-  Zoning District



0 25 50 100 150 200
Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





Figure 1: Photo of trailers on lot taken from 25th Avenue.



Figure 2: Another photo showing trailers on the lot from along 25th Avenue.



Figure 3: Photo showing four (4) recreational vehicles parked on the lot

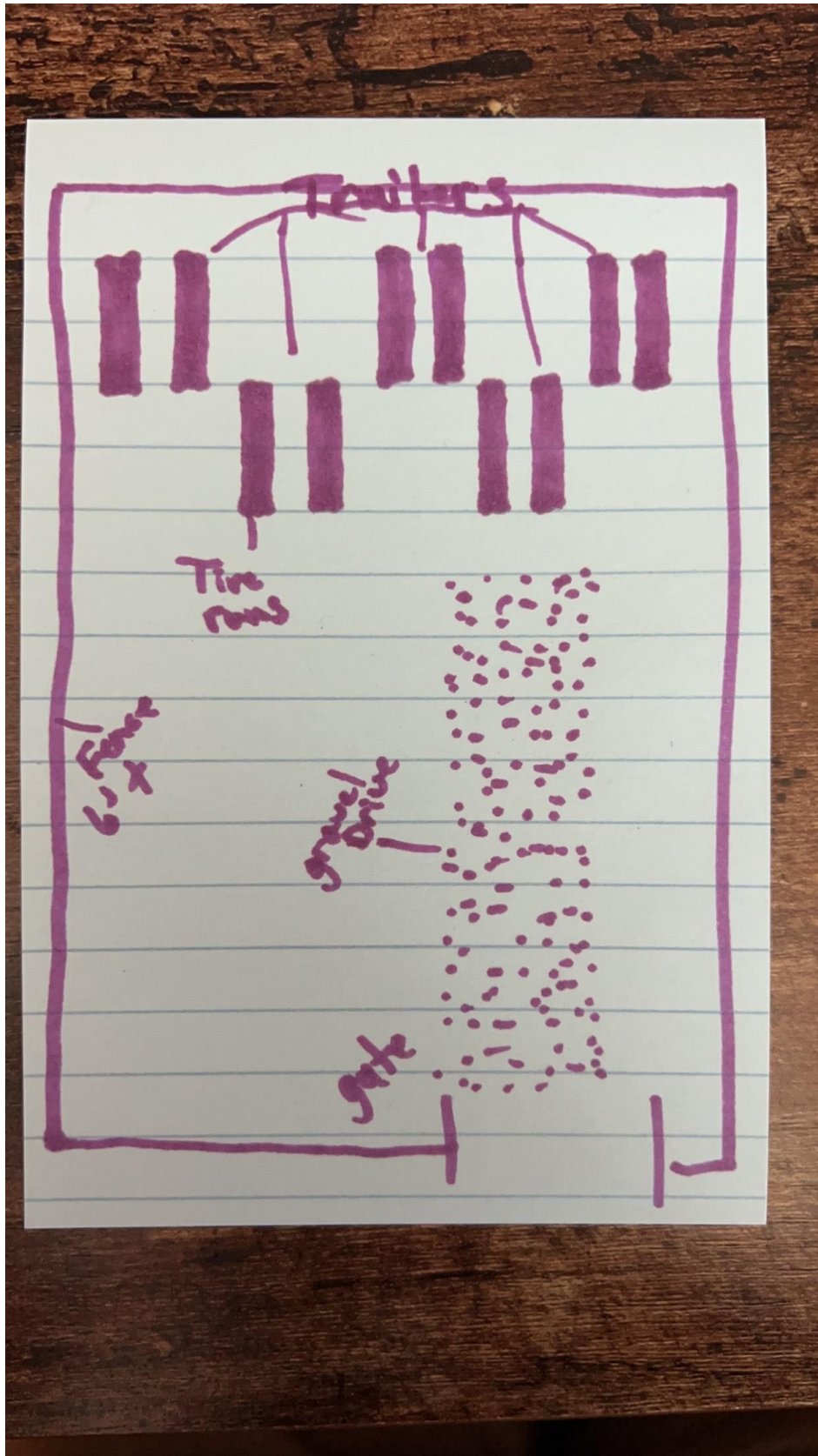


Figure 4: Applicants Sketch of Site Plan Details

Liam Hammond 2215 25th Avenue

28' toy hauler 2013

12' enclosed trailer / gray 2017

28' enclosed trailer / white 2023

36' enclosed trailer / black 2018

28' camper / multi blue, gray, white 2017

All personal parking/storing my own property

6' privacy fence wood/metal electrical skidus gate

curb cut / concrete on city side

concrete fire runs for trailers to sit on

I have rec toys & other vehicles inside the enclosed trailers. won't be parked on the grass.

Barndos with living above garage space - Future build

Figure 5: Applicants Narration of existing conditions and proposed improvements

**A SPECIAL ORDINANCE AMENDING A SPECIAL ORDINANCE GRANTING A
SPECIAL USE PERMIT IN THE CITY OF ROCK ISLAND, ILLINOIS**

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

Section One: This ordinance grants and serves as a special use permit to Liam Hammond for the property known as 2215 5th Avenue (PIN 1611200006). The property is located in an R-4 (multi-unit residential) zoning district. The property is legally described as:

Legal description is attached as exhibit A.

Section Two: The property is an unimproved, vacant lot. The use granted by this special use permit shall be for the personal storage of up to five (5) recreational vehicles owned by the applicant. The recreational vehicles shall meet the definition as provided in the City's Zoning Ordinance.

Section Three: This permit is subject to the following additional stipulations:

1. Any storage of RVs that are partially dismantled, wrecked, or unregistered is prohibited. RVs stored outdoors shall be in condition for safe and effective performance of the function for which it is intended.
2. Prior to the RV storage use commencing, the applicant shall improve the parking area with an improved surface in accordance with Zoning Ordinance.
3. A six-foot fence shall be installed around the perimeter of the parking area within one (1) year of approval.
4. Access to the property (driveway) shall be provided by means of an improved surface (e.g. asphalt or concrete). The applicant shall pull any necessary permits with the City's Public Works Department and complete any flatwork before the use commences.
5. Before work commences, a site plan shall be submitted to the Planning and Zoning Division for approval based on the stipulations provided herein.
6. If the site has not been developed within one (1) year of approval, the use granted by this ordinance shall be considered null and void.
7. The use shall meet all other applicable codes and ordinances.

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

Section Five: 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

A SPECIAL ORDINANCE AMENDING A SPECIAL ORDINANCE GRANTING A SPECIAL USE PERMIT IN THE CITY OF ROCK ISLAND, ILLINOIS

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

Section One: This ordinance grants and serves as a special use permit to Liam Hammond for the property known as 2215 5th Avenue (PIN 1611200006). The property is located in an R-4 (multi-unit residential) zoning district. The property is legally described as:

Legal description is attached as exhibit A.

Section Two: The property is an unimproved, vacant lot. The use granted by this special use permit shall be for the personal storage of up to five (5) recreational vehicles owned by the applicant. The recreational vehicles shall meet the definition as provided in the City's Zoning Ordinance.

Section Three: This permit is subject to the following additional stipulations:

1. Any storage of RVs that are partially dismantled, wrecked, or unregistered is prohibited. RVs stored outdoors shall be in condition for safe and effective performance of the function for which it is intended.
2. Within three (3) months of approval, the applicant shall improve the parking area with an improved surface in accordance with Zoning Ordinance that can be repurposed for a potential residential development.
3. Within one (1) year of approval, a solid, six (6) foot fence meeting the requirements of the Zoning Ordinance shall be installed around the perimeter of the parking area that can be repurposed for a potential residential development.
4. Access to the property (driveway) shall be provided by means of an improved surface. The applicant shall pull any necessary permits with the City's Public Works Department and complete any flatwork within three (3) months of approval.
5. Prior to any site improvements commencing, a site plan shall be submitted to the Planning & Zoning Division for administrative review and approval.
6. The use granted by this ordinance shall expire by the end of February 2025. The use may continue for a period of six (6) months pass said expiration date so long the applicant has an active building permit for new house construction on the subject property.
7. The use shall meet all other applicable codes and ordinances.

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

Section Five: 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

Exhibit A

That part of Lot Number 1, as per the Assessor's Plat of 1870 in the Northeast Quarter of Section 11, Township 17 North, Range 2 West of the Fourth Principal Meridian, described as follows:

Commencing 33 feet West of the Northeast corner of Section 11, Township 17 North, Range 2 West of the Fourth Principal Meridian in the City of Rock Island; thence run South, along the West line of 24th Street, 340.5 feet; thence Westerly 364.2 feet to a point 320.5 feet South of the North line of said Section 11; thence north 320.5 feet to the North line of said Section; thence East, along the North line of said Section, 363 feet to the West line of said 24th Street, being also the point of commencement of this description.

Excepting therefrom:

That part of Lot Number 1, Assessor's Plat of 1870 in the Northeast Quarter of Section 11, Township 17 North, Range 2 West of the Fourth Principal Meridian, described as follows, to-wit:

Commencing 33 feet West of the Northeast corner of said Section 11; thence running South, along the West line of 24th Street, 82 feet; thence Westerly 150 feet to a point 82 feet South of the North line of said Section 11; thence Northerly 82 feet to the North line of said Section 11, to a point 150 feet West of the place of beginning; thence Easterly, along the North line of said Section, 150 feet to the place of beginning.

Also excepting therefrom:

A tract of land located in Section 11, Township 17 North, Range 2 West of the Fourth Principal Meridian, described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section; thence Westerly, along the North line of said Section 11, a distance of 33 feet to the Westerly right of way line of 24th Street; thence Southerly, along the Westerly right of way line of 24th Street, a distance of 82 feet to the point of beginning; thence South 00 degrees 28 minutes 00 seconds East assumed bearing, along the Westerly right of way line of 24th Street, a distance of 149 feet; thence South 23 degrees 34 minutes 03 seconds West a distance of 54.55 feet to the Northerly right of way of 25th Avenue; thence due West, along the Northerly right of way of 25th Avenue, a distance of 50 feet; thence North 59 degrees 02 minutes 10 seconds West, along the Northerly right of way of 25th Avenue, a distance of 91.15 feet; thence North 00 degrees 28 minutes 00 seconds West a distance of 151.82 feet; thence North 89 degrees 53 minutes 40 seconds East a distance of 150 feet to the point of beginning.

and excepting also therefrom, the following described premises:

That part of Lot Number 1 of the Assessor's Plat of 1870 in the Northeast Quarter of Section 11, Township 17 North, Range 2 West of the Fourth Principal Meridian, more particularly described as follows:

Beginning at the Northwest corner of Lot 4 of Ruby E. Penny's Addition in the City of Rock Island, Illinois; thence Southeasterly, along the North line of said Ruby E. Penny's Addition to a point in the Westerly right of way line of 24th Street; thence Northerly, along said Westerly right of way line to a point which is Northerly of and 80 feet normally distance from the center line of proposed improvement for 25th Avenue, said point being 33 feet normally distant from the center line of said 24th Street; thence Southwesterly in a straight line to a point which is Northerly of and 30 feet normally distant from said center line at station 26+00; thence Westerly in a straight line to a point which is Northerly of and 30 feet normally distant from said center line at station 25+50; thence Northwesterly in a straight line to a point which is Northerly of and 90 feet normally distant from said center line at station 24+50; thence Northwesterly in a straight line to a point which is Northerly of and 100 feet normally distant from said center line at station 24+00; thence Southwesterly in a straight line to a point in the Easterly line of Lot Number 1 of Brashar's Subdivision in the City of Rock Island, Illinois, said point being 21.0 feet North of the Southeast corner of Lot Number 1 of Brashar's Subdivision as measured along the Easterly line of said Lot Number 1; thence Southerly, along the Easterly line of Brashar's Subdivision, 56.0 feet to the point of beginning. As shown in Record Book 351 on Page 437 thereof, to the City of Rock Island.

Memorandum



To: Rock Island City Council

From: Thomas Flaherty, Assistant to the City Manager, Tarah Sipes, Economic Development Manager

Subject: Report from the Community & Economic Development Department regarding an Ordinance establishing the Commercial Property Assessed Clean Energy Program. (First Reading)

Motion: Motion whether or not to adopt the C-PACE Program and consider the ordinance.

RC Roll Call vote is needed.

Date: February 26, 2024

Introduction and Background Information:

The Commercial Property Assessed Clean Energy (C-Pace) program is a financing tool that can be used by owners and developers of commercial properties to finance or refinance eligible improvements in connection with renovations of existing buildings and new construction. The program allows for up to 25% of the property value to be financed. Existing and newly constructed commercial, industrial, non-residential agricultural, and multi-family (5 or more units) properties are eligible to take advantage of this program.

Previous Council Action (if any):

None

Budget Impact:

None

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

If the City Council passes this ordinance, it will establish an IFA PACE Program to accelerate private investment in PACE Projects affixed to existing and newly constructed commercial, industrial, non-residential agricultural, and multi-family (5 or more units) properties in the PACE Area, at no cost to the City.

Council Goal (if applicable):

Expanding Local Economy

Recommendation:

The Community & Economic Development Department recommends that the City Council consider the attached ordinance and authorize the Mayor to execute the ordinance, and adopt the C-PACE program for the City of Rock Island.

Submitted by: Thomas Flaherty, Assistant to the City Manager

Approved by:

AN ORDINANCE CREATING A PACE AREA AND ESTABLISHING THE ILLINOIS FINANCE AUTHORITY PROPERTY ASSESSED CLEAN ENERGY PROGRAM FOR RECORD OWNERS OF PROPERTY THAT, FROM TIME TO TIME, MAY VOLUNTARILY REQUEST THE LEVY OF SPECIAL ASSESSMENTS TO SECURE THE FINANCING OR REFINANCING OF THEIR PACE PROJECTS; AUTHORIZING PROGRAM ADMINISTRATORS TO ACT THEREUNDER; DESIGNATING THE ILLINOIS FINANCE AUTHORITY AS THE SOLE ISSUER OF BONDS AND NOTES; AND APPROVING RELATED MATTERS

WHEREAS, the City of Rock Island, a duly organized and validly existing city under the Constitution and the laws of the State of Illinois (the “Governmental Unit”), is a home rule unit of local government of the State of Illinois, and is authorized pursuant to the Property Assessed Clean Energy Act, 50 ILCS 50/1 *et seq.*, as amended (the “PACE Act”), to create a “PACE area” (as defined in the PACE Act) and establish a “property assessed clean energy program” or “program” (as defined in the PACE Act) to facilitate access to capital used by “record owners” (as defined in the PACE Act) of “property” (as defined in the PACE Act) for the financing or refinancing of “energy projects” (as defined in the PACE Act); and

WHEREAS, the Illinois Finance Authority, a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois (the “Authority”), is authorized to issue bonds or notes in accordance with the PACE Act and pursuant to subsection (d) of Section 825-65 of the Illinois Finance Authority Act, 20 ILCS 3501/801-1 *et seq.*, to fund “PACE Projects” (as defined in the Illinois Finance Authority Act, and energy projects, which are known as “PACE Projects” herein), which bonds or notes will be secured, in part, by “assessments” (as defined in the PACE Act) levied on properties benefitted by PACE Projects as voluntarily requested by the record owners pursuant to “assessment contracts” (as defined in the PACE Act); and

WHEREAS, pursuant to Section 10 of the PACE Act, the Governmental Unit may establish a program administered by either one or more than one “program administrator” (as defined in the PACE Act) for a PACE area on behalf of or at the discretion of the Governmental Unit, and under such program, the Governmental Unit, from time to time, may assign such assessment contracts to “permitted assignees” (as defined in the PACE Act), including the Authority, without competitive bidding or the solicitation of requests for proposals or requests for qualifications to fund PACE Projects; and

WHEREAS, in order to lessen the burdens on counties and municipalities throughout Illinois that may desire to create PACE areas and establish property assessed clean energy programs, to attract “capital providers” (as defined in the PACE Act) to purchase bonds or notes issued by the Authority to fund PACE Projects throughout Illinois, and to assist record owners in the financing or refinancing of PACE Projects throughout Illinois, the Authority, pursuant to its Resolution 2022-0412-GP10, authorized the formation of Illinois C-PACE Open Market Initiative, d/b/a C-PACE Open Market Initiative, an Illinois not-for-profit corporation and

component unit of the Authority (the “C-PACE Open Market Initiative”), to administer a nonpartisan, nonpolitical property assessed clean energy program for interested “governmental units” (as defined in the PACE Act) throughout Illinois (the “Illinois Finance Authority PACE Program”) for the benefit of a statewide, open market in which the “governing body” (as defined in the PACE Act) of each governmental unit may create a PACE area and establish the Illinois Finance Authority PACE Program pursuant to the procedures provided in Section 15 of the PACE Act by the adoption of an ordinance or resolution; and

WHEREAS, as further described in the report of the Illinois Finance Authority PACE Program described below and attached hereto, the Authority shall be the sole issuer of any bonds or notes to finance or refinance PACE Projects of record owners that have applied and have been approved for such financing or refinancing under the Illinois Finance Authority PACE Program, and any such bonds or notes purchased by capital providers or any interim financing provided by a “warehouse fund” (as defined in the PACE Act) prior to the issuance of such bonds or notes shall not be general obligations of the State of Illinois or any governmental unit including the Governmental Unit; and

WHEREAS, in consideration of the Governmental Unit’s desire to avoid the need to devote the time and resources necessary to develop and implement a property assessed clean energy program with the features of the Illinois Finance Authority PACE Program and to otherwise be required to issue bonds or notes to finance or refinance PACE Projects and incur the related compliance or accounting obligations, the Governmental Unit now desires to create a PACE area, to establish the Illinois Finance Authority PACE Program as a property assessed clean energy program for such PACE area that shall be administered on behalf of the Governmental Unit at all times by the C-PACE Open Market Initiative, to facilitate access to capital from more than one program administrator, and to benefit from the Authority issuing all bonds and notes to finance or refinance PACE Projects approved under the Illinois Finance Authority PACE Program in a statewide, open market; and

WHEREAS, in furtherance of its participation in such statewide, open market, the Governmental Unit now desires to delegate to the C-PACE Open Market Initiative, among other things, the discretion to consider and approve capital providers or their affiliates as participants in the Illinois Finance Authority PACE Program to act as program administrators on a non-exclusive basis, for their own account and for the account of others of their choosing, to originate financings or refinancings of PACE Projects, to purchase or arrange for the purchases of the related bonds or notes issued by the Authority, to provide or arrange any related interim financing by a warehouse fund prior to the issuance of such bonds or notes, and to provide or arrange for the administration and servicing of such PACE Projects; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ROCK ISLAND, ILLINOIS, AS FOLLOWS:

Section 1. Incorporation of the Recitals. The Governmental Unit hereby finds that all of the statements contained in the recitals to this Ordinance are true, correct and complete and are hereby incorporated by reference thereto and are made a part hereof.

Section 2. Authorization of More than One Program Administrator.

a. The Governmental Unit hereby authorizes the Illinois C-PACE Open Market Initiative to act as a program administrator (the “PACE Area Administrator”) for the Illinois Finance Authority PACE Program on behalf of the Governmental Unit on the terms and pursuant to the conditions set forth in this Ordinance, including the report of the Illinois Finance Authority PACE Program, as provided herein and therein.

b. The duties of the PACE Area Administrator are to act as a liaison to the Governmental Unit and its residents, taxpayers, and other interested persons as further described in the report of the Illinois Finance Authority PACE Program, to prescribe the terms and conditions whereby the Governmental Unit can facilitate access to capital from more than one program administrator, and to consider and approve capital providers or their affiliates to act as program administrators for one or more PACE Projects (each, a “PACE Project Administrator”) under the Illinois Finance Authority PACE Program at the discretion of the Governmental Unit, which discretion is hereby delegated by the Governmental Unit to the PACE Area Administrator. Each PACE Project Administrator shall be authorized, on a non-exclusive basis, for its own account and for the account of others of its choosing, to originate financings or refinancings of PACE Projects, to purchase or arrange for the purchases of the related bonds or notes issued by the Authority, to provide or arrange any related interim financing by a warehouse fund prior to the issuance of such bonds or notes, and to provide or arrange for the administration and servicing of such PACE Projects.

c. Upon approval by the PACE Area Administrator to act as a program administrator for the Illinois Finance Authority PACE Program, each PACE Project Administrator shall be deemed to have agreed to perform the duties and obligations set forth in this Ordinance, including the duties and obligations set forth in the report of the Illinois Finance Authority PACE Program, as provided herein and therein, and any other duties or obligations necessary, appropriate, or desirable in connection with the Illinois Finance Authority PACE Program as the PACE Area Administrator may prescribe from time to time, as such duties and obligations are allocated among the Governmental Unit, the PACE Area Administrator, and the PACE Project Administrator, in each case, at the PACE Project Administrator’s sole cost and expense.

d. The Illinois Finance Authority PACE Program shall terminate at such time as the Authority ceases to issue bonds or notes to fund PACE Projects, as evidenced by the notice hereinafter provided. The PACE Area Administrator, as a component unit of the Authority, shall use its best efforts to provide at least sixty (60) calendar days prior written notice thereof to the Governmental Unit and provide at least thirty (30) calendar days prior written notice thereof to each PACE Project Administrator. The Governmental Unit may terminate or suspend the Illinois Finance Authority PACE Program at any time, for any reason or no reason, after giving written notice thereof to the PACE Area Administrator at least sixty (60) calendar days before the termination or suspension is to be effective. Upon receiving such written notice from the Governmental Unit, the PACE Area Administrator shall give written notice thereof to any PACE Project Administrator at least thirty (30) calendar days before the termination or suspension is to be effective. The termination or suspension of the Illinois Finance Authority PACE Program shall not relieve the PACE Area Administrator and any PACE Project Administrator of their respective obligations

incurred before such termination or suspension and that are required to be performed thereafter, all of which shall survive.

e. Without limiting the right of the PACE Area Administrator to approve, deny, terminate, or suspend any PACE Project Administrator at its discretion, the Governmental Unit reserves the right to terminate or suspend any PACE Project Administrator at any time, for any reason or no reason, after giving written notice thereof to the PACE Area Administrator at least sixty (60) calendar days before the termination or suspension is to be effective. Upon receiving such written notice from the Governmental Unit, the PACE Area Administrator shall give written notice thereof to the PACE Project Administrator at least thirty (30) calendar days before the termination or suspension is to be effective. The termination or suspension of any PACE Project Administrator shall not relieve such PACE Project Administrator of its obligations incurred before such termination or suspension and that are required to be performed thereafter, all of which shall survive.

Section 3. Designation of Illinois Finance Authority as Sole Issuer of Bonds or Notes; Creation of the PACE Area; Report of the Illinois Finance Authority PACE Program.

a. The Governmental Unit hereby finds that the financing or refinancing of PACE Projects in a statewide, open market is a valid public purpose that furthers essential public and governmental purposes, including, but not limited to, reduced energy costs and greenhouse gas emissions, enhanced water quality and conservation, economic stimulation and development, improved property resiliency and valuation, and increased employment.

b. The Governmental Unit intends to facilitate access to capital from more than one PACE Project Administrator as approved by the PACE Area Administrator and other capital providers or their designated transferees as approved by the Authority to provide funds for PACE Projects, which will be repaid by assessments on the properties benefitted with the agreement of the record owners.

c. The Governmental Unit hereby designates the Authority to be the sole issuer of any bonds or notes under the Illinois Finance Authority PACE Program and hereby authorizes the Authority to assist record owners with any interim financing to be provided by a warehouse fund prior to the issuance of such bonds or notes under the Illinois Finance Authority PACE Program, in each case to fund PACE Projects approved under the Illinois Finance Authority PACE Program. The PACE Area Administrator may act as the PACE Project Administrator for one or more PACE Projects funded by interim financing provided by a warehouse fund established by the Governmental Unit or the Authority, if applicable, under the Illinois Finance Authority PACE Program.

d. The Governmental Unit hereby creates a PACE area for the Illinois Finance Authority PACE Program that shall be coterminous with the entire corporate limits of the Governmental Unit (the “PACE Area”) for the benefit of a statewide, open market.

e. The C-PACE Open Market Initiative has prepared the report of the Illinois Finance Authority PACE Program attached hereto as Exhibit A (as amended,

supplemented, or modified from time to time by the PACE Area Administrator, the “Program Report”) in conformity with the PACE Act, setting forth, *inter alia*, the types of PACE Projects that may be financed or refinanced, or interim financed pursuant to this Ordinance. The Program Report is hereby incorporated by reference thereto and made a part hereof. The Governmental Unit hereby approves the Program Report. The Program Report shall be made available for public inspection by the Governmental Unit in a manner deemed prudent in its sole discretion and shall be posted and reasonably made available at all times by the Illinois Finance Authority PACE Program on the following website: www.IFApace.com. The PACE Area Administrator shall provide the Governmental Unit at least thirty (30) calendar days prior written notice of the effective date of any amendment, supplement, or modification of the Program Report.

Section 4. No Public Hearing; Program Established. The Governmental Unit hereby finds that no public hearing shall be required in connection with the adoption or amendment of the Illinois Finance Authority PACE Program and hereby establishes the Illinois Finance Authority PACE Program in accordance with this Ordinance and the Program Report.

Section 5. Assessment Contracts and Assignment Agreements.

a. The Governmental Unit shall impose an assessment only pursuant to the terms of a recorded assessment contract with the record owner of the property to be assessed, the form of which shall be in substantially the form of Appendix A to the Program Report (each, an “Assessment Contract”). The form of Assessment Contract enclosed as Appendix A to the Program Report is hereby approved by the Governmental Unit.

b. The Governmental Unit shall assign Assessment Contracts pursuant to certain assignment agreements with the Authority as collateral for the financing or refinancing, or interim financing, of PACE Projects, the form of which shall be in substantially the form of Appendix B to the Program Report (each, an “Assignment Agreement”). The form of Assignment Agreement enclosed as Appendix B to the Program Report is hereby approved by the Governmental Unit.

c. Any one of Rock Island City Manager or Rock Island Assistant City Manager, or any person duly appointed by the Governmental Unit to serve in such offices on an interim basis or otherwise authorized to act as provided by an ordinance or resolution of the Governmental Unit, acting singly (each, an “Authorized Officer”), is hereby authorized to execute and deliver Assessment Contracts with record owners meeting the requirements set forth in the PACE Act and the Program Report and execute and deliver related Assignment Agreements with the Authority, in each case with such changes, deletions, and insertions as shall be approved by an Authorized Officer and such other supporting documents and instruments as may be necessary or appropriate to carry out and comply with the provisions of each Assessment Contract and Assignment Agreement. The execution and delivery of such Assessment Contracts, Assignment Agreements, other contracts, agreements, documents, and instruments shall be conclusive evidence of the approval of the forms, terms and provisions thereof, including, without limitation, any changes, deletions, or insertions to the forms of documents now before the Governmental Unit, by an Authorized Officer executing the same and by the Governmental Unit.

d. Prior to the PACE Area Administrator submitting an Assessment Contract to an Authorized Officer for execution, the applicable PACE Project Administrator shall (i) make the determination that the property to be assessed is entirely within the PACE Area, (ii) have received evidence of all the enumerated items in Section 25(c) of the PACE Act and Section 25(d) of the PACE Act, and (iii) deliver to the PACE Area Administrator a written certification as to the matters set forth in clauses (i) and (ii) and a representation and warranty that such PACE Project Administrator as a program administrator of the Illinois Finance Authority PACE Program is in compliance with its duties and obligations hereunder (the “Compliance Certificate”). The Compliance Certificate shall be in form and substance acceptable to the PACE Area Administrator. The Governmental Unit authorizes and directs the PACE Area Administrator to receive each Compliance Certificate on its behalf from PACE Project Administrators and, upon receipt, to deliver each Compliance Certificate to the Governmental Unit.

e. Without limiting the generality of the first sentence of Section 5(d), if applicable, the Governmental Unit authorizes and directs the applicable PACE Project Administrator to receive on its behalf the copies or other proof of the notices to, and written consents of, any mortgage holders, pursuant to Section 25(d) of the PACE Act, for the record owner to enter into the assessment contract, and to deliver copies thereof to the PACE Area Administrator together with the Compliance Certificate for further delivery to the Governmental Unit.

f. Upon execution and delivery of any Assessment Contract and related Assignment Agreement, and prior to any funding, the applicable PACE Project Administrator shall file or cause to be filed such Assessment Contract and such Assignment Agreement for recording with the Office of the Recorder of Rock Island County.

g. Without limiting the generality of the first sentence of Section 5(d), if applicable, the Governmental Unit authorizes and directs that the applicable PACE Project Administrator receive on its behalf the written confirmation from the record owner, pursuant to Section 25(c)(8) of the PACE Act, that the PACE Project was properly acquired, constructed, installed, or modified and is operating as intended (the “Completion Certificate”), and to deliver a copy thereof to the Governmental Unit, and, if requested, to the PACE Area Administrator. The failure of the PACE Project Administrator to deliver a copy of any Completion Certificate to the Governmental Unit or the PACE Area Administrator shall not be deemed to impair the related Assessment Contract or any funding thereunder.

Section 6. Additional Actions. Each Authorized Officer is hereby authorized without any further approval to:

a. negotiate, execute, and deliver such other supporting documents as may be necessary or appropriate to implement the Illinois Finance Authority PACE Program; and

b. ratify amendments, modifications, or supplements to the Program Report from time to time as requested by the PACE Area Administrator to the extent such amendments,

modifications, or supplements comply with the parameters and requirements set forth in the PACE Act and this Ordinance.

Section 7. Governmental Unit Fees. In consideration of its execution and delivery of any Assessment Contracts, Assignment Agreements, or other supporting documents as may be necessary or appropriate to implement the Illinois Finance Authority PACE Program, any record owner entering into an Assessment Contract with the Governmental Unit shall pay or cause to be paid a fee of one hundred fifty dollars (\$150) to the Governmental Unit, payable on or before the closing date of any related financing or refinancing, or interim financing, that has been approved under the Illinois Finance Authority PACE Program, unless such fee is otherwise waived by the Governmental Unit on a case-by-case basis. The applicable PACE Project Administrator shall be responsible for collecting and remitting such fee to the Governmental Unit.

Section 8. Reservation of Rights for Other Programs. The Governmental Unit reserves the right to:

a. create PACE areas and establish related property assessed clean energy programs other than the PACE Area and the Illinois Finance Authority PACE Program to be administered by other for-profit entities or not-for-profit entities or the Governmental Unit, as determined by the governing body, pursuant to one or more separate ordinances or resolutions to be considered or previously considered and approved or adopted, as the case may be, at one or more meetings of the Governmental Unit; and

b. issue “PACE Bonds” (as defined in the PACE Act) to fund PACE Projects pursuant to the rights and powers vested in the Governmental Unit by the PACE Act if such PACE Projects have been approved under any property assessed clean energy program established by the Governmental Unit other than the Illinois Finance Authority PACE Program.

Section 9. Reserved.*

Section 10. Amendments. The Governmental Unit acknowledges the importance of uniformity and consistency of the Illinois Finance Authority PACE Program in a statewide, open market. Therefore, the Governmental Unit agrees to consider in good faith any amendment, supplement, or modification of this Ordinance or the Program Report proposed by the PACE Area Administrator or the Authority and not to make any amendment, supplement, or modification to this Ordinance or the Program Report proposed by the Governmental Unit unless and until approved in writing by the PACE Area Administrator or the Authority, which approvals will not be unreasonably withheld.

Section 11. Enactment. The provisions of this Ordinance are hereby declared to be separable and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the

* The Governmental Unit may add requirements to the program by setting forth such requirement in Section 10, subject to the approval of the Illinois Finance Authority. Please contact the Illinois Finance Authority in advance to discuss any proposed requirements.

validity or enforceability of the remainder of the sections, phrases, and provisions hereof. All ordinances, orders, and resolutions and parts thereof in conflict herewith are to the extent of such conflict hereby repealed, and this Ordinance shall take effect and be in full force immediately upon its adoption. No provision of the Rock Island City Code of Ordinances or violation of any provision of the Rock Island City Code of Ordinances shall be deemed to impair the validity of this Ordinance or the instruments authorized by this Ordinance or to impair the security for or payment of the instruments authorized by this Ordinance; provided further, however, that the foregoing shall not be deemed to affect the availability of any other remedy or penalty for any violation of any provision of the Rock Island City Code of Ordinances.

This Ordinance shall become effective upon its passage and approval.

Approved by Rock Island City Council

Mike Thoms, Mayor

Attest: _____

Samantha Gange, Rock Island City Clerk

EXHIBIT A

Report of the Illinois Finance Authority PACE Program (including Appendix A and B)



*Property Assessed Clean Energy
Program Report*

MADE POSSIBLE IN PART BY DSS ADVISORS LLC

DSS ADVISORS LLC

AND THE GENEROUS SUPPORT OF THE FOLLOWING:

ENVIRONMENTAL LAW & POLICY CENTER



KATTEN MUCHIN ROSENMAN LLP

Katten

SMART ENERGY DESIGN ASSISTANCE CENTER
AT THE UNIVERSITY OF ILLINOIS, URBANA-CHAMPAIGN



FOLEY & LARDNER LLP



Preface to the Program Report by the Illinois Finance Authority

Commercial Property Assessed Clean Energy (“C-PACE”) financing can be used by owners and developers of commercial properties to finance or refinance eligible improvements in connection with renovations of existing buildings and new construction, in each case up to 25% of the value of the property. Eligible improvements generally include fixtures, products, systems, equipment, devices, and materials intended for energy efficiency, renewable energy, resiliency, or water use; electric vehicle charging stations are eligible improvements too. C-PACE financing has features that make it very attractive as an alternative or a supplement to existing types of commercial real estate financing. For example, C-PACE financing is non-recourse to the record owner and assignable upon transfer of the property. While these features may be found in conduit mortgage loans included in commercial mortgage-backed securities (often referred to as CMBS loans or CMBS financing), they are not common in either traditional bank financing or mezzanine financing, which is often used to finance significant new commercial real estate construction or deep energy retrofit projects. C-PACE financing also has attractive features that are not available with any other type of commercial real estate financing. C-PACE financing does not accelerate upon a default (payment or otherwise), permits terms of up to 40 years, and allows financing of up to 100% of all project and closing costs. All capitalized terms in this Preface not otherwise defined have the meanings set forth in the accompanying Program Report.

C-PACE financing is secured by a voluntary special assessment on the benefited property that is represented by an assessment contract between the record owner and the Governmental Unit. The special assessment is senior to all mortgages and other private liens on such property and is *pari passu* to other real estate taxes and assessments. The lien priority and preferences of C-PACE financing is the primary reason why capital providers are willing to provide up to 100% financing that is non-recourse, non-callable in the event of default, and assignable in the event of a transfer of the property. Interest on C-PACE financing is usually fixed throughout the term, although that is not required by the PACE Act, and is generally well below the rates charged by mezzanine lenders and equipment lenders. Under the PACE Act, the assessment contract must be recorded, and serves as collateral for C-PACE financing, similar to a recorded commercial mortgage serving as collateral for a commercial real estate loan. C-PACE financing to fund PACE Projects occurs through the issuance of conduit debt obligations (such as bonds or notes), similar to other special assessment financing programs in Illinois.

Despite these attractive features and plentiful amounts of capital from providers enthusiastic to consider environmental, social, and governance factors alongside financial factors in the investment decision-making process, the use of C-PACE financing in Illinois has been limited to date. Counties and municipalities have informed the Illinois Finance Authority of their desire to avoid the need to devote the time and resources necessary to develop and implement a property assessed clean energy program with the features of the Illinois Finance Authority PACE Program and to otherwise be required to issue bonds or notes to finance or refinance PACE Projects and incur the related compliance or accounting obligations. Additionally, capital providers have informed the Authority of their desire for a fair and competitive, statewide open market sponsored by an independent, neutral program administrator. Finally, record owners have informed the Authority of their desire to minimize the program administration and governmental fees associated with C-PACE financing.

The Authority has observed that the lack of market activity is also because C-PACE financing under existing property assessed clean energy programs is not uniform throughout Illinois, and under such programs, capital providers cannot administer and service their own C-PACE financing originations. Moreover, under existing property assessed clean energy programs, program administrators are tasked with roles and responsibilities that are typically performed by capital providers, such as marketing, establishing processes for contractors, statutory underwriting, processing applications, billing and collecting, and enforcement. This structure, a vestige of the C-PACE financing market's earliest days, is both cumbersome and costly. Similar to commercial mortgage lenders, the Authority believes capital providers in the C-PACE financing market should instead facilitate access to capital by performing these activities for their own account or others of their choosing, with their own resources, and within appropriate guidelines.

In consideration of these factors, the Illinois Finance Authority has standardized the structure, implementation, and delivery of C-PACE financing in Illinois to lessen the burdens on counties and municipalities throughout Illinois that may desire to create PACE areas and establish property assessed clean energy programs, to attract capital providers to purchase bonds or notes issued by the Authority to fund PACE Projects throughout Illinois, and to assist record owners in the financing or refinancing of PACE Projects throughout Illinois. The nonpartisan, nonpolitical Illinois Finance Authority PACE Program intends to achieve these objectives in the PACE Area created by the Governmental Unit by applying the structure of the commercial mortgage industry to better align the roles and responsibilities of the C-PACE financing market. The Illinois Finance Authority PACE Program allows capital providers to not only originate C-PACE financings in a statewide, open market sponsored by an independent, neutral program administrator but also allows capital providers to administer and service PACE Projects directly or through affiliates in the capacity of PACE Project Administrators, for their own account or others of their choosing. Record owners will benefit from lower C-PACE financing costs amid the resulting fairness and competition among capital providers, at no cost to the Governmental Unit.

All parties will also benefit from the Authority's vast experience in the issuance of conduit debt obligations, which each year amounts to billions of dollars of long-term investment in voluntary projects of private sector borrowers in Illinois. As a statewide conduit issuer of bonds and notes, the Authority's uniform C-PACE financing documents for all PACE Projects will simplify due diligence in the asset-backed securities market for capital providers in contrast to a fragmented market of numerous county and municipal issuers of conduit debt obligations throughout Illinois. Accordingly, the Authority elected to leverage these competitive advantages to achieve vertical integration and economies of scale in local markets such as the PACE Area by forming the C-PACE Open Market Initiative, an Illinois not-for-profit corporation and component unit of the Authority, to offer an independent, neutral program administrator in the capacity of PACE Area Administrator to the Governmental Unit and its residents and taxpayers, at no cost to the Governmental Unit.

The goals of the C-PACE Open Market Initiative are to spur investment in energy efficiency and water conservation, and to stimulate growth of renewable energy and resilient building design throughout Illinois.

- Brad R. Fletcher

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- A. Form of Assessment Contract
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Introduction

This Program Report was approved by the Governmental Unit by adopting the ordinance to which this Program Report accompanies (the “PACE Ordinance”). All terms defined in the PACE Ordinance will, for all purposes of this Program Report, have the meanings specified therein unless the context otherwise requires.

The PACE Ordinance meets the requirements of Section 15 of the PACE Act. The Governmental Unit created the PACE Area to make financing and refinancing opportunities available to any record owner of property that voluntarily requests the levy of a special assessment to secure the financing or refinancing of a proposed PACE Project pursuant to an assessment contract.

Purpose of the Program Report

As required by the PACE Act, the Program Report contains a basic summary of the Illinois Finance Authority PACE Program and its statewide, open market architecture. The Illinois Finance Authority PACE Program is sometimes referred to, or marketed as, the “IFA PACE Program” or the “IFA Municipal Choice PACE Program” or the “IFA County Advantage PACE Program”).

Program Description

The Governmental Unit is establishing the nonpartisan, nonpolitical IFA PACE Program to accelerate private investment in PACE Projects affixed to existing and newly constructed commercial, industrial, non-residential agricultural, and multi-family (5 or more units) properties in the PACE Area, at no cost to the Governmental Unit. The IFA PACE Program is distinctly different from any existing property assessed clean energy program that has been launched by a county or municipality in Illinois. Under the IFA PACE Program, the Governmental Unit is participating in a statewide, open market of PACE areas administered by the C-PACE Open Market Initiative as the independent, neutral program administrator, referred to as the PACE Area Administrator. The PACE Area Administrator, among other things, acts as a liaison to the Governmental Unit and its residents, taxpayers, and other interested persons. Record owners, meanwhile, are afforded the opportunity to work with capital providers of their own choosing as PACE Project Administrators and to assemble the team of professionals desired for any potential PACE Project (e.g., architects, engineers, energy auditors, appraisers, contractors, bond counsel, trustees, title companies).

The IFA PACE Program is appealing because its neutrality among capital providers avoids the conflicts of interest that exist under certain other existing property assessed clean energy programs throughout Illinois. Under the IFA PACE Program, capital providers or their affiliates will administer and service their respective PACE Projects as PACE Project Administrators. This feature eliminates the additional program administration fees otherwise charged by affiliates of competing capital providers or other third parties that have secured or will endeavor to secure an exclusive role as program administrator for a county or municipality. As a result, the IFA PACE Program incentivizes competition to lower costs and improve service for record owners.

Additionally, in their capacity as PACE Project Administrators, capital providers can fairly manage existing and future relationships with record owners without the risks associated with sharing business intelligence with affiliates of competing capital providers that have secured an exclusive role as program administrator for a county or municipality.

The statewide, open market architecture of the IFA PACE Program also offers what no other property assessed clean energy program in Illinois can offer: uniformity; the financing or refinancing of all PACE Projects regardless of location is undertaken by a single issuer of bonds or notes. The Illinois Finance Authority has statewide authorization to issue bonds and notes to fund PACE Projects located in any PACE area, thus doing away with any issuance of bonds or notes by the Governmental Unit. In turn, the Governmental Unit and its fellow counties and municipalities enjoy the benefit of not incurring any related conduit debt compliance or accounting obligations. The simplification of a single conduit issuer with statewide authorization to fund PACE Projects attracts capital providers that desire a standardized, efficient, and affordable way to facilitate access to capital for record owners, further reducing legal and financing costs for such record owners.

Under the IFA PACE Program, the Governmental Unit always retains its prerogatives as set forth in the PACE Act and the PACE Ordinance, including the right to establish other property assessed clean energy programs and to issue its own bonds or notes under such other programs.

Program Roles and Responsibilities

The roles and responsibilities of the Governmental Unit, the Authority, the PACE Area Administrator, the PACE Project Administrators, and the capital providers under the IFA PACE Program are described below.

Governmental Unit

Pursuant to the PACE Ordinance, any one of the Authorized Officers set forth therein, acting singly, on behalf of the Governmental Unit, may execute and deliver an assessment contract and related assignment agreement assigning the assessment contract to the Authority as collateral for the financing or refinancing, or interim financing, of a PACE Project.

Illinois Finance Authority

Pursuant to the PACE Ordinance, the Governmental Unit has designated the Authority as the sole conduit issuer of bonds and notes to fund any PACE Projects approved under the IFA PACE Program.

The Authority is a body politic and corporate created under the laws of the State of Illinois (the “State”). The Authority was created under the Illinois Finance Authority Act, 20 ILCS 3501/801-1 *et seq.*, as amended from time to time (the “Authority Act”), which consolidated seven of the State’s previously existing financing authorities. Under the Authority Act, the Authority may not have outstanding at any time bonds or notes for PACE Projects in an aggregate principal amount exceeding \$2,000,000,000 (subject to change, from time to time, by acts of the State Legislature). Pursuant to the Authority Act, the Authority is governed by up to

15 Members appointed by the Governor with the advice and consent of the State Senate. The Members receive no compensation for the performance of their duties but are entitled to reimbursement for all necessary expenses incurred in connection with the performance of such duties.

Members of the Authority consider and approve capital providers to purchase or arrange for the purchases of bonds or notes issued by the Authority, and to provide or arrange any related interim financing by warehouse funds prior to the issuance of such bonds or notes, in each case to fund PACE Projects approved under the IFA PACE Program.

Meetings of the Authority are conducted in accordance with the Open Meetings Act, 5 ILCS 120/1 *et seq.*, as amended (the “Open Meetings Act”). An annual schedule of regular meetings of the Authority and all notices, agenda, meeting details, and minutes of each regular or special meeting are posted on the following website: www.il-fa.com/public-access.

PACE Area Administrator

Pursuant to the PACE Ordinance, the Governmental Unit has authorized the PACE Area Administrator to act as the program administrator to manage day-to-day operations of the IFA PACE Program. The PACE Area Administrator will be responsible for administering and implementing the IFA PACE Program, including: processing requests for financing or refinancing, or interim financing; coordinating among record owners, counsel, the Authority, capital providers, PACE Project Administrators, contractors, and other professionals; interfacing with the Governmental Unit on the execution and delivery of assessment contracts and assignment agreements; and reporting and arranging for any required reporting to the Governmental Unit that may be requested from time to time. The PACE Area Administrator will also act as liaison to the community of the Governmental Unit and will conduct, alone or in conjunction with others, appropriate marketing and education activities.

Pursuant to the PACE Ordinance, the Governmental Unit also has delegated to the PACE Area Administrator the discretion to determine which capital providers (or their affiliates) will be authorized to act as PACE Project Administrators. The eligibility requirements of, and the terms and conditions for, a capital provider (or its affiliate) to participate in the IFA PACE Program as a PACE Project Administrator are set forth in a standard form of Master Participation Agreement. The Master Participation Agreement is supplemented by the IFA PACE Program Handbook of Supplemental Information and Requirements (as amended, supplemented, or modified from time to time, the “PACE Handbook”). The PACE Area Administrator considers and approves PACE Project Administrators, and, if approved, the PACE Area Administrator and the PACE Project Administrator enter into the Master Participation Agreement. The form of Master Participation Agreement is available from the PACE Area Administrator upon request. The PACE Handbook is posted on the following website: www.IFApace.com.

Members of the Authority also serve as the Board of Directors of the PACE Area Administrator. The Directors receive no compensation for the performance of their duties but are entitled to reimbursement for all necessary expenses incurred in connection with the performance of such

duties. Meetings of the PACE Area Administrator are conducted in accordance with the Open Meetings Act. All notices, agenda, meeting details, and minutes of each regular or special meeting are posted on the following website: www.il-fa.com/public-access.

PACE Project Administrators

Pursuant to the PACE Ordinance, and upon approval of the PACE Area Administrator, PACE Project Administrators are authorized to act as program administrators of the IFA PACE Program. PACE Project Administrators are authorized, on a non-exclusive basis, for their own account and for the account of others of their choosing, to originate financings or refinancings of PACE Projects, to purchase or arrange for the purchases of the related bonds or notes issued by the Authority, and to provide or arrange any related interim financing by warehouse funds prior to the issuance of such bonds or notes. They are also responsible for providing or arranging for the provision of administrative and servicing responsibilities of such PACE Projects.

Upon entering into the Master Participation Agreement with the PACE Area Administrator, each PACE Project Administrator agrees to perform at its sole cost and expense the duties and obligations set forth in the PACE Ordinance, including this Program Report, the Master Participation Agreement, and the PACE Handbook, as provided herein and therein.

The Governmental Unit reserves the right to terminate or suspend any PACE Project Administrator at any time, for any reason or no reason, after giving written notice thereof to the PACE Area Administrator at least 60 calendar days before the termination or suspension is to be effective. Upon receiving such written notice from the Governmental Unit, the PACE Area Administrator shall give written notice thereof to the PACE Project Administrator at least 30 calendar days before the termination or suspension is to become effective.

Capital Providers

Capital providers (or their designated transferee(s)) purchase bonds or notes issued by the Authority and provide or arrange any related interim financing by warehouse funds prior to the issuance of such bonds or notes, in each case to fund PACE Projects approved under the IFA PACE Program.

Capital providers must be institutional “accredited investors” (as defined in Rule 501(a) of Regulation D promulgated under the Securities Act of 1933, as amended) or “qualified institutional buyers” (as defined in Rule 144A promulgated under the Securities Act of 1933, as amended).

To be an approved capital provider of the IFA PACE Program, Members of the Authority consider and approve authorizing resolutions in meetings conducted in accordance with the Open Meetings Act. Each authorizing resolution of the Authority for the purchase of bonds or notes by a capital provider or its designated transferee(s) remains in effect for up to three years following the date of adoption to ensure efficient and timely funding of PACE Projects, consistent with market expectations. Interested capital providers should contact Authority staff.

A list of approved capital providers is posted on the following website: www.IFApace.com.

Marketing and Education

Given the statewide, open market architecture of the IFA PACE Program, it is anticipated that PACE Project Administrators will conduct marketing on behalf of the IFA PACE Program in their target markets to originate and fund PACE Projects for their own account or the account of others of their choosing. All marketing materials used by PACE Program Administrators in connection with the IFA PACE Program must acknowledge that its services are offered through, or in association with, the Governmental Unit and the Authority (and upon request by the Authority, the C-PACE Open Market Initiative).

The Authority and PACE Area Administrator endeavor to provide technical assistance with respect to the marketing of the IFA PACE Program and educating the community regarding the financing and administration of PACE Projects, as may be reasonably requested by the Governmental Unit and its residents, taxpayers, and other interested persons from time to time. The Authority has posted education materials and contact information on the following website: www.IFApace.com.

Supplemental information regarding resources available to record owners subjecting properties to the IFA PACE Program by Federal or State agencies, including without limitation, the U.S. Department of Energy, the U.S. Department of Housing and Urban Development, the U.S. Department of the Treasury, the Illinois Department of Commerce and Economic Opportunity, the Illinois Department of Natural Resources, the Illinois Environmental Protection Agency, regional councils, or economic development corporations may be published from time to time in the PACE Handbook.

Eligibility

Any financing or refinancing, or interim financing, of a PACE Project approved under the IFA PACE Program must be accompanied by a written opinion from a nationally recognized municipal bond counsel in form and substance acceptable to the Authority.

Eligible Improvements

Each type of improvement as prescribed in the PACE Act qualifies for financing or refinancing, or interim financing, under the IFA PACE Program.

Any of the following types of improvements qualify as PACE Projects under the PACE Act:

- Alternative energy improvements (i.e., electric vehicle charging stations)
- Energy efficiency improvements
- Renewable energy improvements
- Resiliency improvements
- Water use improvements

Pursuant to the PACE Act, the Governmental Unit may exercise discretion to make eligible any energy efficiency improvement, resiliency improvement, or water use improvement that is intended as a utility or other cost-savings measure but is not otherwise specifically enumerated in the PACE Act.

All eligible improvements must be affixed to an eligible property.

Eligible Properties

Each type of property as prescribed in the PACE Act qualifies for financing or refinancing, or interim financing, under the IFA PACE Program.

Any of the following types of privately-owned properties located in the PACE Area qualifies for financing or refinancing under the PACE Act:

- Commercial
- Industrial
- Non-residential agricultural
- Multi-family (of 5 or more units)
- Any property owned by a not-for-profit entity

Eligible Use of Proceeds

The amount of any financing or refinancing, or interim financing, of a PACE Project approved under the IFA PACE Program may include any and all of the following: the cost of materials and labor necessary for acquisition, construction, installation, or modification of the PACE Project, permit fees, inspection fees, application and administrative fees, financing fees, reserves, capitalized interest, costs of billing the assessment, and all other fees, costs, and expenses that may be incurred by the record owner pursuant to the acquisition, construction, installation, or modification of the PACE Project, and the costs of issuance of bonds or notes issued by the Authority on a specific or pro rata basis, as determined by the Governmental Unit, as evidenced by its execution of the assessment contract, and may also include a prepayment premium.

While records owners and PACE Project Administrators may choose any licensed contractor or contractors, each licensed contractor must sign a written acknowledgement that the applicable PACE Project Administrator will not authorize final payment to the contractor or contractors until the Governmental Unit has received the Completion Certificate from the record owner that the PACE Project was properly acquired, constructed, installed, or modified and is operating as intended; provided, however, that the contractor or contractors retain all legal rights and remedies in the event there is a disagreement with the record owner. The PACE Project Administrator is authorized to receive such Completion Certificate on behalf of the Governmental Unit. The Completion Certificate shall be in substantially the form attached to the PACE Handbook.

Quality Assurance and Antifraud

Quality assurance protocols serve to prevent improper or low-quality construction, installation, or modification of PACE Projects and protect against fraud and abuse of the IFA PACE Program.

All work requiring a license under any applicable law to acquire, construct, install, or modify a PACE Project shall be performed by a licensed contractor that has agreed to adhere to a set of

terms and conditions through a process established by the applicable PACE Project Administrator.

Each PACE Project Administrator shall institute quality assurance protocols. Despite the presence of these protocols and procedures, responsibility for the successful operation of any PACE Project is that of the record owner and its registered professionals. None of the Governmental Unit, the Authority, the PACE Area Administrator, the PACE Project Administrator, capital provider, trustee, servicer, or any of their respective directors, managers, officers, employees, advisors, or agents shall have any liability for the acquisition, construction, installation, modification, and operation of any eligible PACE Project.

Program Underwriting Guidelines

Each PACE Project Administrator is likely to have underwriting requirements separate and apart from the underwriting guidelines prescribed by the IFA PACE Program. At a minimum, each PACE Project Administrator shall determine that a PACE Project meets the following program underwriting guidelines, in addition to those guidelines prescribed in the PACE Handbook and the PACE Act, which will be evidenced by the Compliance Certificate described hereafter. At no time will the PACE Area Administrator be a party to negotiations of any proposed financing and assessment between a record owner and the PACE Project Administrator.

Record Owners

In addition to the eligibility requirements described herein, a record owner must be current on all mortgage debt on the applicable property and the record owner must not have filed for bankruptcy in the last two years.

Properties/Assets

Pursuant to the PACE Act, the following characteristics disqualify any eligible property from participating in the IFA PACE Program:

- Any delinquent taxes, special assessments, or water or sewer charges on the property; or
- Any delinquent assessments on the property under a property assessed clean energy program; or
- Any notices of default or other evidence of property-based debt delinquency have been recorded and not cured; or
- The property is an asset in a current bankruptcy proceeding.

Each PACE Project Administrator must have further received evidence of whether there are any involuntary liens on the applicable property, including, but not limited to, construction or mechanics liens, *lis pendens* or judgments against the record owner, environmental proceedings, or eminent domain proceedings. PACE Project Administrators and capital providers (or their designated transferee(s)) have discretion to evaluate the risk, if any, such involuntary liens pose to the financing and assessment of the applicable PACE Project.

Senior Lender Consent

Each record owner shall provide to the mortgage holders of any existing mortgages encumbering or otherwise secured by the applicable property a notice of the record owner's intent to enter into an assessment contract with the Governmental Unit, together with the maximum principal amount to be financed or refinanced and the maximum annual assessment necessary to repay that amount, along with an additional request that the mortgage holders of any existing mortgages consent to the record owner subjecting the property to the IFA PACE Program. The Governmental Unit or applicable PACE Project Administrator shall be provided with a copy or other proof of those notices and the written consent of the mortgage holder for the record owner enter into the assessment contract which acknowledges that (i) the existing mortgage or mortgages for which the consent was received will be subordinate to the assessment contract and the lien created thereby and (ii) the Governmental Unit and its permitted assignees can foreclose the property if the assessment is not paid.

Maximum Assessment Amount/Lien-to-Value

The aggregate amount that may be financed or refinanced, or interim financed, under one or more assessment contracts for any property located in the PACE Area must not exceed 25% of the value of the property as further described below under the caption "Property Valuation" and in accordance with guidelines set forth in the PACE Handbook.

Useful Life

The term of an assessment shall not exceed the useful life of the PACE Project financed or refinanced under an assessment contract. For any assessment contract financing or refinancing multiple improvements or multiple PACE Projects with varying useful lives, the term of an assessment shall not exceed the longest useful life of any singular improvement or PACE Project. The expected useful life of each improvement or PACE Project shall be determined by the PACE Project Administrator based on industry standards and manufacturers' warranties.

Repayment Periods/Maturity

Under the IFA PACE Program, the term of an assessment cannot exceed 40 years. In addition, pursuant to the Authority Act, the final maturity of any bonds or notes issued by the Authority cannot exceed 40 years.

Interest Rates

The interest rate or rates that will be charged pursuant to any assessment contract will be determined by negotiation between a record owner and the PACE Project Administrator. Interest rates are typically fixed for the term of the assessment contract. There is no prohibition under the PACE Act or the IFA PACE Program for an assessment contract to provide for a variable rate of interest.

Credit Enhancement

Bonds and notes issued by the Authority to fund PACE Projects shall never be general obligations of the Governmental Unit, the State, or the Authority but shall be secured by the payments under one or more assessment contracts on the respective, benefited properties located within the PACE Area and, if applicable, revenue sources or reserves established by the Authority (at the request of PACE Project Administrators) from proceeds of bonds or notes or other lawfully available funds. In addition, bonds or notes issued by the Authority may be secured by municipal bond insurance, letters of credit, or public or private guarantees or sureties as may be arranged from time to time by a PACE Project Administrator.

Program Application Process

For any record owner located in the PACE Area to obtain financing or refinancing, or interim financing, of a PACE Project, the IFA PACE Program requires a property valuation, an executed term sheet, an application that has been approved by the Authority, and a Compliance Certificate from the PACE Project Administrator. The PACE Act further requires an energy audit in certain circumstances.

Energy Audit

An evaluation of the existing water or energy use and a modeling of expected monetary savings are required for any proposed energy efficiency improvement, renewable energy improvement, or water use improvement, unless the water use improvement is undertaken to improve water quality. Record owners may work with PACE Project Administrators to satisfy this statutory requirement.

Smart Energy Design Assistance Center, an applied research program at the University of Illinois at Urbana-Champaign (“[SEDAC](http://www.smartenergy.illinois.edu)”), provides technical assistance to help building managers, owners, and administrators make their facilities more energy efficient. SEDAC’s mission is to decrease the energy footprint of the state of Illinois and beyond. Record owners and PACE Project Administrators may select SEDAC to complete the evaluation and modeling of their respective PACE Project. More information is posted on the following website: www.smartenergy.illinois.edu.

Property Valuation

Each record owner must demonstrate the value of the applicable property for any prospective financing or refinancing, or interim financing, of a PACE Project. Such value may be determined by the greater of the following:

- the value of the property as determined by the office of the county assessor; or
- the value of the property as estimated in an appraisal report prepared or co-signed by a general real estate appraiser certified by the State.

Values determined by township assessors, multi-township assessors, county supervisors of assessments, boards of review, and boards of appeals are not specifically enumerated in the PACE Act as acceptable for any prospective financing or refinancing, or interim financing, of a

PACE Project. Each PACE Project Administrator may establish requirements for an acceptable appraisal report, including maximum terms of validity, in addition to those set forth above.

Capital Provider Term Sheet

Each record owner must have an executed term sheet with a capital provider. For any prospective PACE Project that lacks a commitment from a capital provider for financing or refinancing, record owners are encouraged to visit www.IFApace.com for a listing of approved capital providers and their respective contact information.

Authority Application

Capital providers that have executed a term sheet with a record owner must complete and apply to the Authority for the proposed financing or refinancing, or interim financing, of the PACE Project. Application forms are posted on the following website: www.IFApace.com.

The Authority generally processes applications within 10 business days following the submission of a completed application. Upon approval by the Authority, such application will be deemed approved by the PACE Area Administrator.

Compliance Certificate

The PACE Project Administrator must undertake the following actions prior to the PACE Area Administrator submitting an assessment contract and assignment agreement to an Authorized Officer for execution:

- i. make the determination that the property to be assessed is entirely within the PACE Area;
- ii. have received evidence of all the enumerated items in Section 25(c) of the PACE Act and Section 25(d) of the PACE Act; and
- iii. execute and deliver to the PACE Area Administrator a Compliance Certificate as to the matters set forth in clauses (i) and (ii) and a representation and warranty that such PACE Project Administrator is in compliance with its duties and obligations as a program administrator of the IFA PACE Program. The Compliance Certificate shall be in substantially the form attached to the PACE Handbook.

Upon receipt of the PACE Project Administrator's Compliance Certificate, the PACE Area Administrator will facilitate the execution and delivery of the applicable assessment contract and related assignment agreement by any one of the Authorized Officers. PACE Project Administrators are encouraged to provide the Governmental Unit a reasonable amount of time for such execution and delivery to occur prior to the scheduled closing of any financing or refinancing, or interim financing, of a PACE Project approved under the IFA PACE Program.

Forms of Assessment Contract and Assignment Agreement

Each assessment contract between the Governmental Unit and any record owner located in the PACE Area will be in substantially the form attached hereto as Appendix A. Each related assignment agreement between the Governmental Unit and the Authority assigning the

assessment contract to the Authority as collateral for any financing or refinancing, and interim financing, will be in substantially the form attached hereto as Appendix B.

The exhibit and schedules included with each assessment contract will reflect the actual terms and conditions governing that particular financing or refinancing and assessment as agreed between the record owner and the PACE Project Administrator. The form of the body of the assessment contract is standardized and will not be subject to change.

Each PACE Project Administrator will record or cause to be recorded each assessment contract and related assignment agreement with the applicable county clerk or county recorder in which the applicable property is located as a lien on such property, until the assessment, including any interest, penalty, and prepayment fee, is paid in full. The lien has the same priority as real estate property taxes and other special assessment liens.

Pursuant to each standardized assessment contract, each record owner agrees to indemnify, defend, protect, and hold harmless the participants in the IFA PACE Program, including the Governmental Unit, from and against all losses, liabilities, claims, damages (including consequential damages), penalties, fines, forfeitures, costs and expenses (including all out-of-pocket litigation costs and attorney's fees) and any demands of any nature related directly or indirectly to, or arising out of or in connection with (i) the record owner's participation in the IFA PACE Program, (ii) the assessment and the assessment obligations, (iii) the PACE Project, or (iv) any other fact, circumstance or event related to the subject matter of such assessment contract, regardless of whether such claims accrue before or after the date of its execution.

Plan of Finance

Execution and delivery of an assessment contract and related assignment agreement by an Authorized Officer and the satisfaction or waiver of all conditions is required to consummate any financing or refinancing, or interim financing, of a PACE Project approved under the IFA PACE Program.

Long-Term Financing

To fund a PACE Project with long-term financing, the Authority will issue bonds or notes to be purchased by a capital provider (or its designated transferee(s)).

With limited exceptions, each bond and note financing is structured as a direct purchase by the capital provider that originated the financing or refinancing of the related PACE Project (or PACE Projects in the case of pooled financings). Any transfer of bonds or notes is conditioned upon the receipt by the Authority of an investor letter substantially in the form approved by the Authority or with such changes thereto as are agreed upon by the Authority.

Record owners or PACE Project Administrator may also arrange for an underwriter or placement agent to facilitate the public offering or limited public offering of the Authority's bonds or notes to fund a PACE Project. Such financing structures in the capital markets can add legal costs due to the additional marketing documents that must be crafted to facilitate the sale of the bonds or notes to long-term investors.

Any proceeds of any bond or note issued by the Authority and used by a record owner to fund the acquisition, construction, installation, or modification of a PACE Project at closing must comply with the prevailing wage requirements and reporting obligations of the State (just as with any bond or note otherwise issued by a county or municipality).

Interim Financing

To fund a PACE Project with interim financing provided by a warehouse fund established by a capital provider, the Authority will assign the assessment contract to the applicable capital provider or its transferee as collateral for such interim financing for up to 36 months pursuant to a Master Warehouse Agreement. Upon re-assignment of the assessment contract, the Authority will issue bonds or notes to refinance any interim financing that has been provided by such warehouse fund.

Pursuant to the PACE Act, the Governmental Unit or the Authority may also establish a warehouse fund to assist record owners with the interim financing of one or more PACE Projects. Any proceeds of any warehouse fund established by the Governmental Unit or the Authority and used by a record owner to fund the acquisition, construction, installation, or modification of a PACE Project at closing must comply with the prevailing wage requirements and reporting obligations of the State.

Billing and Collecting

Assessments may be included in the regular property tax bills of the county in which a property is located or the Governmental Unit, the PACE Project Administrator, or third-party servicer may bill and collect the assessment amount.

Payment received by mail and postmarked on or before any required due date is not delinquent. From and after the due date of any installment of an assessment, an additional rate of interest of 1 1/2% per month may be imposed with respect to the delinquent amount of such installment, which shall be payable to the applicable capital provider, PACE Project Administrator, or third-party servicer as set forth in the applicable bill.

IFA Municipal Choice PACE Program

For assessments imposed by municipalities, it is anticipated that each capital provider or PACE Project Administrator will directly bill and collect assessments to record owners or indirectly bill and collect assessments through a third-party servicer to record owners. As a result, capital providers keep 100% of any default interest and always have the legal option to pursue a default remedy through either the regular county tax sale process or through an accelerated judicial foreclosure under the State's Municipal Code.

If an assessment becomes delinquent during any year, the applicable capital provider, PACE Project Administrator, or third-party servicer shall, on or before the date in such year required by the county in which the PACE area is located, make a report in writing to the general office of the county in which the applicable property subject to the assessment is situated and authorized by the general revenue laws of this State to apply for judgment and sell lands for taxes due the

county and the State, of the assessments or installments thereof the applicable capital provider, PACE Project Administrator, or third-party servicer has billed for and not received as required under the applicable bill, including any interest or penalties that may be due as set forth in the applicable assessment contract.

Such report shall be certified by the applicable capital provider, PACE Project Administrator, or third-party servicer and shall include statements that (i) the report contains true and correct list of delinquent assessments that the capital provider, PACE Project Administrator, or third-party servicer has not received as required by the applicable bill and (ii) an itemization of the amount of the delinquent assessment, including interest and penalties, if applicable. The report of the applicable capital provider, PACE Project Administrator, or third-party servicer, when so made, shall be prima facie evidence that all requirements of the law in relation to making the report have been complied with and that the assessments or the matured installments thereof, and the interest thereon, and the interest accrued on installments not yet matured, mentioned in the report, are due and unpaid.

Upon proper filing of such report, at the direction of the applicable capital provider, PACE Project Administrator, or third-party servicer, the PACE Act mandates that the county collector shall enforce the collection of the assessments in the manner provided by law.

IFA County Advantage PACE Program

For assessments imposed by counties, please refer to the PACE Handbook for any billing and collecting preferences as the county collector of the county in which the applicable property is located may elect to bill and collect assessments with the regular property tax bills of the county.

User Fees

At no time will the PACE Area Administrator be a party to negotiations of any proposed financing and assessment fees between a record owner and the PACE Project Administrator. The fees and costs described below, which may be added to the assessment, are anticipated to be in excess of the closing costs and the costs of issuance of the bonds or notes issued by the Authority, including, without limitation, bond counsel fees, PACE Project Administrator fees, capital provider fees, reserves, trustee fees, title insurance fees, capitalized interest, and prepaid servicing fees.

Governmental Unit

The PACE Ordinance prescribes the fee payable to the Governmental Unit for entering into an assessment contract with any record owner, payable on or before the closing date of any related financing or refinancing that has been approved under the IFA PACE Program, unless such fee is otherwise waived by the Governmental Unit on a case-by-case basis. The applicable PACE Project Administrator shall be responsible for collecting and remitting such fee to the Governmental Unit.

Illinois Finance Authority

The PACE Handbook prescribes the fee payable to the Authority for any financing or refinancing, or interim financing, of a PACE Project.

PACE Area Administrator

The PACE Handbook prescribes the fee payable to the PACE Area Administrator for any financing or refinancing, or interim financing, of a PACE Project.

As of the date hereof, services of the PACE Area Administrator are free of charge.

APPENDIX A

Form of Assessment Contract

THIS INSTRUMENT WAS PREPARED BY:

RETURN TO:

(THE ABOVE SPACE FOR RECORDER'S USE ONLY)

**[INSERT NAME OF VILLAGE/CITY/COUNTY/TOWN], ILLINOIS
PACE PROGRAM**

ASSESSMENT CONTRACT

THIS ASSESSMENT CONTRACT (this “Contract”), dated as of the Effective Date (as defined below), is by and between the [INSERT NAME], Illinois, a [village/city/county/town] duly organized and validly existing under the Constitution and the laws of the State of Illinois (the “Governmental Unit”), and the person or persons as the titleholder or owner of the beneficial interest set forth on Exhibit A (the “Record Owner”) in the property described on Exhibit A (the “Property”).

RECITALS

WHEREAS, the Governmental Unit has conducted the proceedings required by Section 15 of the Property Assessed Clean Energy Act, 50 ILCS 50/1 et seq. (the “Act”), and established a property assessed clean energy program (the “PACE Program”) within the jurisdictional boundaries of the Governmental Unit (the “PACE Area”) to allow the financing or refinancing of certain “energy projects” (as defined in the Act), funded through the sale of bonds, subject to the Act or alternatively, through the sale of bonds pursuant to subsection (d) of Section 825-65 of the Illinois Finance Authority Act, 20 ILCS 3501/801-1 et seq. (the “Authority Act”) and the Act, which bonds will be secured through the levy of certain special assessments pursuant to “assessment contracts” (as defined in the Act) on property (as defined in the Act) benefitted by such energy projects;

WHEREAS, the Act provides that a “record owner” (as defined in the Act) of property within the PACE Area may apply to the Governmental Unit or its “program administrator” (as defined in the Act) to facilitate access to capital to provide funding for an energy project and that the Governmental Unit may enter into an assessment contract with a record owner of property to finance or refinance one or more energy projects on the property, which assessment contract

provides for the repayment of the financed amount of the cost of an energy project through assessments on the property benefitted;

WHEREAS, the Property is located in the PACE Area established by the Governmental Unit as of the last date entered with the signatures of the parties below (the “Effective Date”);

WHEREAS, the Record Owner has requested the Governmental Unit enter into this Contract and the Governmental Unit has verified the information required by Section 25(c) of the Act as further described herein;

WHEREAS, [INSERT NAME AND CORPORATE DESIGNATION OF PROGRAM ADMINISTRATOR], is authorized to act as a program administrator (together with any successors thereto, the “Program Administrator”) for the PACE Program as it pertains to this Contract;

WHEREAS, the Record Owner has completed an application (the “PACE Project Application”) for financing under the PACE Program (“PACE Funding”) for the energy project, including the acquisition, construction, installation, and modification thereof, described in Exhibit A (the “Project”) and has satisfied the PACE Program requirements, including without limitation, obtaining a written consent from any and all holders of mortgages recorded against the Property, and the Program Administrator has issued an approval of the Record Owner’s PACE Project Application, all in accordance with the PACE Program guidelines administered by the Program Administrator with respect to the PACE Program and in effect on the Effective Date (the “Program Guidelines”);

WHEREAS, the Program Administrator and the Record Owner may request that the Illinois Finance Authority, a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois (the “Authority”), finance or refinance the Project through the sale of bonds pursuant to subsection (d) of Section 825-65 of the Authority Act, and if applicable, that a Warehouse Fund (as defined in the Act) provide interim financing prior to the issuance of bonds by the Authority; and

WHEREAS, pursuant to the Act, the Governmental Unit and the Record Owner desire to enter into this Contract, pursuant to which the Record Owner will agree to pay the assessment in order to finance or refinance the Project and the Governmental Unit may agree to assign this Contract in furtherance of providing financing for the Project.

NOW, THEREFORE, in consideration of the foregoing and the material covenants hereinafter contained, the Record Owner and the Governmental Unit formally covenant, agree and bind themselves and their successors and assigns as follows:

AGREEMENT

Section 1. Purpose. The Record Owner and the Governmental Unit are entering into this Contract for the purpose of financing or refinancing the Project.

Section 2. The Property. This Contract relates to the Property. The Record Owner has provided to the Governmental Unit sufficient evidence that the Record Owner is the

titleholder or owner of the beneficial interest in the Property and possesses all legal authority necessary to execute this Contract.

Section 3. Assessment; Bonds; Installment; Prepayment; Collection.

(a) *The Assessment.* The Record Owner hereby freely and willingly agrees that a special assessment (the “Assessment”) in the amount specified in Schedule I (the “Assessment Amount”) shall be levied by the Governmental Unit on the Property pursuant to the Act. The Assessment Amount includes an amount to pay all or a portion of the costs of (i) the Project, (ii) the Program Fees (including costs of issuance of Bonds and, if applicable, closing under the Warehouse Fund), Capital Provider Fees and Other Fees if so specified in Schedule I, (iii) capitalized interest on Bonds or, if applicable, the Warehouse Fund, if so specified in Schedule I, and (iv) funding any required debt service reserve or other reserve, if so specified in Schedule I (collectively, the “Financing Purposes”). The Record Owner acknowledges and agrees that the Assessment Amount does not exceed the special benefit conferred on the Property by the Financing Purposes thereon.

(b) *Bonds.* The Governmental Unit hereby determines that bonds, which may be serial bonds, term bonds or both, shall be issued (i) by the Governmental Unit pursuant to the Act or (ii) upon assignment of this Contract to the Authority, by the Authority pursuant to the Authority Act, all in accordance with the Act (the “Bonds”) and shall be secured by the Assessment to pay the cost of the Financing Purposes, and that, if applicable, interim financing prior to the issuance of Bonds may be provided through a Warehouse Fund by assignment of this Contract thereto.

(c) *Interest; Assessment Installments.* Interest on the Assessment Amount shall begin to run from the date the Bonds are issued or, if applicable, interim financing from the Warehouse Fund is issued, and shall be computed at the rate specified in Schedule I. The payment of the Assessment shall be in annual installments of the Assessment Amount and the interest thereon (the “Assessment Installments”) as set forth in Schedule I.

(d) *Collection.* The annual Assessment Installment, plus the Assessment Administrative Fee (the “Annual Assessment Amount”) coming due in any year shall be payable in the same manner and at the same time and in the same installments as the general taxes on the Property are payable or as otherwise provided in Schedule I attached hereto, and have the same priority, become delinquent at the same time and in the same proportionate amounts as the general taxes on the Property, and bear the penalties and interest after delinquency as set forth in the Act. The Annual Assessment Amount may be included in the regular property tax bills of the county in which the Property is located or the Governmental Unit, the Program Administrator or another third party may bill and collect the Annual Assessment Amount. Property Owner represents that all mortgagees to the Property have, in advance of the Effective Date, been provided notice of the imposition of the Assessment and have consented to the Assessment and Annual Assessment Amount in the amounts described on Schedule I.

(e) *Assessment Administrative Fees.* In addition to the Assessment Installments, the Governmental Unit or any Assignee (as defined below) may (or may direct the Program Administrator or another third party on behalf of the Governmental Unit or any such Assignee,

as the case may be, to), in accordance with the Act, add thereto amounts in order to pay for the costs of collecting the Assessment (including any and all costs of enforcement, including foreclosure or other remedies for default on the Assessment), the administration of the Assessment, the administration of the Bonds or the Warehouse Fund, other administrative costs and any amounts the Record Owner may owe for indemnification as set forth in Section 12 hereto (the "Assessment Administrative Fee"). Schedule I shows the estimated scheduled Assessment Administrative Fees, however such estimated Assessment Administrative Fees might increase if the costs of collecting the Assessment or administering the Program increase. The Record Owner agrees to pay actual scheduled Assessment Administrative Fees, which may be higher than such estimates, as well as any other Assessment Administrative Fees.

(f) *Prepayment of the Assessment.* The Assessment Amount may be prepaid, in whole or in any amount at least equal to the minimum set forth in Schedule I, at any time upon the payment of (i) the amount of any delinquent Annual Assessment Amounts, together with any interest and penalties accrued to the date of prepayment, plus (ii) the whole or, subject to the minimum amount set forth in Schedule I, a portion of the unpaid non-delinquent Assessment Amount (the "Assessment Prepayment Amount"), plus (iii) interest on the Assessment Prepayment Amount to the redemption date occurring at least [30] days following the date the prepayment is made, plus (iv) an amount equal to the redemption premium, if any, set forth on Schedule I, plus (v) a reasonable fee, if charged by the Governmental Unit or any Assignee or the Program Administrator or another third party on its behalf, for the cost of administering the prepayment, if applicable, and the redemption of Bonds, plus (vi) any other due and outstanding or accrued Assessment Administrative Fees.

(g) *No Reduction or Offset.* The Record Owner hereby acknowledges and agrees that the Assessment will not be subject to reduction, offset or credit of any kind in the event that the Project fails to perform in any way or for any reason.

(h) *No Acceleration; Survival.* Amounts due under the Assessment will not accelerate upon a default or late payment or enforcement of remedies under this Contract and the Assessment, the lien thereof and the obligation to pay Assessment Obligations when they become due shall survive any such event and continue until paid in full.

Section 4. Record Owner's Representations and Warranties

The Record Owner represents and warrants to the Governmental Unit and each Assignee, which representations and warranties shall be true and correct as of the Effective Date and at all times thereafter as follows:

(a) *Organization and Authority.* The Record Owner, if a legal entity, is duly organized, validly existing and in good standing in the state of its organization and with authority to do business under the laws of the State of Illinois. The Record Owner has all necessary power and authority to own the Property and to conduct its business and enter into the transactions contemplated hereby. The Record Owner has the right to enter into and perform this Contract, and the execution, delivery and performance of this Contract and each and every document specified in the List of Documents contained in Exhibit A executed in connection herewith (collectively, the "Transaction Documents") have been duly authorized, executed and delivered

and constitute valid and binding obligations of the Record Owner, each enforceable in accordance with its terms, and will not violate any applicable law or result in the creation of a lien against the Property except as contemplated by this Contract.

(b) *Financial Statements.* All financial statements delivered to the Governmental Unit or the Program Administrator are true and correct, have been prepared in accordance with United States generally accepted accounting principles consistently applied, fairly represent the financial condition of the Record Owner as of the date thereof, and no material adverse change has occurred in the financial condition presented therein since such date.

(c) *No Litigation.* There are no actions, suits or proceedings pending or, to the knowledge of the Record Owner, threatened, against or affecting it or the Property which could materially adversely affect the Record Owner, its financial condition, the Property or the construction of the Project or the Record Owner's ability to satisfy its obligations under this Contract and any of the Transaction Documents, if applicable except as noted in Schedule II attached herein.

(d) *Title.* The Record Owner has good and insurable title to the Property. Except as set forth on Schedule II ("Permitted Liens"), there are no involuntary liens on the Property, including, but not limited to, construction or mechanics liens, *lis pendens* or judgments against the Record Owner, environmental proceedings, or eminent domain proceedings.

(e) *Property-Based Debt; Taxes.* The Record Owner is not in default, and has received no notices of default, under any property-based debt that has not been otherwise cured. The Record Owner is current on all mortgage debt on the Property, has not had an Insolvency Event in the last two (2) years from the Effective Date, and the Property is not the subject of any Insolvency Event. There are no delinquent taxes, special assessments, or water or sewer charges on the Property. There are no delinquent assessments on the Property in a property assessed clean energy program (including the Program).

(f) *Compliance With Laws.* The Record Owner has complied with, and will continue to comply with, all applicable statutes, regulations and ordinances in connection with the Property and construction of the Project. All permits, consents, approvals and authorizations required to be issued by any governmental body (collectively, the "Permits") necessary for (a) the construction of the Project in accordance with the plans and specifications (together, the "Plans") submitted by the Record Owner; (b) the construction, connection and operation of all utilities necessary to service the Project; and (c) the construction and use of all roadways, driveways, curb cuts and other vehicular or other access to and egress from the Project, as shown on the Plans either (i) have been obtained, are valid, are in full force and effect and have been complied with by the Record Owner in all respects; or (ii) will be obtained, will be valid, will be in full force and effect prior to the initiation of construction of the Project, and Record Owner will be in compliance therewith in all respects prior to any "permitted assignee" (as defined in the Act), including any bond trustee or "capital provider" (as defined in the Act) to which this Contract has been assigned (the "Assignee") disbursing any Bond proceeds or interim financing provided by a Warehouse Fund, if applicable. Construction of the Project in accordance with the Plans will comply with applicable zoning, use, building or other applicable codes, laws, regulations, ordinances and Permits and any restrictive covenants affecting the Property.

(g) *Approval of Plans and Budgets.* Any Plans submitted will be a true and accurate reflection of the Project (when completed) and have been approved as required by all governmental bodies or agencies having jurisdiction over the Project or will be approved prior to the first disbursement request. The budget for construction of the Project (the “Budget”) is an accurate current budget of all costs necessary to construct the Project in accordance with the Plans and is attached to the construction contract(s) to which the Record Owner is a party and described on Exhibit A pertaining to the construction and installation of the Project (the “Construction Contract”). The cost of construction of the Project is not expected to exceed the cost therefor set forth in the Budget. The Record Owner is responsible for any costs in excess of the Budget.

(h) *Contractors.* All work requiring a license under any applicable law to acquire, construct, install, or modify the Project has been and will be performed by licensed contractors that have agreed to adhere to the Governmental Unit’s or the Program Administrator’s terms and conditions. All such contractors have signed a written acknowledgment that the Governmental Unit or its Program Administrator will not authorize final payment to such contractor until the Governmental Unit or the Program Administrator has received written confirmation from the Record Owner that the Project was properly acquired, constructed, installed or modified and is operating as intended.

(i) *Mortgage Holder Consent.* The Record Owner represents and warrants that the Record Owner has (i) disclosed to the Governmental Unit or the Program Administrator, the identities of all persons, if any, that hold mortgage liens against the Property (whether recorded or unrecorded) that may be affected by the Assessment; (ii) has obtained and delivered to the Governmental Unit or the Program Administrator the written consent of all such persons to the Assessment, which consent complies with the requirements of the Act; and (iii) to the Record Owner’s knowledge, no such consent has been withdrawn or revoked.

(j) *Insurance.* The Record Owner has provided to the Governmental Unit or the Program Administrator satisfactory evidence of current insurance policies on the Property. Such policies shall meet the specifications set forth in accordance with the Program Guidelines but, notwithstanding such specifications, to the extent Bonds are issued under the Authority Act, the Authority and any Bond Trustee, and, to the extent any interim financing is provided, any Warehouse Fund shall be named as an additional insured (mortgagee/loss payee) on all insurance policies required hereunder.

(k) *PACE Project Application.* All representations, warranties, statements, exhibits, instruments and other documents contained in or included as a part of the PACE Project Application are true, correct and complete as of the Effective Date. The Project constitutes an “energy project” and the Property constitutes “property” as each term is defined in the Act.

(l) *No Impairment.* No fraud, error, omission, misrepresentation, negligence or similar occurrence with respect to the Property, Plans, Budget, Construction Contract or Project has taken place on the part of the Record Owner or any other person, including, without limitation, any appraiser, title company, closing or settlement agent, realtor, builder or developer or any other party involved in the Property, Plans, Budget, Construction Contract or Project, that would impair in any way the rights of the Governmental Unit, any Assignee or any Warehouse

Fund in the Property, Plans, Budget, Construction Contract or Project or that violated applicable law.

(m) *Environmental Matters.* Except as shown on Schedule III attached hereto (the “Environmental Schedule”), there are no underground storage tanks located on the Property; there is no past or present non-compliance with environmental laws, or with permits issued pursuant thereto, in connection with the Property (which has not been fully remediated in accordance with environmental laws); there is no environmental remediation required (or anticipated to be required) with respect to the Property; and Record Owner does not know of, and has not received, any written or oral notice or other communication from any person (including but not limited to a governmental entity) relating to hazardous substances or remediation thereof, of possible liability of any person pursuant to any environmental law, other environmental conditions in connection with the Property, or any actual or potential administrative or judicial proceedings in connection with the foregoing.

(n) *Property Value.* The aggregate amount to be financed or refinanced hereunder and any other assessment contract related to the Property does not exceed 25% in relation to the greater of (i) the value of the Property as determined by the office of the applicable county assessor; or (ii) the value of the Property as determined by an appraisal conducted by a licensed appraiser.

Section 5. Record Owner Covenants

The Record Owner hereby covenants and agrees as follows:

(a) *Maintenance of Property.* The Record Owner shall, at all times, maintain the Property and, after construction, the Project. The Record Owner shall pay when due all taxes, assessments (including the Assessment), water charges, sewer charges and all other charges levied on or against the Property, and upon written request, submit to the Governmental Unit or any Assignee or any third party acting on their behalf official receipts evidencing such payments.

(b) *Construction Start and Completion.* The Record Owner shall commence construction of the Project and shall diligently proceed with construction of the Project in accordance with the approved Plans and Budget and in a good, substantial and workmanlike manner in accordance with the Construction Contract and all applicable laws, ordinances, codes, rules and regulations. [Construction of the Project shall be completed on or prior to the Outside Completion Date as defined in Exhibit A]*.

(c) *Protection Against Liens.* Except for any Permitted Liens, the Record Owner shall promptly pay and discharge all claims for labor performed and material and services furnished in connection with construction of the Project, and take all other steps necessary to prevent the assertion of claims or liens either against the Property or the Project, other than (i) the claims and lien provided herein, (ii) liens, if any, for taxes imposed by any governmental authority not yet due or delinquent, and (iii) such other title and survey exceptions as the

* **Drafting Note:** The bracketed language can be removed for refinancings of completed Projects, or to the extent an Outside Completion Date is not required by a capital provider.

Governmental Unit (or its Assignee, as applicable) or any Assignee or any third party acting on their behalf has approved or may approve in writing in its sole discretion.

(d) *Periodic Reports/Certifications.* Upon request by the Governmental Unit or any Assignee or any third party acting on their behalf during the period construction of the Project begins on the Property until the Project has been accepted as completed pursuant to the terms of the Construction Contract, the Record Owner shall provide to the Governmental Unit or any Assignee or any third party acting on their behalf a written statement, certified as true, correct and complete, setting forth the status of the Project, including an updated schedule for completion of construction of the Project. Such certification shall be in such form and with such detail as the Governmental Unit or any Assignee or any third party acting on their behalf shall specify and may be included in completion certificate(s) as set forth in the Program Guidelines.

(e) *Notice of Claims; Adverse Matters.* The Record Owner shall promptly notify the Governmental Unit or any Assignee or any third party acting on their behalf in writing of any potential Insolvency Event and all pending or threatened litigation or other matters that may materially and adversely affect the Property or Record Owner's ability to meet its obligations under the Transaction Documents or otherwise with respect to the Financing Purposes. "Insolvency Event" shall mean the Record Owner has (i) consented to the appointment of a conservator or receiver or liquidator in any insolvency, bankruptcy, readjustment of debt, marshalling of assets and liabilities or similar proceeding relating to the Record Owner or relating to all or substantially all of such Record Owner's property, (ii) failed to pay its debts as they become due and such failure has not been cured within thirty (30) days of the event; (iii) admitted in writing its inability to pay its debts as they become due, (iv) filed a petition to take advantage of any applicable insolvency or reorganization statute, (v) made an assignment for the benefit of its creditors, (vi) filed against it a petition for involuntary bankruptcy or some other involuntary insolvency proceeding which is not dismissed within thirty (30) days, or (vii) voluntarily suspended payment of its obligations.

(f) *Waiver and Release of Claims Against Governmental Unit, the Program Administrator, the Authority and Related Parties.* For and in consideration of the Governmental Unit's execution and delivery of this Contract and the Authority and, if applicable, the Warehouse Fund providing capital to finance the Project, Record Owner (for itself and for any successor-in-interest to the Property and for anyone claiming by, through or under Record Owner, including without limitation, heirs, personal representatives, mortgagees and transferees), hereby waive the right to recover from the Governmental Unit, the Authority, the Warehouse Fund, any other Assignee, the Program Administrator and another third party acting on behalf of the Governmental Unit, the Authority, the Warehouse Fund and any other Assignee, any owner of the Bonds, any bond trustee, any placement agent and any and all members, officers, officials, agents, employees, attorneys and representatives of any of them, as well as their successors and assigns (collectively, the "Financing Parties"), and fully and irrevocably release the Financing Parties from, any and all claims, obligations, liabilities, causes of action, set-offs or damages (including attorneys' fees and court costs), that Record Owner may now have or hereafter acquire against any of the Financing Parties and accruing from or related to (i) this Contract, (ii) the disbursement of Bond proceeds or interim financing provided by a Warehouse Fund, if applicable, (iii) the levy and collection of the Assessment, (iv) the imposition of the lien of the Assessment, (v) the performance of the Project, (vi) the Project, (vii) any damage to or

diminution in value of the Property that may result from construction or installation of the Project, (viii) any injury or death that may result from the construction or installation of the Project, (ix) the selection of manufacturer(s), dealer(s), supplier(s), contractor(s) and/or installer(s), and their action or inaction with respect to the Project, (x) the merchantability and fitness for any particular purpose, use or application of the Project, (xi) the amount of energy savings, energy production, water conservation or other performance outcomes resulting from the Project or any assured performance guaranty, (xii) the workmanship of any third parties under any agreements including, without limitation, any Construction Contract, and (xiii) any other matter with respect to the PACE Program (collectively, the “Liabilities”).

This release includes claims, obligations, liabilities, causes of action and damages of which the Record Owner is not presently aware or which the Record Owner does not suspect to exist which, if known by the Record Owner, would materially affect Record Owner’s release of the Financing Parties. Notwithstanding the foregoing, Record Owner’s releases under this Section shall not extend to Liabilities arising from any Financing Parties willful misconduct. The Record Owner acknowledges that the Financing Parties established the PACE Program solely for the purpose of facilitating financing of energy projects arranged by owners of commercial property located in the PACE Area. The Financing Parties are not responsible for the selection, management and/or supervision of the Project, the Project’s performance, the Construction Contracts or any assumed performance guaranty. Any issues related to performance of the Project should be discussed with chosen contractors, installers, manufacturers and/or distributors involved with the Project. The waivers and releases by Record Owner contained in this Section shall survive the disbursement of any Bond proceeds, interim financing provided by a Warehouse Fund, if applicable, or any portion thereof, the transfer or sale of the Property by Record Owner and the termination of this Contract.

Notwithstanding the foregoing or anything to the contrary contained in this Contract, the waiver and release provided for in this Section shall not bar the Record Owner, its successors-in-interest to the Property, from bringing an equitable action against the Governmental Unit for specific performance of its duties and obligations under this Contract, or to enjoin or prevent the violation of this Contract thereby, it being understood and agreed, however, that the Financing Parties shall not be liable for money damages or costs of such equitable proceeding except insofar and to the extent such Liabilities arise from their willful misconduct.

(g) *Energy Assessment.*

(i) To the extent the Project consists of an energy efficiency improvement, renewable energy improvement or water use improvement (each as defined in the Act, and except for a water use improvement that is undertaken for water quality), the Record Owner must obtain an assessment and analysis of the energy and/or water conservation impacts for the Project, as applicable (an “Energy Assessment”). The Energy Assessment must assess the existing water and/or energy use of relevant systems, or code baseline usage in the case of new construction and include a modeling of expected monetary savings to be achieved by the Project. To implement this provision, the Record Owner shall obtain an Energy Assessment from a qualified provider approved by the Program Administrator. The cost of the Energy Assessment, as well as the cost of any other third-

party review of the Energy Assessment, may be included in the Assessment Amount (defined in Schedule I).

(ii) Upon completion of the Project, the Record Owner shall submit a post-construction report to the Governmental Unit or the Program Administrator in a form provided by the Program Administrator. This report shall contain:

(1) A statement that Project has been completed in accordance with the Plans and the Transaction Documents, and that the systems are performing as expected; and

(2) Identification and discussion of any substitutions, compromises, or variances between the final Plans and Transaction Documents with the as-built conditions of the Project.

(h) *Property Transfers.* The Record Owner covenants that it will provide the Governmental Unit, any Assignee, the Program Administrator and the capital provider notice of any sale or transfer of interest to fee title in the Property after the Effective Date concurrently with such transfer or sale, and no later than three (3) business days thereafter.

Section 6. Lien; Foreclosure.

(a) *Lien.* The Assessment, in the amount of the Assessment Amount, the interest thereon, the Assessment Administrative Fees, any other amounts due and payable by the Record Owner under this Contract and the Act, and any interest and penalties allowable on any past-due amounts thereof and any indemnification and reimbursement obligations (collectively, the “Assessment Obligations”), shall constitute a lien against the Property until it is paid, which lien shall be coequal to and independent of the lien for general taxes.

(b) *Foreclosure.* The Record Owner acknowledges and agrees that if any portion of the Assessment Obligations is not paid when due, the Governmental Unit shall have all rights and remedies for such non-payment as it does with respect to delinquent property taxes and other delinquent special assessments as set forth in Article 9 of the Illinois Municipal Code, including the lien, sale, and foreclosure remedies described in that Article (“Enforcement Remedy”). Any Assignee shall have and possess the delegable powers and rights at law or in equity as the Governmental Unit would have with respect to an Enforcement Remedy with regard to (i) the precedence and priority of liens evidenced by this Contract, (ii) the accrual of interest, and (iii) the fees and expenses of collection, and shall have the right to enforce such liens through an Enforcement Remedy. The Record Owner acknowledges that the Assignee may obligate itself, through a covenant with the owners of the Bonds, to exercise an Enforcement Remedy with respect to enforcement of delinquent Assessment Obligations under circumstances specified in such covenant.

Section 7. Financing or Refinancing of the Project. The parties hereby agree that the net proceeds of the Bonds or interim financing provided by a Warehouse Fund, if applicable, allocable to the Assessment shall be used to finance or refinance the Project.

Section 8. Term; Contract Runs with the Land; Division.

(a) Except as otherwise set forth in this Contract, this Contract shall expire upon the final payment or prepayment of the Assessment.

(b) This Contract establishes rights and obligations that are for the benefit of the Property and, therefore, such rights and obligations run with the land.

(c) The obligation to pay the Assessment Obligations is an obligation of the Property and no agreement or action of the Record Owner shall be competent to impair in any way the rights of the Governmental Unit or the Program Administrator or the rights of any Assignee, including, but not limited to, the right to pursue judicial foreclosure of the Assessment lien or the right to enforce the collection of the Assessment Obligations or any installment thereof against the Property.

(d) In the event the Property is divided while the Assessment remains unpaid, the unpaid installments of the Assessment Obligations shall be segregated and apportioned by the Governmental Unit or the Assignee or the Program Administrator or a third party acting on its behalf in accordance with a method selected by it in its good faith judgment.

Section 9. Recordation of Documents. The Governmental Unit or the Assignee or the Program Administrator or other third party acting on its behalf shall record or cause to be recorded in the office of the County Recorder this Contract and any other documents required by applicable law or any Assignee to be recorded.

Section 10. Notice. The Record Owner shall provide written notice to any subsequent purchaser of the Property, or a portion thereof, of the obligation to pay the Assessment.

Section 11. Waivers, Acknowledgment and Contract.

(a) Since the Assessment is voluntary and imposed, in accordance with the Act, pursuant to this Contract, the Record Owner hereby waives any requirements otherwise applicable to special assessments under any other provision of Illinois law, for notice or public hearing.

(b) The Record Owner hereby waives its right to appeal or contest the Assessment or to file any lawsuit or other proceeding to challenge the Assessment or any aspect of the proceedings of the Governmental Unit undertaken in connection with the PACE Program. The Record Owner hereby agrees that the Record Owner and its successors in interest to fee title in the Property shall be solely responsible for the installation, operation and maintenance of the Project. The Record Owner hereby acknowledges that the Record Owner and its successors in interest to fee title in the Property will be responsible for payment of the Assessment regardless of whether the Project is properly installed, operated, maintained or performs as expected.

(c) The Record Owner hereby agrees that the Governmental Unit is entering into this Contract solely for the purpose of assisting the Record Owner with the financing or refinancing of the Project, and that neither the Governmental Unit, any Assignee, the Program Administrator nor any third party acting on its behalf has any responsibility of any kind for, and shall have no

liability arising out of, the installation, operation, financing, refinancing, maintenance or performance of the Project. The Record Owner hereby certifies to the Governmental Unit that the Governmental Unit has complied with the provisions of Section 25 of the Act. The Record Owner hereby waives the right to recover from and fully and irrevocably releases the Financing Parties from any and all losses, liabilities, claims, damages (including consequential damages), penalties, fines, forfeitures, costs and expenses (including all reasonable out-of-pocket litigation costs and reasonable attorney's fees), relating to the subject matter of this Contract that the Record Owner may now have or hereafter acquire against the Financing Parties.

Section 12. Indemnification.

(a) The Record Owner agrees to indemnify, defend, protect, and hold harmless the Financing Parties from and against all losses, Liabilities, claims, damages (including consequential damages), penalties, fines, forfeitures, costs and expenses (including all out-of-pocket litigation costs and attorney's fees) and any demands of any nature (collectively "Claims") related directly or indirectly to, or arising out of or in connection with (i) the Record Owner's participation in the PACE Program, (ii) the Assessment and the Assessment Obligations, (iii) the Project, or (iv) any other fact, circumstance or event related to the subject matter of this Contract, regardless of whether such Claims accrue before or after the Effective Date.

(b) The provisions of this Section shall survive the termination of this Contract and payment in full of the Assessment Obligations.

Section 13. Right to Inspect Property. The Record Owner hereby grants the Governmental Unit or any Assignee, the Program Administrator or any third party acting on its behalf, or any owner of the Bonds or any third party acting on its behalf, and their respective agents and representatives the right to enter at any reasonable time, upon reasonable notice, to inspect the Project. The Record Owner further hereby grants such persons the right to examine and copy any documentation relating to the Project.

Section 14. PACE Project Application. The Record Owner hereby represents and warrants to the Governmental Unit, each Assignee and the Program Administrator, that the information set forth in the PACE Project Application submitted to the Governmental Unit or the Program Administrator in connection with its request for PACE Funding is true and correct as of the Effective Date, and that the representations set forth in the PACE Project Application with respect to the Property and the Record Owner are true and correct as of the Effective Date as if made on the Effective Date.

Section 15. Amendment. This Contract may be modified or amended only by the written agreement of the Governmental Unit (or its Assignee, as applicable) and the Record Owner and the consent of the Assignee, if any.

Section 16. Binding Effect; Assignment. This Contract inures to the benefit of and is binding upon the Governmental Unit and the Record Owner and its respective successors and assigns. The Governmental Unit has the right to assign any or all of its rights and obligations under this Contract without the consent of the Record Owner. Each of the Authority (either

directly or via an intermediate assignment), any bond trustee (either directly or via an intermediate assignment), the Warehouse Fund or any other Assignee shall be a “permitted assignee” (as defined in the Act) for any purpose hereunder.

Section 17. Exhibits. Exhibit A, Schedule I, Schedule II and Schedule III attached to this Contract are incorporated into this Contract by this reference as if set forth in their entirety in this Contract.

Section 18. Severability. If any provision of this Contract is held invalid or unenforceable by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision of this Contract.

Section 19. Corrective Instruments. The Governmental Unit (or its Assignee, as applicable) and the Record Owner, with the consent of the Assignee, if any, shall, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required in order to carry out the expressed intention of this Contract; provided, however, the prior written consent of the Authority shall be obtained in connection with any such amendment or supplement if Bonds are issued through the Authority, pursuant to subsection (d) of Section 825-65 of the Authority Act; provided, further, however, if applicable, the prior written consent of the Warehouse Fund shall be obtained in connection with any such amendment or supplement if funding by the Warehouse Fund is outstanding.

Section 20. Governing Law: Venue. This Contract shall be construed in accordance with and governed by the laws of the State of Illinois applicable to contracts made and performed in the State of Illinois. This Contract shall be enforceable in the State of Illinois, and any action arising hereunder shall (unless waived by the Governmental Unit in writing) be filed and maintained in the Circuit Court of [INSERT GOVERNMENTAL UNIT’S PREFERRED COUNTY] County; provided, however, that if Bonds are issued through the Authority, such action shall be filed and maintained in the Circuit Court of Cook County; provided, however, that actions to foreclose delinquent installments of the Assessment shall be filed and maintained in the Circuit Court of the County identified in Exhibit A.

Section 21. Counterparts. This Contract may be executed in several counterparts, each of which is an original and all of which constitutes one and the same instrument.

Section 22. Electronic Signatures.

(a) The parties hereto acknowledge and agree that this Contract may be executed by one or more electronic means (“Electronic Signatures”). Each party hereto agrees that Electronic Signatures provided by such party shall constitute effective execution and delivery of this Contract by such party to all other parties to or relying on this Contract. Each party hereto agrees that Electronic Signatures shall constitute complete and satisfactory evidence of the intent of such party to be bound by those signatures and by the terms and conditions of this Contract as signed. Each party hereto agrees that Electronic Signatures shall be deemed to be original signatures for all purposes.

(b) Each party hereto agrees to accept Electronic Signatures provided by any and all other parties to this Contract as (i) full and sufficient intent by such parties to be bound hereunder, (ii) effective execution and delivery of this Contract, and (iii) constituting this Contract an original for all purposes, without the necessity for any manually signed copies to be provided, maintained or to exist for back up or for any other purpose.

(c) If Electronic Signatures are used to execute this Contract, each party hereto hereby accepts the terms of, and intends and does sign, this Contract by its Electronic Signature hereto.

Section 23. Transaction Documents.

(a) The Record Owner acknowledges and agrees that the entire agreement between Record Owner and the Governmental Unit includes the Transaction Documents.

(b) By executing this Contract, the Record Owner acknowledges and agrees that:

(i) The Record Owner has had sufficient time to review and has reviewed each of the Transaction Documents and has had the opportunity to ask any questions of the Governmental Unit, the Program Administrator, or the Assignee that Record Owner may have regarding such Transaction Documents;

(ii) The Record Owner acknowledges receipt of and has reviewed, understands and agrees to each and every additional requirement and term contained in the Program Guidelines; and

(iii) The Record Owner has reviewed, understands, agrees to and affirms each and every representation and warranty contained in the Record Owner's PACE Application and the Program Guidelines.

Section 24. Execution and Return of Contract. The Record Owner must execute and return this Contract to the Governmental Unit or the Program Administrator at the address set forth in the "Notice Information" section of Exhibit A so that it is received by the Governmental Unit or the Program Administrator not later than the expiration date set forth on Exhibit A. If the Record Owner fails to return this Contract so executed to the Governmental Unit or the Program Administrator by the expiration date, the Governmental Unit reserves the right to require the Record Owner to enter into a new Contract. The signature of each person signing as or on behalf of the Record Owner must be notarized by a duly licensed notary unless executed by Electronic Signatures.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Governmental Unit and the Record Owner have caused this Contract to be executed in their respective names by their duly authorized representatives, all as of the Effective Date.

Record Owner:

[INSERT FORMAL NAME OF RECORD OWNER]

By:

Name: _____

Title: _____

STATE OF _____)

)
COUNTY OF _____)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____, the _____ of _____, a _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that ____ signed and delivered the said instrument, pursuant to authority given by said _____, as _____ own free and voluntary act, and as the free and voluntary act of the municipal corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of _____, _____.

Notary Public

My Commission Expires: (SEAL)

IN WITNESS WHEREOF, the Governmental Unit and the Record Owner have caused this Contract to be executed in their respective names by their duly authorized representatives, all as of the Effective Date.

Governmental Unit: Authorized
Signatory

Name (*Please Print*)

Signature

Date of Execution

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____, the _____ of the Governmental Unit, a [village/city/county/town] duly organized and validly existing under the Constitution and the laws of the State of Illinois, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that ____ signed and delivered the said instrument, pursuant to authority given by said municipal corporation, as _____ own free and voluntary act, and as the free and voluntary act of the municipal corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of _____, _____.

Notary Public

My Commission Expires: (SEAL)

EXHIBIT A

**RECORD OWNER, DESCRIPTION OF PROPERTY, DESCRIPTION OF PROJECT,
TRANSACTION DOCUMENTS, OUTSIDE COMPLETION DATE, IDENTIFICATION
OF CIRCUIT COURT, NOTICE INFORMATION AND EXPIRATION DATE**

Record Owner: [INSERT FORMAL NAME OF RECORD OWNER]

Description of Property:

[INSERT COMMON PROPERTY STREET ADDRESS]

PINS: [TO BE COMPLETED]

County: [INSERT COUNTY IN WHICH PROPERTY IS LOCATED]

Description of Project:

The Project consists of the following (check all that apply):

___ Energy Efficiency Improvement

___ Alternative Energy Improvement

___ Water Use Improvement

___ Renewable Energy Improvement

___ Resiliency Improvement

Transaction Documents:

[To be Completed]

Outside Completion Date: [To be inserted]

Identification of Circuit Court for Foreclosure Actions:

Expiration Date: [___]

Notice Information:

If to PACE Program:

With a copy to

If to Record Owner:

With a copy to

Legal Description:

[INSERT FORMAL PROPERTY LEGAL DESCRIPTION]

SCHEDULE I

TERMS OF ASSESSMENT AND SCHEDULE OF ANNUAL ASSESSMENT AMOUNTS, INCLUDING PRINCIPAL, INTEREST AND ESTIMATED ASSESSMENT ADMINISTRATIVE FEES

Terms of the Assessment

Closing Date: [_____]

Redemption Dates: [June 1 and December 1]

Interest Rate: [____]

Term: [____]

Prepayment: The Assessment may be prepaid, in whole or in part, as described in Section 3(f) of this Contract and as set forth below:

(i) In the event the Project is completed and the full amount of the Assessment was not utilized to complete the Project such that there are excess proceeds on deposit with respect to the Project remaining after such completion of the Project, then, such excess funds shall be applied as a prepayment of the Assessment and, if applicable, the Bonds shall be redeemed in accordance with the applicable Bond documents. Such prepayment shall not reduce the amount of the Annual Assessment Installments as set forth in Schedule I attached hereto except for the last Annual Assessment Installments to the extent necessary to reflect the application of such prepayment to such last installments. Notwithstanding anything to the contrary contained in this Contract or any of the exhibits or schedules to this Contract, the payment of such excess funds as provided in the first sentence of this clause (i) shall not be subject to any of the requirements of Section 3(f) of this Contract, and it shall not be required that any such payment be made on any particular date, any such payment be subject to a minimum amount or the Minimum Prepayment Amount, or that there be any Redemption Premium paid in connection therewith, as a result thereof or as a condition thereto.

(ii) In the event the Record Owner makes a Prepayment of the Assessment and the Property constitutes more than one parcel (i.e., more than one PINs), the Program Administrator in consultation with the Governmental Unit shall have the right to apply the Assessment Prepayment Amount to one or more of such parcels as determined by the Program Administrator and the Governmental Unit in their sole and absolute discretion such that the Assessment Amount with respect to the parcel or parcels to which the Program Administrator in consultation with the Governmental Unit applies the Assessment Prepayment Amount shall be reduced by the portion of the Assessment Prepayment Amount applied to such parcel or parcels.

Minimum Prepayment Amount: \$[_____]

Redemption Terms:

<u>Prepayment Date</u>	<u>[Redemption] Premium</u>

The Assessment

Annual Assessment Amount: The “Annual Assessment Amount” is the Assessment Installment and Assessment Administrative Fees collectible under this Contract in a given calendar year, and as estimated pursuant to the Schedule of Annual Assessment Amounts below.

Assessment Administrative Fees: The “Assessment Administrative Fees” means, as set forth in Section 3(e) of this Contract, all amounts necessary in order to pay for the costs of collecting the Assessment (including any and all costs of enforcement, including foreclosure or other remedies for default on the Assessment), the administration of the Assessment, the administration of the Bonds or the Warehouse Fund, other administrative costs and any amounts the Record Owner may owe for indemnification as set forth in Section 12 hereto.

Assessment Amount: The initial amount of the Assessment (the “Assessment Amount”) that is the total of all costs, fees, and expenses eligible for financing, as set forth in the chart below and described as follows: the cost of the Project (“Project Cost”), including the cost of materials and labor necessary for installation, permit fees, inspection fees, and other eligible costs, fees and expenses related to the acquisition, construction, installation, or modification of the Project; program administrative fees (“Program Fees), including the costs and fees of the Program or other fees that may be charged to the Record Owner in connection with the application for PACE Funding, the execution of this Contract, the costs of issuance of Bonds by the Governmental Unit or the Authority and the provision of interim financing by the Warehouse Fund; other third-party fees, costs, and expenses (“Other Fees”) that may be incurred by or charged to the Record Owner in connection with the execution of this Contract, the issuance of Bonds and the provision of interim financing, including property specific legal reviews and recording fees; prepaid interest that is capitalized (“Capitalized Interest”); a debt service reserve, if required (“Debt Service Reserve”); and any fees charged by any capital provider purchasing the Bonds upon issuance and Warehouse Fund (“Capital Provider Fees).

Project Cost	\$[_____]
Program Fees	\$[_____]
Other Fees	\$[_____]
Capitalized Interest	\$[_____]
Debt Service Reserve (if required)	\$[_____]
Capital Provider Fees	\$[_____]
Assessment Amount	\$[_____]

[The Assessment shall be allocated among the PINs in the [years and] amounts as set forth

below][in an amendment to this Schedule I which shall be executed when the Bonds are issued or interim financing is provided].² Record Owner consents and agrees to the allocation of the Assessment as set forth below and further agrees that Record Owner shall not have the right to subdivide any parcels of the Property, whether identified by PIN herein or otherwise, without first either (a) prepaying the Assessment in full in accordance with the terms of this Contract, or (b) obtaining the prior written consent of the owners of the Bonds or the Warehouse Fund, as the case may be, which consent may be withheld in their sole and absolute discretion.

Assessment Installment: Each “Assessment Installment” is the annual amount of the Assessment Amount and the interest thereon due under this Contract as further set forth in the Schedule of Annual Assessment Amounts below.

Assessment Obligations: The “Assessment Obligations” include the Assessment Amount, any Assessment Administrative Fees, all Assessment Installments, any interest and penalties allowable on due but unpaid Annual Assessment Amounts, and any other amounts due and payable by the Record Owner under this Contract.

Schedule of Annual Assessment Amounts: The anticipated schedule of Annual Assessment Amounts due under this Contract is set forth below.

² **Drafting Note:** This bracketed language, or a variation thereof, should be used for Properties comprised of more than one tax parcel or PIN, and should be deleted for Properties comprised of only one tax parcel.

[Pin: _____]
Percentage of Project Installed: _____%
Assessment Amount: \$[_____]]³

[illegible]

*Subject to change as set forth in Section 3(e) of this Contract.

³ **Drafting Note:** This table should be repeated for multi-PIN or tax parcel properties. It may be removed for single-Pin or tax parcel properties.

SCHEDULE II

DISCLOSURES AND EXCEPTIONS; PERMITTED LIENS

[TO BE COMPLETED BY RECORD OWNER, IF ANY]

SCHEDULE III
ENVIRONMENTAL SCHEDULE

[TO BE COMPLETED BY RECORD OWNER, IF ANY]

APPENDIX B

Form of Assignment Agreement

(THE ABOVE SPACE FOR RECORDER'S USE
ONLY)

ASSIGNMENT AGREEMENT

This ASSIGNMENT AGREEMENT (this “**IFA Assignment**”) is made and entered into effective as of [INSERT DATE], 20[___] (the “**Effective Date**”), by and between [INSERT NAME OF GOVERNMENTAL UNIT], a [village/city/county/town] duly organized and validly existing under the Constitution and the laws of the State of Illinois (the “**Governmental Unit**”) and the ILLINOIS FINANCE AUTHORITY, a body politic and corporate created and existing under and by virtue of the laws of the State of Illinois (along with its successors and assigns, the “**Authority**,” and, together with the Governmental Unit, each a “**Party**” and collectively the “**Parties**”).

RECITALS

WHEREAS, [Insert Name of Property Owner], a [Insert Corporate Designation] (the “**Property Owner**”) is the owner of certain real property located at [Insert Street Address of Property] (“**Property**”).

WHEREAS, the Property Owner has applied to the Governmental Unit for assistance in financing or refinancing a certain “energy project” (as defined in the Property Assessed Clean Energy Act, 50 ILCS 50/1 et seq., as amended (the “**PACE Act**”)) at the Property (the “**Project**”).

WHEREAS, [INSERT NAME OF PROGRAM ADMINISTRATOR], a [INSERT CORPORATE DESIGNATION], is authorized to act as a program administrator (together with any successors thereto, the “**Program Administrator**”) to administer its property assessed clean energy program (the “**PACE Program**”) within its jurisdictional boundaries (the “**PACE Area**”).

WHEREAS, to finance or refinance the Project, the Governmental Unit and the Property Owner have entered into that certain Assessment Contract dated as of [INSERT DATE], 20[___]

(“**PACE Contract**”) pursuant to which, *inter alia*, (i) the Governmental Unit, through the Program Administrator, has agreed to arrange financing for the Project through the issuance of bonds, (ii) the Property Owner has agreed to repay such financing by consenting to the imposition of an annual assessment on the Property payable in installments (“**Assessment Installments**”), and has agreed to pay certain administrative expenses (“**Assessment Administrative Fees**”), (iii) the Property Owner has consented to the assignment of the PACE Contract to secure any bonds issued to finance the Project, and (iv) the Governmental Unit has agreed to impose such assessment and to direct that the Assessment Installments be paid directly to the Governmental Unit or its designee.

WHEREAS, the Governmental Unit and the Property Owner have requested that the Authority provide financing for the Project, and the Authority has agreed to provide such financing by issuing revenue bonds secured by the PACE Contract (the “**Bonds**”) pursuant to a Master Indenture (the “**Indenture**”) dated as of [_____] among the Authority, [INSERT NAME OF BANK], as trustee (the “**Trustee**”) and [INSERT NAME OF CAPITAL PROVIDER] (the “**Capital Provider**”) and lend the proceeds of such Bonds to the Property Owner in one or more advances to pay, or to reimburse the Property Owner for payment of, the costs of the Project, subject to the terms and conditions contained in the PACE Contract and the Indenture, and as authorized pursuant to [Resolution _____] (the “**PACE Bond Resolution**”) of the Authority authorizing the sale of Bonds to the Capital Provider or its Designated Transferee as defined in the Indenture.

WHEREAS, interim financing through a warehouse fund to be provided by the Capital Provider or the Authority (the “**Interim Financing**”) may be utilized prior to the issuance of the Bonds, and the Authority has approved the use of interim financing pursuant to Resolution No. 2019-0910-CF08.

WHEREAS, as one condition, among others, to issuing the Bonds and, if applicable, utilizing Interim Financing, and lending the proceeds thereof, the Authority requires the Governmental Unit to assign, and the Governmental Unit wishes to assign, all of its rights, title and interest (reserving to itself only the “Reserved Rights” specified herein) in the PACE Contract, including the right to receive Assessment Installments and Assessment Administrative Fees from the Property Owner, to the Authority, subject to and upon the terms and conditions set forth herein, and the Property Owner has consented to such pledge and assignment.

WHEREAS, one condition among others to any Interim Financing provided by the Capital Provider, if applicable, is for the Authority to assign to the Capital Provider its rights, title and interest, other than Reserved Rights, in the PACE Contract until such time as the Bonds are issued.

WHEREAS, pursuant to the Indenture, as security for the Bonds, the Authority will pledge and assign to the Trustee all of its right, title and interest in and to the PACE Contract (other than certain “Authority Reserved Rights” as defined therein), including the right to receive and apply the Assessment Installments, and certain other funds, property and collateral, collectively defined as the “Security” in the Indenture, and the Property Owner has consented to such pledge and assignment.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing, the mutual promises hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the Governmental Unit and the Authority agree as follows:

Section 1. Assignment and Assumption of PACE Contract. The Governmental Unit hereby assigns to the Authority all of the Governmental Unit’s right, title and interest in and to the PACE Contract, other than its rights to indemnification and payment of Governmental Unit’s costs and expenses, and any rights and obligations of the Governmental Unit to pursue an “Enforcement Remedy” (as defined in Section 6(b) of the PACE Contract) which may be non-delegable as a matter of law, as set forth in the PACE Contract (the “**Reserved Rights**”). The Authority hereby assumes, as of the date hereof, and agrees to perform or cause to be performed all of the Governmental Unit’s obligations under the PACE Contract from and after the date hereof, subject to its right to assign such obligations pursuant to an assignment of the PACE Contract.

Section 2. Governmental Unit’s Representations and Warranties; Disclaimer.

(a) **Representations and Warranties.** The Governmental Unit hereby represents and warrants that, as of the date of this IFA Assignment:

- (i) It is a Governmental Unit duly organized and validly existing under the Constitution and the laws of the State of Illinois and has all necessary power and authority to enter into this IFA Assignment and to assign its rights under the PACE Contract, other than Reserved Rights, to the Authority pursuant hereto;
- (ii) The execution and delivery of this IFA Assignment and the Governmental Unit’s undertakings herein, including assignment of the Governmental Unit’s rights under the PACE Contract, other than Reserved Rights, to the Authority pursuant hereto, have been duly authorized by all necessary action on the part of the Governmental

Unit and will not contravene or violate the Governmental Unit's municipal or county authority;

- (iii) The Governmental Unit has not previously assigned or transferred any of its rights under the PACE Contract.
- (iv) This IFA Assignment and the PACE Contract constitute the legal, valid and binding obligations of the Governmental Unit enforceable in accordance with their respective terms and, upon information and belief, the PACE Contract constitutes the legal, valid and binding obligation of the Property Owner, enforceable in accordance with its terms; except in either case as the enforcement thereof may be limited by bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, and to the application of equitable principles;
- (v) The execution, delivery and performance by the Governmental Unit of this IFA Assignment and the transactions contemplated hereby: (A) do not contravene any provisions of law applicable to the Governmental Unit; and (B) do not conflict and are not inconsistent with, and will not result (with or without the giving of notice or passage of time or both) in the breach of or constitute a default or require any consent under any applicable court or administrative order or any credit agreement, indenture, mortgage, purchase agreement, deed of trust, security agreement, lease, guarantee or other instrument to which the Governmental Unit or its property may be subject, or the PACE Act; and
- (vi) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, governmental agency, public board or body, pending or, to its knowledge threatened, against the Governmental Unit seeking to restrain or enjoin or in any way contesting the validity or enforceability of this IFA Assignment or the PACE Contract.

(b) Disclaimer. Except as set forth in this Section 2, the Governmental Unit (i) has not heretofore made, nor does it make by this IFA Assignment, any representations or warranties with respect to the Property, including any warranty of title or any environmental matters, and (ii) makes no representation or warranty in connection with, and

assumes no responsibility with respect to, the solvency, financial condition or statements of the Property Owner, or with respect to the performance or observance by the Property Owner of its obligations under the PACE Contract.

Section 3. Authority's Representations. The Authority represents that, as of the date of this IFA Assignment, it is a body politic and corporate created and existing under and by virtue of the laws of the State of Illinois and has full power and authority to enter into and to perform its obligations under this IFA Assignment; and when executed and delivered by the respective parties thereto, this IFA Assignment will constitute the legal, valid and binding obligations of the Authority enforceable in accordance with their respective terms, except as the enforcement thereof may be limited by bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases and to the limitation on legal remedies against the Authority.

Section 4. Consideration. The Governmental Unit acknowledges and agrees that the assumption by the Authority of the Governmental Unit's obligations under the PACE Contract and the issuance of the Bonds and the loan to the Property Owner are of substantial benefit to the Governmental Unit as a source of liquidity and financing or refinancing of the Project, and constitute good, valuable, fair and adequate consideration for the Governmental Unit's assignment as contemplated herein.

Section 5. Delivery of Documents.

(a) As a condition to the Governmental Unit's performance of its obligations under this IFA Assignment, the Authority shall have delivered to the Governmental Unit an original of this IFA Assignment, in recordable form, duly executed by the Authority.

(b) As a condition to the Authority's performance of its obligations with respect to this IFA Assignment, the Governmental Unit shall have delivered to the Authority all of the following, in form and substance reasonably satisfactory to the Authority: (i) a certified true and correct copy of the PACE Contract, in recordable form, bearing the original signature(s) of the Property Owner and the Governmental Unit and (ii) an original of this IFA Assignment, in recordable form, duly executed by the Governmental Unit.

(c) As a condition to each Party's performance of its obligations under this IFA Assignment, all of the Authority's, the Governmental Unit's and the Property Owner's respective representations and warranties contained in the PACE Contract and this IFA Assignment, as applicable, shall be true and correct on the date of the execution of this IFA Assignment.

Section 6. Recording of Documents. Upon the execution of this IFA Assignment by both Parties hereto, the Governmental Unit shall direct the Program Administrator to record this IFA Assignment in the office of the Recorder for the County in which the Property is situated.

Section 7. Acknowledgement and Consent to Further Assignment. By execution of this IFA Assignment, the Governmental Unit hereby acknowledges and consents to any assignment of the PACE Contract by the Authority, subject to the Reserved Rights and any reassignment of the PACE Contract.

Section 8. Successors and Assigns. This IFA Assignment shall be binding on, and inure to the benefit of, the parties hereto, their respective successors in interest, and their respective assigns.

Section 9. Governing Law; Submission to Jurisdiction. This IFA Assignment shall be governed exclusively by and construed in accordance with the internal laws of the State of Illinois applicable to contracts to be wholly performed therein. This IFA Assignment shall be enforceable in the State of Illinois, and any action arising hereunder shall (unless waived by the Authority in writing) be filed and maintained in the Circuit Court of Illinois, County of Cook.

Section 10. No Effect on PACE Contract. Nothing in this IFA Assignment, express or implied, is intended to or shall be construed to modify, expand, or limit in any way the terms of the PACE Contract. To the extent that any provision of this IFA Assignment conflicts or is inconsistent with the terms of the PACE Contract, the PACE Contract will govern. All terms not defined herein shall be given the meaning ascribed to such terms in the Indenture.

Section 11. Amendment. This IFA Assignment may not be modified or amended, except in writing executed by both Parties.

Section 12. Severability. If any provision of this IFA Assignment is declared void or unenforceable by any court or government authority, the remaining provisions of this IFA Assignment shall be effective and shall control.

Section 13. Entire Agreement. This IFA Assignment constitutes the entire agreement between the parties with respect to the subject matter hereof. This IFA Assignment supersedes and replaces any prior or contemporaneous oral or written understandings, agreements, or representations between the parties.

Section 14. Recitals. The provisions set forth in the Recitals are made a part of this Assignment and are incorporated by reference into the terms hereof.

Section 15. Counterparts. This IFA Assignment may be executed in any number of counterparts, each of which will be deemed an original, but all of which taken together will constitute one single agreement between the parties. Signatures sent digitally will be deemed to be original signatures for all purposes.

[Signature Page Follows.]

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

Governmental Unit:

_____, [Title]
_____, Signature

Date: _____
Month/Day/Year

STATE OF _____)
_____)
COUNTY OF _____)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____, the _____ of _____, a _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that ____ signed and delivered the said instrument, pursuant to authority given by said _____, as _____ own free and voluntary act, and as the free and voluntary act of the municipal corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of _____, _____.

Notary Public

My Commission Expires: (SEAL)

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

Authority:

_____, Executive Director

_____, Signature

Date: _____

Month/Day/Year

STATE OF ILLINOIS)

)

COUNTY OF COOK)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____, the _____ of _____, a _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that _____ signed and delivered the said instrument, pursuant to authority given by said _____, as _____ own free and voluntary act, and as the free and voluntary act of the municipal corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of _____, _____.

Notary Public

My Commission Expires: (SEAL)

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding a Resolution declaring support for submittal of a CDS Grant application for the Mississippi River Levee Pump Stations Project.

Motion: Motion whether or not to approve the resolution as recommended.

RC Roll Call vote is needed.

Date: February 26, 2024

Introduction and Background Information:

A resolution declaring the City of Rock Island's support for submitting on a Congressional Direct Spending (CDS) Grant to US Senators Durbin and Duckworth for the Mississippi River Levee Pump Stations Project is attached. This project would aid in the protection of city assets and mitigate problems associated erecting and maintaining temporary pump stations during flood events. Current flood prevention procedures include shutting eight (8) flood-control valves and setting up temporary pump stations at outfall locations. This allows any storm or flood water to exit those areas of the city protected by levees. Downtown Rock Island and other sections of the city behind the levee would experience flooding if the valves or rental pumps fail to work.

This project would replace existing worn-out valves and construct permanent electrical pump stations at eight (8) levee outfalls. Electric pump stations would update and automate the City's response to Mississippi River flooding and our reliance on rental diesel-engine pumps and the continual manpower required to monitor/maintain them during flood events.

Since 2002, the city has faced 8 major floods along the Mississippi River and spent more than \$10,000,000 fighting those floods. Most of those costs involve the shutting of valves and setting up and maintaining rental pumps. We estimate that the City could save an estimated 75% of its flood fighting costs and city workers could continue to prioritize other issues when facing inclement weather instead of manually monitoring rental pumps.

CDS Grants are federal grants to be awarded at the discretion of an entity's elected Federal officials. The grants are typically funded at an 80/20 split (federal/local) match. It is our intention on submitting an application to Senators Durbin and Duckworth for approximately \$9 million for this project. If awarded, the City's share would be \$2.25 million of local storm funds. Federal funds would not be allowed as a match.

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:

Public Works recommends that City Council approve the resolution declaring their support for submitting the CDS Grant application for Mississippi River Levee Pump Stations Project.

Submitted by: Michelle Martin, Manager

Approved by:

RESOLUTION NO. _____

DECLARING

the City of Rock Island's support of the Mississippi River Levee Pump Stations Project and the submission on a CDS Grant opportunity

WHEREAS, the City of Rock Island intends to proceed with a flood control improvement project that includes: replacement of flood control valves and permanent pumps stations.

WHEREAS, the City of Rock Island intends to submit on a CDS grant application for potential funding.

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

The City of Rock Island's City Council hereby declares its support of the Mississippi River Levee Pump Stations Project and the submission on a CDS Grant opportunity.

CITY OF ROCK ISLAND, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding a Resolution declaring support for submittal of a CDS Grant application for the Sunset Marina Dredging Project.

Motion: Motion whether or not to approve the resolution as recommended.

RC Roll Call vote is needed.

Date: February 26, 2024

Introduction and Background Information:

A resolution declaring the City of Rock Island's support for submitting on a Congressional Direct Spending (CDS) Grant to US Representative Sorenson for the Dredging of Sunset Marina is attached.

Over the course of the past 8 or so years, the Mississippi River has been depositing sediment in the marina and lake creating water levels to shallow for proper operation of the marina. This project would dredge sediment from the Sunset Marina, portions of Lake Potter and their Mississippi River entrance to reestablish proper operating water levels for the marina.

CDS Grants are federal grants to be awarded at the discretion of an entity's elected Federal officials. The grants are typically funded at an 80/20 split (federal/local) match. It is our intention on submitting an application to Representative Sorenson for approximately \$5 million for this project. If awarded, the City's share would be \$1 million of local funds. Federal funds would not be allowed as a match.

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:

Public Works recommends that City Council approve the resolution declaring their support for submittal of CDS Grant application for Dredging Sunset Marina Project.

Submitted by: Michelle Martin, Manager

Approved by:

RESOLUTION NO. _____

DECLARING the City of Rock Island's support of the Dredging Sunset Marina Project and the submission on a CDS Grant opportunity

WHEREAS, the City of Rock Island intends to proceed with a project that includes: dredging Sunset Marina, portions of Lake Potter and their river entrance.

WHEREAS, the City of Rock Island intends to submit on a CDS grant application for potential funding.

.

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

The City of Rock Island's City Council hereby declares its support of the Dredging Sunset Marina Project and the submission on a CDS Grant opportunity.

CITY OF ROCK ISLAND, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Memorandum



To: Rock Island City Council
From: Jessica Sager, Finance Manager
Subject: Report from the Finance Department regarding two budget carryovers from CY 2023 to CY 2024 in the amounts of \$25,314.32 and \$53,858.83 in the ARPA Fund (248) and the General Fund (101).
Date: February 26, 2024

Introduction and Background Information:

The Finance Department is requesting two budget carryovers from CY 2023. The first is in the amount of \$25,314.32 in the ARPA Fund (248) and the second is in the amount of \$53,858.83 in the General Fund (101). The budget carryovers are outlined in the attached memo.

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 adjustments increasing the ARPA project budget in the ARPA Fund (248) and the General Fund (101) in the amounts of \$25,314.32 and \$53,858.83 for CY 2024.

Submitted by: Jessica Sager, Finance Manager

Approved by:

**MEMORANDUM
FINANCE DEPARTMENT**

TO: Todd Thompson, City Manager
SUBJECT: Adjustment to the CY 2024 Budget

Number: 009-24
Date: 02/15/2024

The Finance Department is requesting two budget carryovers from CY 2023.

The first is in the amount of \$25,314.32 for the MLK West End Revitalization. The requested budget adjustment is for the expenditure accounts outlined below. A total of \$100,000.00 was budgeted in CY 2023 with \$33,841.00 of this amount included in the CY 2024. The amounts below are what remains to be spent in the CY 2023 budget.

Account Number	Description	Type	Amount
248-356901-52101-8304662	Office Supplies	Expense	\$4,500.00
248-356901-52216-8304662	Food/Humans	Expense	\$1,000.00
248-356901-53112-8304662	Consultant Services	Expense	\$13,814.32
248-356901-53303-8304662	Mileage Reimbursement	Expense	\$1,000.00
248-356901-53503-8304662	Promotional Publication	Expense	\$5,000.00

The second is in the amount of \$53,858.83 for the Facade Program. The requested budget adjustment is for the expenditure account outlined below. A total of \$246,500.00 was budgeted in CY 2023 and this is the remaining amount left to be spent.

Account Number	Description	Type	Amount
101-312801-55105-0000297	Facade Improvement - ARPA	Expense	\$53,858.83

Recommendation: City Council approve the budget adjustment increasing the ARPA project budget in the ARPA Fund (248) and the General Fund (101) in the amounts of \$25,314.32 and \$53,858.83 for CY 2024.

Submitted by: Jessica Sager, Interim Finance Director/Finance Manager
Brian Smith, Budget & Grants Manager

Approved: Todd Thompson, City Manager

Memorandum



To: Rock Island City Council
From: Jessica Sager, Finance Manager
Subject: Report from the Finance Department requesting a budget carryover from CY 2023 for the Martin Luther King Center in the amount of \$111,033.60 in the MLK Activity Fund (901).
Date: February 26, 2024

Introduction and Background Information:

The Martin Luther King Center is requesting a budget carryover from CY 2023 in the amount of \$111,033.60 in the MLK Activity Fund (901). The requested budget adjustment is for the expenditure accounts outlined in the memos attached.

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 MLK Activity Fund (901) expense budget by \$111,033.60 for CY 2024.

Submitted by: Jessica Sager, Finance Manager

Approved by:

**MEMORANDUM
FINANCE DEPARTMENT**

TO: Todd Thompson, City Manager
SUBJECT: Adjustment to the CY 2024 Budget

Number: 010-24
Date: 02/26/2024

The Martin Luther King Center is requesting a budget carryover from CY 2023 in the amount of \$111,033.60 to the MLK Activity Fund (901). The requested budget adjustment is for the expenditure accounts outlined below. A total of \$285,087.50 was budgeted in CY 2023 and this is the remaining amount left to be spent.

Account Number	Description	Type	Amount
901-356941-56202-6391000	Building Expansion – STEAM Lab	Expense	\$38,086.35
901-356911-52212-0000041	Consultant Services	Expense	\$52,947.25
901-356911-52212-5386000	Supplies	Expense	\$17,000.00
901-356921-53112-5386000	Consultant Services	Expense	\$20,000.00

Recommendation: City Council approve the budget adjustment increasing the MLK Activity Fund (901) expense budget by \$111,033.60 for CY 2024.

Submitted by: Jessica Sager, Interim Finance Director/Finance Manager
Brian Smith, Budget & Grants Manager

Approved: Todd Thompson, City Manager



Memorandum Martin Luther King Center

To: Jessica Sager, Interim Finance Director
Subject: Carry over funds - MLK Department
Date: February 8, 2024

The MLK Department is requesting a budget carryover from CY 2023 in the amount of \$111,033.60. The requested budget adjustment is for the expenditure accounts outlined below. A total of \$285,087.50 was budgeted in CY 2023 and this is the remaining amount left to be spent.

Acct Number	Description	Budget	Actual	Remain
901-356941-56202-6391000	Buildings-Expansion - STEAM Lab	\$100,000.00	\$61,913.65	\$38,086.35
901-356911-52212-0000041	Consultant Services	\$165,087.50	\$112,140.25	\$52,947.25
901-356911-52212-5386000	Supplies	\$17,000.00	\$0.00	\$17,000.00
901-356921-53112-5386000	Consultant Services	\$3,000.00	\$0.00	\$3,000.00
TOTAL		\$285,087.50	\$174,053.90	\$111,033.60

Submitted by: Jerry Jones, MLK Center Director

Memorandum



To: Rock Island City Council
From: Jessica Sager, Finance Manager
Subject: Report from the Finance Department requesting a budget carryover from CY 2023 to the Community/Economic Development Fund (207) in the amount of \$19,816.44.
Date: February 26, 2024

Introduction and Background Information:

The Community and Economic Development Department is requesting a budget carryover from CY 2023 to the Community/Economic Development Fund (207) in the amount of \$19,816.44. The department received a grant from DCEO for the Quad Cities Regional Film Office and the State of Illinois has issued an extension for the grant fund expenditures through June 2024. A total of \$54,999.70 was budgeted in CY 2023 and the amount outlined in the attached memo is the remaining amount left to be spent.

Previous Council Action (if any):

Budget Impact:

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

Council Goal (if applicable):

Recommendation:

City Council approve the budget adjustment increasing the Community/Economic Development Fund (207) expense budget by \$19,816.44 for CY 2024.

Submitted by: Jessica Sager, Finance Manager

Approved by:

**MEMORANDUM
FINANCE DEPARTMENT**

TO: Todd Thompson, City Manager
SUBJECT: Adjustment to the CY 2024 Budget

Number: 011-24
Date: 02/26/2024

The Community and Economic Development Department is requesting a budget carryover from CY 2023 to the Community/Economic Development Fund (207) in the amount of \$19,816.44. The department received a grant from DCEO for the Quad Cities Regional Film Office and the State of Illinois has issued an extension for the grant fund expenditures through June 2024. A total of \$54,999.70 was budgeted in CY 2023 and the amount below is the remaining amount left to be spent.

Account Number	Description	Type	Amount
207-312801-53112-0000629	Consultant Services – Film Office Grant	Expense	\$19,816.44

Recommendation: City Council approve the budget adjustment increasing the Community/Economic Development Fund (207) expense budget by \$19,816.44 for CY 2024.

Submitted by: Jessica Sager, Interim Finance Director/Finance Manager

Approved: Todd Thompson, City Manager

Memorandum**Community and Economic Development Department**

To: Jessica Sager, Finance Manager & Interim Finance Director

Subject: Film Office Budget Adjustment

Date: February 16, 2024



This budget adjustment is to bring forward Grant money from CY23. DCEO issued a grant funding the Quad Cities Regional Film Office efforts. The State of Illinois has issued an extension to allow the expenditure of CY23 funds through June of 2024.

A budget adjustment is needed to expand these funds. The CED Department requests said budget adjustment increasing the expenses in Fund 207 by \$19,816.44 to cover the remaining balance available from this grant award.

Account:

Fund:	207	Community/Economic Development
Department:	312	Economic Development
Cost Center:	801	General Development
Object Code:	53112	Architectural Services
Project Code:	0000629	Film Office Grant

Recommendation:

The Community and Economic Development Department recommends that Council approves the budget adjustment increasing the expenses in Fund 207 by \$19,816.44

Submitted by: Melissa Holderfield, Administrative Secretary
Tarah Sipes, Economic Development Manager
Miles Brainard, Community & Economic Development Director

Memorandum



To: Rock Island City Council
From: Jessica Sager, Finance Manager
Subject: Report from the Finance Department requesting a budget carryover from CY 2023 to the TIF #1 Downtown Fund (201) in the amount of \$1,252,852.52.

Motion: Motion whether or not to approve budget carryover items a through d as recommended.

RC Roll Call vote is needed.

Date: February 26, 2024

Introduction and Background Information:

The Community and Economic Development Department is requesting a budget carryover from CY 2023 to the TIF #1 Downtown Fund (201) in the amount of \$1,252,852.52. This is the remaining amount left to be spent in the CY 2023 budget.

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 TIF #1 Downtown Fund (201) expense budget by \$1,252,852.52 for CY 2024.

Submitted by: Jessica Sager, Finance Manager

Approved by:

**MEMORANDUM
FINANCE DEPARTMENT**

TO: Todd Thompson, City Manager
SUBJECT: Adjustment to the CY 2024 Budget

Number: 012-24
Date: 02/26/2024

The Community and Economic Development Department is requesting a budget carryover from CY 2023 to the TIF #1 Downtown Fund (201) in the amount of \$1,252,852.52. This is the remaining amount left to be spent in the CY 2023 budget.

Account Number	Description	Type	Amount
201-312641-53102-0000000	Engineering Services – DT PRJ	Expense	\$1,252,852.52

Recommendation: City Council approve the budget adjustment increasing the TIF #1 Downtown Fund (201) expense budget by \$1,252,852.52 for CY 2024.

Submitted by: Jessica Sager, Interim Finance Director/Finance Manager

Approved: Todd Thompson, City Manager

Memorandum**Community and Economic Development Department**

To: Jessica Sager, Finance Manager, Interim Finance Director

Subject: Budget Adjustment

Date: February 16, 2024



Funds from the Downtown TIF were allocated to support the downtown infrastructure project. \$1,303,837.51 was transferred to account 201-312641-53102-0000000 in September of 2023. The remaining balance of the fund needs to be brought forward in to 2024 since it was not spent down in 2023.

Staff requests to bring the remaining balance of account 201-312641-53102-0000000 be moved from CY 2023 to CY 2024.

Account:

Fund:	201	TIF #1 Downtown
Department:	312	Economic Development
Cost Center:	641	
Object Code:	53102	Engineering Services
Project Code:	0000	

Submitted by: Melissa Holderfield, Administrative Secretary
Tarrah Sipes, Economic Development Manager
Miles Brainard, Community & Economic Development Director

Memorandum



To: Rock Island City Council

From: Kathryn Douglass, GIS Specialist, Tanner Osing, Miles Brainard, Director

Subject: Report from the Community & Economic Development Department regarding updates to the City's Community Garden Program Policy.

Motion: Motion whether or not to approve the program policy.

RC Roll Call vote is needed.

Date: February 26, 2024

Introduction and Background Information:

The City has leased vacant land to gardeners dating back to the early 2000s. In 2019, the City Council approved a Community Garden Program Policy that set basic guidelines to operate the program and provided maintenance requirements for participants. This program continues to be a highly successful and popular amenity offered by the City thanks in part to this policy. However, staff believe that some housekeeping updates to the current policy are now necessary to provide stronger language on garden upkeep and also reduce some administrative work. The proposed changes to the program policy are summarized in the following list.

- Provide a consistent leasing fee of \$100 for all garden lots rather than a fee based on the size of the lot. Most gardens are of similar size, so the current price difference is unnecessary.
- Remove the \$20 deposit fee that was established to promote end-of-season garden clean-up and instead make gardeners ineligible for the program the following year if their garden sites are not cleared.
- Include activities that are already occurring, such as the City providing a full water tank at the beginning of the year and charging program participants \$50 per refill.
- Eliminate language regarding multi-bed garden parcels. That leasing option has not been used, and it's unlikely to happen in the foreseeable future given the demand and available parcels.

Overall, staff believe that the proposed updates will ultimately lead to a stronger, more efficient program. The primary goal is to ensure gardens are well-maintained and an asset to the neighborhoods where they are located. Staff remain diligent in communicating maintenance expectations with gardeners and addressing any issues that may arise.

Lastly, staff is also working on an urban agriculture ordinance that will address maintenance of private gardens among other agricultural activities in the City. This ordinance is expected to

come before the City Council in late Spring 2024.

Previous Council Action (if any):

- The City Council approved a Community Garden Program Policy in 2019.

Budget Impact:

n/a

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

n/a

Council Goal (if applicable):

Goal #4: Placemaking; Objective #2: Provide support that improves quality of life in disadvantaged neighborhoods.

Recommendation:

The Community & Economic Development Department recommends that the City Council approve the updated Community Garden Program Policy.

Submitted by: Tanner Osing

Approved by:

Rock Island Community Garden Program Policy

As Approved by City Council on March 11, 2019

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1. **Purpose.** The purpose of the Rock Island Community Garden Program is to manage City-owned parcels designated as community gardens so as to ensure their productive use and provide a benefit to the community.
2. **Designation as Gardens.** Staff shall periodically review City-owned parcels and make a recommendation to the City Council as to which should be garden sites. Designation of said parcels as gardens sites shall be made by the City Council.

~~3. **Types of Garden Parcels.** There are two types of garden parcels: whole and multi-bed.~~

~~a.3. **Whole.** Whole garden parcels are leased by a single program participant at a cost, determined by area. A deposit fee is also collected. No amenities are provided by the City to program participants leasing these parcels with the exception of one (1) water tank.-~~

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- i. **Water.** ~~When provided by the City, water~~Water shall be used responsibly and in such a manner as to remain on site and avoid soil erosion. The City shall provide one (1) full water tank for use on the garden parcel. The program participant may contact the City to refill the tank. Refills shall cost \$50.
- ii. **Mowing.** Any portion of the parcel which is not under cultivation shall be covered in mowed grass as prescribed for residential property in the City of Rock Island Municipal Code. This shall include grass in the abutting right-of-way.
- iii. **Compost Piles.** Compost piles on the parcel shall be well maintained and shall not contain non-compostable materials. No compost pile shall be within five feet of the garden parcel boundary.
- iv. **Burning.** Fires for disposal of plant material, cooking, or any other use are prohibited on the garden parcel.
- v. **Personal Property.** The City is not responsible for any lost or stolen personal property.
- vi. **Sheds.** Tool storage sheds are prohibited.
- vii. **Season-Extending Structures.** Greenhouses, hoop houses, cold frames, and other similar structures are prohibited.
- viii. **Animals.** No animals may be kept on the garden parcel including chickens.
- ix. **Set Back.** No vegetation exceeding three feet in height may be planted within five feet of the parcel boundary. Vegetation within five feet of the parcel boundary must not obstruct sidewalks in any way.
- x. **Hours of Operation.** Program participants may only work on their garden parcels between dawn and dusk.

~~b. **Multi-Bed.** Multi-bed garden parcels are subdivided into smaller raised beds or sections serving a larger number of participants. Each section or raised bed, also called a plot, is leased by a qualified applicant at a cost~~

determined by area. A deposit fee is also collected. Limited amenities may be provided by the City to program participants leasing plots on these parcels.

- i. ~~**Water.** When provided by the City, water shall be used responsibility and in such a manner as to remain on site and avoid soil erosion.~~
- ii. ~~**Compost Piles.** When provided by the City, compost piles shall be turned over by a program participant whenever they contribute to the pile and shall not contain non-compostable materials. The compost contained in the pile is for use in all plots on the parcel.~~
- iii. ~~**Burning.** Fires for disposal of plant material, cooking, or any other use are prohibited on the garden parcel. Limited use of a barbecue grill may be allowed for special events but requires written Staff approval.~~
- iv. ~~**Personal Property.** The City is not responsible for any lost or stolen personal property.~~
- v. ~~**Sheds.** Tool storage sheds, when provided by the City, shall have a padlock and the program participants on the parcel shall be given the padlock code so that they may use the shed. They are prohibited from sharing the code.~~
- vi. ~~**Season-Extending Structures.** Greenhouses, hoop houses, cold frames and other similar structures are prohibited.~~
- vii. ~~**Animals.** No animals may be kept on the garden parcel including chickens.~~
- viii. ~~**Hours of Operation.** Program participants may only work on their garden plot between dawn and dusk.~~

4. ~~**Amenities.** Plots on multi-bed garden parcels may be afforded amenities by the City which include but are not limited to water, tool storage, and on-site composting. Funding for such amenities may not always be available.~~

5.4. ~~**Eligibility.** Participation in the program is limited to citizens of the City of Rock Island. Residency will be confirmed by an Illinois identification card and/or a current City utility bill. Qualified applicants shall be those who are in good standing with the City. This shall mean that they have not violated any City ordinances, have not been the cause of nuisances, and are current on all utility payments.~~

6.5. ~~**Pricing.** Whole parcels that are ten thousand (10,000) square feet or more shall have a leasing fee of seventy dollars (\$70). Whole parcels that are fewer than ten thousand (10,000) square feet shall have a leasing fee of fifty dollars (\$50). On multi-bed garden parcels, the following leasing fees shall apply: plots that are four hundred (400) square feet shall have a leasing fee of twenty-five dollars (\$25), plots that are two hundred (200) square feet shall have a leasing fee of twenty dollars (\$20), and plots that are one hundred (100) square feet shall have a leasing fee of fifteen dollars (\$15). All whole parcels and all plots on multi-bed parcels shall also require a deposit of twenty dollars (\$20). All garden parcels shall have a leasing fee of one hundred dollars (\$100).~~

~~7-6.~~ **Community Benefit Refund.** A program participant may apply for a full refund of their leasing fee if they are able to demonstrate that they donated at least half of their harvest to a non-profit organization, food pantry, or similar entity that benefits the community by reducing hunger and food insecurity among low to moderate income citizens. The application for the refund shall be made available by Staff starting on November 1 and must be returned no later than November 30. Should the application be accepted, the refund will be made in December.

~~8-7.~~ **Lease Term.** No community garden lease agreement term shall exceed one (1) year. All leases shall have a termination date of November 30.

~~9-8.~~ **Application Process.** ~~The City shall begin advertizing the program no later than February 15.~~ The period for accepting applications opens on March 1 and ends on April ~~30~~15. Applications will be available at City Hall and on the City website.

a. **Order of Preference.** Staff shall review applications and assign parcels or plots to applicants using the following order of preference: (1) returning gardeners who want the same parcel or plot as the previous year, (2) returning gardeners who want a different parcel or plot than the previous year, (3) new gardeners applying for the first time, (4) returning gardeners who have received a written warning in the previous year without forfeiture. Applicants who forfeited their parcels or plots in the previous year will not be eligible to participate in the program in the following year.

b. **Orientation Meeting.** Final approval of applications is contingent upon applicants attending an orientation meeting scheduled to take place between ~~May 1 and May 15~~April 15 and April 30. The orientation meeting will detail the program's policies and procedures. Those applicants who do not attend the orientation meeting will need to meet with ~~s~~Staff before they can have final approval of their application.

c. **Payment.** After attending an orientation meeting, applicants will need to pay ~~both the required deposit and the~~ leasing fee in full to the City. After their payment is processed, they may begin cultivating their parcel or plot.

~~d. **Deposit.** Deposits shall be returned to program participants, assuming they have not been retained for lack of compliance, in December.~~

~~10-9.~~ **Substantial Planting Deadline.** Program participants must have at least half of their parcel or plot under noticeable cultivation no later than May 31. Staff may, at their discretion, extend this deadline if inclement weather negatively affects planting conditions. Staff shall notify program participants if the deadline is adjusted.

~~11-10.~~ **Prohibited Plantings.** Any plant species designated as noxious or invasive in the Illinois Administrative Code, by the Illinois Department of Natural Resources, or in the City of Rock Island Municipal Code is prohibited on garden parcels. Shrubs, trees, perennial vines, and other woody perennials are also prohibited.

~~12-11.~~ **Poor Maintenance.** During the growing season, poor maintenance of parcels and plots shall include, but not be limited to, the following: less than one half of the parcel or plot is under noticeable cultivation; plants which are noxious, invasive, or prohibited are numerous; nuisance weeds and/or grass are present;

activities are adversely affecting neighboring parcels or plots in the form of erosion, water run-off, encroaching vegetation, or some other form of inappropriate modification; prohibited practices, including the use of unapproved chemicals, take place; produce is not being regularly collected and is left to rot in place.

~~13.~~12. **Poor Maintenance Resolution Process.** If ~~s~~Staff determines that there is an instance of poor maintenance, the following steps shall be taken.

- a. Staff shall send a written notice to the relevant participant stating that there is inadequate maintenance of the parcel ~~or plot~~. The letter shall direct the participant to remedy the situation within fourteen (14) days ~~or they will not be reimbursed their deposit.~~
- b. Should the participant fail to remedy the situation within fourteen (14) days, they shall be sent a second written notice stating that ~~they will not be receiving their deposit back and that~~ they have seven (7) days to remedy the situation before they forfeit their parcel ~~or plot and become ineligible to participate in the program the following year.~~
- c. At the end of the third week, should the situation remain unimproved, a written notice shall be sent to the participant explaining that they have forfeited their parcel or ~~plot and~~ plot and have seven (7) days from the date of said letter to remove their plantings and any other property from the site. After the seven (7) days have passed, the plantings and other property left on the site will become the property of the City. ~~The participant will not be eligible to participate in the program the following year.~~

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~~14.~~13. **Forfeiture.** In the event a parcel ~~or plot~~ is forfeited by a program participant either through poor maintenance or voluntarily, ~~s~~Staff shall take the following actions.

- a. Should forfeiture occur prior to July 15, the parcel ~~or plot~~ shall be made available to any applicant at its regular price.
- b. Should forfeiture occur on or after July 15, the parcel ~~or plot~~ shall be made available to any applicant at half of its regular price.
- c. Should forfeiture occur on or after October 1, the parcel or plot shall not be made available for leasing during the remainder of the season.
- d. Program participants who forfeit their parcels or plots must remove their plantings and any accessory items, including but not limited to trellises and cages, by a deadline established by ~~s~~Staff. If they do not, they relinquish ownership of said plantings and items to the City. Staff may allow a program participant who leases a previously forfeited parcel ~~or plot~~ to take ownership of said plantings and accessory items.

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~~15.~~14. **Prohibited Substances.** No synthetic chemicals including herbicides, pesticides, or fertilizers may be applied to parcels or plots. No organic substance producing a prolonged noxious odor may be applied.

~~16.~~15. **Substantial Clearance Deadline.** Program participants must have their parcel or plot cleared of plantings and other items no later than November 30. The parcel must be returned to a level state by the program participant that will allow the City to seed the parcel with grass if necessary or desired. If a program

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~~participant does not meet the substantial clearance deadline, the participant will be ineligible to participate in the program the following year.~~ Staff may, at their discretion, extend this deadline if inclement weather negatively affects the ability of program participants to clear their parcel or plot. Staff shall notify program participants if the deadline is adjusted.

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~~17.~~16. **Data Collection.** Program participants shall report the estimated amount of food they grew in their gardens no later than the Substantial Clearance Deadline. Reporting shall be completed in a manner developed by ~~s~~Staff and shall include both plant varieties and quantities. ~~If data is not reported for a parcel or plot, the associated participant shall not be refunded their deposit.~~ The data collected shall be made available to the public and used to improve the program.

~~18.~~17. **Fences and Signs.** Materials including, but not limited to, signs and fences used to demarcate or identify parcels and plots must be kept in place by program participants. Removal or damage to such materials may be considered poor maintenance.

~~19.~~18. **Subletting.** No parcel or plot may be sublet. Violation of this provision will result in immediate forfeiture.

~~20.~~19. **Partnering with Community Organizations.** Staff may enter into a partnership with one or more community organizations to provide additional services and resources to program participants. Such organizations must be in good standing with the City. This shall mean that they have not violated any City ordinances, have not been the cause of nuisances, and are current on all required payments to the City. The nature of any partnership shall be detailed in a memorandum of understanding that clearly identifies the roles and responsibilities of each party as they relate to the Rock Island Community Garden Program.

Rock Island Community Garden Program Policy

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2. **Designation as Gardens.** Staff shall periodically review City-owned parcels and make a recommendation to the City Council as to which should be garden sites. Designation of said parcels as gardens sites shall be made by the City Council.
3. **Garden Parcels.** Whole garden parcels are leased by a single program participant at a cost. No amenities are provided by the City to program participants leasing these parcels with the exception of one (1) water tank.
 - i. **Water.** Water shall be used responsibly and in such a manner as to remain on site and avoid soil erosion. The City shall provide one (1) full water tank for use on the garden parcel. The program participant may contact the City to refill the tank. Refills shall cost \$50.
 - ii. **Mowing.** Any portion of the parcel which is not under cultivation shall be covered in mowed grass as prescribed for residential property in the City of Rock Island Municipal Code. This shall include grass in the abutting right-of-way.
 - iii. **Compost Piles.** Compost piles on the parcel shall be well maintained and shall not contain non-compostable materials. No compost pile shall be within five feet of the garden parcel boundary.
 - iv. **Burning.** Fires for disposal of plant material, cooking, or any other use are prohibited on the garden parcel.
 - v. **Personal Property.** The City is not responsible for any lost or stolen personal property.
 - vi. **Sheds.** Tool storage sheds are prohibited.
 - vii. **Season-Extending Structures.** Greenhouses, hoop houses, cold frames, and other similar structures are prohibited.
 - viii. **Animals.** No animals may be kept on the garden parcel including chickens.
 - ix. **Set Back.** No vegetation exceeding three feet in height may be planted within five feet of the parcel boundary. Vegetation within five feet of the parcel boundary must not obstruct sidewalks in any way.
 - x. **Hours of Operation.** Program participants may only work on their garden parcels between dawn and dusk.
4. **Eligibility.** Participation in the program is limited to citizens of the City of Rock Island. Residency will be confirmed by an Illinois identification card and/or a current City utility bill. Qualified applicants shall be those who are in good standing with the City. This shall mean that they have not violated any City ordinances, have not been the cause of nuisances, and are current on all utility payments.

5. **Pricing.** All garden parcels shall have a leasing fee of one hundred dollars (\$100).
6. **Community Benefit Refund.** A program participant may apply for a full refund of their leasing fee if they are able to demonstrate that they donated at least half of their harvest to a non-profit organization, food pantry, or similar entity that benefits the community by reducing hunger and food insecurity among low to moderate income citizens. The application for the refund shall be made available by Staff starting on November 1 and must be returned no later than November 30. Should the application be accepted, the refund will be made in December.
7. **Lease Term.** No community garden lease agreement term shall exceed one (1) year. All leases shall have a termination date of November 30.
8. **Application Process.** The period for accepting applications opens on March 1 and ends on April 15. Applications will be available at City Hall and on the City website.
 - a. **Order of Preference.** Staff shall review applications and assign parcels or plots to applicants using the following order of preference: (1) returning gardeners who want the same parcel or plot as the previous year, (2) returning gardeners who want a different parcel or plot than the previous year, (3) new gardeners applying for the first time, (4) returning gardeners who have received a written warning in the previous year without forfeiture. Applicants who forfeited their parcels or plots in the previous year will not be eligible to participate in the program in the following year.
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 - c. **Payment.** After attending an orientation meeting, applicants will need to pay the leasing fee in full to the City. After their payment is processed, they may begin cultivating their parcel or plot.
9. **Substantial Planting Deadline.** Program participants must have at least half of their parcel or plot under noticeable cultivation no later than May 31. Staff may, at their discretion, extend this deadline if inclement weather negatively affects planting conditions. Staff shall notify program participants if the deadline is adjusted.
10. **Prohibited Plantings.** Any plant species designated as noxious or invasive in the Illinois Administrative Code, by the Illinois Department of Natural Resources, or in the City of Rock Island Municipal Code is prohibited on garden parcels. Shrubs, trees, perennial vines, and other woody perennials are also prohibited.
11. **Poor Maintenance.** During the growing season, poor maintenance of parcels and plots shall include, but not be limited to, the following: less than one half of the parcel or plot is under noticeable cultivation; plants which are noxious, invasive, or prohibited are numerous; nuisance weeds and/or grass are present; activities are adversely affecting neighboring parcels or plots in the form of erosion, water run-off, encroaching vegetation, or some other form of

inappropriate modification; prohibited practices, including the use of unapproved chemicals, take place; produce is not being regularly collected and is left to rot in place.

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 - c. At the end of the third week, should the situation remain unimproved, a written notice shall be sent to the participant explaining that they have forfeited their parcel or plot and have seven (7) days from the date of said letter to remove their plantings and any other property from the site. After the seven (7) days have passed, the plantings and other property left on the site will become the property of the City.
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14. **Prohibited Substances.** No synthetic chemicals including herbicides, pesticides, or fertilizers may be applied to parcels or plots. No organic substance producing a prolonged noxious odor may be applied.
15. **Substantial Clearance Deadline.** Program participants must have their parcel or plot cleared of plantings and other items no later than November 30. The parcel must be returned to a level state by the program participant that will allow the City to seed the parcel with grass if necessary or desired. If a program participant does not meet the substantial clearance deadline, the participant will be ineligible to participate in the program the following year. Staff may, at their discretion, extend this deadline if inclement weather negatively affects the ability of program participants to clear their parcel or plot. Staff shall notify program participants if the deadline is adjusted.
16. **Data Collection.** Program participants shall report the estimated amount of food they grew in their gardens no later than the Substantial Clearance Deadline.

Reporting shall be completed in a manner developed by staff and shall include both plant varieties and quantities. The data collected shall be made available to the public and used to improve the program.

17. **Fences and Signs.** Materials including, but not limited to, signs and fences used to demarcate or identify parcels and plots must be kept in place by program participants. Removal or damage to such materials may be considered poor maintenance.
18. **Subletting.** No parcel or plot may be sublet. Violation of this provision will result in immediate forfeiture.
19. **Partnering with Community Organizations.** Staff may enter into a partnership with one or more community organizations to provide additional services and resources to program participants. Such organizations must be in good standing with the City. This shall mean that they have not violated any City ordinances, have not been the cause of nuisances, and are current on all required payments to the City. The nature of any partnership shall be detailed in a memorandum of understanding that clearly identifies the roles and responsibilities of each party as they relate to the Rock Island Community Garden Program.

Memorandum

To: Rock Island City Council

From:

Subject: Report from the Community & Economic Development Department regarding changes to the locations of the Community Garden Sites for the 2024 season.



Motion: Motion whether or not to approve the changes to the locations of the Community Garden Sites.

RC Roll Call vote is needed.

Date: February 26, 2024

Introduction and Background Information:

The Community Garden Program continues to be a highly successful amenity offered by the City to residents. In the 2023 season, there were twenty-five (25) sites under cultivation over about four and a half acres of otherwise vacant City-owned land. This program not only provides participants with the opportunity to grow fresh food but also helps the City to reduce costs in the management of its vacant land.

Each year, staff review the status of City-owned properties enrolled in the Community Garden Program. Two (2) properties enrolled in the program are in the process of being sold. Additionally, one new property added last year is proposed to be changed due to some site suitability challenges. Staff recommend replacing the properties with three (3) other City-owned vacant lots. This will keep the overall number of sites in the program the same as before. The following table lists the 2023 garden lots being removed and the recommended replacement lots for 2024. A map showing the garden lot locations is also attached.

2023 Removed Garden Lots	2024 Replacement Garden Lots	Location on Map
1129 10 th Avenue	814 12 th Street	Site 14
624 7 th Street	509 6 th Street	Site 15
916 7 th Street	917 11 th Street	Site 19

Per the program policies, this change requires the approval of the City Council. Staff believe this change will help to maintain the appropriate number of sites for the program and continue to reduce land maintenance costs for the City.

Previous Council Action (if any):

- The City Council approved changes in garden lot locations in 2022 and 2023.

Budget Impact:

- The changes in the garden lot locations will keep the number of sites at twenty-five (25), which will continue to help the City reduce costs to maintain vacant land.

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

Council Goal (if applicable):

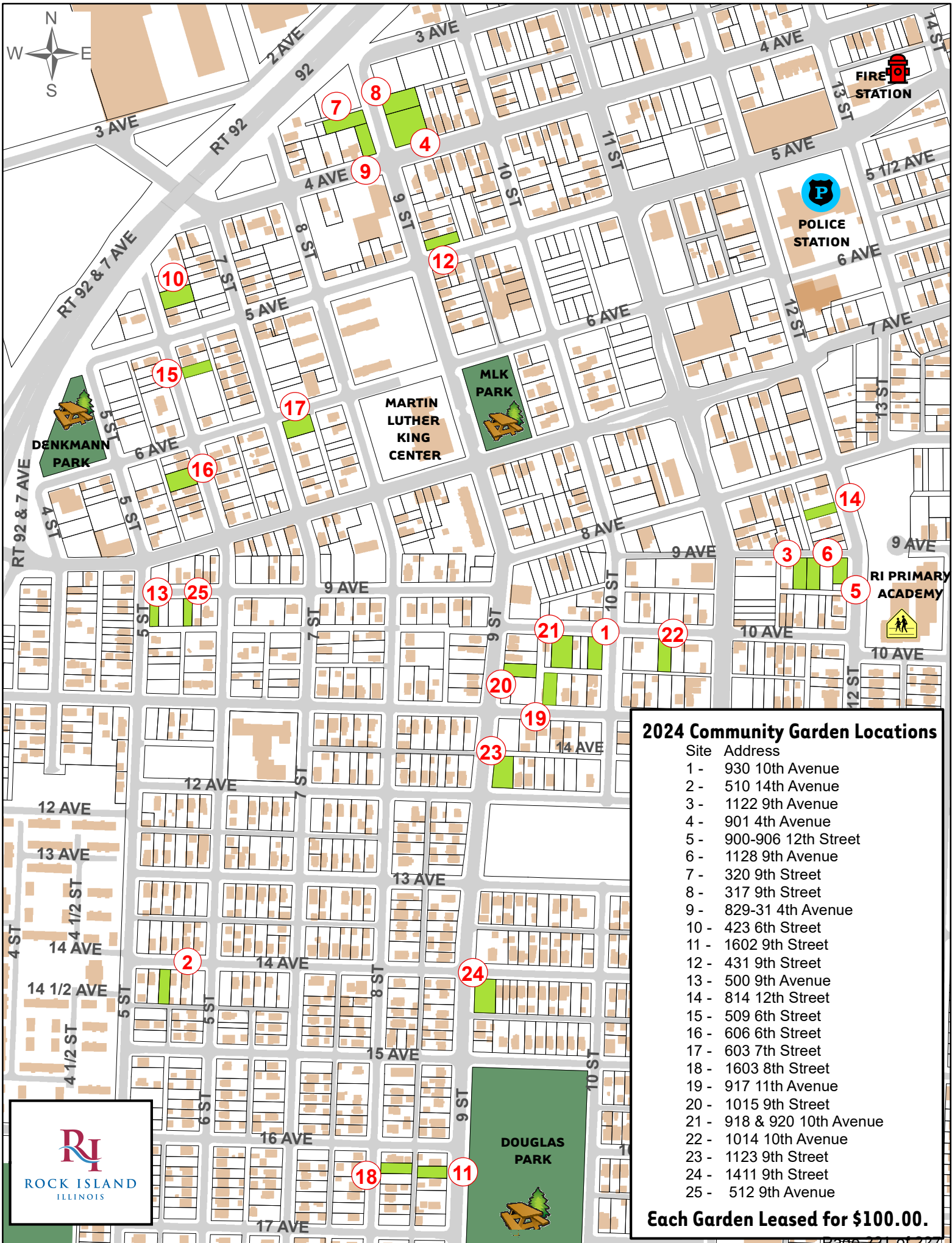
Goal #4: Placemaking; Objective #2: Provide support that improves the quality of life in disadvantaged neighborhoods.

Recommendation:

The Community & Economic Development Department recommends that the City Council approve the changes to the locations of Community Garden sites for the 2024 season.

Submitted by: Tanner Osing

Approved by:



2024 Community Garden Locations

Site	Address
1 -	930 10th Avenue
2 -	510 14th Avenue
3 -	1122 9th Avenue
4 -	901 4th Avenue
5 -	900-906 12th Street
6 -	1128 9th Avenue
7 -	320 9th Street
8 -	317 9th Street
9 -	829-31 4th Avenue
10 -	423 6th Street
11 -	1602 9th Street
12 -	431 9th Street
13 -	500 9th Avenue
14 -	814 12th Street
15 -	509 6th Street
16 -	606 6th Street
17 -	603 7th Street
18 -	1603 8th Street
19 -	917 11th Avenue
20 -	1015 9th Street
21 -	918 & 920 10th Avenue
22 -	1014 10th Avenue
23 -	1123 9th Street
24 -	1411 9th Street
25 -	512 9th Avenue

Each Garden Leased for \$100.00.

Memorandum



To: Rock Island City Council
From: Tanner Osing, Miles Brainard, Director
Subject: Report from the Community & Economic Development Department regarding a final plat for the Thermo King Subvision.

Motion: Motion whether or not to approve the final plat subject to minor technical corrections.

RC Roll Call vote is needed.

Date: February 26, 2024

Introduction and Background Information:

The attached Thermo King Subdivision Plat is a two lot minor subdivision located on the southern portion of 3900 81st Avenue West, and zoned I-2 (heavy industrial) district. Currently, the north portion of the property is developed and used by Thermo King while the south portion is undeveloped and leased as farmland. The owner intends to subdivide the two lots from the main parcel in order to create two developable sites that can be sold.

Lots 1 and 2 will have areas of 2.38 acres and 2.21 acres respectively. Staff believe both lots are attractive sizes for industrial development. Road access to the sites would be provided via 85th Avenue West due to traffic control constraints on IL-92. Lot 2 includes a private drainage easement for stormwater. The subdivision is served by an existing City street with water, sewer, and stormwater utilities nearby. No other public improvements are included with the subdivision. The City Engineer has no objections to the final plat.

While the owner has no current plans for the properties, he has expressed interest in working with the City's economic development team to attract interest in the sites.

Previous Council Action (if any):

n/a

Budget Impact:

There is no immediate budget impact, but the subdivision will create two developable parcels that can be marketed to industries that will increase the City's tax base.

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

n/a

Council Goal (if applicable):

n/a

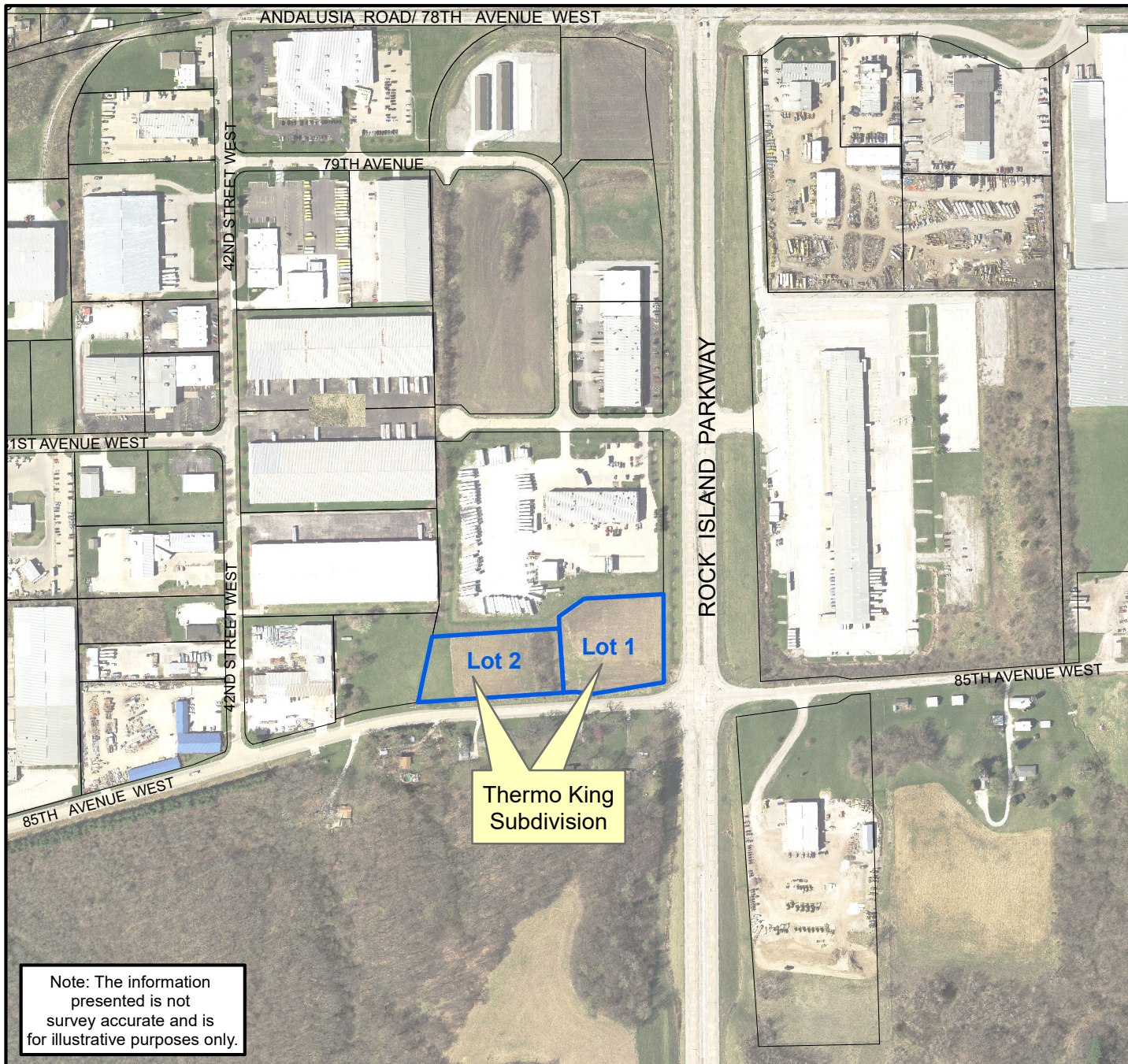
Recommendation:

The Community & Economic Development Department recommends that the City Council approve the final plat subject to minor technical corrections.

Submitted by: Tanner Osing

Approved by:

SUBDIVISION LOCATION MAP



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

SUBDIVISION LOCATION MAP

Thermo King Subdivision

Legend

-  Subject Property
-  Parcels



0 100 200 400 600 800 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Zoning Division



CURRENT ZONING
I-22 - HEAVY INDUSTRIAL
BUILDING HEIGHT - 75'

FRONT SETBACK - HEIGHT < 50' THEN 20'
HEIGHT > 50' THEN 40% OF BUILDING HEIGHT

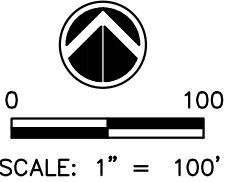
SIDE SETBACK - 15'

REAR SETBACK - HEIGHT < 50' THEN 20'
HEIGHT > 50' THEN 30'

FINAL PLAT OF
THERMO KING SUBDIVISION

PART OF LOT 5 OF CENTENNIAL INDUSTRIAL PARK
SUBDIVISION TO THE CITY OF ROCK ISLAND,
COUNTY OF ROCK ISLAND, STATE OF ILLINOIS

OWNER/SUBDIVIDER
THERMO KING QUAD CITIES, INC.
3900 81st AVENUE
ROCK ISLAND, IL 61201
CONTACT: JOHN DIETRICH



BEARINGS BASED ON ILLINOIS STATE
PLANE COORDINATE SYSTEM WEST
ZONE, NAD 83 (2011 ADJUSTMENT)

LEGEND

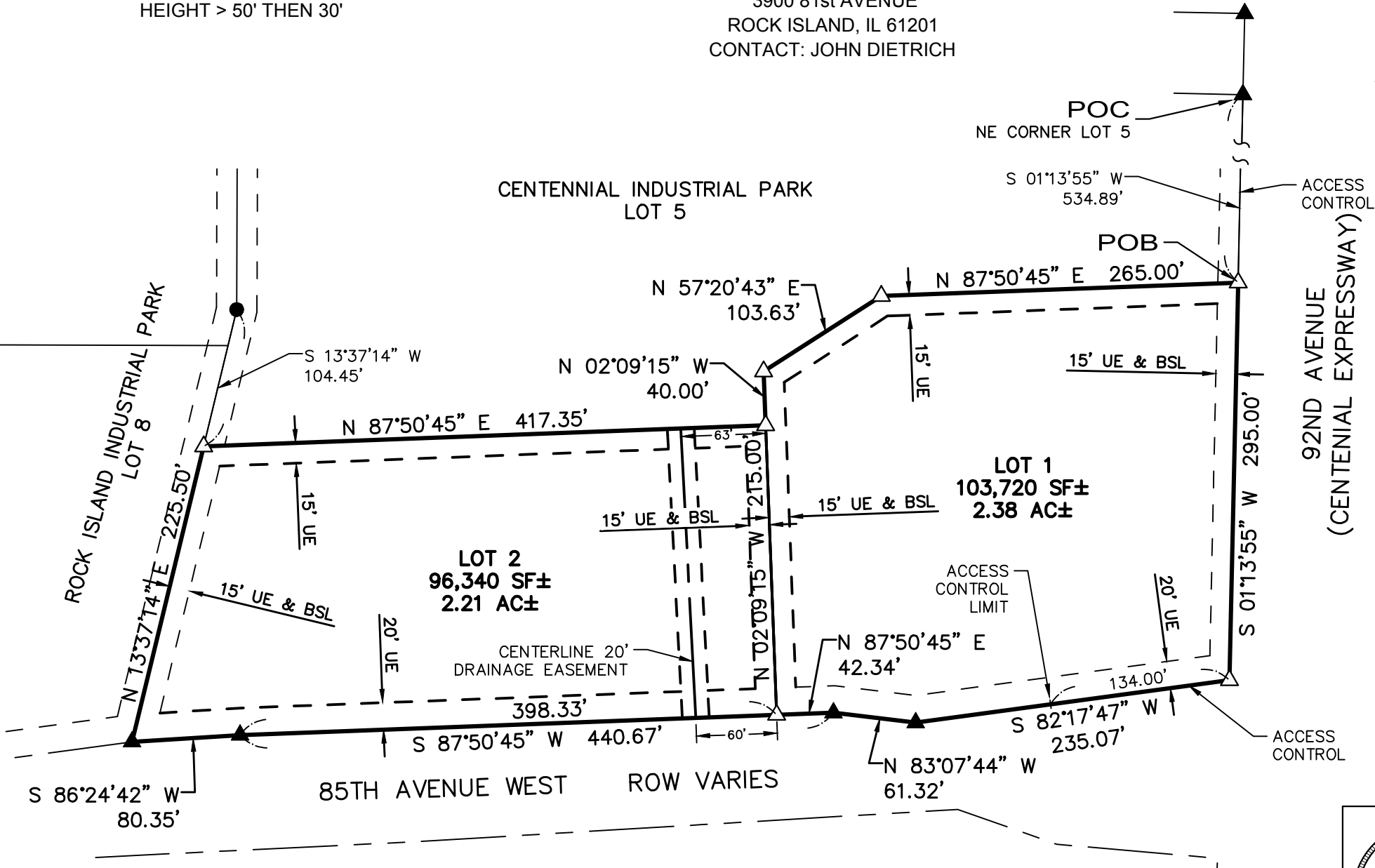
- SURVEY BOUNDARY
- PROPERTY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- R.O.W. LINE
- SETBACK LINE
- REBAR, FOUND
- REBAR WITH CAP FOUND
- 5/8" REBAR WITH CAP #35-3370, SET
- 1/2" SQ. PIN, FOUND
- MEASURED DIMENSION
- RECORDED DIMENSION

ROAD ACCESS

ROAD ACCESS IS RESTRICTED TO 85TH AVENUE WEST.
NO DIRECT ACCESS IS ALLOWED TO 92ND AVENUE

FLOOD HAZARD

ACCORDING TO FEMA FIRM PANEL 17161C0305F,
WITH AN EFFECTIVE DATE OF APRIL 5, 2010,
THIS PROPERTY IS NOT SUBJECT TO A SPECIAL
FLOOD HAZARD AREA.

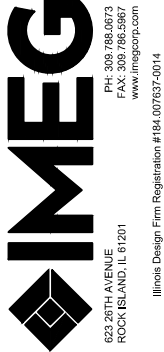


I hereby certify that this land surveying document was prepared and
the related survey work was performed by me or under my direct personal
supervision and that it conforms to the current Illinois Minimum Standards
for a boundary survey.

FOR REVIEW

Chad E. Johnson, PLS No. 35-3370
My license expires on November 30, 2024
No. of sheets covered by this seal: _____

Date



THERMO KING SUBDIVISION
ROCK ISLAND, IL
FINAL PLAT

IMEG Project No: 23003977.00
File Name: 23003977.00 Property.dwg
COPYRIGHT 2024 ALL RIGHTS RESERVED
Field Book No:
Drawn By: CEJ
Checked By: DAB
Date: 10/05/2023
C-1
Sheet 1 of 1

Memorandum



To: Rock Island City Council
From: Samantha Gange, City Clerk
Subject: Report from the Mayor's Office regarding the appointment of Kevin Maynard as Third Ward Alderperson through April, 2025.

Motion: Motion whether or not to approve the appointment as recommended.

RC Roll Call vote is needed.

Date: February 26, 2024

Introduction and Background Information:

Per 65 ILCS 5/3.1-10-50 (e), Appointment to fill alderperson or trustee vacancy. An appointment by the mayor or president or acting mayor or acting president, as the case may be, of a qualified person as described in Section 3.1-10-5 of this Code to fill a vacancy in the office of alderperson or trustee must be made within 60 days after the vacancy occurs. Once the appointment of the qualified person has been forwarded to the corporate authorities, the corporate authorities shall act upon the appointment within 30 days. If the appointment fails to receive the advice and consent of the corporate authorities within 30 days, the mayor or president or acting mayor or acting president shall appoint and forward to the corporate authorities a second qualified person as described in Section 3.1-10-5. Once the appointment of the second qualified person has been forwarded to the corporate authorities, the corporate authorities shall act upon the appointment within 30 days. If the appointment of the second qualified person also fails to receive the advice and consent of the corporate authorities, then the mayor or president or acting mayor or acting president, without the advice and consent of the corporate authorities, may make a temporary appointment from those persons who were appointed but whose appointments failed to receive the advice and consent of the corporate authorities. The person receiving the temporary appointment shall serve until an appointment has received the advice and consent and the appointee has qualified or until a person has been elected and has qualified, whichever first occurs.

Kevin Maynard holds a Master's in Business Administration and a Bachelor of Business in Accountancy from Western Illinois University. Residing in the Third Ward with his family, he currently serves as the Executive Director of Quad City Arts in downtown Rock Island. Prior to joining Quad City Arts, Mr. Maynard served as Executive Director of the Orpheum Theatre in Galesburg IL and chaired the Galesburg Tourism Council. Additionally, he is actively involved in various other professional and community roles. For example, Mr. Maynard is a board member of the Illinois Presenters Network, a member of the tourism master plan leadership team with Visit Quad Cities, serves on the advisory committee with the Quad Cities Community Foundation, and is host and producer of a podcast, among other notable endeavors.

Previous Council Action (if any):

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:

It is the recommendation of the Mayor that the City Council approve the appointment of Kevin Maynard as Third Ward Alderperson through April, 2025.

Submitted by: Samantha Gange, City Clerk

Approved by: