



City of Pekin

REGULAR CITY COUNCIL MEETING MONDAY, JUNE 10, 2024 5:30 PM

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

4.1. City Council - Regular Meeting - May 28, 2024 5:30 PM

5. Public Input

6. Consent Agenda

6.1. Accounts Payable To Be Paid Proof List thru May 10th 2024

6.2. Pekin Fire Department Monthly Incidents May 2024

6.3. Pekin Police Department Monthly Statistics- May 2024

6.4. Building Department Permit Report for May 2024

7. Public Hearing

7.1. Public Hearing on 2023 Consolidated Annual Performance Evaluation Report (CAPER)

8. New Business

8.1. Ordinance No. 4193-24/25 Approving Purchase of Property at 909 Court Street

8.2. Ordinance No. 4194-24/25 Approving and Authorizing The Sale of Real Property Located at 909 Court Street

8.3. Ordinance No. 4195-24/25 Amending Pekin City Code Chapters 3, 4, and 5 Regarding Fees and Charges for Activities in the Community Development Department and the Public Works Department

- 8.4. Ordinance No. 4196-24/25 Approving Easement Lease Agreement with Civic Digital Displays, LLC for the Property Located at 1610 Broadway Street
- 8.5. Ordinance No. 4197-24/25 Amending City Code Chapter 7 to Adopt a Self-Storage Unit Tax
- 8.6. Resolution No. 146-24/25 Approving Annual Contract with Magnet Forensics Software
- 8.7. Resolution No. 147-24/25 Awarding Bid for Contract to Complete the Demolition of Residential Structures at 107 Edds Avenue to Wayne Litwiller Excavating LLC
- 8.8. Resolution No. 148-24/25 Awarding Bid for Contract to Complete the Demolition of Residential Structures at 1214 Black Street to Wayne Litwiller Excavating LLC
- 8.9. Resolution No. 149-24/25 Awarding Bid for Contract to Complete the Demolition of Residential Structures at 327 Park Avenue with Wayne Litwiller Excavating LLC

9. Any Other Business To Come Before The Council

10. Executive Session 5 ILCS 120/2 (c)

11. Adjourn

**PROCEEDINGS OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON TUESDAY, MAY 28, 2024 AT 5:30 PM
MAYOR MARY J. BURRESS PRESIDING**

Pledge of Allegiance and Presentation of Flag to Marta Arrizn from Madrid, Spain

Mayor Burress acknowledged the presence of Marta Arrizn, a foreign exchange student from Madrid, Spain, and invited her to lead the Pledge of Allegiance.

Mayor Burress introduced Marta and praised her for her contributions during her year-long stay as a sophomore in Pekin. Mayor Burress presented her with several gifts, including a challenge coin, a city pin, and a signed city flag. Marta also received memorabilia celebrating Pekin's bicentennial from the Chamber of Commerce.

Coach Edgar Sandoval, the girls' soccer coach, commended Marta for her hard work and positive attitude, presenting her with a 2024 soccer jersey.

Coach Gus Cuomo, the assistant boys' soccer coach, shared how Marta inspired her peers and praised her resilience and spirit.

Mrs. Susan Hamilton, the high school Spanish teacher and department chair, praised Marta's academic excellence and seamless adaptation to Pekin life.

Call to Order

City Clerk, Ms. Sue McMillan, confirmed all Council Members were physically present.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Council Member	Present	5:30 PM
Karen Hohimer	City of Pekin	Council Member	Present	5:30 PM
Dave Nutter	City of Pekin	Mayor Pro Tem	Present	5:30 PM
Mary Burress	City of Pekin	Mayor	Present	5:30 PM
Lloyd Orrick	City of Pekin	Council Member	Present	5:30 PM
John P Abel	City of Pekin	Council Member	Present	5:30 PM
Chris Onken	City of Pekin	Council Member	Present	5:30 PM

Approve Agenda

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Lloyd Orrick
SECONDER:	Mayor Pro Tem Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

Councilmember Nutter pointed out that under the Consent Agenda 6.3 the Tazewell County Billing dates were incorrect on the agenda and it should read January thru April 2024.

Approval of Minutes

4.1. City Council - Regular Meeting - May 13, 2024 5:30 PM

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Lloyd Orrick
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

4.2. City Council - Regular Meeting - April 22, 2024 5:30 PM – Amended

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Lloyd Orrick
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

Public Input

No Public Input was received.

Consent Agenda

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Dave Nutter
SECONDER:	Council Member Lloyd Orrick
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

City Manager, Mr. John Dossey, corrected Councilmember Orrick stating that the Tazewell County

Billing was actually correct and was only billed three times a year. The Consent Agenda item would stay as is.

6.1. Accounts Payable To Be Paid Proof List thru April 26, 2024

6.2. Financial Reports April 2024

6.3. Tazewell County Animal Control Billing May 2024 to August 2024

Public Hearing

7.1. Draft 2024 Community Development Block Grant Annual Action Plan

The Mayor opened the public hearing for the Draft 2024 Community Development Block Grant (CDBG) Annual Action Plan at 5:45 PM.

City Manager, Mr. John Dossey, explained that the Annual Action Plan, required by HUD, details the allocation of federal funds and outlines the City's planned activities for the coming year. The public comment period for the Plan, which began on May 27, 2024, and ends on June 28, 2024, was advertised on the City's website and in local papers. For the 2024-2025 program year, the City's allocation is \$440,364, reflecting a 5% reduction from the previous year. The funds will be distributed as follows: \$105,000 for a demolition project, \$93,864 for economic development activities, \$88,000 for administrative costs, \$70,000 for public services, \$20,000 for fire equipment replacement, \$61,000 for Section 108 Loan repayment, and \$2,500 for code enforcement.

Council Member Nutter asked for clarification regarding the \$105,000 allocated for demolition activities and whether it was in addition to any funds in code enforcement for demolition.

CDBG Program Manager, Ms. Tina Hauk, confirmed that the \$105,000 is exclusively for demolition activities and an additional \$2,500 is allocated for code enforcement uniforms.

Councilmember Nutter then inquired about the public services funding, specifically if it was for a social worker. Ms. Hauk confirmed that the funds include money for a social worker, as well as a homeless initiative, demolition program, and code enforcement uniforms.

Interim Finance Director, Mr. Bob Grogan, added that the CDBG funds only cover a small portion of the social worker's salary, excluding benefits, and supplement the Police Department's budget for the social worker without causing overlap.

With no further questions or public comments, the public hearing was closed at 5:50 PM.

New Business

8.1. Resolution No. 142-24/25 Approving Annual Support of Peoria Area Convention and Visitors Bureau

RESULT:	PASSED (6 TO 1)
MOVER:	Council Member Dave Nutter
SECONDER:	Mayor Pro Tem Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken
NAYS:	Council Member Hilst

Economic Development Director, Mr. Joshua Wray, introduced the request seeking to approve the annual support of the Peoria Area Convention and Visitors Bureau (Discover Peoria). Mr. Wray highlighted that Discover Peoria collaborates with communities in its eight-county service area to drive economic growth through sales and marketing efforts aimed at attracting sporting events, meetings, conventions, and leisure tourists. The resolution authorizes Pekin's continued annual support of Discover Peoria, which, in return, will provide various promotional and marketing services to the city, including a dedicated Pekin tourism promotional video and a variety of other marketing efforts.

The pre-COVID contribution was \$25,000, which was reduced during the pandemic. Discover Peoria has requested the amount be restored to \$25,000. The Tourism Committee agreed, deeming it appropriate due to the additional service of creating a Pekin-only tourism video, showcasing various festivals and events around town.

Council Member Orrick inquired about the representative handling this for the City. Mr. Wray clarified that Amy McCoy, appointed as part of the Chamber's contract and on the tourism committee, is the representative. Although her appointment can be changed by the council or mayor, Mr. Wray emphasized that McCoy's role is appropriate given her experience running tourism events for the past three years as the Chamber director.

Mayor Burress confirmed this timeframe.

8.2. **Ordinance No. 4192-24/25 Amending Pekin City Code Chapter 7, Article I, Section 7 Regarding Food and Beverage Tax on Home-Based Businesses**

RESULT:	FAILED (1 TO 6)
MOVER:	Mayor Pro Tem Karen Hohimer
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	Council Member Orrick
NAYS:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Mayor Pro Tem Hohimer, Council Member Onken

City Manager, Mr. John Dossey, introduced Ordinance No. 4192-24/25, which aims to amend the Pekin City Code to address the food and beverage tax's applicability to home-based businesses.

Mr. Wray mentioned they had received an inquiry from a potential home-based bakery about the food and beverage tax. The current language of the ordinance was vague, and the council needed to make a decision. Mr. Wray noted the equity considerations, suggesting that taxing home-based businesses might seem unfair to brick-and-mortar establishments, yet not taxing them could hinder entrepreneurship. If the ordinance was

voted down, staff would present a new ordinance exempting home-based businesses from the tax.

Council Member Hohimer expressed opposition, stating the ordinance should not be considered and that small-scale home operations, like baking birthday cakes for friends, should not be taxed. She emphasized encouraging entrepreneurship.

Council Member Onken added that successful home-based businesses might eventually transition to brick-and-mortar establishments and thus become subject to the tax.

Interim Finance Director, Mr. Bob Grogan, clarified that sales to grocery stores would not be subject to the tax, as the tax applies to retail, not wholesale. He highlighted the difficulty in enforcing such taxes, comparing it to the challenges faced with Airbnb taxation.

Council Member Nutter inquired about the current status of the home-based business in question, pointing out that various types of home-based businesses could be affected. Mr. Wray explained that the ordinance would apply to all home-based businesses and noted the different levels of cottage licenses.

Assistant Finance Director, Mr. Roy Beckham, added that the tax applies to food for immediate consumption, citing examples of grocery store delis.

Council Member Orrick questioned if items like prepackaged sandwiches at Kroger would be subject to the tax, and Mr. Grogan explained that the distinction lies in where the food is prepared.

Mr. Grogan further clarified that the tax distinction depends on where the food is prepared, mentioning that grocery stores like Kroger and Walmart are already payors of the food and beverage tax.

8.3. Resolution No. 143-24/25 Approving the TIF Building Improvement Program

RESULT:	PASSED (6 TO 1)
MOVER:	1st Alternate Mayor Pro Tem John Abel
SECONDER:	Mayor Pro Tem Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken
NAYS:	Council Member Hilst

Economic Development Director Josh Wray introduced the resolution, explaining that the City has previously published program guidelines and requirements for competitive TIF grants. Staff has adjusted some specifics in the attached program proposal, which has been reviewed by the Economic Development Advisory Committee (EDAC). The program aims to offer \$120,000 to fund smaller commercial projects up to \$50,000 each in any TIF District, with a call for projects and an application window through June. After the deadline, staff will bring the applications to EDAC for prioritization and recommendation. The highest-prioritized projects will be brought to Council for consideration.

Staff also intends to retain \$250,000 of TIF dollars budgeted for incentives for future

programs or projects in FY25, with three potential larger projects already identified. Staff recommends approval of this resolution.

Council Member Nutter expressed appreciation for addressing the issue, noting the program's improvements and more definite allocations. He inquired about commitments from past allocations that have not been paid. Mr. Wray clarified that the \$110,000 for the new program is in addition to past commitments and that any unspent funds from previous allocations would increase the available amount.

Council Member Nutter also questioned the need for approval from Jacob & Klein, suggesting that staff should be capable of making these decisions independently. Mr. Wray explained that Jacob & Klein serve as a check box, reviewing and sending back ordinances or resolutions as needed.

Council Member Hilst suggested that the funds should go toward road projects instead of small businesses, given the current infrastructure needs. He proposed lowering the maximum grant amount to \$15,000 to benefit more businesses. Mr. Wray responded that the intention is to make more impactful grants, referencing another community that transformed its downtown with larger grants. He emphasized that this program would not use funds from residential TIF Districts and that commercial TIF Districts would fund it.

8.4. Resolution No. 144-24/25 Approving Budgetary Spending for Replacement Backup IT Devices at the Wastewater Treatment Facility and Pekin Police Department

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Rick Hilst
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

City Manager, Mr. John Dossey, presented the request to the Council, explaining that the current backup solutions at the Wastewater Treatment Facility (WWTP) and the Police Department are past their end-of-life. The city has used the recommended replacement as its main backup solution for three years and found it adequate. The request is to place the same product, appropriately sized, at the WWTP and Police Department. SHI International Corp provided a quote under the state contract for \$75,783.84 for two backup devices, appropriate licensing, unlimited cloud storage, and maintenance plans. The council was asked to approve the budgeted expenses for this amount.

Network Administrator, Mr. David Hess, provided the breakdown: around \$20,000 for hardware for the Police Department, \$15,000 for hardware for WWTP, an approximate 50/50 split on maintenance, and additional costs for cloud storage. The Police Department device has a larger storage capacity.

Council Member Orrick inquired about the payment structure for the maintenance costs, expressing concern about the potential risk if the company went bankrupt. Mr. Hess clarified that the city pays for three years of maintenance upfront but receives five years of service. He reassured that the company is well-established with a long track record and is

unlikely to face bankruptcy. He added that the renewal of the contract would come up in another two years for City Hall but the other two locations for the WWTP and Police Department will carry the city five years.

Council Member Hilst raised concerns about properly allocating expenditures to the correct department, particularly noticing similar payments on the AP report that were questionable. He questioned where the budgeted amount was allocated. He clarified that while WWTP is considered an enterprise fund, the city subsidizes them.

Mr. Hess explained that the expenses are part of the I.T. department's budget, as it maintains the backbone infrastructure of the city and was budgeted in the I.T's hardware and maintenance line items.

Council Member Hilst asked if reallocating the expenses would require a budget amendment. Interim Finance Director, Mr. Grogan, clarified that it would not. He explained that historically, all I.T. expenses were charged to the I.T. Department. However, given staffing levels and workload, the city has begun assigning costs to specific departments if the technology is exclusive to them, such as specialized police or fire software. This approach, though new, aims for more accurate accounting. Mr. Grogan acknowledged potential growing pains and admitted that the process might not have been perfect in every instance.

Mr. Grogan agreed with Councilmember Hilst's concerns and stated his intention to reclassify the expenses to the appropriate departments when the bill is received.

Councilmember Hilst further inquired about other expenses like cell phones.

Mr. Grogan explained that cell phone expenses should be allocated to individual departments, which is easier compared to other expenses.

Council Member Nutter raised concerns about WWTP potentially having a negative budget.

Mr. Grogan reassured that the WWTP would have flexibility within the overall sewerage budget to cover contractual expenses, and if short it would come back to Council.

8.5. Resolution No. 145-24/25 Approving MFT Resolution for Court Street

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Chris Onken
SECONDER:	Council Member Lloyd Orrick
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

City Manager, Mr. John Dossey, introduced Resolution No. 145-24/25, highlighting its necessity for allocating Motor Fuel Tax (MFT) funds to cover a portion of the Court Street Construction Project, specifically from Stadium Drive to Hilltop Drive. The requested amount for the resolution is \$4,676,890, matching the budgeted amount in the MFT fund for this project. This allocation is a requirement by the Illinois Department of Transportation to

utilize MFT funds.

Council Member Nutter inquired about the bid from UCM for the segment from Hilltop to Stadium. City Engineer, Ms. Josie Esker, confirmed she could provide the exact bid price later, but mentioned it was approximately \$9.96 million, with around \$650,000 being covered by Illinois American Water for their portion of the water main.

Council Member Orrick questioned the financial details, pointing out that the resolution requests \$4.6 million, while the budgeted amount is \$5.6 million, which seemed to indicate remaining funds of \$5.6 million as well.

Ms. Esker clarified that the remaining funds represent the current unspent amount, as no expenditures have been made so far this fiscal year.

Interim Finance Director, Mr. Bob Grogan, added that the amount included rolled over cash from last year as well.

Councilmember Orrick estimated that approximately \$1 million should remain after passing the resolution.

Ms. Esker explained that the actual remaining funds fluctuate due to ongoing projects and monthly MFT revenues, and offered to provide a more precise figure later. Additionally, some of the remaining budget is earmarked for other projects, such as the Allentown Road and Parkway projects, which have yet to be paid.

Any Other Business To Come Before The Council

City Manager, Mr. John Dossey, reminded everyone about the upcoming event on July 4th, which marks the opening of the time capsule buried in front of City Hall. He specifically thanked Nic Maquet, Debbie Montgomery, and Jared Olar for their efforts in locating items from previous time capsules. These items have been found and are being prepared for display. The team is planning to dig up the current time capsule ahead of time to assess what is needed to open it and to follow recommendations for preservation. Mr. Dossey expressed excitement about the historical significance of the items and mentioned that plans are also being made for a future time capsule to be buried, intended for the descendants who will occupy the Council chairs and tables in the future.

Fire Chief Trent Reeise made a brief announcement about the third annual Heart of the Dragon charity golf outing, scheduled for June 8th this year. He mentioned that it has been touted online as the best golf outing of the summer and noted that there is still room for more teams to participate. He emphasized that all funds raised will stay local to help families, children, and people in need.

Mr. Grogan addressed the council, noting that they should have received a paper copy of the investment report for April. He mentioned that they might not have received it yet, but Sue was currently distributing copies. He also included the March report for comparative purposes and mentioned his intention to improve the reports for better month-to-month comparisons. To enhance financial transparency, he provided a first draft of graphical analysis, specifically focusing on the home rule sales tax over time. Although he noticed an error in the dates on the graphs, he assured the council that this was just an initial attempt to present more detailed financial information. The goal is to give the council better insight into whether the city is on track with its revenue targets, allowing for more proactive financial management rather than waiting until the end of the fiscal year to assess

performance. This ongoing effort aims to provide clearer, more regular updates on significant revenue streams.

Council Member Orrick inquired if Mr. Grogan knew the amount generated from new car sales tax. Mr. Grogan responded that he would need to look it up, noting that there are three dealerships in the area and that he would gather more information. Councilmember Orrick pointed out that purchasing a new car involves a significant amount of money. Economic Development Director, Mr. Joshua Wray clarified that new car sales are not subject to home rule sales tax.

Mr. Dossey informed the council about the recent passage of the grocery tax in the Senate over the weekend, indicating significant involvement through email correspondence from the Illinois Municipal League. He noted that if the legislation proceeds through the House, it is expected to take effect on January 1 of 2026. Mr. Dossey assured the council that they would compile and present all relevant information received via email regarding this matter.

Council Member Hilst raised questions regarding a payment listed under miscellaneous for farming amounting to \$6,800 in the accounts payable report. Public Works Director, Mr. Dean Schneider, explained that during land acquisition, the property on 98 was intended for sale, but the lease was canceled, and the land is now being farmed again.

Councilmember Hilst also inquired about environmental concerns, specifically asbestos cleanup, and whether code enforcement was trained for this. Mr. Dossey clarified that asbestos testing requires oversight and samples are sent to a lab in Florida to determine the presence of asbestos.

Councilmember Abel gave a shout out to Troy Tarter and the Pekin Pride Soccer Team for hosting another successful tournament. The event featured 90 teams in Pekin, which brought in numerous fans and parents for the weekend. Despite the logistical challenge of managing such a large event, Mr. Tarter expressed ambitions to expand further, aiming for 120 or 130 teams in the future. The tournament raised over \$10,000 for scholarships, highlighting its positive impact on the community.

Councilmember Hohimer gave a shout-out to the mayor for her participation in an event at Tazewell County World War II Veteran event in Morton. The event saw the honoring of 17 World War II veterans, and attendees were moved by the stories shared. The speaker, John Ackerman, along with the mayor and other mayors, contributed to making the afternoon a memorable and touching experience. Over 500 people attended the event, which was described as humbling and proud to be a part of.

Councilmember Nutter inquired about the procedure for recouping expenses for insurance claims related to accidents caused by individuals outside the city's employment. Mr. Bob Grogan explained that the process involves various avenues, including private reimbursements, payments from other insurance companies, and coverage by the city's own insurance. He emphasized that the city actively seeks to recoup expenses in these situations through collaboration between HR, the risk manager, and accounts receivable personnel. While some smaller claims may go uncollected due to being below the deductible, overall, there is diligent effort to pursue reimbursement for damages incurred.

Councilmember Nutter gave a plug for the Pekin Civic Chorus performing this weekend, stating that it is a great program and encouraged attendance.

Mayor Burress gave an update on the Twisted Cat fishing tournament event that took place over the weekend on the riverfront. The event drew 55 boats, compared to 36 last year, with the largest fish

weighing in at 21.8 pounds. The Mayor also reflected on the recent tribute to World War II veterans, expressing gratitude for their service and acknowledging the emotional impact of the event. Mayor Burress thanked those involved in organizing the recognition ceremony.

Additionally, Mayor Burress informed the council about a decision to dismiss Keith Dunkelbarger from the Economic Development Advisory Committee (EDAC) due to interference with city business, noting that a response had been received from Dunkelbarger regarding the dismissal.

Executive Session 5 ILCS 120/2 (c) 11. Threatened Litigation

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Chris Onken
SECONDER:	Council Member Lloyd Orrick
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

A motion was made by Councilmember Onken seconded by Councilmember Orrick to move into Executive Session to discuss 5 ILCS 120/2 (c) 11. Threatened Litigation and (c) 2. Setting a price for the sale of real estate at 6:48 PM. All present voted Aye. Motion carried.

Mayor Burress announced that no action would be taken following Executive Session.

Adjourn

There being no further business to come to the Council a motion was made by Councilmember Orrick seconded by Councilmember Nutter to adjourn the meeting. Motion carried viva voice vote. Mayor Burress adjourned the meeting at 8:00 PM.

Accounts Payable

To Be Paid Proof List

User: cmbodine@ci.pekin.il.us
Printed: 05/03/2024 - 10:53AM
Batch: 00022.04.2024 - CMB_2024-05-03_FY24



City Of Pekin
111 S. Capitol
Pekin, IL 61554

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
A to Z Rental									
10005									
101909	4/13/2024	26.99	0.00	05/03/2024				No	0
100-034-534400 Equipment Repairs				BRAKE CABLE/SOUTHSIDE FIRE HOUSE MOWER					
101909 Total:		26.99							
101939	4/15/2024	2.11	0.00	05/03/2024				No	0
100-034-534400 Equipment Repairs				TORSION SPRING/S. SIDE FIRE HOUSE MOWER					
101939 Total:		2.11							
A to Z Rental Total:		29.10							
Advance Auto Parts									
12965									
5146410131174	4/10/2024	-16.81	0.00	05/03/2024				No	0
223-023-534000 Automotive Expense				RETURN - SW DEPT					
5146410131174 Total:		-16.81							
5146410331294	4/12/2024	355.44	0.00	05/03/2024				No	0
100-032-534000 Automotive Expense				FILTERS - STREET DEPT VEHICLES					
5146410331294 Total:		355.44							
5146410367295	4/12/2024	13.12	0.00	05/03/2024				No	0
100-032-534000 Automotive Expense				OIL FILTER - DURAPATCHER (STREET DEPT)					
5146410367295 Total:		13.12							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
5146410631492	4/15/2024	11.29	0.00	05/03/2024				No	0
100-032-534000 Automotive Expense				AIR FILTER - STREET #444					
5146410631492 Total:		11.29							
5146410931647	4/18/2024	48.29	0.00	05/03/2024				No	0
100-032-534000 Automotive Expense				FUEL FILTER - STREET #450					
5146410931647 Total:		48.29							
5146411031681	4/19/2024	188.45	0.00	05/03/2024				No	0
501-501-534000 Automotive Expense				BRAKE PADS - BUS DEPT					
5146411031681 Total:		188.45							
5146411331898	4/22/2024	13.90	0.00	05/03/2024				No	0
100-032-534000 Automotive Expense				BULBS - STREET #553/STOCK					
5146411331898 Total:		13.90							
Advance Auto Parts Total:		613.68							
American Water 12288									
4000279911	4/1/2024	902.48	0.00	05/03/2024				No	0
231-029-560701 American Water Consmpmn Repts				MONTHLY USAGE - 03/23-04/13/24					
4000279911 Total:		902.48							
American Water Total:		902.48							
Behrlawn Mowing & Yard Work 14496									
4420	4/15/2024	2,980.00	0.00	05/03/2024				No	0
100-068-534200 Buildings And Grounds Rep				DIST #6					
4420 Total:		2,980.00							
4424	4/15/2024	1,460.00	0.00	05/03/2024				No	0

AP-To Be Paid Proof List (05/03/2024 - 10:53 AM)

*** means this invoice number is a duplicate.

Page 2

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
100-068-534200 Buildings And Grounds Rep				DIST #4					
4424 Total:		1,460.00							
Behrlawn Mowing & Yard		4,440.00							
Cintas Corporation									
10115									
4190056999	4/18/2024	174.30	0.00	05/03/2024				No	0
699-069-569000 Other Contractual Service				VMF UNIFORM CLEANING					
4190056999 Total:		174.30							
Cintas Corporation Total:		174.30							
Eagle Services Corporation									
15173									
75233	4/18/2024	2,573.84	0.00	05/03/2024				No	0
100-068-584009 General Public Improvements				CLEAN OUT BASEMENT DRAINS - 04/17/2024					
75233 Total:		2,573.84							
75267	4/23/2024	1,253.92	0.00	05/03/2024				No	0
100-068-584009 General Public Improvements				CLEAN OUT BASEMENT DRAINS - 04/22/2024					
75267 Total:		1,253.92							
Eagle Services Corporation		3,827.76							
Gem City Tire									
12935									
44683	4/18/2024	2,141.60	0.00	05/03/2024				No	0
100-034-534000 Automotive Expense				TIRES - LADDER 3					
44683 Total:		2,141.60							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	Gem City Tire Total:	2,141.60							
Heart Technologies, Inc 12949									
33956070	5/1/2023	5,541.82	0.00	05/03/2024				No	0
100-009-550300 Telephone				PHONE LEASE					
	33956070 Total:	5,541.82							
34021207	5/9/2023	5,567.82	0.00	05/03/2024				No	0
100-009-550300 Telephone				PHONE LEASE					
	34021207 Total:	5,567.82							
	Heart Technologies, Inc To	11,109.64							
Herr Petroleum Corporation 12712									
*** D41098	4/23/2024	11,841.27	0.00	05/03/2024				No	0
699-000-160100 Fuel Inventory				DIESEL - 3499 GAL @ 3.38/GAL					
*** D41098	4/23/2024	6,078.11	0.00	05/03/2024				No	0
699-000-160100 Fuel Inventory				REG N/L - 1999 GAL @ 3.04/GAL					
	D41098 Total:	17,919.38							
	Herr Petroleum Corporatio	17,919.38							
Interstate Batteries of Central IL 10330									
20029637	4/18/2024	308.85	0.00	05/03/2024				No	0
100-034-534000 Automotive Expense				BATTERIES - LADDER 1					
	20029637 Total:	308.85							
46349307	4/22/2024	394.65	0.00	05/03/2024				No	0
100-034-534000 Automotive Expense				BATTERIES - LADDER 1					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
	46349307 Total:	394.65							
	Interstate Batteries of Cent	703.50							
Jones, Rob									
11207									
*** EXPENSE-032	4/29/2024	223.78	0.00	05/03/2024				No	0
100-761-519000 Training And Education				ILEETA CONFERENCE - 03/17-03/23/24 - MILEAGE					
	EXPENSE-0324 Total:	223.78							
	Jones, Rob Total:	223.78							
JX Enterprises Inc									
15148									
4044469P	4/19/2024	236.46	0.00	05/03/2024				No	0
223-023-534000 Automotive Expense				DASH FAN - SW TRUCKS					
	4044469P Total:	236.46							
4044470P	4/23/2024	26.12	0.00	05/03/2024				No	0
223-023-534000 Automotive Expense				DOOR STRAP - SW TRUCK					
	4044470P Total:	26.12							
	JX Enterprises Inc Total:	262.58							
McMillan, Sue									
10407									
EXPENSE-0424	4/29/2024	69.00	0.00	05/03/2024				No	0
100-004-551000 Printing And Publications				ORD. #4184-23/24 - REZONING 2ND ST - 04/26/24					
	EXPENSE-0424 Total:	69.00							
	McMillan, Sue Total:	69.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Menards									
10414									
75009	4/19/2024	47.97	0.00	05/03/2024				No	0
699-069-554300 Uniforms And Tools				SAFETY JACKET					
75009 Total:		47.97							
75010	4/19/2024	52.14	0.00	05/03/2024				No	0
100-068-522400 General Supplies				CLEANING SUPPLIES - PUBLIC PROPERTY					
75010 Total:		52.14							
75229	4/22/2024	178.08	0.00	05/03/2024				No	0
100-068-584009 General Public Improvements				FLOWERS & PLANTS					
75229 Total:		178.08							
75325	4/23/2024	85.93	0.00	05/03/2024				No	0
100-068-534000 Automotive Expense				CLEANING SUPP/AIR FRESHENERS - PUBLIC PROP.					
75325 Total:		85.93							
75337	4/23/2024	81.96	0.00	05/03/2024				No	0
100-068-584009 General Public Improvements				PAINT FOR RIVERFRONT BATHROOMS					
75337 Total:		81.96							
75407	4/24/2024	6.94	0.00	05/03/2024				No	0
100-068-534000 Automotive Expense				DISHWANDS FOR CITY HALL - PUBLIC PROPERTY					
75407 Total:		6.94							
75444	4/24/2024	30.90	0.00	05/03/2024				No	0
231-031-561300 Testing Fees And Expenses				MATERIALS FOR CLEANING TESTING EQUIPMENT					
75444 Total:		30.90							
Menards Total:		483.92							

Midwest Transit Equipment

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
10421									
X10107068401	4/19/2024	2,123.47	0.00	05/03/2024				No	0
501-501-534000 Automotive Expense				PARTICULATE FILTER - BUS #1914					
X10107068401 Total:		2,123.47							
X10107084301	4/17/2024	101.40	0.00	05/03/2024				No	0
501-501-534000 Automotive Expense				A/C - #1200 BUSES					
X10107084301 Total:		101.40							
X10107084701	4/17/2024	445.44	0.00	05/03/2024				No	0
501-501-534000 Automotive Expense				ROTORS - BUS #1924					
X10107084701 Total:		445.44							
X10107085301	4/17/2024	981.96	0.00	05/03/2024				No	0
501-501-534000 Automotive Expense				TENSION BELT - BUS #1906/1932/1933/1949/STOCK					
X10107085301 Total:		981.96							
X10107085302	4/18/2024	29.69	0.00	05/03/2024				No	0
501-501-534000 Automotive Expense				BELT - #1900 BUSES					
X10107085302 Total:		29.69							
Midwest Transit Equipmen		3,681.96							
Modal Marketing									
10427									
INV103206	4/17/2024	110.06	0.00	05/03/2024				No	0
699-069-522400 General Supplies				PLUGS/AIR CHUCKS/TIRE REPAIR SUPPLIES					
INV103206 Total:		110.06							
Modal Marketing Total:		110.06							
NAPA Auto Parts of Pekin									
10441									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
570220	4/12/2024	31.97	0.00	05/03/2024				No	0
699-069-534400 Equipment Repairs				HOSE FOR THE TIRE MACHINE					
570220 Total:		31.97							
570441	4/15/2024	13.99	0.00	05/03/2024				No	0
100-032-534000 Automotive Expense				TAIL LIGHT - #435					
570441 Total:		13.99							
570552	4/16/2024	55.96	0.00	05/03/2024				No	0
100-032-534000 Automotive Expense				LIGHT - STREET DEPT DURAPATCHER/STOCK					
570552 Total:		55.96							
570899	4/18/2024	27.99	0.00	05/03/2024				No	0
100-034-534000 Automotive Expense				EXHAUST PIPE - ENGINE 1					
570899 Total:		27.99							
NAPA Auto Parts of Pekin		129.91							
NCL of Wisconsin Inc 12393									
502333	4/11/2024	97.05	0.00	05/03/2024				No	0
231-031-561300 Testing Fees And Expenses				ITEMS USED FOR TESTING SAMPLES					
502333 Total:		97.05							
NCL of Wisconsin Inc Tota		97.05							
Old Heritage Landscaping, Inc 11481									
54346	4/16/2024	194.06	0.00	05/03/2024				No	0
100-068-584009 General Public Improvements				PLANTS & FLOWERS					
54346 Total:		194.06							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
	Old Heritage Landscaping,	194.06							
Rainbo Oil Co 10534									
9165833	4/18/2024	571.20	0.00	05/03/2024				No	0
501-501-534000 Automotive Expense				PRO DEF - BUS DEPT					
	9165833 Total:	571.20							
	Rainbo Oil Co Total:	571.20							
Schaefer, Chris 10571									
EXPENSE-0424	4/29/2024	150.00	0.00	05/03/2024				No	0
231-031-519000 Training And Education				REIMBURSE FOR PLUMBING LICENSE RENEWAL					
	EXPENSE-0424 Total:	150.00							
	Schaefer, Chris Total:	150.00							
State Industrial Products Corporation 15141									
903323967	4/25/2024	523.91	0.00	05/03/2024				No	0
231-031-529000 Equipment				MATERIALS FOR MAINTAINING EQUIPMENT					
	903323967 Total:	523.91							
	State Industrial Products C	523.91							
Tazewell County Recorder 11172									
04292024A	4/29/2024	69.00	0.00	05/03/2024				No	0
100-766-593300 Lien Filing & Release Fees				FILE ZERO/RELEASE 1 LIEN					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	04292024A Total:	69.00							
04292024B	4/29/2024	69.00	0.00	05/03/2024				No	0
100-766-593300	Lien Filing & Release Fees			FILE ZERO/RELEASE 1 LIEN					
	04292024B Total:	69.00							
04292024C	4/29/2024	69.00	0.00	05/03/2024				No	0
100-766-593300	Lien Filing & Release Fees			FILE ZERO/RELEASE 1 LIEN					
	04292024C Total:	69.00							
04292024D	4/29/2024	276.00	0.00	05/03/2024				No	0
231-029-593300	Lien Filing Fee			FILE ZERO/RELEASE 4 WW LIENS					
	04292024D Total:	276.00							
	Tazewell County Recorder	483.00							
Third Millennium Associates, Inc									
11953									
*** 31334	4/18/2024	1,163.87	0.00	05/03/2024				No	0
231-029-569000	Other Contractual Service			MONTHLY BILL RENDERING - APR 2024					
*** 31334	4/18/2024	1,163.88	0.00	05/03/2024				No	0
223-023-569000	Other Contractual Service			MONTHLY BILL RENDERING - APR 2024					
*** 31334	4/18/2024	56.00	0.00	05/03/2024				No	0
231-029-520400	Postage			POSTAGE					
*** 31334	4/18/2024	56.00	0.00	05/03/2024				No	0
223-023-520400	Postage			POSTAGE					
	31334 Total:	2,439.75							
*** 31339	4/19/2024	969.92	0.00	05/03/2024				No	0
231-029-569000	Other Contractual Service			MONTHLY LOCKBOX SERVICE - MAR 2024					
*** 31339	4/19/2024	969.93	0.00	05/03/2024				No	0
223-023-569000	Other Contractual Service			MONTHLY LOCKBOX SERVICE - MAR 2024					
	31339 Total:	1,939.85							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	Third Millennium Associat	4,379.60							
Truck Centers Inc 10664									
36550003488	4/22/2024	4,911.80	0.00	05/03/2024				No	0
695-093-518151 Claims Paid / School Bus				REPAIRS TO BUS #1935 - REF. #36550003488					
36550003488 Total:		4,911.80							
36550003489	4/22/2024	3,684.25	0.00	05/03/2024				No	0
695-093-518151 Claims Paid / School Bus				REPAIRS TO BUS #1935 - REF. #36550003489					
36550003489 Total:		3,684.25							
F14042990801	4/17/2024	377.75	0.00	05/03/2024				No	0
223-023-534000 Automotive Expense				BRAKE VALVE - SW #13					
F14042990801 Total:		377.75							
Truck Centers Inc Total:		8,973.80							
Unity School Bus Parts 14788									
578465IN	4/16/2024	260.70	0.00	05/03/2024				No	0
501-501-534000 Automotive Expense				MIRROR BRACE - BUSES					
578465IN Total:		260.70							
Unity School Bus Parts To		260.70							
We-B-Print, Inc 10016									
69768	4/23/2024	735.00	0.00	05/03/2024				No	0
208-208-598505 Special Events				BICENTENNIAL BANNER					
69768 Total:		735.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number					Description	Reference			

We-B-Print, Inc Total:	735.00
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Report Total:	63,190.97
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Accounts Payable

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Printed: 05/02/2024 - 10:47AM
Batch: 00006.05.2024 - CMB_2024-05-02_GROGAN



City Of Pekin
111 S. Capitol
Pekin, IL 61554

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
Enviro-Safe Refrigerants, Inc									
14747									
05022024	5/2/2024	43.52	0.00	04/30/2024				No	0
100-068-580200	Purchase Of Property				PURCHASE PROP. @ 320/324/326/328 COURT ST				
	05022024 Total:	43.52							
	Enviro-Safe Refrigerants, I	43.52							
Tazewell County Treasurer									
10639									
05022024	5/2/2024	956.48	0.00	04/30/2024				No	0
100-068-590300	Real Estate Tax Expense				2023 RE TAXES - RES. P-24-06 AND RES. 123-23/24				
	05022024 Total:	956.48							
	Tazewell County Treasurer	956.48							
	Report Total:	1,000.00							

Accounts Payable

To Be Paid Proof List

User: cmbodine@ci.pekin.il.us
Printed: 05/10/2024 - 7:46AM
Batch: 00009.05.2024 - CMB_2024-05-10_v2_FY25



City Of Pekin
111 S. Capitol
Pekin, IL 61554

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Benson, Eric 11148									
EXPENSE-0524	5/7/2024	75.00	0.00	05/10/2024				No	0
100-034-519000 Training And Education				FD INCIDENT SAFETY OFFICER - 05/20-05/24/24					
EXPENSE-0524 Total:		75.00							
Benson, Eric Total:		75.00							
Classy Grass Inc 10119									
CI18235	5/1/2024	6,250.00	0.00	05/10/2024				No	0
100-068-534200 Buildings And Grounds Rep				DIST 1					
CI18235 Total:		6,250.00							
Classy Grass Inc Total:		6,250.00							
Gropp, Joseph 12971									
EXPENSE-0524	5/7/2024	88.50	0.00	05/10/2024				No	0
100-034-519000 Training And Education				IAAI INVESTIGATIONS TRAINING - 05/20-05/21/24					
EXPENSE-0524 Total:		88.50							
Gropp, Joseph Total:		88.50							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
Guerra, Dominick 15084									
*** EXPENSE-052	5/7/2024	45.00	0.00	05/10/2024				No	0
100-761-519000 Training And Education				EVIDENCE-BASED INTERVIEW - 05/13-05/15/24					
EXPENSE-0524 Total:		45.00							
Guerra, Dominick Total:		45.00							
Guerra, James 10240									
EXPENSE-0524A	5/7/2024	339.25	0.00	05/10/2024				No	0
100-761-519000 Training And Education				PROBLEM BASED LRNG - 05/13-05/17/24 - MEALS					
EXPENSE-0524A Total:		339.25							
EXPENSE-0524B	5/7/2024	649.75	0.00	05/10/2024				No	0
100-761-519000 Training And Education				PROBLEM BASED LRNG - 05/13-05/17/24 - LODGING					
EXPENSE-0524B Total:		649.75							
Guerra, James Total:		989.00							
Jones, Rob 11207									
EXPENSE-0524	5/7/2024	30.00	0.00	05/10/2024				No	0
100-761-519000 Training And Education				HANDGUN OPTIC INSTRUCTOR - 05/16-05/17/24					
EXPENSE-0524 Total:		30.00							
Jones, Rob Total:		30.00							
Leander Construction, Inc 12713									
*** 12	5/2/2024	42,530.23	0.00	05/10/2024				No	0
525-000-153000 Construction In Progress				PAY APP #12 - RESOLUTION NO. 496-22/23					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
12 Total:		42,530.23							
Leander Construction, Inc		42,530.23							
McKinley, Justin 13753									
EXPENSE-0524A	5/7/2024	339.25	0.00	05/10/2024				No	0
100-763-519000 Training And Education				BASIC EVIDENCE TECH - 05/13-05/17/24 - MEALS					
EXPENSE-0524A Total:		339.25							
EXPENSE-0524B	5/7/2024	480.25	0.00	05/10/2024				No	0
100-763-519000 Training And Education				BASIC EVIDENCE TECH - 05/13-05/17/24 - LODGING					
EXPENSE-0524B Total:		480.25							
McKinley, Justin Total:		819.50							
Melton, Jennifer 10413									
EXPENSE-0524	5/7/2024	15.00	0.00	05/10/2024				No	0
100-761-519000 Training And Education				BREACH POINT/OFFICER & FAMILY - 05/31-06/01/24					
EXPENSE-0524 Total:		15.00							
Melton, Jennifer Total:		15.00							
Pekin Police Premium Trust 11610									
73	4/20/2024	139,099.45	0.00	05/10/2024				No	0
695-095-517509 Police BCBS Health Ins Plan				POLICE PREMIUMS FOR MAY 2024					
73 Total:		139,099.45							
Pekin Police Premium Trus		139,099.45							

AP-To Be Paid Proof List (05/10/2024 - 7:46 AM)

*** means this invoice number is a duplicate.

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Peoria County Regional Office of Education									
14774									
05182024A	5/18/2024	10.00	0.00	05/10/2024				No	0
501-501-519000 Training And Education				BUS DRIVER TRAINING - NEW EMPLOYEE - JM					
05182024A Total:		10.00							
05182024B	5/18/2024	10.00	0.00	05/10/2024				No	0
501-501-519000 Training And Education				BUS DRIVER TRAINING - NEW EMPLOYEE - AL					
05182024B Total:		10.00							
Peoria County Regional Of		20.00							
Rabe, Justin									
10530									
EXPENSE-0524	5/7/2024	30.00	0.00	05/10/2024				No	0
100-761-519000 Training And Education				HANDGUN OPTIC INSTRUCTOR - 05/16-05/17/24					
EXPENSE-0524 Total:		30.00							
Rabe, Justin Total:		30.00							
Smith, Adam									
11543									
EXPENSE-0524	5/7/2024	30.00	0.00	05/10/2024				No	0
100-761-519000 Training And Education				HANDGUN OPTIC INSTRUCTOR - 05/16-05/17/24					
EXPENSE-0524 Total:		30.00							
Smith, Adam Total:		30.00							
Tazewell County Recorder									
11172									
05022024	5/2/2024	69.00	0.00	05/10/2024				No	0
100-766-593300 Lien Filing & Release Fees				FILE ZERO/RELEASE 1 LIEN					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	05022024 Total:	69.00							
	Tazewell County Recorder	69.00							
Thompson, Andrew 10649									
EXPENSE-0524	5/7/2024	45.00	0.00	05/10/2024				No	0
100-763-519000 Training And Education				EVIDENCE-BASED INTERVIEW - 05/13-05/15/24					
	EXPENSE-0524 Total:	45.00							
	Thompson, Andrew Total:	45.00							
Washburn, Wesley 13481									
*** EXPENSE-0524	5/7/2024	30.00	0.00	05/10/2024				No	0
100-761-519000 Training And Education				HANDGUN OPTIC INSTRUCTOR - 05/16-05/17/24					
	EXPENSE-0524 Total:	30.00							
	Washburn, Wesley Total:	30.00							
Willmert, Brian 12133									
EXPENSE-0524A	5/7/2024	738.69	0.00	05/10/2024				No	0
100-763-519000 Training And Education				IACP TECH CONF - 05/21-05/23/24 - FLIGHTS					
	EXPENSE-0524A Total:	738.69							
EXPENSE-0524B	5/7/2024	310.50	0.00	05/10/2024				No	0
100-763-519000 Training And Education				IACP TECH CONF - 05/21-05/23/24 - MEALS					
	EXPENSE-0524B Total:	310.50							
EXPENSE-0524C	5/7/2024	1,037.25	0.00	05/10/2024				No	0
100-763-519000 Training And Education				IACP TECH CONF - 05/21-05/23/24 - LODGING					

AP-To Be Paid Proof List (05/10/2024 - 7:46 AM)

*** means this invoice number is a duplicate.

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number					Description	Reference			
	EXPENSE-0524C Total:	1,037.25							
	Willmert, Brian Total:	2,086.44							
	Report Total:	192,252.12							



PEKIN FIRE DEPARTMENT

3232 COURT ST — Pekin, IL 61554

www.ci.pekin.il.us

Monthly Incident Type Report (Pekin Fire)

Basic Incident Type	Total Incidents	Total Incidents Percent of Incidents
Incident Type Category: 1 - Fire		
111 - Building fire	2	0.35%
113 - Cooking fire, confined to container	3	0.53%
118 - Trash or rubbish fire, contained	2	0.35%
131 - Passenger vehicle fire	1	0.18%
142 - Brush or brush-and-grass mixture fire	1	0.18%
143 - Grass fire	1	0.18%
150 - Outside rubbish fire, other	1	0.18%
151 - Outside rubbish, trash or waste fire	2	0.35%
153 - Construction or demolition landfill fire	1	0.18%
160 - Special outside fire, other	1	0.18%
Total: 15		Total: 2.63%
Incident Type Category: 3 - Rescue & Emergency Medical Service Incident		
311 - Medical assist, assist EMS crew	7	1.23%
320 - Emergency medical service, other	1	0.18%
321 - EMS call, excluding vehicle accident with injury	383	67.19%
322 - Motor vehicle accident with injuries	16	2.81%
324 - Motor vehicle accident with no injuries.	4	0.70%
371 - Electrocution or potential electrocution	1	0.18%
381 - Rescue or EMS standby	2	0.35%
Total: 414		Total: 72.63%
Incident Type Category: 4 - Hazardous Condition (No Fire)		
410 - Combustible/flammable gas/liquid condition, other	1	0.18%
412 - Gas leak (natural gas or LPG)	9	1.58%
424 - Carbon monoxide incident	3	0.53%
440 - Electrical wiring/equipment problem, other	2	0.35%
444 - Power line down	9	1.58%
445 - Arcing, shorted electrical equipment	1	0.18%
471 - Explosive, bomb removal (for bomb scare, use 721)	1	0.18%
Total: 26		Total: 4.56%
Incident Type Category: 5 - Service Call		
500 - Service call, other	1	0.18%
510 - Person in distress, other	1	0.18%
511 - Lock-out	2	0.35%
522 - Water or steam leak	2	0.35%
531 - Smoke or odor removal	1	0.18%
541 - Animal problem	1	0.18%
550 - Public service assistance, other	2	0.35%
551 - Assist police or other governmental agency	8	1.40%
553 - Public service	3	0.53%
554 - Assist invalid	32	5.61%
561 - Unauthorized burning	17	2.98%
Total: 70		Total: 12.28%
Incident Type Category: 6 - Good Intent Call		
611 - Dispatched and cancelled en route	18	3.16%
622 - No incident found on arrival at dispatch address	2	0.35%

Basic Incident Type	Total Incidents	Total Incidents Percent of Incidents
Total: 20		Total: 3.51%
Incident Type Category: 7 - False Alarm & False Call		
700 - False alarm or false call, other	5	0.88%
710 - Malicious, mischievous false call, other	1	0.18%
733 - Smoke detector activation due to malfunction	1	0.18%
735 - Alarm system sounded due to malfunction	2	0.35%
736 - CO detector activation due to malfunction	1	0.18%
740 - Unintentional transmission of alarm, other	2	0.35%
743 - Smoke detector activation, no fire - unintentional	3	0.53%
744 - Detector activation, no fire - unintentional	2	0.35%
745 - Alarm system activation, no fire - unintentional	2	0.35%
746 - Carbon monoxide detector activation, no CO	3	0.53%
Total: 22		Total: 3.86%
Incident Type Category: 8 - Severe Weather & Natural Disaster		
800 - Severe weather or natural disaster, other	2	0.35%
Total: 2		Total: 0.35%
Incident Type Category: 9 - Special Incident Type		
911 - Citizen complaint	1	0.18%
Total: 1		Total: 0.18%
Total: 570		Total: 100.00%

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 10, 2024
To: Members of the City Council
From: Seth Ranney, Police Chief

AGENDA ITEM: Pekin Police Department Monthly Statistics- May 2024

DESCRIPTION: Police Department Statistics-May 2024

FINANCIAL IMPACT:

Requested Amount:
 Line Item:
 Budgeted Amount:
 Remaining Funds:
 Notes:

REVIEWED BY:

Seth Ranney, Police Chief
 John Dossey, City Manager
 Sue McMillan, City Clerk

Approved - 6/4/2024
 Approved - 6/4/2024
 Final Approval - 6/5/2024



City of Pekin Police Department

Seth Ranney
Chief of Police

111 S. Capitol Street, Pekin, IL 61554
Phone – 309-478-5330

Date: June 3, 2024

To: Pekin City Council Members

From: Seth Ranney, Chief of Police

Re: May 2024 Monthly Police Department Statistics

Total Calls for Service in May 2024: 3,425

Murder: 0

Sexual Assault: 6

Robbery: 0

Aggravated Assault: 14

Burglary: 6

Theft: 50

Motor Vehicle Theft: 2

Vehicle Impounds: 21

FOIA Requests: 104

FOIA Pages: 1173

FOIA Videos: 62

Total Traffic Stops: 435

Speeding: 112

Disobey Traffic Control Device: 20

Failure to Yield Right of Way: 13

Failure to Obey Stop Sign: 23

Registration Violation: 95

Electronic Communication Device: 5

Improper Lane Usage: 14

Operating Uninsured Motor Vehicle: 43

No Valid Insurance: 49

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 10, 2024
To: Members of the City Council
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Building Department Permit Report for May 2024

DESCRIPTION: Building Department Permit Report for May 2024

FINANCIAL IMPACT:

Requested Amount:
 Line Item:
 Budgeted Amount:
 Remaining Funds:
 Notes:

REVIEWED BY:

Nic Maquet, Chief Building Official
 Katherine Swise, City Attorney
 John Dossey, City Manager
 Sue McMillan, City Clerk

Approved - 6/4/2024
 Approved - 6/4/2024
 Approved - 6/4/2024
 Final Approval - 6/5/2024

Cash Receipts

Receipt Listing by GL

User: nmaquet@ci.pekin.il.us

Printed: 06/04/2024 - 8:20 AM



City Of Pekin
111 S. Capitol
Pekin, IL 61554

Account Number		Account Description					Amount
Receipt No	Void	Cust No	Name	Receipt Date	Line Item Description		
100-793-425500		Hvac Permit					
01218786	False	014294	Frank Shearer	5/1/2024	HVAC Permit - 24PEK-HV-0068 - 41		20.00
01218787	False	004542	David Osborn	5/1/2024	HVAC Permit - 24PEK-HV-0069 - 20		40.00
01219636	False	031148	Josh Wallick	5/2/2024	HVAC Permit - 24PEK-HV-0070 - 11		300.00
01221479	False	026012	Ray Perry	5/6/2024	HVAC Permit - 24PEK-HV-0071 - 10		40.00
01221480	False	034663	Tony Prayne	5/6/2024	HVAC Permit - 24PEK-HV-0072 - 52		160.00
01221678	False	026298	Dave O'Day	5/8/2024	HVAC Permit - 24PEK-HV-0076 - 35		80.00
01221810	False	014294	Frank Shearer	5/7/2024	HVAC Permit - 24PEK-HV-0074 - 13		40.00
01221810	False	014294	Frank Shearer	5/7/2024	HVAC Permit - 24PEK-HV-0073 - 24		40.00
01221873	False	026012	Ray Perry	5/8/2024	HVAC Permit - 24PEK-HV-0075 - 13		40.00
01222313	False	026372	Brent Braker	5/10/2024	HVAC Permit - 24PEK-HV-0077 - 13		40.00
01222314	False	026576	Paxton Griffin	5/10/2024	HVAC Permit - 24PEK-HV-0079 - 41		20.00
01222428	False	026009	Craig Stuber	5/13/2024	HVAC Permit - 24PEK-HV-0062 - 12		80.00
01222431	False	014294	Frank Shearer	5/13/2024	HVAC Permit - 24PEK-HV-0082 - 13		20.00
01222465	False	026009	Craig Stuber	5/13/2024	HVAC Permit - 24PEK-HV-0080 - 22		20.00
01222465	False	026009	Craig Stuber	5/13/2024	HVAC Permit - 24PEK-HV-0061 - 28		20.00
01222466	False	004542	David Osborn	5/13/2024	HVAC Permit - 24PEK-HV-0078 - 16		40.00
01222476	False	014294	Frank Shearer	5/13/2024	HVAC Permit - 24PEK-HV-0083 - 22		40.00
01222526	False	026012	Ray Perry	5/14/2024	HVAC Permit - 24PEK-HV-0081 - 15		40.00
01222529	False	014294	Frank Shearer	5/15/2024	HVAC Permit - 24PEK-HV-0084 - 13		20.00
01223094	False	027600	Nicholas Mucciante	5/16/2024	HVAC Permit - 24PEK-HV-0085 - 29		40.00
01223391	False	027600	Nicholas Mucciante	5/17/2024	HVAC Permit - 24PEK-HV-0087 - 13		40.00
01223392	False	026576	Paxton Griffin	5/17/2024	HVAC Permit - 24PEK-HV-0089 - 20		20.00
01223403	False	004542	David Osborn	5/17/2024	HVAC Permit - 24PEK-HV-0090 - 11		40.00
01225794	False	025894	Butch McCamy	5/28/2024	HVAC Permit - 24PEK-HV-0091 - 21		40.00
01227756	False	027600	Nicholas Mucciante	5/29/2024	HVAC Permit - 24PEK-HV-0092 - 10		40.00
01227853	False	027139	Curtis Minter	5/30/2024	HVAC Permit - 24PEK-HV-0094 - 11		40.00

Account Number			Account Description			Amount
Receipt No	Void	Cust No	Name	Receipt Date	Line Item Description	
01225151	False	026016	Joshua Fryman	5/23/2024	Electrical Permit - 24PEK-EL-0074 - :	247.00
01225153	False	026534	Gary Jacob	5/24/2024	Electrical Permit - 24PEK-EL-0075 - :	109.00
01225361	False	033332	Bruce Wood	5/24/2024	Electrical Permit - 23PEK-SOL-1649	43.00
01225782	False	022753	Raymond Whitaker	5/28/2024	Temp Pole Electrical Permit - 24PEK-	20.00
01225928	False	034635	Paul Joyce	5/27/2024	Electrical Permit - 24PEK-SOL-0076	43.00
01225967	False	026503	Ray Trapp	5/28/2024	Electrical Permit - 24PEK-EL-0076 -	43.00
01225978	False	026016	Joshua Fryman	5/28/2024	Electrical Permit - 24PEK-EL-0079 - :	43.00
01225978	False	026016	Joshua Fryman	5/28/2024	Electrical Permit - 24PEK-EL-0077 -	43.00
01225978	False	026016	Joshua Fryman	5/28/2024	Electrical Permit - 24PEK-EL-0078 -	43.00
01227484	False	025868	Ryan Koener	5/31/2024	Electrical Permit - 24PEK-EL-0081 -	91.00
01228085	False	034826	Bright Planet Solar	5/31/2024	Electrical Permit - 24PEK-SOL-0072	43.00
					Fund: 100	Total:
						2,657.00
100-793-426400	Building And Rezoning Permit					
01218448	False	032796	Tana Faichney	5/1/2024	Fence Permit - 24PEK-FE-0056 - 100-	20.00
01218632	False	034969	SNS Construction Services	5/1/2024	Building Permit - 24PEK-BP-0145 - 1	266.00
01218788	False	026618	Michael & Allie Neville	5/1/2024	Roofing Permit - 24PEK-BP-0186 - 9	95.00
01219356	False	024298	Kevin Shelby	5/2/2024	Roofing Permit - 24PEK-BP-0188 - 1:	40.00
01219356	False	024298	Kevin Shelby	5/2/2024	Roofing Permit - 24PEK-BP-0190 - 8:	40.00
01219356	False	024298	Kevin Shelby	5/2/2024	Roofing Permit - 24PEK-BP-0189 - 1:	20.00
01219673	False	032807	Misty Light	5/3/2024	Fence Permit - 24PEK-FE-0050 - 709	20.00
01219789	False	006672	Matthew Scott	5/3/2024	Fence Permit - 24PEK-FE-0057 - 21 F	20.00
01220065	False	029916	Garry Holmes	5/3/2024	Curb Cut/Approach/Drive - 24PEK-B	20.00
01220066	False	020880	Hacienda Fuentes	5/3/2024	Building Permit - 24PEK-BP-0187 - 2	20.00
01220116	False	033679	Reinbeck Construction	5/3/2024	Building Permit - 24PEK-BP-0154 - 4	50.00
01221160	False	034720	Brian Wilson	5/6/2024	Dumpster - 24PEK-BP-0195 - 343 Co	25.00
01221271	False	000000		5/6/2024	Fence Permit - 24PEK-FE-0058 - 120:	20.00
01221273	False	014489	Donald Billingsley	5/6/2024	Demolition Permit - 24PEK-DEMO-0	40.00
01221273	False	014489	Donald Billingsley	5/6/2024	Building Permit - 24PEK-BP-0200 - 1	20.00
01221277	False	014092	Robin Schree Bozarth	5/6/2024	Fence Permit - 24PEK-FE-0060 - 305	20.00
01221317	False	034986	Coach House Garages	5/6/2024	Building Permit - 24PEK-BP-0160 - 1	170.00
01221317	False	034986	Coach House Garages	5/6/2024	Demolition Permit - 24PEK-DEMO-0	40.00
01221464	False	010197	Benassi Roofing	5/6/2024	Roofing Permit - 24PEK-BP-0196 - 1:	20.00
01221474	False	034987	KB Builders	5/6/2024	Building Permit - 24PEK-BP-0199 - 2	20.00
01221475	False	031217	Michael Hartnett	5/6/2024	Building Permit - 24PEK-BP-0182 - 3	68.00
01221549	False	013331	Jody Forbis	5/7/2024	Fence Permit - 24PEK-FE-0059 - 112:	20.00

Account Number			Account Description			Amount
Receipt No	Void	Cust No	Name	Receipt Date	Line Item Description	
01221632	False	015148	Lonny Louwers	5/8/2024	Fence Permit - 24PEK-FE-0062 - 122:	20.00
01221790	False	032054	Kirstin Starr	5/9/2024	Fence Permit - 24PEK-FE-0064 - 110:	30.00
01221793	False	030274	Dallas Henderson	5/7/2024	Solar Permit - 24PEK-SOL-0062 - 19	200.00
01221804	False	031092	Ekhoff Builders Inc	5/7/2024	Building Permit - 24PEK-BP-0198 - 1	245.00
01221868	False	034635	Paul Joyce	5/8/2024	Solar Permit - 24PEK-SOL-0063 - 110	200.00
01221869	False	033332	Bruce Wood	5/8/2024	Solar Permit - 24PEK-SOL-0067 - 160	200.00
01221872	False	030436	Jacob Force Force Masonry Construct	5/8/2024	Curb Cut/Approach/Drive - 24PEK-B	20.00
01221916	False	031717	Gary & Tonya Leon	5/10/2024	Fence Permit - 24PEK-FE-0066 - 337:	20.00
01221926	False	013591	Doug Cobb	5/10/2024	Fence Permit - 24PEK-FE-0065 - 804	20.00
01221929	False	031217	Michael Hartnett	5/9/2024	Curb Cut/Approach/Drive - 24PEK-B	20.00
01221933	False	034635	Paul Joyce	5/9/2024	Solar Permit - 24PEK-SOL-0070 - 200	200.00
01221934	False	026618	Michael & Allie Neville	5/9/2024	Building Permit - 24PEK-BP-0204 - 9	98.00
01221935	False	026618	Michael & Allie Neville	5/9/2024	Roofing Permit - 24PEK-BP-0203 - 9:	107.00
01222046	False	019705	Jerry Pfeiffer	5/10/2024	Deck Permit - 24PEK-BP-0123 - 309	40.00
01222132	False	033465	S & S Fencing	5/10/2024	Fence Permit - 24PEK-FE-0061 - 725	20.00
01222134	False	033332	Bruce Wood	5/10/2024	Solar Permit - 24PEK-SOL-0064 - 19	200.00
01222135	False	033332	Bruce Wood	5/10/2024	Solar Permit - 24PEK-SOL-0068 - 140	200.00
01222311	False	034635	Paul Joyce	5/10/2024	Solar Permit - 24PEK-SOL-0069 - 100	200.00
01222408	False	016906	Todd Wood	5/14/2024	Fence Permit - 24PEK-FE-0067 - 150:	20.00
01222430	False	010197	Benassi Roofing	5/13/2024	Building Permit - 24PEK-BP-0207 - 1	50.00
01222432	False	010197	Benassi Roofing	5/13/2024	Building Permit - 24PEK-BP-0206 - 8	80.00
01222432	False	010197	Benassi Roofing	5/13/2024	Building Permit - 24PEK-BP-0208 - 1	74.00
01222467	False	034806	Grant Zobrist	5/13/2024	Deck Permit - 24PEK-BP-0201 - 1810	110.00
01222471	False	031993	Zendavor Signs & Graphics	5/13/2024	Sign Permit - 24PEK-SN-0007 - 2012	104.00
01222473	False	034631	Alex Guigli	5/13/2024	Solar Permit - 24PEK-SOL-0071 - 200	200.00
01222475	False	030655	Perfect Choice Exteriors	5/13/2024	Building Permit - 24PEK-BP-0210 - 2	101.00
01222477	False	033332	Bruce Wood	5/13/2024	Solar Permit - 24PEK-SOL-0049 - 27	350.00
01222515	False	025906	Wayne Litwiller	5/15/2024	Demolition Permit - 24PEK-DEMO-0	40.00
01222524	False	034393	ReVamp Fence & Deck	5/14/2024	Fence Permit - 24PEK-FE-0041 - 709	68.00
01222525	False	034826	Bright Planet Solar	5/14/2024	Solar Permit - 24PEK-SOL-0065 - 140	200.00
01222528	False	033245	Blunier Builders	5/15/2024	Building Permit - 24PEK-BP-0177 - 2	971.00
01222683	False	029165	Austin Kleiber	5/16/2024	Building Permit - 24PEK-BP-0214 - 2	71.00
01222696	False	035005	Josh Juchems	5/16/2024	Deck Permit - 24PEK-BP-0217 - 2105	80.00
01222697	False	030412	Mary & Jesse Snyder	5/16/2024	Roofing Permit - 24PEK-BP-0215 - 1:	30.00
01222712	False	033826	Steve Burling	5/16/2024	Curb Cut/Approach/Drive - 24PEK-B	20.00

Account Number			Account Description			Amount
Receipt No	Void	Cust No	Name	Receipt Date	Line Item Description	
01222721	False	034243	Cox-Crete	5/17/2024	Curb Cut/Approach/Drive - BP-0213 -	20.00
01222722	False	033826	Steve Burling	5/17/2024	Curb Cut/Approach/Drive - 24PEK-B.	20.00
01222838	False	028025	Samuel Gibb	5/17/2024	Fence Permit - 24PEK-FE-0069 - 152.	20.00
01222857	False	035014	Edward Hill	5/17/2024	Deck Permit - 24PEK-BP-0219 - 1008	20.00
01223086	False	033826	Steve Burling	5/20/2024	Curb Cut/Approach/Drive - 24PEK-B.	20.00
01223151	False	034635	Paul Joyce	5/16/2024	Solar Permit - 23PEK-SOL-1647 - 12	350.00
01223153	False	034950	Bruce Baebler	5/16/2024	Building Permit - 24PEK-BP-0205 - 1	20.00
01223156	False	000000		5/16/2024	Roofing Permit - 24PEK-BP-0212 - 14	77.00
01223156	False	000000		5/16/2024	Roofing Permit - 24PEK-BP-0211 - 11	71.00
01223263	False	017271	William Duckett	5/20/2024	Fence Permit - 24PEK-FE-0055	20.00
01223275	False	034733	Elite Burgess Construction	5/20/2024	Building Permit - 24PEK-BP-0222 - 1	50.00
01223357	False	035024	Lakeview Construction	5/17/2024	Building Permit - 24PEK-BP-0216 - 3	410.00
01223413	True	033569	Poulson Roofing	5/21/2024	Deck Permit - 24PEK-BP-0227 - 1717	80.00
01223548	False	035027	Premier View LLC	5/21/2024	Building Permit - 24PEK-BP-0228 - 1	116.00
01223994	False	035029	Scott Gregory	5/21/2024	Curb Cut/Approach/Drive - 24PEK-B.	20.00
01224024	False	033569	Poulson Roofing	5/21/2024	Deck Permit - 24PEK-BP-0227 - 1717	80.00
01224099	False	034826	Bright Planet Solar	5/20/2024	Solar Permit - 24PEK-SOL-0066 - 82:	350.00
01224100	False	035033	Feldco	5/20/2024	Roofing Permit - 24PEK-BP-0209 - 10	116.00
01224102	False	030683	Michael Neville RockyTop Inc	5/20/2024	Fence Permit - 24PEK-FE-0070 - 801	40.00
01224103	False	035036	Western Specialty Contractors	5/20/2024	Roofing Permit - 24PEK-BP-0225 - 4:	380.00
01224320	False	031092	Ekhoff Builders Inc	5/21/2024	Building Permit - 24PEK-BP-0221 - 2	30.00
01224322	False	031208	Perfect Choice Exteriors LLC	5/21/2024	Building Permit - 24PEK-BP-0226 - 1	77.00
01224723	False	030775	Riverside Exteriors, Inc	5/22/2024	Deck Permit - 24PEK-BP-0237 - 1827	89.00
01225041	False	025588	Douglas Farnam	5/23/2024	Fence Permit - 24PEK-FE-0071 - 1510	20.00
01225042	False	017251	Tammy Hedrick	5/23/2024	Building Permit - 24PEK-0248 - 1304	71.00
01225043	False	010065	Classical Dance Academy	5/23/2024	Dumpster - 24PEK-BP-0247 - 359 Co	25.00
01225046	False	035043	Los Amigos Concrete	5/23/2024	Concrete Patio/Approach/Drive - 24PI	20.00
01225050	False	035044	Extreme Property Management Servic	5/23/2024	Deck Permit - 24PEK-BP-0235 - 1104	68.00
01225081	False	026634	Shadd Owsley	5/23/2024	Building Permit - 24PEK-BP-0236 - 1	20.00
01225091	False	019705	Jerry Pfeiffer	5/23/2024	Deck Permit - 24PEK-BP-0239 - 309	68.00
01225134	False	034144	Greater Good Restoration Inc.	5/22/2024	Roofing Permit - 24PEK-BP-0231 - 20	89.00
01225141	False	035041	Peter Smith	5/22/2024	Building Permit - 24PEK-BP-0242 - 3	187.00
01225146	False	033332	Bruce Wood	5/23/2024	Solar Permit - 24PEK-SOL-0074 - 10:	200.00
01225146	False	033332	Bruce Wood	5/23/2024	Solar Permit - 24PEK-SOL-0073 - 140	200.00
01225148	False	031217	Michael Hartnett	5/23/2024	Curb Cut/Approach/Drive - 24PEK-B.	20.00

Account Number			Account Description			Amount
Receipt No	Void	Cust No	Name	Receipt Date	Line Item Description	
01225149	False	026618	Michael & Allie Neville	5/23/2024	Deck Permit - 24PEK-BP-0224 - 2200	80.00
01225150	False	027549	Gregory Porter	5/23/2024	Solar Permit - 24PEK-SOL-0075 - 34	350.00
01225173	False	034533	Skyler McCreary	5/24/2024	Demolition Permit - 24PEK-DEMO-0	40.00
01225264	False	028743	Troy Dubois	5/24/2024	Fence Permit - 24PEK-FE-0074 - 130	20.00
01225360	False	022581	Amanda Kelly	5/28/2024	Building Permit - 24PEK-BP-0251 - 1	20.00
01225361	False	033332	Bruce Wood	5/24/2024	Solar Permit - 23PEK-SOL-1649 - 220	200.00
01225362	False	010197	Benassi Roofing	5/24/2024	Roofing Permit - 24PEK-BP-0232 - 20	113.00
01225362	False	010197	Benassi Roofing	5/24/2024	Roofing Permit - 24PEK-BP-0233 - 1	68.00
01225369	False	033943	A & J Recreational Services	5/24/2024	Building Permit - 24PEK-BP-0244 - 2	74.00
01225740	False	030655	Perfect Choice Exteriors	5/28/2024	Building Permit - 24PEK-BP-0249 - 1	20.00
01225741	False	031092	Ekhoff Builders Inc	5/28/2024	Building Permit - 24PEK-BP-0252 - 1	80.00
01225782	False	022753	Raymond Whitaker	5/28/2024	Building Permit - 24PEK-BP-0223 - 2	1,325.00
01225782	False	022753	Raymond Whitaker	5/28/2024	Curb Cut/Approach/Drive - 24PEK-B	20.00
01225785	False	033888	GP Contractors	5/28/2024	Deck Permit - 24PEK-BP-0246 - 1917	140.00
01225793	False	034537	Jeannie Wilson	5/28/2024	Fence Permit - 24PEK-FE-0075 - 321	20.00
01225928	False	034635	Paul Joyce	5/27/2024	Solar Permit - 24PEK-SOL-0076 - 22	200.00
01225963	False	031217	Michael Hartnett	5/28/2024	Curb Cut/Approach/Drive - 24PEK-B	20.00
01226227	False	014136	Walter Beach	5/29/2024	Building Permit - 24PEK-BP-0253 - 3	20.00
01226718	False	014826	John & Pamela Keyes	5/30/2024	Building Permit - 24PEK-BP-0255 - 1	20.00
01226830	False	034305	Up Front Contracting	5/30/2024	Building Permit - 24PEK-BP-0256 - 1	77.00
01226830	False	034305	Up Front Contracting	5/30/2024	Fence Permit - 24PEK-FE-0076 - 317	77.00
01226959	False	031279	Dustin Wrhel	5/30/2024	Demolition Permit - 24PEK-DEMO-0	40.00
01227083	False	034243	Cox-Crete	5/30/2024	Concrete Patio/Sidewalk - 24PEK-BP	20.00
01227338	False	030433	Tomkat Roofing Inc	5/31/2024	Roofing Permit - 24PEK-BP-0258 - 3	125.00
01227476	False	030473	Audria & Kyle Stork	5/31/2024	Fence Permit - 24PEK-FE-0077 - 110	20.00
01227852	False	031208	Perfect Choice Exteriors LLC	5/30/2024	Building Permit - 24PEK-BP-0254 - 3	107.00
01228085	False	034826	Bright Planet Solar	5/31/2024	Solar Permit - 24PEK-SOL-0072 - 60	200.00
					Fund: 100	Total: 12,563.00
100-793-427000			Plan Review Services			
01221162	False	034980	Mid-America Asset Management, Inc	5/6/2024	Plan Review Services - 24PEK-BP-01	100.00
01222528	False	033245	Blunier Builders	5/15/2024	Plan Review Services - 24PEK-BP-01	100.00
					Fund: 100	Total: 200.00
100-793-451200			Plumbing Permits			
01220117	False	016439	Robert Maquet	5/3/2024	Plumbing Permit - 24PEK-PL-0099 - :	38.00

Account Number			Account Description			Amount
Receipt No	Void	Cust No	Name	Receipt Date	Line Item Description	
01221469	False	034352	My Property Masters Team LLC	5/7/2024	Plumbing Permit - 24PEK-PL-0102 -	114.00
01221477	False	026020	Illini Plumbing Inc	5/6/2024	Plumbing Permit - 24PEK-PL-0101 -	58.00
01221794	False	026024	Reading & Son Plumbing Inc	5/7/2024	Plumbing Permit - 24PEK-PL-0100 -	43.00
01221867	False	031978	Tiger Heating and Air Conditioning S	5/8/2024	Plumbing Permit - 24PEK-PL-0103 -	88.00
01221870	False	026024	Reading & Son Plumbing Inc	5/8/2024	Plumbing Permit - 24PEK-PL-0104 -	223.00
01221932	False	026024	Reading & Son Plumbing Inc	5/9/2024	Plumbing Permit - 24PEK-PL-0105 -	93.00
01221936	False	014294	Frank Shearer	5/9/2024	Plumbing Permit - 24PEK-PL-0106 -	38.00
01222427	False	027600	Nicholas Mucciante	5/13/2024	Plumbing Permit - 24PEK-PL-0107 -	68.00
01222429	False	031978	Tiger Heating and Air Conditioning S	5/13/2024	Plumbing Permit - 24PEK-PL-0108 -	38.00
01223372	False	027600	Nicholas Mucciante	5/17/2024	Plumbing Permit - 24PEK-PL-0109 -	38.00
01223382	False	014294	Frank Shearer	5/17/2024	Plumbing Permit - 24PEK-PL-0110 -	38.00
01223396	False	014294	Frank Shearer	5/17/2024	Plumbing Permit - 24PEK-PL-0112 -	38.00
01224097	False	033107	Dries Brothers Plumbing	5/20/2024	Plumbing Permit - 24PEK-PL-0098 -	188.00
01224101	False	033107	Dries Brothers Plumbing	5/20/2024	Plumbing Permit - 24PEK-PL-0111 -	138.00
01224321	False	014294	Frank Shearer	5/21/2024	Plumbing Permit - 24PEK-PL-0114 -	38.00
01224321	False	014294	Frank Shearer	5/21/2024	Plumbing Permit - 24PEK-PL-0113 -	38.00
01225782	False	022753	Raymond Whitaker	5/28/2024	Water Line Plumbing Permit - 24PEK-	15.00
01225897	False	034598	Melissa Montford	5/28/2024	Plumbing Permit - 24PEK-PL-0116 -	53.00
01225957	False	016439	Robert Maquet	5/28/2024	Plumbing Permit - 24PEK-PL-0115 -	38.00
01227756	False	027600	Nicholas Mucciante	5/29/2024	Plumbing Permit - 24PEK-PL-0117 -	38.00
					Fund: 100	Total: 1,461.00
100-793-451400	Electrical Inspection Fee					
01221171	False	034982	SkillsUSA Illinois, Inc.	5/6/2024	Electrical Inspection/OCC - 24PEK-B	108.00
01225045	False	014221	Susan Morrow	5/23/2024	Electrical Inspection/OCC - 24PEK-B	108.00
01225048	False	011928	Phillip Blake Lippi	5/23/2024	Electrical Inspection/OCC - 24PEK-B	108.00
					Fund: 100	Total: 324.00
Report Totals:						18,895.00

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During the 2023 program year, the City again undertook substantial rehabilitation of sewer linings in low- to moderate-income neighborhoods. The City also demolished one abandoned and dangerous structure, and prepaid a substantial portion of the HUD Section 108 Loan used to purchase the Fire Apratus in 2022.

Demolition and Clearance: One dangerous structure was demolished and cleared during the program year which ensured that severely dilapidated properties could no longer be used as unsafe shelter or pose a risk to juveniles and others that might wish to gain temporary entry. Additionally, the removal of abandoned structures is anticipated to stabilize properties values thereby increasing nearby property owners' ability and willingness to invest in improvements and maintenance.

Last year PY 2023, the City projected 10 structures would be demolished in this program. Last year, the City experienced a number of setbacks related to this program: staff changes, changes in the law regarding the demolition of properties in the City, and increased costs related to this action. The process for the demolition program has again undergone revision due to the lengthy timeline required by the legal system to get these properties to the point at which the City can begin the environmental review process and the subsequent demolition process including procurement and successful completion of a project.

While 10 properties were identified only one demolition was successfully completed during PY 2023. Several others were near the point of procurement when the legal process intervened and the City was unable to complete the action. A series of meetings have be held between the Code Enforcement Department and the CDBG Program Manager in order to project a more realistic number for the next program year given the experiences of the past two years and the substantial changes in the local legal environment which hampers the progress of the program. Together with the increased costs associated with the demolitions the City has a better understanding and appreciation for this process and how to better ensure it's success in the coming years.

Public Infrastructure (Sewer Lining Rehabilitation): Many of the neighborhoods within the community are in need of infrastructure improvements to ensure the efficiency and longevity of critical City services. Sewer linings are an important part of that infrastructure and such

improvements not only improve and maintain the systems but also ensure the safety of City streets that exist above the sewer systems being re-lined. City engineering staff determined the most critical areas in need of sewer lining rehabilitation that were composed of largely low- to moderate-income households and isolated CDBG-funded activity to these areas. In total, approximately 4,238 linear feet of lining was rehabilitated using CDBG funds. Engineering estimates suggest over 200 households benefited from the project.

Improve Fire Safety: PY 2023 saw a substantial prepayment on the HUD Section 108 Loan on the recently purchased fire truck in PY22. These funds were reallocated from the previous years demolition budget. This was necessary in order to keep the City's spending ratio in line with HUD guidance. The affect of it has taken 10 years off the repayment, reduced the City's overall debt and placed the City in a better financial position to apply for additional Section 108 funds for another Fire Apratus if needed in the future.

Homeless Facilities (not operating costs): During PY 2023 the City of Pekin was presented with an opportunity to make a difference in the lives of the most vulnerable population in the City, the homeless. Specifically, the City of Pekin reallocated \$75,000 from the Public Infrastructure line item to allow for a grant to convert an unused space in the basement of a building currently used for homeless services, into a day shelter for the homeless. This was a win-win for the City and the homeless population as there is a substantial need for day shelters in the City and it was an opportunity for the City to be a part of the solution.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Address Blighted Property Issues	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	25	4	16.00%	10	1	10%
Administration	Planning	CDBG: \$ / CDBG-CV: \$	Other	Other	1	1	100.00%	1	0	0.00%
Improve Facility, Utility, and Amenity Access	Non-Housing Community Development	CDBG: \$ / Section 108: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	200	100.00%	200	200	100.00%
Improve Fire Safety	Non-Housing Community Development	CDBG: \$ / Section 108: \$	Other	Other	1	0	100.00%			
Prevent, Prepare For, and Respond to Coronavirus	Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$	Other	Other	1	1	100.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Pekin’s use of CDBG funds during the 2023 program year addressed the priorities identified in the adopted 2023 Annual Action Plan, consistent with the adopted 2020-2024 Consolidated Plan. City demolished one abandoned and dangerous structure, conducted significant

public infrastructure improvements, prepaid some of the debt for the Fire Apratus purchased last year with the HUD Section 108 Loan and assisted in the conversion of a space into a homeless day shelter.

Each of these project categories were specified in priority order within the 2023 Annual Action Plan which was developed based on the long-term strategic goals identified in the broader Consolidated Plan. While engaging in the activities above, the City also continued to engage with community organizations through its membership as a governing board member for the Home For All Continuum of Care. Overall, it is anticipated that the activities undertaken during this program year were successful in working to address the priority needs identified in its adopted CDBG-related plans.

Last year PY 2023, the City projected 10 structures would be demolished in this program. Last year, the City experienced a number of setbacks related to this program: staff changes, changes in the law regarding the demolition of properties in the City, and increased costs related to this action. The process for the demolition program has again undergone revision due to the lengthy timeline required by the legal system to get these properties to the point at which the City can begin the environmental review process and the subsequent demolition process including procurement and successful completion of a project.

While 10 properties were identified, only one demolition was successfully completed during PY 2023. Several others were near the point of procurement when the legal process intervened and the City was unable to complete the action. A series of meetings have been held between the Code Enforcement Department and the CDBG Program Manager in order to project a more realistic number for the next program year given the experiences of the past two years and the substantial changes in the local legal environment which hampers the progress of the program. Together with the increased costs associated with the demolitions, the City has a better understanding and appreciation for this process and how to better ensure its success in the coming years.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	0
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	0
Hispanic	0
Not Hispanic	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

During the 2023 program year, the City did not engage in activities associated with Public Services other than the infrastructure project in an LMI area within the City limits of Pekin. There is no household level data for that project only that the project is located in an HUD designated LMA.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	862,985	801,022
Other-CV	public - federal	120,165	111,857

Table 3 - Resources Made Available

Narrative

The City of Pekin does not receive funding from HOME, HOPWA, ESG or other HUD programs.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Pekin	100	100	Community wide investment of CDBG

Table 4 – Identify the geographic distribution and location of investments

Narrative

During PY 2023, the City had, at it's disposal, the balance of the 2022 HUD Grant and the PY 23 Grant as well as the remaining balance of the CDBG-CV funds. Those funds were nearly all used during PY 2023 for projects and to reduce the City's overall debt by paying down a portion of the Section 108 principal.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The CDBG program has no match requirement. However, the entity which benefited from the \$75,000 grant for the conversion to a homeless day shelter used volunteers for the installation of many of the items in their scope of work; thus strengthening the relationship between the community partners and the City.

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CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In terms of the problems encountered with IDIS #568 in the owner-occupied rehab program. The homeowner was notified in September 2023 with a notice of default letter advising them they had to make substantial progress toward remedying the code violations or the contract would be cancelled. No progress was made in correcting the issues identified in the September 2023 letter, as a result the City has made arrangements with HUD to repay the funds for IDIS #568.

Last year PY 2023, the City projected 10 structures would be demolished in this program. Last year, the City experienced a number of setbacks related to this program: staff changes, changes in the law regarding the demolition of properties in the City, and increased costs related to this action. The process for the demolition program has again undergone revision due to the lengthy timeline required by the legal system to get these properties to the point at which the City can begin the environmental review process and the subsequent demolition process including procurement and successful completion of a project.

Discuss how these outcomes will impact future annual action plans.

For this coming program year (2024), the City has no plans to engage in owner-occupied rehab activities. Additional staff would be needed for that program to be successful which at this time is not in the current City fiscal year budget. Additional policies and procedures would need to be addressed and the software updated to accommodate the application process.

While 10 properties were identified only one demolition was successfully completed during PY 2023. Several others were near the point of procurement when the legal process intervened and the City was unable to complete the action. A series of meetings have been held between the Code Enforcement Department and the CDBG Program Manager in order to project a more realistic number for the next program year given the experiences of the past two years and the substantial changes in the local legal environment which hampers the progress of the program. Together with the increased costs associated with the demolitions the City has a better understanding and appreciation for this process and how to better ensure it's success in the coming years. This will allow the City to more accurately project the number of demolitions which can be completed with the amount budgeted in the time provided.

It should be noted that annual and strategic goals are estimated and set by City staff as opposed to HUD representatives.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

Of the estimated 200 households served by relining the sewer pipeline, over 51% of the households are LMI as they reside in a HUD designated LMA census block. Household level data is not available.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City serves as a non-voting governing board member for the Home For All Continuum of Care organization. The CDBG Program Manager, in addition to the board seat also participates in the strategic planning and lived-homeless committees for the COC. The City utilizes contacts within this organization to stay informed of ongoing housing-related concerns and initiatives within the region.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City provided CDBG funding to the Pekin Outreach Initiative for the purpose of converting the basement of the Salvation Army's Rust Transitional Center basement into a day shelter for the homeless. It is anticipated that this center, when fully functional will serve upwards of 15,500 duplicated individuals during the year. In addition to the grants provided, the City also participates in the Home For All Continuum of Care's annual count of unsheltered homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In addition to the shelters located within the city limits, the Pekin Housing Authority provides a variety of housing options for displaced, those being discharged from facilities and systems of care as well as those that receive other types of public assistance. The City's participation in the Home For All Continuum of Care allows the City to engage with staff from a variety of social service agencies. One of the primary goals of the continuum of care model is to ensure a fully encompassing service model with coordination through numerous capable agencies to not only assist those experiencing homelessness but to also avoid homelessness for those households that are considered at-risk.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

As previously described, the Home For All Continuum of Care is focused on providing emergency and preventative coordination of assistance for individuals and families who are or are anticipated to be homeless in the near future. Additionally, this coordination identifies and provides for the best possible assistance to those who would be considered chronically homeless.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Pekin Housing Authority (PHA) provides for the needs of its residents and is considered generally capable of addressing the needs of public housing within the community, including residents with accessibility concerns. The PHA develops both an annual and five-year plan describing how they will address the needs of public housing and ensure quality housing for residents. The PHA is governed by a board of commissioners as well as a resident advisory council to undertake the decisionmaking process. The PHA also maintains a full-time resident services coordinator who assists residents with a variety of needs including transportation and employment considerations.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

In addition to the PHA's resident advisory council, the PHA's board of commissioners includes one resident position which provides for representation of residents in the management process. As possible, the PHA also provides opportunities for residents to participate in financial education workshops, housing-related counseling and other activities to encourage resident involvement and promote home ownership.

Actions taken to provide assistance to troubled PHAs

The Pekin Housing Authority has not been designated as a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City's use of CDBG funding for public facilities, economic development, infrastructure improvements and demolition activities is anticipated to promote a positive return on residential investment while also improving home affordability for those who are already homeowners.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

During the development of the 2020-2024 Consolidated Plan, it was determined that home affordability and availability was a significant concern within the community. In PY 2023 the City was presented with an opportunity to assist the homeless population by converting an unused space into a day shelter. What is unique about this project is the location of other services for the homeless. There are opportunities for those in the day shelter to acquire services to enter emergency shelter, transitional shelter and on to supportive housing all in the same facility.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City identifies lead-based paint hazards and mitigates as indicated by regulation upon the undertaking of any residential rehabilitation activity. Should lead-based hazards be identified, the City includes required mitigation actions within the rehabilitation project scope and utilizes contractors certified in the resolution of lead-based mitigation as appropriate.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City provided assistance through its grant to the Pekin Outreach Initiative which will largely benefit individuals of low- to moderate-income.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City participates in the Home For All Continuum of Care (CoC) to collaborate with social services partners to support the community at the local and regional level. The CDBG Program Manager for the City also has a non-voting seat on the COC's strategic planning committee and their lived experience committee to better understand the needs in their community.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City's open communication with the Pekin Housing Authority, participation in the Home For All Continuum of Care and financial support of community organizations operating within the community provides for a diverse view of the community's needs and problem areas potentially considered underserved due to lack of available resources. The City's CDBG department also collaborates with other internal departments which helps provide further information and insight on how to best assist in the coordination of community agency resources.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City has adopted a "Support for Fair Housing" resolution in support of fair housing within the community including the public posting of instructions for the filing complaints regarding fair housing choice. The City provides this information to the public as requested and provides guidance where necessary on the methods of filing a fair housing complaint. Additionally, the City's CDBG Program Manager has been reviewing documentation associated with HUD's new Affirmatively Furthering Fair Housing Mandate (AFFH) to determine in what ways the City can further demonstrate compliance with fair housing certification requirements.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Pekin CDBG department has implemented a policies and procedures handbook for the purposes of ensuring uniformity in the documentation and determination of an activity's qualification under an appropriate national objective. The City's policies and procedures provide a procedural workflow to address instances of subrecipient non-compliance and provides the framework for the formal resolution of any conflicts that may arise during the undertaking of an activity.

Currently the City has no active subrecipient agreements. However, there are procedures in place to monitor those receiving grant funds from the City on behalf of the CDBG program. Desk monitoring with limited visits to work sites are sufficient to ensure all grant agreement requirements are being met and addressed. All activities undertaken by the City, such as the Demolition Program, are desk monitored prior to payment to the contractor.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Pekin maintains a Citizen Participation Plan which outlines the procedures to be followed to ensure reasonable notice and promote resident participation in the planning and performance reporting process. In an effort to engage residents, the City provides notification of the performance report's availability in the local newspaper as well as the City's website. The City then holds a 15-day public comment period as well as a public hearing during a televised City Council meeting to discuss and receive feedback on the material contained within the report.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

During the 2023 program year, the City emphasized the use of CDBG funding to improve public infrastructure through the rehabilitation of sewer linings in largely low- to moderate-income neighborhoods, remove dangerous and abandoned structures through demolition, and the reduction of overall debt by paying down on the principal owed against the Section 108 Loan. This frees more available credit should the City need to use the program again. And the community benefitted from a

grant to convert an unused space into a homeless day shelter.

It is clear the PY 2023 was successful for the City. The sewer lining project provided value and community improvements primarily benefitting low- to moderate-income residents while also working towards the long-term goals indicated in the 2020-2024 Consolidated Plan. The City reduced a significant amount of debt by paying down the principal of the Section 108 Loan used to purchase the fire apparatus. The City took advantage of opportunity to help the homeless population in the community by providing funding to a service provider to convert an unused space into a day shelter. And finally, the demolition program. It is here we see the most unsuccessful portion of the program year, if you look at the numbers in isolation. However, a great deal was learned this program year from the combined experiences of last program year and this. Specifically, the time required to bring a demolition from concept to completion. And the costs of such demolitions have exploded in the past year the effect of which, is to, reduce the number of structures completed in the process. Armed with this new knowledge and the living documents which govern the program, the next program year is projected to be successful.

In terms of the submission of late audits for the City. Again, the City is just now recovering from severe staff changes including the finance director, the city manager and several accounting staff. The City has now named a City Manager, an interim finance director has been retained and several of the positions in the accounting department have been filled. Recently, the 2020 and 2021 Single Audit for the City was completed. The 2022 audit has begun and should be completed later this year.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

All of the City's Section 3 covered contracts are of a specialized nature (infrastructure) which are completed by union employers. Union employers do provide direct, on-the-job training such as apprenticeships. In an effort to qualitatively meet Section 3 requirements, the City has begun posting CDBG-funded contract opportunities on HUD's Section 3 contract portal regardless of whether the contract falls under the specifications of a Section 3 covered contract until the website was taken down. The City will continue to make efforts to qualitatively meet Section 3 requirements through such outreach efforts and quantitatively where possible.

DRAFT

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 10, 2024
To: Members of the City Council
From: Josie Esker, City Engineer

AGENDA ITEM: Ordinance No. 4193-24/25 Approving Purchase of Property at 909 Court Street

DESCRIPTION: This resolution is to approve the purchase of property at 909 Court Street, which is required for the Court Street construction project. The City needs a strip of land along Court Street in order to construct wider sidewalks along this corridor. The house is so close that it is touching the existing sidewalks; therefore, the concrete masonry unit addition portion of this house is proposed for demolition. The City originally offered to purchase just a portion of the property and let the current property owner keep the remaining property after demolition. The property owner is a corporation that owns only multi-unit properties, and they were not interested in owning a single house and would like the City to purchase the entire parcel. The City obtained an appraisal, a copy of which is included in the packet, stating that the value of the entire parcel is \$114,000.00. The City offered \$114,000.00 for the entire parcel, and the owner verbally accepted. This land purchase is coming before council because it exceeds the spending authority of the City Engineer for land purchases on this project. Staff recommends approval.

FINANCIAL IMPACT:

Requested Amount: \$114,000.00
 Line Item: 445-041-580200
 Budgeted Amount: \$500,000.00
 Remaining Funds: \$495,925.00
 Notes:

REVIEWED BY:

Dean Schneider, Public Works Director	Approved - 6/5/2024
Katherine Swise, City Attorney	Approved - 6/6/2024
Robert Grogan, Finance Consultant	Approved - 6/6/2024
John Dossey, City Manager	Approved - 6/7/2024
Sue McMillan, City Clerk	Final Approval - 6/7/2024

Ordinance No. 4193-24/25 Approving Purchase of Property at 909 Court Street

WHEREAS, the City of Pekin is a home rule municipality as described in Section 6(a), Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City of Pekin, as a home rule municipality, may exercise power and perform any function pertaining to its government and affairs, including, but not limited to, the power to legislate for the protection of the public health, safety, and welfare; and

WHEREAS, the City desires to purchase the property at 909 Court Street, which is more particularly described in Exhibit A attached hereto, to use as additional right-of-way for the Court Street Rehabilitation project (the “Property”); and

WHEREAS, the City has negotiated the purchase of the Property from S & G Property Group, LLC, the current owner of the Property, for the purchase price of \$114,000.00.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The purchase of the Property for the purchase price of \$114,000.00, subject to confirmation by the City Attorney that such purchase shall result in clear and marketable title to the Property. Such confirmation shall be in the form of a title commitment and issuance of an owner’s title insurance policy by a reputable title company, or such other confirmation as the City Attorney deems sufficient and appropriate.

Section 3. The Mayor is authorized to execute, and the City Clerk is directed to attest, a contract for the purchase of the Property under the terms approved herein, as well as such other terms as the Mayor, in consultation with the City Attorney, deems necessary and appropriate. The Mayor and the City Clerk are further authorized to execute and attest to any documents necessary to effectuate the transfer of title of the Property to the City.

RESULT:	(0 TO 0)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	

ADOPTED AND APPROVED at a Regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk

Owner S & G Property Group, LLC
Address 909AB Court St.
Pekin, IL 61554
Route FAP 693(Court Street)
County Tazewell
Job No. C-94-051-24
Parcel No. 037
P.I.N. No. 04-10-02-111-012
Section 20-00196-01-RS
Project No. J35T(004)
Contract No. 89859
Catalog No. 036498-00D

WARRANTY DEED
(Limited Liability Company) (Non-Freeway)

S & G Property Group, LLC, a limited liability company, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of One Hundred Fourteen Thousand and 00/100 Dollars (\$114,000.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said company, grants, conveys, and warrants to the City of Pekin, (Grantee), the following described real estate:

See attached legal description.

situated in the County of Tazewell, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for roadway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

Dated this _____ day of _____, 2024.

S & G Property Group, LLC
Company Name

By: _____
Signature

Stephan L. Hetz, manager
Print Name and Title

State of Illinois)
County of Tazewell) ss

This instrument was acknowledged before me on _____, 2024, by
Stephan L. Hetz _____, as manager
of S & G Property Group, LLC _____.

(SEAL)

Notary Public

My Commission Expires: _____

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

Date

Buyer, Seller or Representative

This instrument was prepared by and after
recording, mail this instrument and future tax bills to:

City of Pekin
ATTN: City Engineer
111 S. Capitol St.
Pekin, IL 61554

TRACT 1

A PART OF LOTS 24 AND 25 OF ACME SUBDIVISION OF LOT 1 OF HAINE'S ADDITION TO THE CITY OF PEKIN, OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "D", PAGE 83, IN THE TAZEWELL COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 25; THENCE NORTH 62 DEGREES 58 MINUTES 19 SECONDS WEST, ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF COURT STREET, 43.38 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING, THENCE CONTINUING NORTH 62 DEGREES 58 MINUTES 19 SECONDS WEST, ON SAID EXISTING NORTHERLY RIGHT OF WAY, 43.38 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 12 SECONDS WEST, 2.91 FEET TO A SET IRON ROD WITH CAP; THENCE CONTINUING NORTH 00 DEGREES 19 MINUTES 12 SECONDS WEST, 5.63 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 63 DEGREES 01 MINUTES 43 SECONDS EAST, 43.36 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 00 DEGREES 19 MINUTES 12 SECONDS EAST, 5.63 FEET TO A SET IRON ROD WITH CAP; THENCE CONTINUING SOUTH 00 DEGREES 19 MINUTES 12 SECONDS EAST, 2.96 FEET TO THE POINT OF BEGINNING, CONTAINING 330 SQUARE FEET, MORE OR LESS, OR 0.008 ACRES, MORE OR LESS.

TRACT 2

A PART OF LOTS 24 AND 25 OF ACME SUBDIVISION OF LOT 1 OF HAINE'S ADDITION TO THE CITY OF PEKIN, OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "D", PAGE 83, IN THE TAZEWELL COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 25; THENCE NORTH 62 DEGREES 58 MINUTES 19 SECONDS WEST, ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF COURT STREET, 43.38 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 12 SECONDS WEST, 2.96 FEET TO A SET IRON PIN WITH CAP; THENCE CONTINUING NORTH 00 DEGREES 19 MINUTES 12 SECONDS WEST, 5.63 FEET TO A SET IRON PIN WITH CAP AND THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING, THENCE NORTH 63 DEGREES 01 MINUTES 43 SECONDS WEST, 43.36 FEET TO A SET IRON PIN WITH CAP; THENCE NORTH 00 DEGREES 19 MINUTES 12 SECONDS WEST, 114.06 FEET TO A SET IRON PIN WITH CAP; THENCE SOUTH 62 DEGREES 30 MINUTES 37 SECONDS EAST, 43.56 FEET TO A SET IRON PIN WITH CAP; THENCE SOUTH 00 DEGREES 19 MINUTES 12 SECONDS EAST, 113.61 FEET TO THE POINT OF BEGINNING, CONTAINING 4,386 SQUARE FEET, MORE OR LESS, OR 0.101 ACRES, MORE OR LESS.

THE SAID TRACTS 1 AND 2 CONTAIN A TOTAL OF 4,716 SQUARE FEET, MORE OR LESS OR 0.109 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON ILSPC(NAD 83) IL WEST
ZONE ("1202") USING GEOID G12B, NAVD 88 AND WITH
A COMBINED FACTOR OF 0.999968.

P037

OWNER INFO
S&G PROPERTY GROUP LLC

TRACT 1
AREA = 330 SQ. FT.±, OR 0.008 ACRES±

TRACT 2
AREA = 4,386 SQ. FT.±, OR 0.101 ACRES±

LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT OF WAY
○	SET 1/2" ROD W/CAP
●	FND IRON ROD/PIPE
⊗	FND ROW MARKER
ℙ	PROPERTY LINE
T.C.R.O.	TAZEWELL COUNTY RECORDER'S OFFICE
—————	EXISTING RIGHT OF WAY LINE
— —————	PROPOSED RIGHT OF WAY LINE



THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT
OF SURVEY MADE UNDER MY DIRECTION FOR THE CITY OF PEKIN,
ILLINOIS. THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

On L.A.S. 6-5-2024

DEREK A. S. HUFFMAN - ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 035.003899
MY LICENSE EXPIRES 11/30/2024

A PART OF LOTS 24 AND 25 OF ACME SUBDIVISION OF LOT 1 OF HAINE'S ADDITION TO THE CITY OF PEKIN, OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "D", PAGE 83, IN THE TAZEWELL COUNTY RECORDER'S OFFICE.

RIGHT OF WAY PLAT

FAP 693
SHEET 1 OF 1
SCALE: 1" = 20'
OCTOBER 2023

SECTION: 20-00196-01-RS
JOB NO.: C-94-051-24

FIELD WORK COMPLETION: OCT 2023

Signed

Recorded

BOOK

PAGE

DOCUMENT NO.

P037

REVISÉ:

Appraisal Report

Route FAP 693
Section 20-00196-01-RS
County Tazewell

Project Court Street
Job No. C-94-051-24
Parcel 037 Unit

Take: ☐ Whole ☒ Partial ☒ Other: Temporary easement and permanent easement
Appraisal Sequence: ☒ Original ☐ Supplemental

1. Attached is a ☒ complex ☐ non-complex appraisal, per IDOT's Land Acquisition Policies and Procedures Manual.

2. Location and Address: 909 Court St., Pekin, IL 61554

3. Identification: Sec 02 T24N R5W Acme Subd E 29 1/2 of Lot 24 & W 13.9' of Lot 25 NW 1/4 (Parcel ID #04-10-02-111-012)

4. Present Owner's Name, Address and Telephone No.: S&G Property Group LLC (Stephan Hetz), 909 Court St., Pekin, IL 61554 (309) 531-1556

5. Tenant's or Lessee's Name, Address and Telephone No.: Rick Goble, 909 Court (phone no. unknown) & Bill Curry, 909A Court (309) 267-9769

6. Person Interviewed: Stephan Hetz

7. Interviewed by: Theodore A. Neff, SRA

8. Farmland Preservation Act (pertains to fee takings and permanent easements): N/A

CL _____ OC _____ HL _____ PL _____ FL _____ FS _____ RL _____ OL _____

9. Present Use: Multi-Family Highest and Best Use Before Taking: Multi-Family
Zoning: B-3, General Business Highest and Best Use After Taking: Single-Family

	Acres	Sq. Ft.
10. Area of Whole Property	0.124	5,420
Total Area to be Acquired in Fee Simple Title:	0.003	113
Area to be Acquired by New Dedication		
Area Acquired by Previous Dedication		
Area to be Acquired for Additional ROW	0.003	113
Area to be Acquired by Permanent Easement	0.005	217
Area to be Acquired by Temporary Easement	0.024	1,046
Area of Remainder	0.121	5,307

11. Final Conclusion of Value

Effective Date of Appraisal:

2/21/2024

Fair Market Value of Whole Property

\$114,000

For Partial Taking include the following:

Fair Market Value of property taken (including improvements) as part of the whole

\$500

Fair Market Value of remainder as part of the whole before taking

\$113,500

Fair Market Value of remainder after taking as will be affected by contemplated improvements

\$57,000

Damage to Remainder

\$56,500

Compensation for Permanent Easement(s)

\$300

Compensation for Temporary Easement(s)

\$300

Total Compensation

\$57,600

Date of the Report: March 26, 2024

Appraiser Name: Theodore A. Neff, SAR

License Type: Certified General Real Estate Appraiser



Appraiser Signature

IL License # 553.001818

Expires: 9/30/25

General Data

Definition of Fair Market Value: The fair cash market value of a property in an eminent domain proceeding is that price which a willing buyer would pay in cash, and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell. In the condemnation of a property for a public improvement, any appreciation or depreciation in value caused by the contemplated improvement shall be excluded from the consideration of the fair cash market value of the whole property and the value of the part taken. (Illinois Pattern Jury instructions)

In the event of a partial acquisition where there is remainder property, any appreciation or depreciation caused by the contemplated improvement shall be considered when determining the fair cash market value of the remainder. Any increase or decrease in value caused by the actual acquisition of a part of the property must be considered in estimating the value of the remainder after taking.

Property History: Has subject sold in the last five (5) years or is it currently listed for sale? Yes ☐ No ☒
If yes, an analysis of the recent sale(s) and/or current listing is summarized as follows: _____

Property Interest to be Appraised: ☒ Fee Simple Estate ☐ Leased Fee Estate

Property Interest to be Acquired (check all that apply):

- ☒ Fee Acquisition ☒ Permanent Easement ☐ Dedication/Perpetual Easement
☒ Temporary Easement ☐ Other: _____
☐ None of the Above: This appraisal is for the disposal of excess land and/or the release of other rights.
If applicable, the disposition/release of rights is described as follows: N/A

USPAP Reporting Option (as defined by USPAP SR 2-2): ☒ Appraisal Report ☐ Restricted Appraisal Report

Type of Appraisal (per IDOT's Land Acquisition Policies and Procedures Manual):

- ☐ *Non-Complex:* Appraisal report "meets minimum requirements consistent with commonly accepted Federal and Federally-assisted program appraisal practices for those acquisitions, which, by virtue of their low value or simplicity," do not require in-depth analysis presentation.
- ☒ *Complex:* Appraisal report that meets all minimum requirements and also reflects "established and commonly accepted Federal and Federally-assisted program appraisal practices" with appropriate in-depth analysis and presentation.

Client: City of Pekin

Intended User: The intended users of this report include the Client and any of its Federal-funding partners. Parties who receive a copy of this report as a consequence of the Client's disclosure policies are not intended users of the report.

Intended Use: The intended use of this appraisal report is for ☒ acquisition ☐ disposition of right of way by the Client. This report is not intended for any other use.

Authorization: The following person contacted the appraiser to provide this appraisal service: Cindy Bushur-Hallam of Hanson Professional Services, Inc., as agent for the City of Pekin.

Purpose of Valuation:

- ☒ The purpose of this valuation is to arrive at an opinion of the fair market value of the acquisition of the whole property and/or a portion thereof. When applicable, the fair market value of the whole will be established, as will the fair market value of the remainder after the taking. Fair Market Value may also be affected by contemplated improvements with consideration for damages or benefits, if any, to the remainder, and/or the fair market value of possible permanent easements and/or temporary easements as required by design, and the total just compensation due to property owner by reason of the taking.
- ☐ The purpose of this valuation is to arrive at an opinion of the fair market value of the subject land parcel and/or other rights to be disposed by the Client.

Assignment Conditions: Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work. Assignment conditions applicable to this appraisal assignment are summarized below.

The Client requires this appraisal assignment to comply with the following standards, laws, regulations, and policies:

- the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24,
- the Uniform Standards of Professional Appraisal Practice (USPAP), and
- the Illinois Department of Transportation's Land Acquisition Policies and Procedures Manual.

Furthermore, the Client requires this appraisal to be prepared in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way. No portion of the value assigned to such property shall consist of items which are non-compensable under the established laws of Illinois.

In accordance with 49 CFR Part 24 and IDOT's Land Acquisition Policies and Procedures Manual, in opining on the value of the property before the taking, the appraiser shall disregard any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner. This situation is considered to be a hypothetical condition for the purposes of this appraisal. The use of this hypothetical condition may affect the assignment results.

Any decrease or increase in value caused by the actual acquisition of a part of the property must be considered in opining on the value of the remainder after taking. Such changes in value are parcel-specific.

USPAP Standards Rule 1-2(c)(iv) requires that when exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion. However, the definition of fair market value in this report does not include exposure time as a component. Therefore, the appraiser is not required to develop and report an opinion of exposure time linked to the value opinion. This situation is considered to be an assignment condition for the purposes of this appraisal.

The value of the property is premised on a hypothetical condition and extraordinary assumption. The valuation of the property is premised on the condition that the taking is as proposed. The valuation of the property is also based on the assumption that the project is completed as proposed. Please be advised that use of the extraordinary assumption and hypothetical condition might have an impact on the assignment results.

Scope of Work: Summarize the steps/process employed to develop the appraisal report, as required in 49 CFR Part 24, and the Uniform Standards of Professional Appraisal Practice (USPAP).

The amount and type of information researched and the analysis applied in an assignment includes, but is not limited to 1) the extent to which the property is inspected or identified; 2) extent of inspection and description of the neighborhood and proposed project area; 3) the extent of research into physical or economic factors that could affect the property; 4) the extent of data researched; and 5) the type and extent of analysis applied to arrive at opinions or conclusions.

The scope of work also needs to explain the various approaches utilized and the reasons for why any particular approach was not used.

In completing the appraisal assignment, a systematic procedure in investigating the subject property and market data is followed. The subject property and surrounding market area were viewed. Please be advised that the property was only viewed for the purpose of developing an opinion of market value. Concealed or inaccessible portions of the property were not viewed. Items that buyers and sellers would acknowledge in a typical purchase transaction, based on the definition of market value stated in the appraisal report, have been noted in the descriptions of the property. Intangible assets or personal property are not included in the value opinion.

Market data relative to the market area, subject property and the highest and best use of the property are researched and verified. The market data are collected from the Peoria area multiple listing service and other on-line data services, public records, office files, industry and local publications, buyers and sellers, as well as other appropriate sources. The market data are applied in the market analysis and highest and best use analysis of the subject property. Market analysis and highest and best use are important fundamental concepts in the appraisal of real estate.

In general, market analysis is a study of the supply and demand and the geographic market area of the property type. The highest and best use of the property that creates that highest value. Market analysis is used in the determination of the highest and best use. Based on the results of the market analysis, the highest and best use of the property is determined. In analyzing highest and best use of the property, two studies are made; highest and best use of the property as vacant land available for development, and highest and best use of the property as improved.

Once the highest and best use of the subject is determined, the three traditional appraisal methods are considered in the valuation of the property. The valuation methods are the cost, sales comparison and income capitalization approaches. In this assignment, the sales comparison and income approaches are the only methods applied in the valuation of the property.

The cost approach is not applicable to the valuation of the property because of the age of the improvements. The typical buyer of the property does not base a purchase decision of the property on the development costs less depreciation.

After development of the opinion of value, an Appraisal Report is prepared in accordance to the Uniform Standards of Professional Appraisal Practice. The assignment is also completed in compliance with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

The client is interested in acquiring a portion of the property for the Court Street improvement project. Three opinions of value are developed. The three opinions of value are as follows:

Value of the Whole Property as determined for the assignment
Value of the Part Taken (including improvements) as part of the whole
Value of the Remainder after taking as will be affected by contemplated improvements

General Assumptions and Limiting Conditions: Summarize any general assumptions and limiting conditions utilized in this report.
--

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable.
2. The property is appraised free and clear of any or all liens or encumbrances.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that the property is in compliance with all applicable federal, state and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.
8. It is assumed that all water, sewer facilities and utilities (whether existing or proposed) are or will be in good working order, are safe for use, and are or will be sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. Determining and reporting on such matters were not part of the scope of work for this assignment.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value opinion contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

11. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
12. The appraisal may not be used for any purpose other than the intended use described in the report, or by any person not named as a client or intended user. A party receiving a copy of the report does not, as a consequence, become a party to the appraiser-client relationship, or automatically become an intended user of the appraisal.
13. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
14. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, new sales, or other media without the prior written consent and approval of the appraiser.
15. Unless otherwise stated in the report, the past or current existence of hazardous materials or environmental contamination on, below or near the subject property was not observed or known by the appraiser. However; the appraiser is not qualified to detect such substances or to make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value opined is predicated on the assumption that there is no such material on, below or affecting the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired.
16. The appraiser is not qualified to render an opinion as to the operating condition, adequacy or quality of mechanical equipment or other physical component of the building. All mechanical equipment is assumed to be adequate for the proposed building and in operating condition unless stated otherwise. It should be clearly understood that the appraiser is not a building inspector, structural engineer or architect.

Property Owner Contact/Interview: Summarize the appraiser's contact/interview with property owner. The property owner (or the owner's designated representative) must be provided the opportunity to accompany the appraiser during the appraiser's inspection of subject property (49 CFR Part 24.102).

Name of the property owner (or designated representative) who was offered an opportunity to accompany the appraiser:
Stephan Hetz (owner)

The method used to contact the property owner included
(check all that apply):

- ☐ Personal contact
- ☒ Telephone
- ☐ Letter
- ☒ Other (explain): Email

The invitation to the property owner:

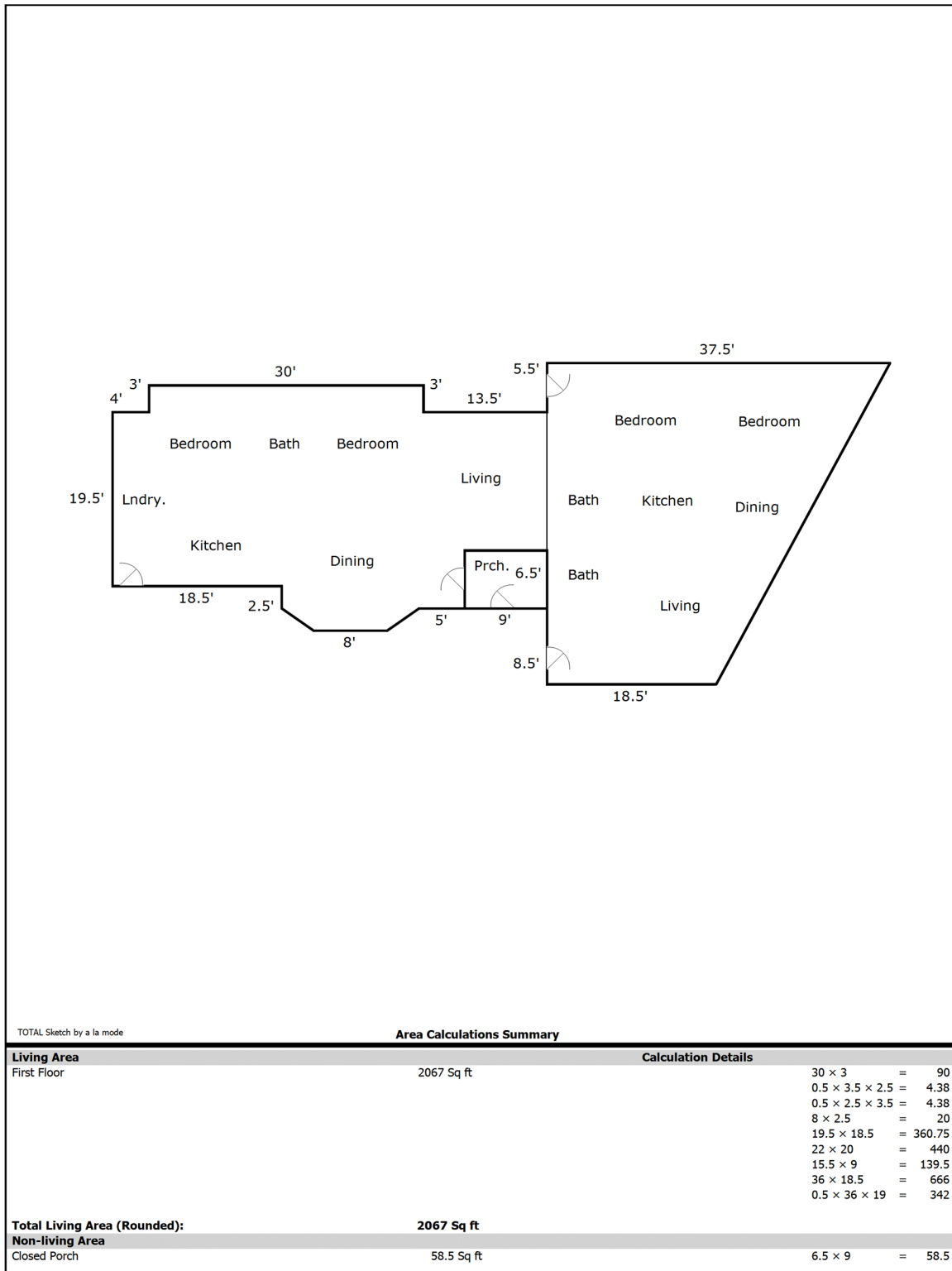
- ☐ was accepted
- ☒ was declined
- ☐ did not receive a response
- ☐ Other (explain):

The appraiser personally inspected the subject property on the following date(s): 2/21/2024

Additional information relating to the appraiser's contact with the property owner, including any concerns expressed by the owner, is explained as follows: _____



Building plan in the before



Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	Northeast

Description: Front view of 909 Court St.



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	North

Description: Front view of 909 Court St.

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	South

Description: Rear view of 909 Court St.



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	Southwest

Description: Rear view of 909 Court St.

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	Southeast

Description: Street scene looking southeast



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	Northwest

Description: Alley access in the rear looking northwest

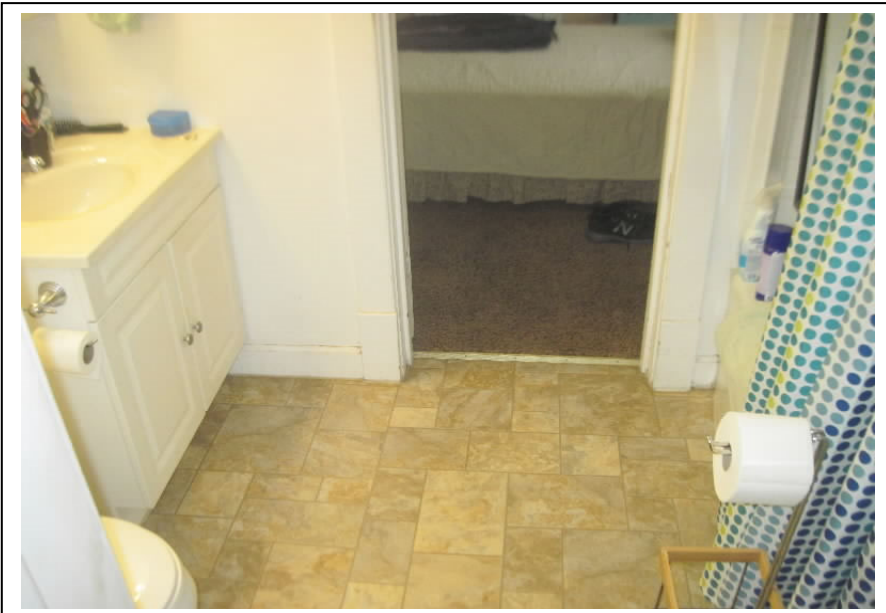
Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	Northwest

Description: Kitchen – Unit 1 / Remainder



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	North

Description: Bath – Unit 1 / Remainder

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	Southeast

Description: Living Room – Unit 1 / Remainder



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	Northwest

Description: Living Room – Unit 2 / Taking area

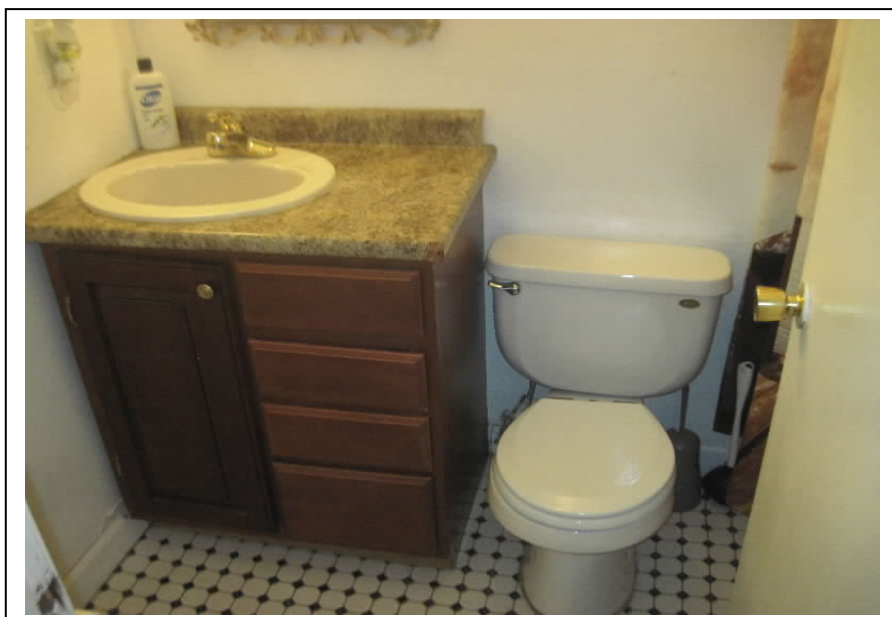
Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	North

Description: Kitchen – Unit 2 / Taking area



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	East

Description: Bath – Unit 2 / Taking area

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	Southwest

Description: Bath 2 – Unit 2 / Taking area



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	Northwest

Description: Temporary easement and taking areas looking northwest

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	Southeast

Description: Temporary easement and taking areas looking southeast



Date of Photograph:	2/21/2024
Photograph By:	T. Neff
Camera Facing:	Northeast

Description: Remainder area looking northeast

Descriptive Analysis of Whole Property: Describe entire property before the taking, including such items as: 1) location and environment; 2) land type and usage; 3) zoning; 4) improvements; 5) special features that serve to detract or enhance; 6) include an analysis of the general area, the neighborhood, and the site; and 7) explain and justify highest and best use if it differs from present use and/or zoning.

Site Description

The site is located on the northeast side of Court Street in the block between 9th Street and Royal Avenue. The subject site consists of one lot that is a parallelogram. The site has 43.36' of frontage on Court Street and a depth of approximately 125'. Access to the site is via an alley from 9th Street and 10th Street. The alley traverses across the rear of the subject site and provides access to a parking area for approximately four cars in the rear of the subject building. The total site area is calculated to be approximately 5,420 square feet. The site size was calculated using the measuring tool from the Tazewell County Geographic Information System (GIS).

The topography of the site is level. The land to building ratio of the property is 2.62:1. Public utilities connected to the property include water, sewer, natural gas and electricity. The site is located in Flood Zone X (area of minimal hazard), according to map panel 17179C 0160E, map date February 17, 2017. A small commercial retail use in a converted house is located immediate to the west of the subject and residential uses are located to the east and rear of the subject.

The site is in the B-3 General Business zoning district of the City of Pekin. The average daily traffic along Court Street in front of the subject property is 12,500, according to IDOT traffic maps. Court Street is a four lane road with center turn lane. Court Street is also State Route 9. Offsite improvements include curb, gutter and sidewalk. Street parking is not available on Court Street.

Improvements Description

The site is improved with a bungalow style house with an additional unit attached to the house. According to Tazewell County, the house was constructed in 1912 and the addition was constructed in 1954. Both of the units are occupied by tenants. The gross living area of the building is calculated to be 2,067 square feet and is based on a personal measurement of the structure and a review of public records.

The first unit (original house) has an unfinished partial basement and the second unit is built on slab. The exterior walls are siding and the roof is gabled on the original house and flat on the addition. Fenestration includes double-hung windows and the foundation is brick.

The first unit consists of a living room, dining room, kitchen, two bedrooms and one full bathroom. The second unit consists of a living room, dining area, kitchen, two bedrooms and two full bathrooms. Both units are heated by forced air furnaces, but the units do not have central air conditioning. An asphalt parking area behind the building has four parking spaces.

Real Estate Taxes

In Illinois, real estate is taxed at one third of market of value and real estate taxes are paid in arrears. The most current real estate tax information for the property is for 2022 payable in 2023. The property is classified as Improved Residential by the Tazewell County Supervisor of Assessments. The following table is a list of the real estate tax information for the property:

Parcel Identification #	04-10-02-111-012
Assessed Homesite Value	\$2,490
Assessed Dwelling Value	\$27,500
Total Assessed Value	\$29,990
Fair Cash Value	\$89,970
Real Estate Taxes	\$2,771.30
Tax Rate	9.240740

The fair cash value is less than the value of the whole opined in this assignment.

Zoning

The zoning classification of the subject property is B-3 General Business by the City of Pekin. According to the City of Pekin zoning ordinance, the purpose statement of the B-3 District follows:

The B-3 General Business Districts are designed to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the Local Business District or the Central Business District.

The B-3 district permits a number and variety of uses. The permitted uses are listed below:

- Any retail business or service establishment permitted in B-1 and B-2 Districts as principal uses permitted and uses permitted as special uses
- Automatic automobile car wash, self-serve auto or truck wash or outdoor car wash.
- Bowling alleys
- Bus passenger stations
- Clinics.
- Governmental offices (excepting those used for overnight incarceration of prisoners), public utility offices, exchange, transformer stations, pump stations and service yards, but not including outdoor storage.
- Hotels and motels.
- New and used automobile sales or showroom.
- Outdoor retail and food sales where liquor is not sold, served or otherwise provided, with staff approved site plan.
- Pool, billiard, or video gaming parlor or club.
- Private clubs or lodge halls.
- Retail cold storage establishments.
- Self-service laundry and dry cleaning establishments.
- Warehousing and storage of materials or goods to be sold at retail, provided that such storage is within a building or is enclosed as not to be visible to the public from a street or thoroughfare.
- Other uses which are similar to the uses provided for in this Section.
- Accessory buildings and uses customarily incident to the permitted uses provided for in this Section.

Special uses are also permitted after department and administrative approval.

The bulk requirements as are as follows:

Minimum Lot Size: 8,500 square feet

Minimum Lot Width: None

Maximum Height of Structure: None

Minimum Yard Setback:

Front: 10 feet

Side: 10 feet

Rear: 10 feet

Maximum Lot Coverage: No more than 75% of the area of the parcel.

Parking: Number of offstreet parking spaces is determined by use. For new construction with 20 or more parking spaces required, parking not permitted in front yard.

The property is a legal non-conforming use because of the lot size and setbacks. However, the use predates the current ordinance. Please be advised that I am not an expert in zoning compliance matters. For more information, please contact the City of Pekin planning and zoning department or refer to www.ci.pekin.il.us.

Sales History of the Subject Property

The Uniform Standards of Professional Appraisal Practice and Illinois Real Estate Appraisal License Law require real estate appraisers to research, analyze and report sales and listing history of the subject property. The property has not sold during the five year period preceding the effective date of appraisal. To my knowledge, the property is not currently under contract or listed for sale. The property previously sold in October of 2018 for \$65,000.

Market Area Description

The subject property is located in the central section of Pekin along the Court Street corridor. Pekin is part of the metro-Peoria area, which includes Peoria, Tazewell and Woodford Counties. Pekin is located on the southeast side of the Illinois River approximately 10 miles south of Peoria. The population of Pekin is approximately 34,000. Pekin is the county seat of Tazewell County.

Major routes through Pekin include Route 9 and Route 29. Route 29 travels along the Illinois River in a north-south direction and connects Pekin with North Pekin, Marquette Heights, Creve Coeur and East Peoria. These cities are located north of Pekin. The Route 29/I-474 interchange is located north of Pekin between Marquette Heights and Creve Coeur. Traveling south out of Pekin on Route 29, the area becomes rural. The area also becomes rural traveling east out of Pekin on Route 9. Route 9 connects with the town of Tremont and Interstate 155, approximately six to eight miles east of Pekin. Route 9 is known as Court Street in Pekin. Pekin has good linkages to employment, shopping and major roads.

Court Street is a commercial corridor throughout most of Pekin. The property is located two blocks southeast of the intersection of Broadway Street and Court Street. The immediate area consists of a high density of commercial properties including restaurant, retail, grocery and office uses. Properties located on Court Street in the area include Steger's Furniture, AutoZone Auto Parts, CVS Drugstore, Schnucks, McDonalds and small offices. Residential properties are located in areas to the east and northeast of the subject property.

The area at the intersection of Court Street and Veterans Drive is the predominant retail node of the City of Pekin. The area is anchored by East Court Village Shopping Center. The center was originally constructed in the 1970's as the Pekin Mall. However, the property has been converted to an outdoor center and includes tenants such as Petco, Hobby Lobby, Tractor Supply Store, U.S. Cellular, Verizon, Sprint, and T-Mobile. Outlots of the center include Applebees, Bob Evans, and Starbucks.

East Court Village II is located across the street from East Court Village and is occupied by Dunham Sports and Aldi. Other retail users in the area include Walmart Super Center, Menard's, RP Home and Harvest, Courtside Shopping Center, fast food and sit-down restaurants, car washes, gas stations and convenience stores and hotels. Avanti's Event Center is located to the north of East Court Village II along Griffin Avenue. Another retail node of Pekin is located at the intersection of Parkway Drive and Court Street. Additional uses in this area include gas stations and convenience stores and Pekin Community High School.

Residential uses are located north and south of Court Street. The houses in the area are mixed in housing styles and range in age from approximately 70 to 150 years.

Highest and Best Use Analysis: Summarize the **support and rationale** for the appraiser's determination of the highest and best use of the subject property. If the property is improved, address both the highest and best use **as vacant**, and of the property **as improved**. Appraiser may provide a Land Only Grid to support highest and best use analysis. A detailed appraisal requires more in-depth analysis. A change in highest and best use requires more in-depth analysis of the subject property before the acquisition and the remainder.

Highest and best use in the appraisal of real estate is defined as follows:

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity.¹

The highest and best use analysis involves two separate studies, one considers the site as vacant and ready for development, and the other considers the site as improved. In both analyses, potential uses and users of the property, and the timing of the use are considered. These potential uses must meet four criteria, which are as follows: the use must be legally permissible, physically possible, financially feasible and maximally productive. If the contemplated uses do not meet the first two criteria, then the use is not a possible highest and best use.

In the highest and best use analysis, the problem to be solved is the determination of the most valuable use of the property, either as a vacant site or as it is presently improved. As part of the process and analysis, the most likely and ideal uses of the property as a vacant site and as improved are considered. Determining the ideal improvement aids in identifying depreciation in existing improvements and in selecting comparable sales. The ideal use as a vacant site is

¹The Dictionary of Real Estate Appraisal, 7th Edition, The Appraisal Institute, 2022, page 88

compared to the current improved use of the property. Both land sales and improved sales are analyzed in the determination of highest and best use of the property. If it is determined that the highest and best use of the property is as a vacant site, then the improvements have reached the end of their economic life and do not contribute value to the site.

Highest and Best Use as a Vacant Site

As previously mentioned, the subject is in the B-3 zoning district. The B-3 zoning classification is primarily a commercial classification permitting a variety of commercial uses. Single and multi-family uses are also allowed in the B-3 classification and the subject property is currently surrounded by commercial and single-family uses. Properties on the south side of Court Street in the immediate area consist of predominantly commercial uses and properties on the north side of Court Street in the immediate consist of office, multi-family and single-family uses. All these properties are located in the B-3 and OS-1 (Office Service) zoning districts.

The property is a 5,420 square foot site located on Court Street/Route 9 in Pekin. The site is parallelogram in shape and is an interior lot. The site has a level topography. It is physically possible to construct a building on the site, but a potential building size would be limited by the site area. A variance or governmental permission would be required to construct a building, because the site does not meet the minimum lot size requirements of the B-3 zoning district.

The property is located along a primary arterial street, but the general market demand for vacant commercial tracts of land in a B-3 zoning district of the subject's size and shape is very limited. As a vacant site, an extended marketing time to sell the subject property would be required. The number of potential uses and users are limited although the most likely use of the site, if vacant, would be for an owner occupant. It is my opinion the highest and best use of the property as a vacant site is for speculation. A single ideal use cannot be determined because of the market conditions, limited demand, and the unknown outcome of a variance being granted for the construction of a building. However, it is my opinion the values of different uses would be similar.

Highest and Best Use as Improved

In the highest and best use study of the property as improved, the use of the property is analyzed given the existing improvements. A study is made to determine if the existing improvements should remain in their current state or if the existing improvements should be renovated, altered or converted to another use.

It is my opinion the improvements contribute value to the site and it is not financially feasible to redevelop the site to another use. The highest and best use of the subject property as improved is as its current use as a multi-family use.

Valuation Analysis of Whole Property:
--

As explained in the scope of work section of the report, the sales comparison approach is one of methods applied in the valuation of the property. The sales comparison approach is based on the premise that an informed purchaser will pay no more for a property than the cost of acquiring an equally desirable substitute property. An opinion of value is developed by the sales comparison approach by researching and analyzing properties that have sold and are offered for sale. The value influencing characteristics (elements of comparison) of the comparable properties are compared to the subject property. The sales comparison approach is most credible when a sufficient amount of market data comparable to the subject property exists; or, when there is a true and active market for the property.

Sales data of similar properties in the Pekin area are researched, verified and analyzed. From the sales data, comparable sales are identified. The comparable sales are applied in the valuation of the whole property. Descriptions of the comparable sales are included in the back of the report.

Sales Comparison Approach Improved Properties

☒ Before Taking ☐ After Taking

☐ Agricultural ☒ Residential ☐ Commercial ☐ Industrial

(Plus if Subject is Better) (Minus if Subject is Poorer)
Always Adjust TO the Subject Property

Comparable Sale Data Sheets: ☒ Attached ☐ In Sales Book

	Subject	Sale No. 1	Sale No. 2	Sale No. 3
1. Grantor		Barron	Kelly	Fight the Fight Against Addiction
Grantee		Kahn/Ramos	Urbina, Jr.	Anderson
Address or Location		702 Park Ave. Pekin, IL	325 Capitol St. Pekin, IL	904 N. 10 th St. Pekin, IL
Date of Sale		September, 2022	February, 2023	October, 2023
Sale Terms		Cash	Cash	Cash
Land Size	5,420 sf	4,725 sf	8,402 sf	11,562 sf
Building Size	2,067 sf	2,816 sf	1,971 sf	2,500 sf
Type of Improvement	Multi-Family	Multi-Family	Multi-Family	Multi-Family
Total Sale Price		\$140,000	\$115,000	\$124,900
Unit Price (Optional)		\$49.72/sq.ft.	\$58.35/sq.ft.	\$49.96/sq.ft.

Adjustments

			%	\$ Amt.		%	\$ Amt.		%	\$ Amt.
Property Rights		Fee			Fee			Fee		
Adjusted Price										
Financing		Comp.			Seller pays \$2,200		-2,200	Comp.		
Adjusted Price										
Conditions of Sale		Market			Market			Market		
Adjusted Price										
Market Conditions		Comp.			Comp.			Comp.		
Adj. Unit Price										
Location	Pekin	Pekin			Pekin			Pekin		
Site Adj./LBR	5,420 sf	4,725			8,402			11,562		-2,000
Building Area	2,067 sf	2,816		-22,500	1,971			2,500		-13,000
Quality	Average	Comp.			Comp.			Comp.		
Age	112	110			116			73		
Condition	Average	Comp.			Comp.			Comp.		
Basement	Unfinished	Unfin.			Unfin.			None		+8,000
HVAC	FA/No CAC	FA/CAC		-3,000	FA/None			FA/CAC		-3,000
Garage	None	None			1-Car		-3,000	None		

Net Adjustment (+ or -)	\$	\$-25,500	\$	\$-5,200	\$	\$-10,000
Indicated Value of Subject		\$114,500		\$109,800		\$114,900

3. Value of Entire Property by Sales Comparison Approach: \$114,000

When Applicable: _____ @ _____ / _____

See following page(s) for additional comparable sales and/or explanation of adjustments and correlation of values.

4. Support and/or explanation of Adjustments:

Sale 1 consists of a two-unit, two-story building that has an unfinished basement. The property has two 3-bedroom units and is superior in gross living area. The property does not have a garage, which is similar to the subject, but has central air conditioning, which is superior to the subject.

Sale 2 consists of a three-unit, two-story building that has an unfinished basement. The property has three 2-bedroom units and is similar in gross living area. The property has a one-stall garage, which is superior to the subject, but does not have central air conditioning, which is similar to the subject. The seller paid \$2,200 of the buyer's closing costs.

Sale 3 consists of a two-unit, two-story building that does not have a basement. The property has two 2-bedroom units and is superior in gross living area. The property does not have a garage, which is similar to the subject, but has central air conditioning, which is superior to the subject.

5. Analysis and Correlation of Indicated Values:

All the sales are considered superior to the subject and adjust downward. Sale 2 is the most similar in gross living area and sales 1 and 3 are the most similar in unit count. Sales 1 and 3 are relied upon most, because of their similar unit count.

Income Approach

Describe the process analyzed in developing the Income Approach, including such items as: 1) schedule of rentals; 2) expenses; 3) estimated gross annual; 4) vacancy and rent loss; 5) estimated expenses; 6) net annual income before recapture; 7) capitalization process; 8) indicated value by income approach; 9) copy of existing lease(s), if available.

The gross income multiplier analysis (GIM) is utilized in the income capitalization approach. The appraiser has estimated the value of the property by the gross income multiplier. The gross income multiplier is the ratio between gross annual rent and value. It is derived from analyzing the gross annual rent and the sales price of competing properties.

The appraiser has researched and analyzed sales in the area, which are retained in the work file, to estimate a gross income multiplier for the subject property. The GIM's from these sales indicate a range of 5.3 to 5.8. Additional sales retained in the work file indicate a range of 5.7 to 8.0. After analyzing the various value influences of all these sales, it is my opinion the GRM of the subject property is 6.5-7.0, with a single point opinion of 6.7.

According to the property manager, the subject property is fully leased as of the effective date of the appraisal. Rents of similar properties in the area were analyzed in order to develop an opinion of market rent. After an analysis of rents in the area, it is my opinion the market rents of the subject are as follows:

Units	Contract Rent	Market Rent
1	\$575	\$675
2	\$635	\$725
Monthly Total	\$1,210	\$1,400
Annual Total	\$14,520	\$16,800

The opinion of market rent is \$1,475 per month or \$17,700 annually. The typical lease in this market is one year. The market rent estimate is supported with the rents of the comparable sales in the sales comparison approach and additional competing properties in the area. It appears the contract rent of the units is slightly below rent because of longer term tenants. This data is contained in file memorandum.

Applying the annual income of the property, the estimated value of the subject property using the income capitalization approach is calculated as follows:

$$\begin{array}{rclcl}
 \text{Annual Income} & \times & \text{Gross Income Multiplier} & = & \text{Indicated Value} \\
 \$16,800 & \times & 6.7 & = & \$112,560 \\
 & & \text{Rounded} & = & \$113,000
 \end{array}$$

Conclusion of Value☒ Before Taking☐ After Taking**Summary of Valuation**

1. Indicated Value by Cost Approach \$ N/A
2. Indicated Value by Sales Comparison
Approach \$ 114,000
3. Indicated Value by Income Approach \$ 113,000
4. Analysis and Correlation of Approaches to
Value \$ N/A
5. Appraiser's Final Opinion of Fair Market Value of Whole Property \$ 114,000

The sales comparison approach and the income capitalization approach are both considered in the valuation of the subject property. Both approaches had reliable data and are considered equally.

Narrative Analysis of Taking

Describe the taking in detail including such items as: 1) a description of the land to be taken in relation to its location on the property; 2) its use; 3) its type and classification; 4) its topography; and 5) any other special features, improvements or unusual characteristics.

The proposed taking is located across the entire Court Street frontage of the property. The part taken has a depth of 2.91' on the western side of the site and extends southeast along Court Street. The depth of the taking at the eastern boundary of the site is 2.96'. The total land area in the proposed taking is 113 square feet. The land area in the proposed right of way includes a concrete sidewalk. The topography is level.

In developing an opinion of value of the part taken as part of the whole, the comparable land sales included in the report are given consideration. Compensation for the building is addressed in the analysis of the remainder.

The opinion of market value of the property taken, including improvements if any, as part of the whole is \$500.

Sales Comparison Approach Improved Properties

☐ Before Taking ☒ After Taking

☐ Agricultural ☒ Residential ☐ Commercial ☐ Industrial

**(Plus if Subject is Better) (Minus if Subject is Poorer)
Always Adjust TO the Subject Property**

Comparable Sale Data Sheets: ☒ Attached ☐ In Sales Book

	Subject	Sale No. 4	Sale No. 5	Sale No. 6
1. Grantor		Lutz	Bouillon	Evans
Grantee		Jimenez/Guerra	Oyer	Snyder
Address or Location		1008 Charlotte St. Pekin, IL	509 N. 9 th St. Pekin, IL	911 Ann Eliza St. Pekin, IL
Date of Sale		April, 2023	May, 2023	June, 2023
Sale Terms		Cash	Cash	Cash
Land Size	5,307 sf	6,375 sf	3,660 sf	4,240 sf
Building Size	1,059 sf	1,059 sf	1,082 sf	775 sf
Type of Improvement	Single-Family	Single-Family	Single-Family	Single-Family
Total Sale Price		\$74,900	\$69,900	\$64,900
Unit Price (Optional)		\$70.73/sq.ft.	\$64.60/sq.ft.	\$83.74/sq.ft.

Adjustments

			%	\$ Amt.		%	\$ Amt.		%	\$ Amt.
Property Rights		Fee			Fee			Fee		
Adjusted Price										
Financing		Comp.			Comp.			Seller pays \$2,000 cl.cst.		-2,000
Adjusted Price										
Conditions of Sale		Market			Market			Market		
Adjusted Price										
Market Conditions		Comp.			Comp.			Comp.		
Adj. Unit Price										
Location	Pekin	Pekin			Pekin			Pekin		
Site Adj./LBR	5,307	6,375			3,660			4,240		
Building Area	1,059 sf	1,059			1,082			775		+8,500
Quality	Average	Comp.			Comp.			Comp.		
Age	112	116			95			133		
Condition	Average	Superior		-10,000	Comp.			Superior		-10,000
Basement	Unfinished	Unfin.			Unfin.			Unfin.		
HVAC	FA/No CAC	FA/CAC		-3,000	FA/CAC		-3,000	FA/None		
Garage	None	None			2-Car		-6,000	None		
Cost to Cure	Siding	Super.		-4,000	Super.		-4,000	Sup.		-4,000

Net Adjustment (+ or -)	\$	\$-17,000	\$	\$-13,000	\$	\$-7,500
Indicated Value of Subject		\$57,900		\$56,900		\$57,400

3. **Value of Entire Property by Sales Comparison Approach:** \$57,000

When Applicable: _____ @ _____ / _____

See following page(s) for additional comparable sales and/or explanation of adjustments and correlation of values.

4. Support and/or explanation of Adjustments:

Sale 4 consists of a two-bedroom bungalow with an unfinished basement on a small site. The property is similar in gross living area and does not have a garage. The condition of the house is superior to the subject and the house has central air conditioning.

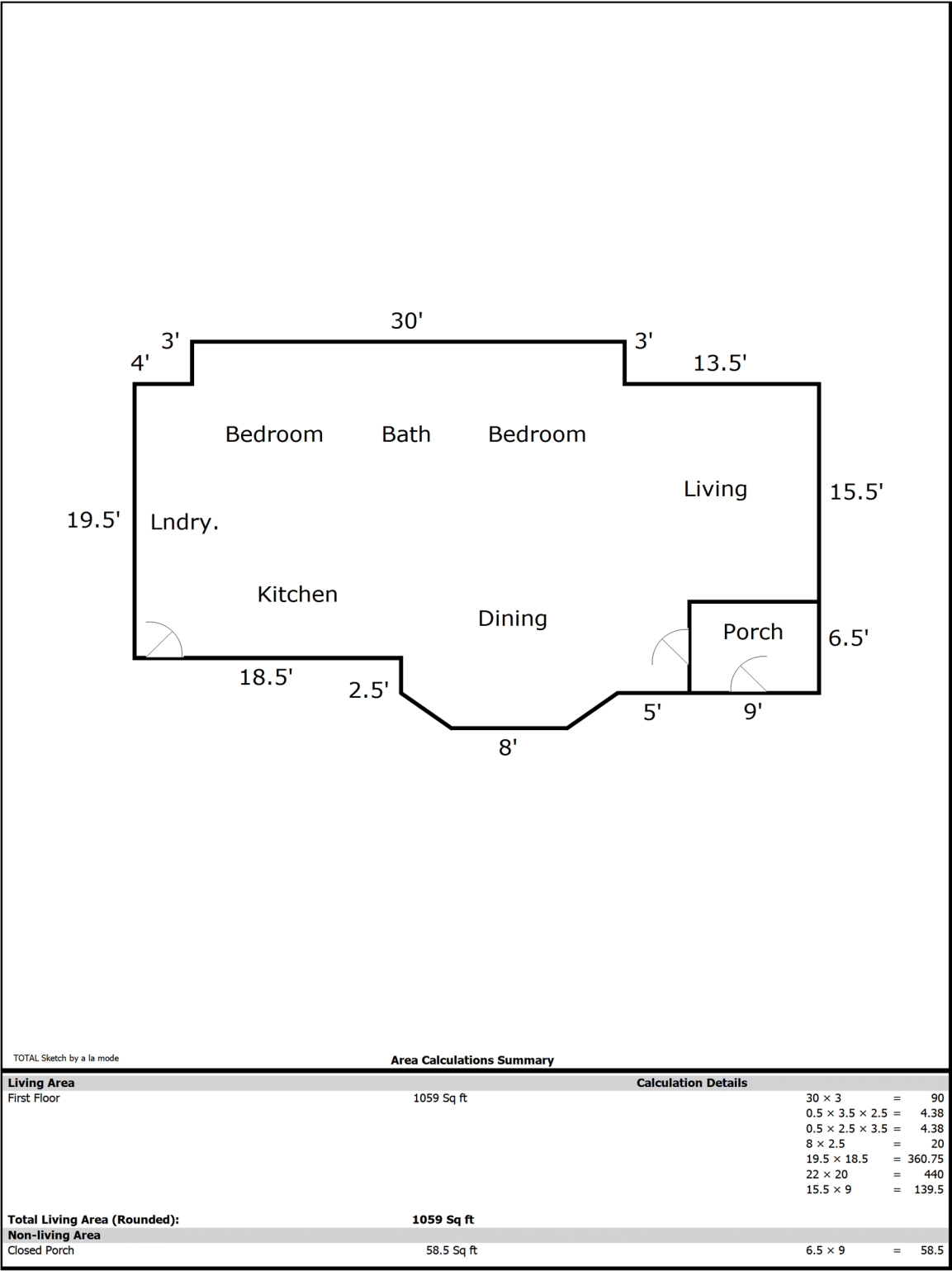
Sale 5 consists of a three-bedroom bungalow with an unfinished basement on a small site. The property is similar in gross living area and condition, but the property has a two-stall garage and central air conditioning.

Sale 6 consists of a two-bedroom bungalow with an unfinished basement on a small site. The property does not have a garage or central air conditioning but is superior in condition. The seller paid \$2,000 of the buyer's closing costs.

The cost to cure adjustments represent the siding that will need to be installed on the southern side of the subject house after the attached second unit would be demolished. With the removal of the second unit, the southern exterior wall will require siding to be installed. The cost to cure adjustment is derived from the Marshall & Swift Cost Service.

5. Analysis and Correlation of Indicated Values:

All the sales are bungalow style houses located in the subject's area on small sites. Sales 1 and 2 are the most similar in gross living area and sales 1 and 3 are the most similar in bedroom count. Sale 2 is the most similar in condition. All the sales are considered superior to the subject and adjust downward. All the sales are considered equally.



Narrative Analysis of Remainder And After Value Opinion

Explain the effect of the taking on the remainder including such items as division of property, landlocking, change in highest and best use, proximity damage, access after taking, economic size, overimprovements, effect of construction features such as cuts and fills, change in drainage or effect on existing drainage, effect of taking on lease agreements, special benefits, and other items that will explain the appraiser's opinion of the after value.

Support the value of the remainder rather than estimating damages. The appraiser should use the applicable sales comparison approach to value the remainder. See Section 3.5.2 before using the cost or income approaches. When cost to cure is considered in valuing the remainder, the appraiser should discuss the source of the cost to cure in the appraisal report.

Fair Market Value of Remainder as Part of the Whole Before Taking	\$ 113,500
Fair Market Value of Remainder After the Taking as will be Affected by Contemplated Improvements	\$ 57,000
Damage to Remainder	\$ 56,500

The proposed right of way will be used for the Court Street improvement project. The proposed right of way is a strip of land located across the front of the property along Court Street. The land area of the remainder is 5,307 square feet, representing a reduction in size of 2.1%. The second unit of the building is so close to the proposed right-of-way that it is considered a safety hazard and will have to be removed. The temporary easement area is being used to remove the block structure (second unit) and for grading purposes. The permanent easement is being used for utility relocation and maintenance, sidewalk installation and other roadway purposes.

The effect of the acquisition on the remainder is the loss of land and building. Compensation for the building demolition will be addressed by the City of Pekin. The removal of one of the building units from the temporary easement area will require siding to be installed on the southern exterior wall of the house at the property owner's expense. The cost to cure compensation is included in the market value of the remainder and is represented as a cost to cure adjustment in the sales grid.

As a result of the building demolition, the remainder will consist of a 1,059 square foot single-family residence located on a 5,307 square foot site. The highest and best use of the remainder is as improved as a single-family residence. The highest and best use of the property changed from multi-family use to single family use because of the taking. The remainder suffers damages because of the building removal.

Valuation of Easements

1.	Description	Easement No.: 1	Easement No.:	Easement No.:
	Type of Easement	Permanent		
	Purpose of Easement	Building removal		
	Term of Easement, if Temporary	N/A		
	Station to Station	104+56.73 105+02.63		
	Land Classification	Residential		
	Present Use	Residential		
	Highest and Best Use	Residential		
	Area of Easement	217		
	Sq. Ft. or Acres	☐ Acre ☒ Sq. Ft.	☐ Acre ☐ Sq. Ft.	☐ Acre ☐ Sq. Ft.
	Building Improvements in Easement to be Acquired	None		
	Land Improvements in Easement to be Acquired	None		
	Land Improvements in Easement not to be Acquired	Paving		

2.	*a.	Market Value of the Whole Remainder Property Before the Imposition of the Easement(s)	.....	\$	<u>57,000</u>
	b.	Market Value of the Easement Area(s) as it Contributes to the Remainder Property Before the Imposition of the Easement(s)	.....	\$	<u>200</u>
	c.	Market Value of the Easement Area(s) as it Contributes to the Remainder Property After the Imposition of the Easement(s)	.....	\$	<u>100</u>
	d.	Diminution or Change of Market Value of Easement Area(s) (b-c)	.....	\$	<u>100</u>
	e.	Market Value of the Remainder Property Outside the Easement Area(s) Before the Imposition of the Easement(s) (a-b)	.....	\$	<u>56,800</u>
	f.	Market Value of the Remainder Property Outside the Easement Area(s) After the Imposition of the Easement(s)	.....	\$	<u>56,800</u>
	g.	Diminution or Change of Market Value of the Remainder Property Outside the Easement Area(s) due to the Imposition of the Easement(s) (e-f)	.....	\$	<u>0</u>
	h.	Total Compensation for Easement(s)	.....	\$	<u>300</u>

*See form instructions for Part 2 for directions on how to consider damages both inside and outside easement area(s). Permanent easements must be considered first and temporary easements last.

3. Explanation (see form instructions for requirements).

The permanent easement is needed for utility relocation and maintenance, sidewalk installation and other roadway purposes.

It is my opinion the remainder property outside of the easement area is not impacted by the imposition of the easement. The compensation amount represents minimum compensation.

Valuation of Easements

1.	Description	Easement No.: 1	Easement No.:	Easement No.:
	Type of Easement	Temporary		
	Purpose of Easement	Building removal		
	Term of Easement, if Temporary	4 years		
	Station to Station	104+48.84 105+00.09		
	Land Classification	Residential		
	Present Use	Residential		
	Highest and Best Use	Residential		
	Area of Easement	1,046		
	Sq. Ft. or Acres	☐ Acre ☒ Sq. Ft.	☐ Acre ☐ Sq. Ft.	☐ Acre ☐ Sq. Ft.
	Building Improvements in Easement to be Acquired	One unit		
	Land Improvements in Easement to be Acquired	None		
	Land Improvements in Easement not to be Acquired	None		

2.	*a.	Market Value of the Whole Remainder Property Before the Imposition of the Easement(s)	.....	\$	<u>56,700</u>
	b.	Market Value of the Easement Area(s) as it Contributes to the Remainder Property Before the Imposition of the Easement(s)	.....	\$	<u>1,100</u>
	c.	Market Value of the Easement Area(s) as it Contributes to the Remainder Property After the Imposition of the Easement(s)	.....	\$	<u>800</u>
	d.	Diminution or Change of Market Value of Easement Area(s) (b-c)	.....	\$	<u>300</u>
	e.	Market Value of the Remainder Property Outside the Easement Area(s) Before the Imposition of the Easement(s) (a-b)	.....	\$	<u>55,600</u>
	f.	Market Value of the Remainder Property Outside the Easement Area(s) After the Imposition of the Easement(s)	.....	\$	<u>55,600</u>
	g.	Diminution or Change of Market Value of the Remainder Property Outside the Easement Area(s) due to the Imposition of the Easement(s) (e-f)	.....	\$	<u>0</u>
	h.	Total Compensation for Easement(s)	.....	\$	<u>300</u>

*See form instructions for Part 2 for directions on how to consider damages both inside and outside easement area(s). Permanent easements must be considered first and temporary easements last.

3. Explanation (see form instructions for requirements).

The temporary easement is needed for the purpose of building removal and grading purposes. The temporary easement will terminate four years from the execution date or on the completion of the proposed project, whichever is sooner.

It is my opinion the remainder property outside of the easement area is not impacted by the imposition of the easement. Therefore, the remainder property does not suffer damages because of the temporary easement.

Additional Comments:

In addition to the certifications previously presented, I further certify that:

The reported analyses, opinions, and conclusions of this report have been prepared in conformity with the requirements of the Code of Professional Ethics, and the Standards of Professional Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of appraisal, Theodore A. Neff, SRA has completed the requirements of the continuing education program of the Appraisal Institute.

APPRAISER CERTIFICATION

In accordance with USPAP, I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.

As required by the Client, I further certify that:

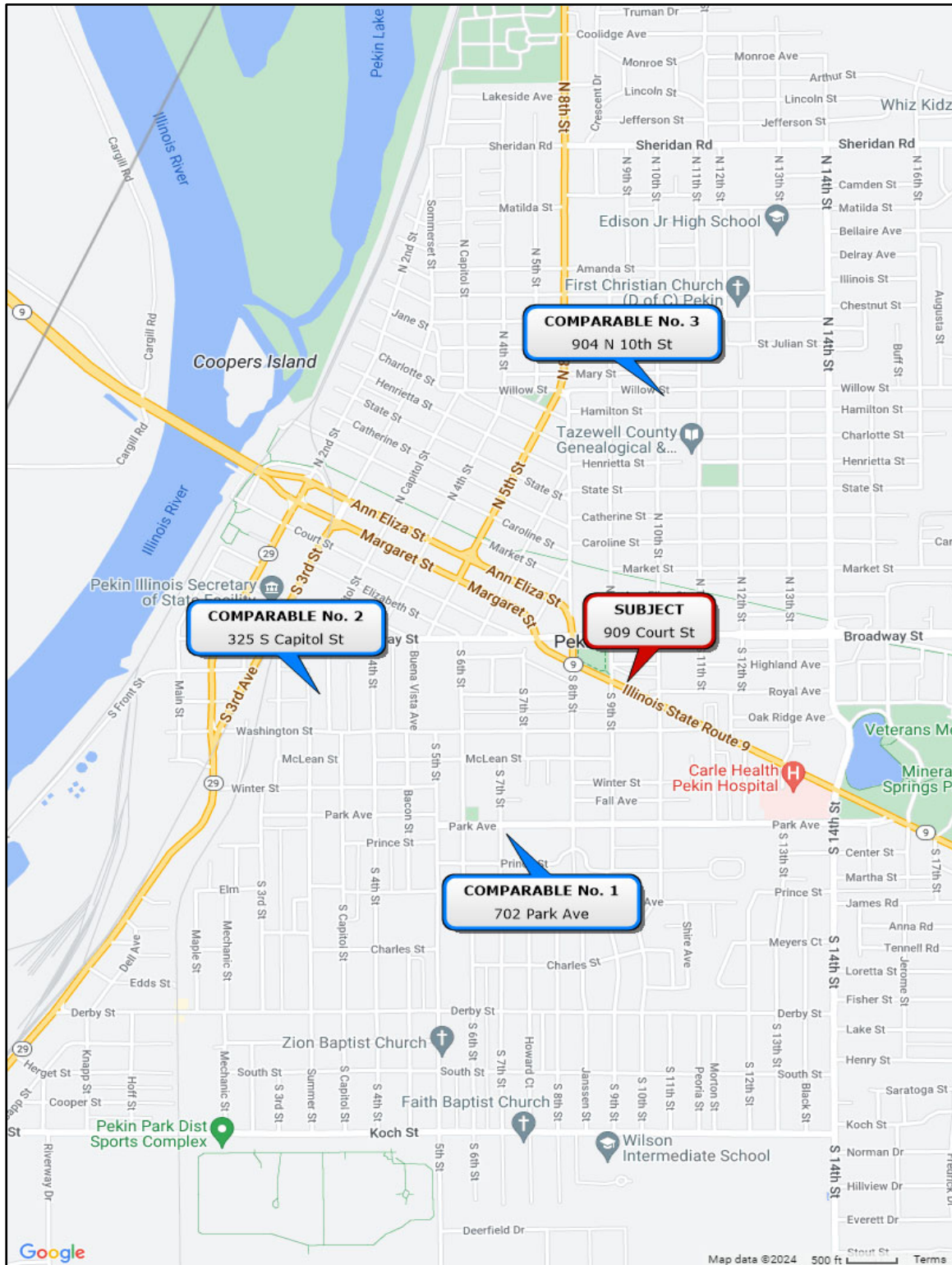
- I have afforded the property owner(s) or their designated representative the opportunity to accompany me at the time of inspection. The maintenance person provided access to the interior of the property.
- I have made a personal field inspection of the comparable sales relied upon in this appraisal report.
- The subject and comparable sales relied upon in preparing this appraisal were as represented by the photographs contained within the report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24, as well as the Illinois Department of Transportation's Land Acquisition Policies and Procedures Manual.
- I understand this report may be used in connection with the acquisition of right of way for a highway to be constructed by the State of Illinois with its funds and/or with the assistance of Federal-aid highway funds, or other Federal funds.
- I have prepared this appraisal in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established laws of Illinois.
- I have not given consideration to, or included in my appraisal, any allowance for relocation assistance benefits.
- Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in opining on the value of the property before the taking. Any decrease or increase in value caused by the actual acquisition of a part of the property was considered in opining on the value of the remainder after the taking. This statement is in compliance with 49 CFR 24.103(b) as well as IDOT's Land Acquisition Policies and Procedures Manual.
- I have not revealed the findings of this appraisal to anyone other than the Client, and that I will not do so until authorized by the Client or until I am required to do so by law, or until I am released from this obligation by having publicly testified to these findings.
- The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report.
- My opinion of the fair market value of the part taken and net damage to the remainder, if any, as of the effective date of this appraisal is \$57,600 based upon my independent appraisal and the exercise of my professional judgment.

Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.



Appraiser Name: Theodore A. Neff, SRA
License Type: Certified General Real Estate Appraiser

Appraiser Signature
IL License # 553.001818 Expires: 9/30/2025



Comparable Sale Data

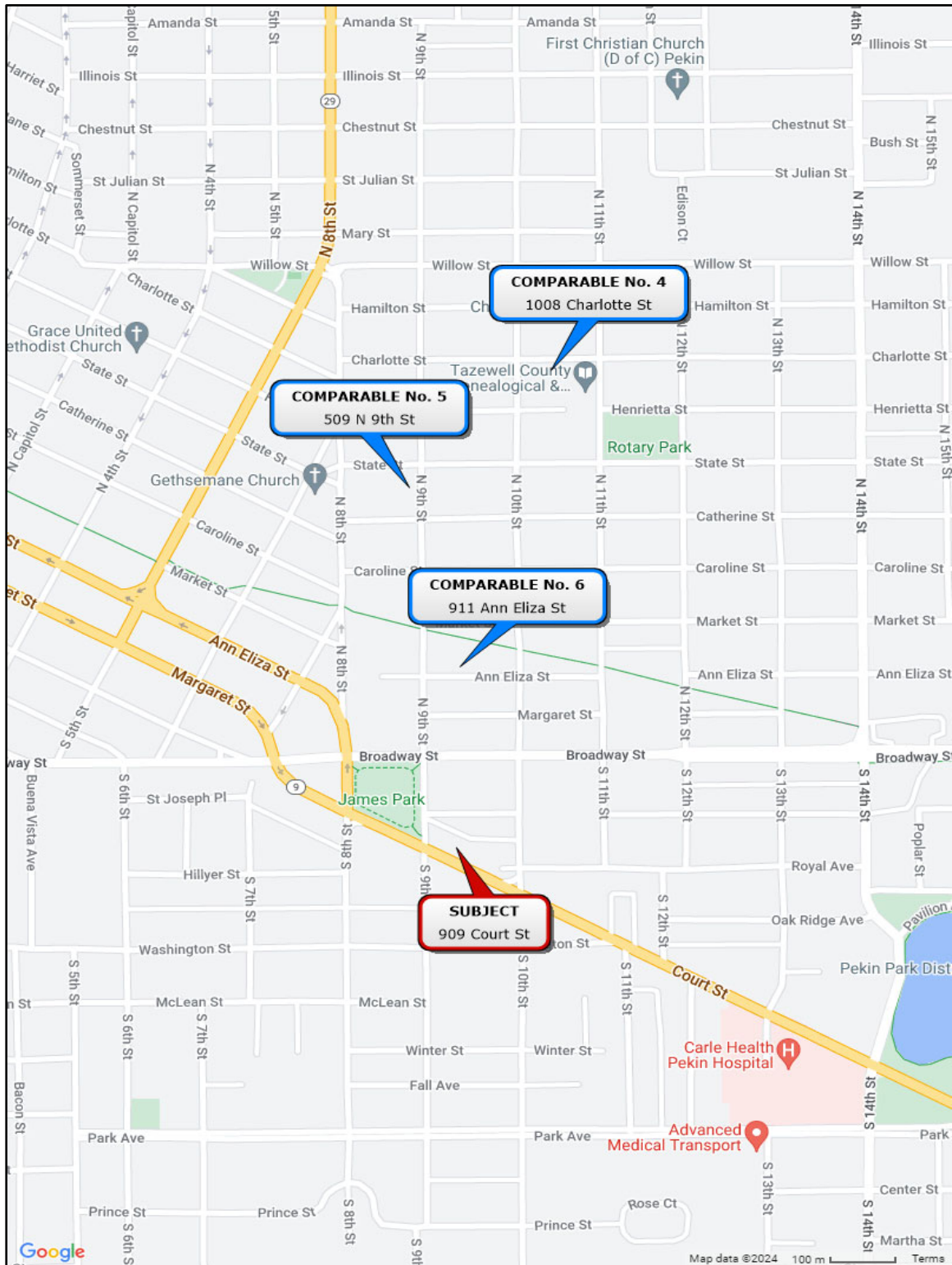
	Comparable Sale No.: 1
	Seller: Barron, Trent
	Purchaser: Kahn, J. / Ramos, D.M.
	Sale Date: September, 2022
	County: Tazewell
	Deed Type: Warranty Deed Document Number: 202200014114
	Verified Sale Price: \$140,000
	Unit Price (if applicable): \$49.72 per SF of Building Area
	Zoning: RM-2 Multiple Family Residential
	Highest and Best Use: Multi-Family
Property Rights Conveyed: Fee Simple	
Financing: Market Financing (or Cash)	
Conditions of Sale: Market / Arm's-Length	
Name of party to the transaction with whom this sale was verified: Traci Buttrum/Agent Name of appraiser(s) who verified this sale (date sale was verified): Theodore Neff (3/7/2024) Name of appraiser(s) who inspected this sale (date of inspection): Theodore Neff (3/7/2024) Secondary data sources used to verify this sale: MLS/Public Records Additional comments on verification process (if applicable):	
Address: 702 Park Ave. PIN(s): 04-10-02-132-029 Location Description: Pekin, IL 61554 Legal Description: Sec 2 T24N R5W Kings Addn SL 2 of Lot 21 NW ¼	
Description of the Land Area (Acres): 0.108 ac Area (SF): 4,725 sf Describe relevant site details below: The property is a corner rectangular lot and the topography is basically level. The following utilities and services are available to this site: Electricity ☒ Water ☒ Gas ☒ Sanitary Sewer ☒ Comments: <u>Allocation of Value (if applicable):</u> Value Allocated to Land Unit Value of Land Select Dropdown	Description of the Improvements (if applicable) Describe relevant building improvement details below: The property consists of a two-unit 2,816 square foot building with an unfinished basement. The property does not have a garage. Describe relevant site improvement details below: A small parking area is located in the rear of the site <u>Allocation of Value (if applicable):</u> Value Allocated to Improvements
Use the space below to provide additional explanation of relevant details (use an additional page if necessary): 	

Comparable Sale Data

	Comparable Sale No.: 2
	Seller: Kelly, Elizabeth
	Purchaser: Urbina, Jose, Jr.
	Sale Date: February, 2023
	County: Tazewell
	Deed Type: Warranty Deed Document Number: 202300001672
	Verified Sale Price: \$115,000
	Unit Price (if applicable): \$58.35 per SF of Building Area
	Zoning: RM-3 Multiple Family Residential
	Highest and Best Use: Multi-Family Residential
Property Rights Conveyed: Fee Simple	
Financing: Market Financing (or Cash)	
Conditions of Sale: Market / Arm's-Length	
Name of party to the transaction with whom this sale was verified: Jennifer Fielder/Agent Name of appraiser(s) who verified this sale (date sale was verified): Theodore Neff (3/7/2024) Name of appraiser(s) who inspected this sale (date of inspection): Theodore Neff (3/7/2024) Secondary data sources used to verify this sale: MLS/Public Records Additional comments on verification process (if applicable):	
Address: 325 Capitol St. PIN(s): 04-10-03-229-007 Location Description: Pekin, IL 61554 Legal Description: Sec 3 T24N R5W Water Works Assessment Plot of Lot 3 Lot G NE ¼	
Description of the Land Area (Acres): 0.193 ac Area (SF): 8,402 sf Describe relevant site details below: The site is a rectangular lot and the topography is level. The following utilities and services are available to this site: Electricity ☒ Water ☒ Gas ☒ Sanitary Sewer ☒ Comments: <u>Allocation of Value (if applicable):</u> Value Allocated to Land Unit Value of Land Select Dropdown	Description of the Improvements (if applicable) Describe relevant building improvement details below: The property consists of a three-unit 1,971 square foot building with an unfinished basement. The property has a one-stall garage. Describe relevant site improvement details below: The property has a concrete driveway. <u>Allocation of Value (if applicable):</u> Value Allocated to Improvements
Use the space below to provide additional explanation of relevant details (use an additional page if necessary): The seller paid \$2,200 of the buyer's closing costs.	

Comparable Sale Data

	Comparable Sale No.: 3
	Seller: Fight the Fight Against Addiction Inc.
	Purchaser: Anderson, Logan & Jessa
	Sale Date: October, 2023
	County: Tazewell
	Deed Type: Warranty Deed Document Number: 202300013721
	Verified Sale Price: \$124,900
	Unit Price (if applicable): \$49.96 per SF of Building Area
	Zoning: RT, Two Family Res & R-4 One Family Res.
	Highest and Best Use: Multi-Family Residential
	Property Rights Conveyed: Fee Simple
	Financing: Market Financing (or Cash)
Conditions of Sale: Market / Arm's-Length	
Name of party to the transaction with whom this sale was verified: Adam Merrick/Agent Name of appraiser(s) who verified this sale (date sale was verified): Theodore Neff (3/7/2024) Name of appraiser(s) who inspected this sale (date of inspection): Theodore Neff (3/7/2024) Secondary data sources used to verify this sale: MLS/Public Records Additional comments on verification process (if applicable):	
Address: 904 N 10 th St. PIN(s): 04-04-35-344-001 & 04-04-35-343-009 Location Description: Pekin, IL 61554 Legal Description: Sec 35 T25N R5W Campbell Durley & Newhalls Addn Sub Lots A & B of Lots 4, 5 & 6 Blk 3 SW ¼ & Sec 35 T25N R5W Campbell Durley & Newhalls Addn N 75' of Lot 1 Blk 2 SW ¼	
Description of the Land Area (Acres): 0.265 ac Area (SF): 11,562 sf Describe relevant site details below: The site consists of two separate rectangular lots. One is improved with a two-unit building and the other is located across the street and acts as a parking area. The following utilities and services are available to this site: Electricity ☒ Water ☒ Gas ☒ Sanitary Sewer ☒ Comments: <u>Allocation of Value (if applicable):</u> Value Allocated to Land Unit Value of Land Select Dropdown	Description of the Improvements (if applicable) Describe relevant building improvement details below: The property consists of a two-unit 2,500 square foot building with no basement. The property does not have a garage. Describe relevant site improvement details below: The site has a parking area located across the street and behind the building. <u>Allocation of Value (if applicable):</u> Value Allocated to Improvements
Use the space below to provide additional explanation of relevant details (use an additional page if necessary):	



Comparable Sale Data

	Comparable Sale No.: 4
	Seller: Lutz, Joseph & Jody
	Purchaser: Jimenez, Phillip F./Guerra, Melissa M.
	Sale Date: April, 2023
	County: Tazewell
	Deed Type: Warranty Deed Document Number: 202300004558
	Verified Sale Price: \$74,900
	Unit Price (if applicable): \$70.73 per SF of Building Area
	Zoning: R-4 One Family Residential
	Highest and Best Use: Single-Family
	Property Rights Conveyed: Fee Simple
	Financing: Market Financing (or Cash)
Conditions of Sale: Market / Arm's-Length	
Name of party to the transaction with whom this sale was verified: Traci Buttrum/Agent Name of appraiser(s) who verified this sale (date sale was verified): Theodore Neff (3/6/2024) Name of appraiser(s) who inspected this sale (date of inspection): Theodore Neff (3/6/2024) Secondary data sources used to verify this sale: MLS/Public Records Additional comments on verification process (if applicable):	
Address: 1008 Charlotte PIN(s): 04-04-35-350-003 Location Description: Pekin, IL 61554 Legal Description: Lot 4, Block 9, Campbell Durley & Newhalls Addn SW ¼ Sec 35 T25N R5W	
Description of the Land Area (Acres): 0.146 ac Area (SF): 6,375 sf Describe relevant site details below: The property consists of a rectangular shaped lot and the topography is basically level. The following utilities and services are available to this site: Electricity ☒ Water ☒ Gas ☒ Sanitary Sewer ☒ Comments: <u>Allocation of Value (if applicable):</u> Value Allocated to Land Unit Value of Land Select Dropdown	Description of the Improvements (if applicable) Describe relevant building improvement details below: The property consists of a two-bedroom 1,059 square foot house with an unfinished basement. The property does not have a garage. Describe relevant site improvement details below: Driveway <u>Allocation of Value (if applicable):</u> Value Allocated to Improvements
Use the space below to provide additional explanation of relevant details (use an additional page if necessary):	

Comparable Sale Data

	Comparable Sale No.: 5
	Seller: Bouillon, Micah
	Purchaser: Oyer, Braxton
	Sale Date: May, 2023
	County: Tazewell
	Deed Type: Warranty Deed Document Number: 202300006301
	Verified Sale Price: \$69,900
	Unit Price (if applicable): \$64.60 per SF of Building Area
	Zoning: R-4, One Family Residential
	Highest and Best Use: Single-Family Residential
Property Rights Conveyed: Fee Simple	
Financing: Market Financing (or Cash)	
Conditions of Sale: Market / Arm's-Length	
Name of party to the transaction with whom this sale was verified: Daisy Bouillon/Agent Name of appraiser(s) who verified this sale (date sale was verified): Theodore Neff (3/6/2024) Name of appraiser(s) who inspected this sale (date of inspection): Theodore Neff (3/6/2024) Secondary data sources used to verify this sale: MLS/Public Records Additional comments on verification process (if applicable):	
Address: 509 N 9 th St. PIN(s): 04-04-35-354-013 Location Description: Pekin, IL 61554 Legal Description: Sublot B of Lot 1, Block 13, Campbell Durley & Newhalls Addn SW ¼ Sec 35 T25N R5W	
Description of the Land Area (Acres): 0.084 ac Area (SF): 3,660 sf Describe relevant site details below: The site is a square lot and the topography is basically level. The following utilities and services are available to this site: Electricity ☒ Water ☒ Gas ☒ Sanitary Sewer ☒ Comments: <u>Allocation of Value (if applicable):</u> Value Allocated to Land Unit Value of Land Select Dropdown	Description of the Improvements (if applicable) Describe relevant building improvement details below: The property consists of a three-bedroom 1,082 square foot house with an unfinished basement. The property has a two-stall garage. Describe relevant site improvement details below: The property has a driveway. <u>Allocation of Value (if applicable):</u> Value Allocated to Improvements
Use the space below to provide additional explanation of relevant details (use an additional page if necessary):	

Comparable Sale Data

	Comparable Sale No.: 6
	Seller: Evans, Duncan
	Purchaser: Snyder, Aiza
	Sale Date: June, 2023
	County: Tazewell
	Deed Type: Warranty Deed Document Number: 202300007930
	Verified Sale Price: \$64,900
	Unit Price (if applicable): \$83.74 per SF of Building Area
	Zoning: R-4, One Family Residential
	Highest and Best Use: Single-Family Residential
	Property Rights Conveyed: Fee Simple
	Financing: Market Financing (or Cash)
Conditions of Sale: Market / Arm's-Length	
Name of party to the transaction with whom this sale was verified: Christine Schauble/Agent Name of appraiser(s) who verified this sale (date sale was verified): Theodore Neff (3/6/2024) Name of appraiser(s) who inspected this sale (date of inspection): Theodore Neff (3/6/2024) Secondary data sources used to verify this sale: MLS/Public Records Additional comments on verification process (if applicable):	
Address: 911 Ann Eliza PIN(s): 04-04-35-364-008 Location Description: Pekin, IL 61554 Legal Description: E 40' of Lot 10 Blk 23 Campbell Durley & Newhalls Addn SW ¼ Sec 35 T25N R5W	
Description of the Land Area (Acres): 0.097 ac Area (SF): 4,240 sf Describe relevant site details below: The site is a rectangular shaped lot and the topography of the site is basically level. The following utilities and services are available to this site: Electricity ☒ Water ☒ Gas ☒ Sanitary Sewer ☒ Comments: <u>Allocation of Value (if applicable):</u> Value Allocated to Land Unit Value of Land Select Dropdown	Description of the Improvements (if applicable) Describe relevant building improvement details below: The property consists of a two-bedroom 775 square foot house with an unfinished basement. The property has a one-stall garage. Describe relevant site improvement details below: The site has a driveway. <u>Allocation of Value (if applicable):</u> Value Allocated to Improvements
Use the space below to provide additional explanation of relevant details (use an additional page if necessary): The seller paid \$2,000 of the buyer's closing costs.	

Comparable Sale Data

	Comparable Sale No.: L-1
	Seller: Helvt Trust
	Purchaser: Benson, Jeffrey
	Sale Date: May, 2020
	County: Tazewell
	Deed Type: Warranty Deed
	Document Number: 202006631
	Verified Sale Price: \$7,700
	Unit Price (if applicable): \$0.91 per SF of Land Area
	Zoning: R-1 Low Density Residential
Highest and Best Use: Single-Family	
Property Rights Conveyed: Fee Simple	
Financing: Market Financing (or Cash)	
Conditions of Sale: Market / Arm's-Length	
Name of party to the transaction with whom this sale was verified: Jennifer Fielder/Agent Name of appraiser(s) who verified this sale (date sale was verified): Theodore Neff (December, 2022) Name of appraiser(s) who inspected this sale (date of inspection): Theodore Neff (December, 2022) Secondary data sources used to verify this sale: Public Records, Newspaper Additional comments on verification process (if applicable): N/A	
Address: 1515 W Shore PIN(s): 10-10-12-100-008 Location Description: Pekin, Illinois 61554 Legal Description: Lot 20, Arlan Country Club #3 NW ¼ Sec 12 T24N R5W	
Description of the Land Area (Acres): 0.195 Area (SF): 8,510 Describe relevant site details below: Rectangular shaped lot located south of the intersection of W. Shore and 18th Street. The following utilities and services are available to this site: Electricity ☒ Water ☒ Gas ☒ Sanitary Sewer ☒ Comments: <u>Allocation of Value (if applicable):</u> Value Allocated to Land Unit Value of Land Select Dropdown	Description of the Improvements (if applicable) Describe relevant building improvement details below: None Describe relevant site improvement details below: None <u>Allocation of Value (if applicable):</u> Value Allocated to Improvements
Use the space below to provide additional explanation of relevant details (use an additional page if necessary):	

Comparable Sale Data

	Comparable Sale No.: L-2
	Seller: Snider, Thomas
	Purchaser: Martin, Linda & Cary
	Sale Date: October, 2020
	County: Tazewell
	Deed Type: Warranty Deed
	Document Number: 202000017374
	Verified Sale Price: \$7,000
	Unit Price (if applicable): \$1.06 per SF of Land Area
	Zoning: R-4 One Family Residential
Highest and Best Use: Single Family Residential	
Property Rights Conveyed: Fee Simple	
Financing: Market Financing (or Cash)	
Conditions of Sale: Market / Arm's-Length	
Name of party to the transaction with whom this sale was verified: Jennifer Bradshaw/Agent Name of appraiser(s) who verified this sale (date sale was verified): Theodore Neff (December, 2022) Name of appraiser(s) who inspected this sale (date of inspection): Theodore Neff (December, 2022) Secondary data sources used to verify this sale: MLS/Public Records Additional comments on verification process (if applicable): N/A	
Address: 1007 Coolidge PIN(s): 04-04-26-312-009 Location Description: Pekin, Illinois 61554 Legal Description: Lot 9, Block 9 Suncrest 2 nd Addition SW ¼ Sec 26 T25N R5W	
Description of the Land Area (Acres): 0.152 Area (SF): 6,630 Describe relevant site details below: Rectangular site located west of the intersection of Coolidge and 11 th Street. The following utilities and services are available to this site: Electricity ☒ Water ☒ Gas ☒ Sanitary Sewer ☒ Comments: <u>Allocation of Value (if applicable):</u> Value Allocated to Land Unit Value of Land Select Dropdown	Description of the Improvements (if applicable) Describe relevant building improvement details below: None Describe relevant site improvement details below: None <u>Allocation of Value (if applicable):</u> Value Allocated to Improvements
Use the space below to provide additional explanation of relevant details (use an additional page if necessary): The site was purchased by an adjacent property owner, but the property was on the market for 203 days.	

Comparable Sale Data

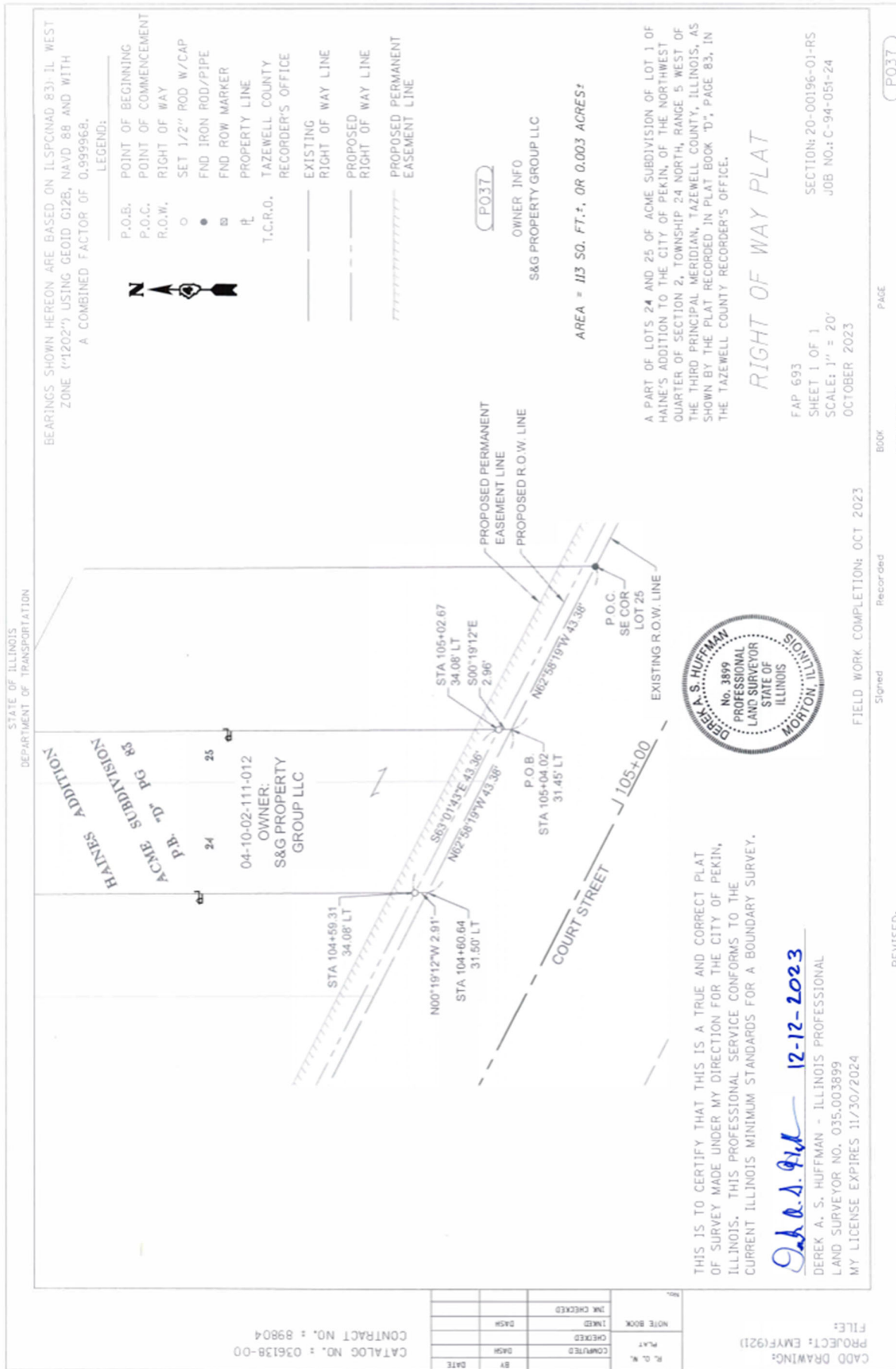
	Comparable Sale No.: L-3	
	Seller: Bramham Family Trust	
	Purchaser: Curto, Richard and Darcie	
	Sale Date: May, 2022	
	County: Tazewell	
	Deed Type: Trustee Deed	Document Number: 202200008097
	Verified Sale Price: \$30,000	
	Unit Price (if applicable): \$1.01 per SF of Land Area	
	Zoning: RE Residential Estate	
	Highest and Best Use: Single Family Residential	
Property Rights Conveyed: Fee Simple		
Financing: Market Financing (or Cash)		
Conditions of Sale: Market / Arm's-Length		
Name of party to the transaction with whom this sale was verified: Traci Buttrum/Agent Name of appraiser(s) who verified this sale (date sale was verified): Theodore Neff (December, 2022) Name of appraiser(s) who inspected this sale (date of inspection): Theodore Neff (December, 2022) Secondary data sources used to verify this sale: MLS/Public Records Additional comments on verification process (if applicable): N/A		
Address: Velde Dr. PIN(s): 04-04-25-104-056 Location Description: Pekin, Illinois 61554 Legal Description: Lot 215 Marigold Est Phase 12 NW ¼ Sec 25 T25N R5W		
Description of the Land Area (Acres): 0.681 Area (SF): 29,653 Describe relevant site details below: A rectangular lot located west of the intersection of Velde Drive and Parkway Drive. The topography of the site is level. The following utilities and services are available to this site: Electricity ☒ Water ☒ Gas ☒ Sanitary Sewer ☒ Comments: <u>Allocation of Value (if applicable):</u> Value Allocated to Land Unit Value of Land Select Dropdown	Description of the Improvements (if applicable) Describe relevant building improvement details below: None Describe relevant site improvement details below: None <u>Allocation of Value (if applicable):</u> Value Allocated to Improvements	
Use the space below to provide additional explanation of relevant details (use an additional page if necessary):		

S&G PROPERTY GROUP LLC
C-94-051-24
P037
04-10-02-111-012
WARRANTY DEED

A PART OF LOTS 24 AND 25 OF ACME SUBDIVISION OF LOT 1 OF HAINE'S ADDITION TO THE CITY OF PEKIN, OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "D", PAGE 83, IN THE TAZEWELL COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 25; THENCE NORTH 62 DEGREES 58 MINUTES 19 SECONDS WEST, ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF COURT STREET, 43.38 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING, THENCE CONTINUING NORTH 62 DEGREES 58 MINUTES 19 SECONDS WEST, ON SAID EXISTING NORTHERLY RIGHT OF WAY, 43.38 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 12 SECONDS WEST, 2.91 FEET; THENCE SOUTH 63 DEGREES 01 MINUTES 43 SECONDS EAST, 43.36 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 12 SECONDS EAST, 2.96 FEET TO THE POINT OF BEGINNING, CONTAINING 113 SQUARE FEET, MORE OR LESS, OR 0.003 ACRES, MORE OR LESS.

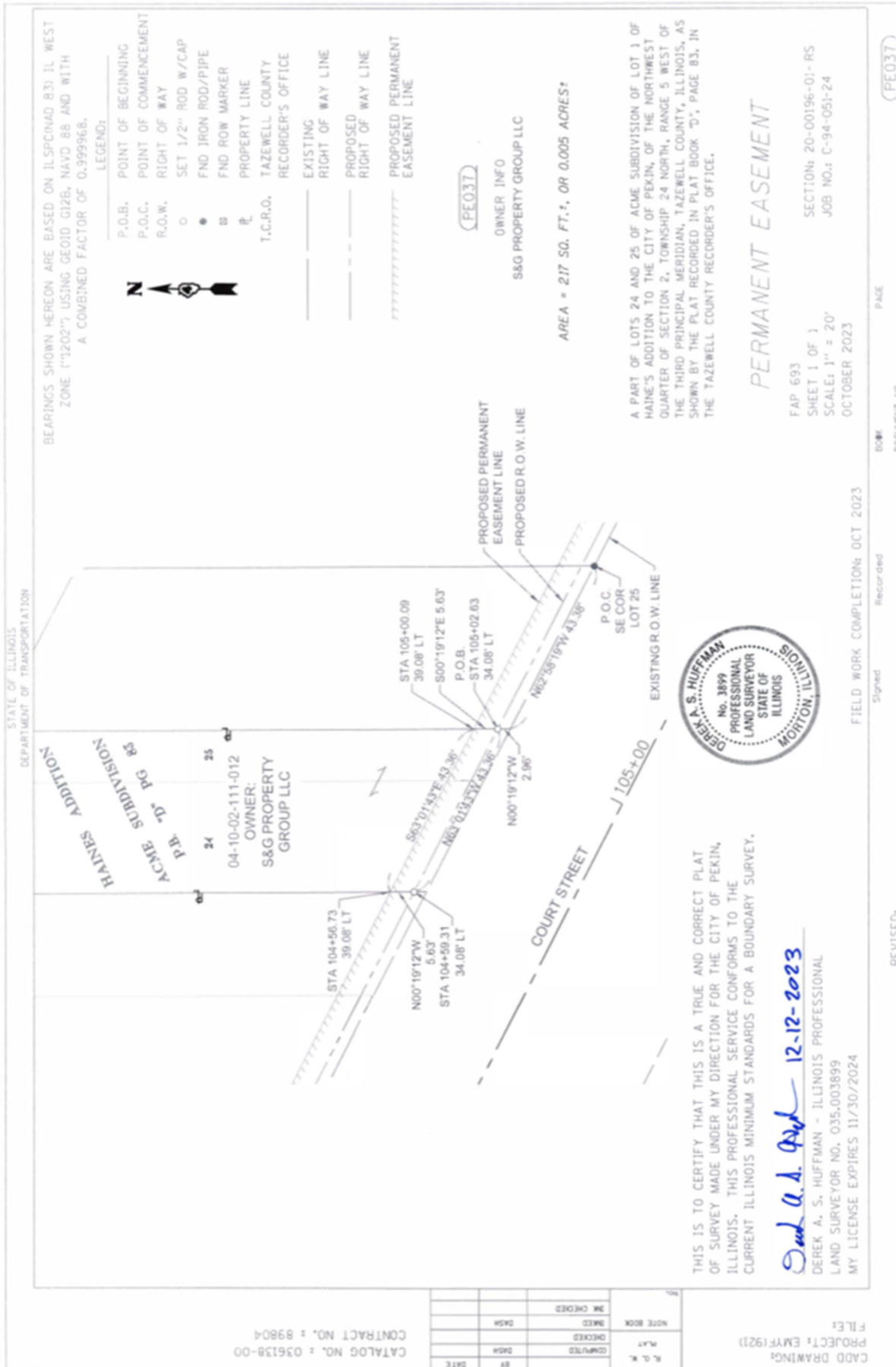


S&G PROPERTY GROUP LLC
C-94-051-24
PE037
04-10-02-111-012
PERMANENT EASEMENT

A PART OF LOTS 24 AND 25 OF ACME SUBDIVISION OF LOT 1 OF HAINE'S ADDITION TO THE CITY OF PEKIN, OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "D", PAGE 83, IN THE TAZEWELL COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 25; THENCE NORTH 62 DEGREES 58 MINUTES 19 SECONDS WEST, ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF COURT STREET, 43.38 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 12 SECONDS WEST, 2.96 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING, THENCE NORTH 63 DEGREES 01 MINUTES 43 SECONDS WEST, 43.36 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 12 SECONDS WEST, 5.63 FEET; THENCE SOUTH 63 DEGREES 01 MINUTES 43 SECONDS EAST, 43.36 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 12 SECONDS EAST, 5.63 FEET TO THE POINT OF BEGINNING, CONTAINING 217 SQUARE FEET, MORE OR LESS, OR 0.005 ACRES, MORE OR LESS.

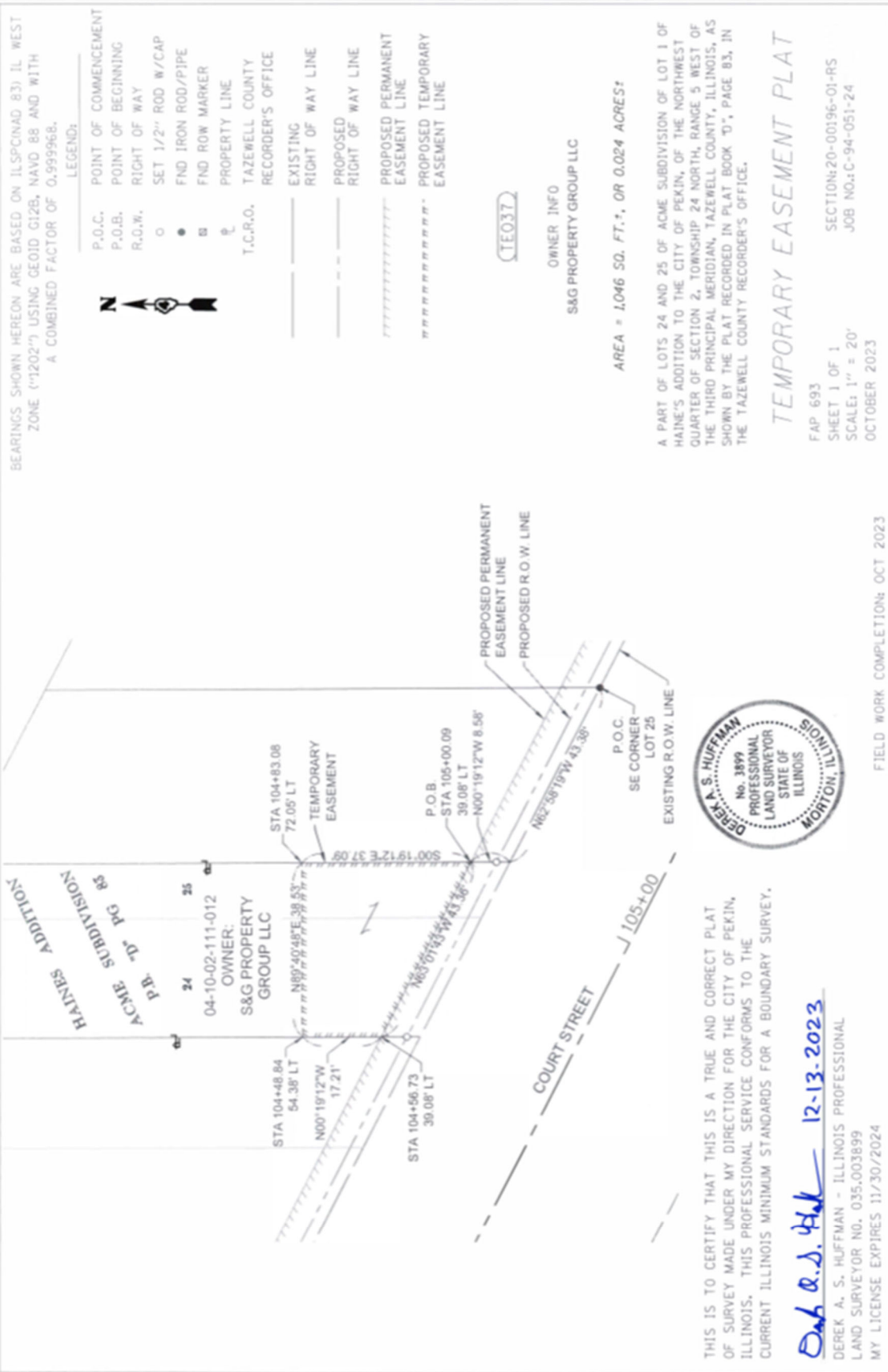


S&G PROPERTY GROUP LLC
C-94-051-24
TE037
04-10-02-111-012
TEMPORARY EASEMENT

A PART OF LOTS 24 AND 25 OF ACME SUBDIVISION OF LOT 1 OF HAINE'S ADDITION TO THE CITY OF PEKIN, OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "D", PAGE 83, IN THE TAZEWELL COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 25; THENCE NORTH 62 DEGREES 58 MINUTES 19 SECONDS WEST, ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF COURT STREET, 43.38 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 12 SECONDS WEST, 8.58 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING, THENCE NORTH 63 DEGREES 01 MINUTES 43 SECONDS WEST, 43.36 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 12 SECONDS WEST, 17.21 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 48 SECONDS EAST 38.53 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 12 SECONDS EAST, 37.09 FEET TO THE POINT OF BEGINNING, CONTAINING 1046 SQUARE FEET, MORE OR LESS, OR 0.024 ACRES MORE OR LESS.



**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 10, 2024
To: Members of the City Council
From: Josie Esker, City Engineer

AGENDA ITEM: Ordinance No. 4194-24/25 Approving and Authorizing The Sale of Real Property Located at 909 Court Street

DESCRIPTION: The City needed to purchase and demolish a portion of 909 Court Street for the Court Street Rehabilitation Project. The portion that is to be demolished is a concrete masonry unit addition; the original portion of the home will remain. The City is responsible for repairing the front door and siding on the home after the demolition is complete. This ordinance is to sell the remaining property at 909 Court Street to Richard A. Goble, the current tenant in the original portion of the home, for \$63,000.00. The City's appraisal, included in the packet, shows the fair market value of the remainder at \$57,000. That appraisal was done assuming that restoration on the front of the home would be addressed by the owner. The estimated cost of the front door and siding is \$6,000, so the sale price was set at \$63,000.00.

FINANCIAL IMPACT:

Requested Amount: \$63,000.00 (paid to the City)
 Line Item: 445-041-491500
 Budgeted Amount:
 Remaining Funds:
 Notes: Counts as Revenue to the Fund

REVIEWED BY:

Dean Schneider, Public Works Director	Approved - 6/5/2024
Katherine Swise, City Attorney	Approved - 6/6/2024
Robert Grogan, Finance Consultant	Approved - 6/6/2024
John Dossey, City Manager	Approved - 6/7/2024
Sue McMillan, City Clerk	Final Approval - 6/7/2024

Ordinance No. 4194-24/25 Approving and Authorizing The Sale of Real Property Located at 909 Court Street

WHEREAS, the City needs to purchase a portion of the property commonly known as 909 Court Street for expansion of the right of way related to the Court Street Rehabilitation Project; and

WHEREAS, 909 Court Street is improved by a residential building composed of two attached rental units; and

WHEREAS, the front rental unit extends into that portion of 909 Court Street needed for use as additional right of way and therefore will need to be demolished, though the rear rental unit will remain; and

WHEREAS, the City has negotiated and the Council has approved the purchase of the entire property from the current owner S&G Property Group, LLC; and

WHEREAS, Richard Goble, the tenant currently occupying the rear residential unit has proposed to buy, and the City desires to sell to Mr. Goble, the portion of 909 Court Street in excess of what is needed as additional right of way (the "Sale Parcel"), which is more particularly described in Exhibit A attached hereto and

WHEREAS, the City Council finds that, following the demolition of the front residential unit, the Sale Parcel will no longer be needed for governmental purposes or proprietary activity of the City, and that selling the Sale Parcel to Mr. Goble pursuant to the terms set forth herein is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The Mayor is authorized to execute, and the City Clerk is directed to attest, a Contract for Sale of Real Estate with Richard A. Goble for the sale of the Sale Parcel, in substantially the form set forth in Exhibit A attached hereto, with such changes as the Mayor deems necessary and appropriate.

Section 3. The Mayor and the City Clerk are further authorized to execute all documents necessary to effectuate the sale of the Sale Parcel to Richard A. Goble pursuant to the terms of said Agreement for the Purchase and Sale of Real Estate, or may otherwise be required to carry out the sale authorized by this Ordinance.

RESULT:	(0 TO 0)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

ABSENT:

ADOPTED AND APPROVED at a Regular meeting of the City Council of the City of Pekin this _____
day of _____, 20____.

Mayor

ATTEST:

City Clerk

Appraisal Report

Route FAP 693
Section 20-00196-01-RS
County Tazewell

Project Court Street
Job No. C-94-051-24
Parcel 037 Unit

Take: ☐ Whole ☒ Partial ☒ Other: Temporary easement and permanent easement
Appraisal Sequence: ☒ Original ☐ Supplemental

1. Attached is a ☒ complex ☐ non-complex appraisal, per IDOT's Land Acquisition Policies and Procedures Manual.

2. Location and Address: 909 Court St., Pekin, IL 61554

3. Identification: Sec 02 T24N R5W Acme Subd E 29 1/2 of Lot 24 & W 13.9' of Lot 25 NW 1/4 (Parcel ID #04-10-02-111-012)

4. Present Owner's Name, Address and Telephone No.: S&G Property Group LLC (Stephan Hetz), 909 Court St., Pekin, IL 61554 (309) 531-1556

5. Tenant's or Lessee's Name, Address and Telephone No.: Rick Goble, 909 Court (phone no. unknown) & Bill Curry, 909A Court (309) 267-9769

6. Person Interviewed: Stephan Hetz

7. Interviewed by: Theodore A. Neff, SRA

8. Farmland Preservation Act (pertains to fee takings and permanent easements): N/A

CL _____ OC _____ HL _____ PL _____ FL _____ FS _____ RL _____ OL _____

9. Present Use: Multi-Family Highest and Best Use Before Taking: Multi-Family
Zoning: B-3, General Business Highest and Best Use After Taking: Single-Family

	Acres	Sq. Ft.
10. Area of Whole Property	0.124	5,420
Total Area to be Acquired in Fee Simple Title:	0.003	113
Area to be Acquired by New Dedication		
Area Acquired by Previous Dedication		
Area to be Acquired for Additional ROW	0.003	113
Area to be Acquired by Permanent Easement	0.005	217
Area to be Acquired by Temporary Easement	0.024	1,046
Area of Remainder	0.121	5,307

11. Final Conclusion of Value

Effective Date of Appraisal:

2/21/2024

Fair Market Value of Whole Property

\$114,000

For Partial Taking include the following:

Fair Market Value of property taken (including improvements) as part of the whole

\$500

Fair Market Value of remainder as part of the whole before taking

\$113,500

Fair Market Value of remainder after taking as will be affected by contemplated improvements

\$57,000

Damage to Remainder

\$56,500

Compensation for Permanent Easement(s)

\$300

Compensation for Temporary Easement(s)

\$300

Total Compensation

\$57,600

Date of the Report: March 26, 2024

Appraiser Name: Theodore A. Neff, SAR

License Type: Certified General Real Estate Appraiser



Appraiser Signature

IL License # 553.001818

Expires: 9/30/25

General Data

Seller: City of Pekin, Illinois
a Municipal Corporation

Buyer: Richard A. Goble

Address: 111 S. Capitol St.
Pekin, IL 61554

Address: 909 Court Street
Pekin, IL 61554

c/o Hanson Professional Services Inc.
7625 N. University St., Suite 200
Peoria, IL 61614

Attorney: None

Attorney: None

Selling Broker: None

Listing Broker: None

CONTRACT FOR SALE OF REAL ESTATE

THIS AGREEMENT is entered into between **CITY OF PEKIN, PEKIN, ILLINOIS**, hereinafter referred to as Seller, and **RICHARD A. GOBLE, PEKIN, ILLINOIS**, hereinafter referred to as Buyer, who agree as follows:

1. **DESCRIPTION, PRICE and PAYMENT:** Seller sells the following described real estate, to-wit:

PARCEL ADDRESS (909 Court Street): PIN 04-10-02-111-012

TRACT 2

A PART OF LOTS 24 AND 25 OF ACME SUBDIVISION OF LOT 1 OF HAINE'S ADDITION TO THE CITY OF PEKIN, OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "D", PAGE 83, IN THE TAZEWELL COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 25; THENCE NORTH 62 DEGREES 58 MINUTES 19 SECONDS WEST, ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF COURT STREET, 43.38 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 12 SECONDS WEST, 2.96 FEET TO A SET IRON PIN WITH CAP; THENCE CONTINUING NORTH 00 DEGREES 19 MINUTES 12 SECONDS WEST, 5.63 FEET TO A SET IRON PIN WITH CAP AND THE POINT OF BEGINNING: FROM THE POINT OF BEGINNING, THENCE NORTH 63 DEGREES 01 MINUTES 43 SECONDS WEST, 43.36 FEET TO A SET IRON PIN WITH CAP; THENCE NORTH 00 DEGREES 19 MINUTES 12 SECONDS WEST, 114.06 FEET TO A SET IRON PIN WITH CAP; THENCE SOUTH 62 DEGREES 30 MINUTES 37 SECONDS EAST, 43.56 FEET TO A SET IRON PIN WITH CAP; THENCE SOUTH 00 DEGREES 19 MINUTES 12 SECONDS EAST, 113.61 FEET TO THE POINT OF BEGINNING, CONTAINING 4,386 SQUARE FEET, MORE OR LESS, OR 0.101 ACRES, MORE OR LESS. (the "Property").

to Buyer, who agrees to pay **Sixty Three Thousand and no/100 Dollars (\$63,000.00)** therefore, by cashier's check, certified funds or the equivalent on or before the ____ day of _____, 20____ (the "Closing") and upon receipt of deed.

2. **PROPERTY SOLD AS-IS:** The Property is being sold “as-is” with no representations or warranties, express or implied, regarding the physical condition thereof, including without limitation any latent or patent defects, conditions of soils or groundwater, environmental conditions, or merchantability or fitness for any purpose. This Agreement is not subject to any inspections of the Property, Buyer having had been in possession of the Property as a tenant thereof and having had ample opportunity to inspect its condition. Buyer releases Seller from any obligation to provide a title commitment for an owner’s title insurance policy related to the Property.

3. **DEED AND POSSESSION:** Seller will cause fee simple title to said real estate to be conveyed to Buyer, or to such party as Buyer may direct, by Quit-Clam Deed upon payment being made as herein provided, on or before the date of closing. The Parties acknowledge that Buyer is and shall remain in physical possession of the Property as of the date of this Agreement, having resided on the Property as a tenant thereof prior to the execution of this Agreement.

4. **INSURANCE:** This Agreement is subject to the State of Illinois Uniform Vendor and Purchaser Risk Act (765 ILCS 65/1), which provides, in general, that Seller shall bear the risk of loss until transfer of possession or receipt of deed, whichever occurs first.

5. **TAXES:** 2023 real estate taxes payable in 2024 have been paid; real estate taxes for tax year 2024 payable in 2025 shall be prorated through the Closing by way of a credit to Buyer at Closing. Buyer shall pay all subsequent real estate taxes. All transfer taxes shall be paid by Buyer.

6. **Intentionally Deleted.**

7. **FINANCING:** This Contract is not subject to Buyer obtaining financing.

8. **EQUIPMENT & INSPECTIONS:** Not applicable. Buyer accepts property in its “AS IS” condition.

9. **ADDITIONAL PROVISIONS:**

- A. Words importing the masculine gender include the feminine, words importing the singular number include the plural, and words importing the plural number include the singular.
- B. The covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators, and assigns of the respective parties.
- C. A Temporary Construction Easement will be granted by Richard Goble to demolish the concrete block structure known as 909AB Court St. City of Pekin will remove the structure and replace the south siding of the remaining residence at no cost to Mr. Goble. Any personal items in the concrete block structure shall be demolished along with the structure; Mr. Goble may not store personal items in the concrete block structure. The siding will be completed with standard building materials at the City’s discretion.
- D. Time is of the essence of this Contract.
- E. Buyer agrees to pay all survey costs and closing costs.
- F. Seller is not aware of any environmental problems such as buried hazardous materials, fuel spills or underground fuel tanks.
- G. This Contract is subject to the approval of the Pekin City Council.

10. **ESCROWEE:** The parties agree that **Chicago Title, 2808 Court Street, Pekin, Illinois**, is hereby designated as Escrowee for the purposes of any escrow created or hereafter required in connection with this Contract. The Escrowee shall hold in escrow the down payment pursuant to the terms of this Contract until closing and not release said funds except with the agreement of all parties, or an order entered by a court of competent jurisdiction.

11. **NOTICES, ETC.:** Communications or notices with reference to this Contract shall be delivered by or to the parties or their respective attorneys as shown on the first page hereof.

12. **APPROVAL:** Buyer has been given the opportunity to have this Contract reviewed by an attorney.

13. **SETTLEMENT:** Closing shall be held at the office of Chicago Title, or such place as the parties may agree.

14. **ATTORNEY'S FEES AND EXPENSES:** Should either Seller or Buyer be required to incur attorney's fees, costs, and/or other expenses (including expenses of litigation) as a result of the other party's failure to perform any obligation pursuant to the terms of this Contract, then the party so failing to perform shall be liable to the other party for any reasonable attorney's fees, costs, and expenses (including expenses of litigation) incurred by such other party. This provision shall survive closing and delivery of deeds.

15. **DEFAULT:** In the event either party should breach this Agreement, the other party may pursue any and all remedies provided by law.

16. **ENTIRE AGREEMENT:** This Contract represents the entire agreement of the parties. Any prior written or oral agreements of the parties regarding the transaction which is the subject of this Contract merge with and are superseded by this Contract.

THIS IS INTENDED TO BE A LEGAL DOCUMENT. AN ATTORNEY AT LAW SHOULD BE CONSULTED PRIOR TO THE EXECUTION OF THIS DOCUMENT.

IN WITNESS WHEREOF, the parties to these presents have executed several counterparts of this Contract, of equal effect.

BUYER:

RICHARD A. GOBLE, PEKIN, ILLINOIS

SELLER:

CITY OF PEKIN, ILLINOIS

By: _____
Richard A. Goble Date

Mary Burress, Mayor Date

LEGEND:

OWNER INFO
S&G PROPERTY GROUP LLC

TRACT 1

AREA = 330 SQ. FT.±, OR 0.008 ACRES±

TRACT 2

AREA = 4,386 SQ. FT.±, OR 0.101 ACRES±

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT OF WAY
○	SET 1/2" ROD W/CAP
●	FND IRON ROD/PIPE
⊗	FND ROW MARKER
ℙ	PROPERTY LINE
T.C.R.O.	TAZEWELL COUNTY RECORDER'S OFFICE
—————	EXISTING RIGHT OF WAY LINE
— —————	PROPOSED RIGHT OF WAY LINE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT
OF SURVEY MADE UNDER MY DIRECTION FOR THE CITY OF PEKIN,
ILLINOIS. THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

On L.A.S. 6-5-2024

DEREK A. S. HUFFMAN - ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 035.003899
MY LICENSE EXPIRES 11/30/2024

A PART OF LOTS 24 AND 25 OF ACME SUBDIVISION OF LOT 1 OF HAINE'S ADDITION TO THE CITY OF PEKIN, OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "D", PAGE 83, IN THE TAZEWELL COUNTY RECORDER'S OFFICE.

RIGHT OF WAY PLAT

FAP 693
SHEET 1 OF 1
SCALE: 1" = 20'
OCTOBER 2023

SECTION: 20-00196-01-RS
JOB NO.: C-94-051-24

FIELD WORK COMPLETION: OCT 2023

Signed

Recorded

BOOK

PAGE

DOCUMENT NO.

P037

Page 128 of 219

REVISÉ:

CATALOG NO. : 036497-00D
CONTRACT NO. : 89859

R. O. W. PLAT	COMPUTED	BY	DATE
	CHECKED		
NOTE BOOK	INKED	DASH	
	INK CHECKED		

CADD DRAWING:
PROJECT: J35T(004)
FILE:

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 10, 2024
To: Members of the City Council
From: Nic Maquet, Chief Building Official
 Joshua Wray, Economic Development Director

AGENDA ITEM: Ordinance No. 4195-24/25 Amending Pekin City Code Chapters 3, 4, and 5 Regarding Fees and Charges for Activities in the Community Development Department and the Public Works Department

DESCRIPTION: The City currently charges fees for permits, inspections, and licenses in the Community Development Department and the Public Works Department, but the fees included in the City Code (1) are not contained in a simple location for anyone to find, (2) are comparatively low and do not reflect the cost of the Departments' activities, and (3) have not been updated since 2004. In an effort to be more accurate and transparent, staff would like to update the fees and eliminate the sections of the Code housing the fees that are sporadically placed in favor of a single fee schedule adopted by the Council. This will make City operations both more transparent and efficient for development. The fees are increasing 27% on average. The largest single increase is from \$2,500 to \$3,000 for new telecommunications tower permits, and the largest percentage increase is 233% for residential electrical inspection fee (201-400 Amps) going from \$43 to \$150.

FINANCIAL IMPACT:

Requested Amount:

Line Item:

Budgeted Amount:

Remaining Funds:

Notes: The FY25 budget was passed assuming none of the proposed fee increases, so increases to these fees will cause higher than budget revenue.

REVIEWED BY:

Katherine Swise, City Attorney
 Nic Maquet, Chief Building Official
 Robert Grogan, Finance Consultant
 John Dossey, City Manager
 Sue McMillan, City Clerk

Approved - 5/23/2024
 Approved - 6/5/2024
 Approved - 6/6/2024
 Approved - 6/7/2024
 Final Approval - 6/7/2024

Ordinance No. 4195-24/25 Amending Pekin City Code Chapters 3, 4, and 5 Regarding Fees and Charges for Activities in the Community Development Department and the Public Works Department

WHEREAS, Chapter 3 of the City Code of the City of Pekin ("City Code") sets forth regulations for sewer use, construction, alteration, and repair of the City; and

WHEREAS, Chapter 4 of the City Code sets forth regulations for zoning, planning, and development in the City; and

WHEREAS, Chapter 5 of the City Code sets forth regulations for public property and environment and natural resources in the City; and

WHEREAS, each of the aforementioned chapters of the City Code include certain fees, fines, and charges for permitting, licensure, inspections, plan reviews, violations, and similar activities related to the aforementioned regulations; and

WHEREAS, the City Council finds it in the best interest of the City to amend these City Code provisions related to fines, fees, and charges.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The City Code is hereby amended as follows (underlined indicates new language and ~~strikethrough~~ indicates deleted language):

Chapter 3 - CITY SERVICES

ARTICLE II. - SANITARY AND STORM SEWER SERVICES

DIVISION 3. - SEWER USE

Sec. 3-2-2-5. - Waters or wastes allowed or prohibited; private sewage disposal.

(c) *Private sewage disposal.*

(1) Where a public sanitary (or combined) sewer is not available under the provisions of Section 3-2-2-4, the building sewer shall be connected to a private sewage disposal system complying with the provisions of this Section. Before commencement of construction of a private sewage disposal system, the owner shall first obtain a written permit signed by the City and Tazewell or Peoria County. The application for such permit shall be made on a form furnished by the City and Tazewell or Peoria County, which the applicant shall supplement by any plans, specifications and other information as deemed necessary by the City and Tazewell or Peoria County. A permit and inspection fee of ~~\$45.00~~ set from time to time by the City Council shall be paid to the City at the time the application is filed.

DIVISION 3. - SEWER CONSTRUCTION, ALTERATION OR REPAIRS

Sec. 3-2-3-2. - License.

(c) *Fee.* Each application for such license shall be accompanied by a fee of ~~\$100.00~~ set from time to time by the City Council.

Sec. 3-2-3-3. - Permit.

(c) *Fees.* Application for a residential permit shall be accompanied by a fee of ~~\$55.00~~ set from time to time by the City Council. Application for a commercial/institutional/governmental user or industrial user shall be subject to a fee set from time to time by the City Council ~~established by the Director of Building Inspections and approved by resolution of the Council from time to time, but in no event shall the minimum fee be less than \$100.00 nor the maximum fee be more than \$1,000.00.~~ All permits and fees for any classification in this Section shall be doubled if work is started without a permit unless prior arrangements have been made with the Building Department of the City.

(f) *Fee for sewer inspection requested by property owner.* When a property owner or a property owner's agent requests that the City determine, through excavation or by other means, whether or not an obstruction, defect or damage to a sewer lateral line or sanitary sewer connection originates or is located within that portion of said sewer lateral line or sanitary sewer connection which runs beneath City property from the City sewer main to the property line abutting the street or City property, an inspection fee of ~~\$500.00~~ set from time to time by the City Council shall be charged to such property owner which must be paid before the inspection described herein is undertaken and prior to the issuance of a permit pursuant to this section. In the event that it is determined by the City that an obstruction, defect or damage to a sewer lateral line or sanitary sewer connection originates or is located within that portion of said sewer lateral line or sanitary sewer connection which runs entirely beneath City property from the City sewer main to the property line abutting the street or City property, then the property owner shall be entitled to the return of the inspection fee.

Sec. 3-2-3-4. - Supplementary permits.

(b) *Fee.* The fee for such supplementary permit shall be ~~\$55.00~~ set from time to time by the City Council.

Sec. 3-2-3-6. - Connection fees; newly accepted subdivisions.

(a) The owner of each single-family lot, condominium or apartment contained in a newly accepted subdivision or existing platted area shall obtain a permit from the City prior to hooking into the sanitary system of the City and shall pay a fee of ~~\$1,600.00~~ set from time to time by the City Council to the City for each such single-family lot, condominium unit or apartment unit for such hookup privilege.

(e) Commercial, institutional/governmental, and industrial use or any change of use of any industrial use or any change of use of any property within the boundaries of the City which would entail a greater usage of said sewer system of the City shall be charged a fee in addition to that specified in Subsection (a) of this Section for a connection permit. The additional fee ~~shall be \$600.00 for each toilet in excess of three shall be set from time to time by the City Council, but in no event shall the additional fee be less than the following minimums, except as noted:~~

(1) ~~For commercial, institutional/governmental, and industrial uses other than a restaurant or establishment where food is served, the fee shall be \$2,000.00.~~

(2) ~~For restaurants and other establishments where food is served, the fee shall be \$4,800.00. Note: if a restaurant or establishment where food is to be served is to be opened in a building with an existing sewer system, the fee shall be \$1,000.00.~~

(3) ~~Any commercial, institutional/governmental, or industrial user generating more than 10,000gpd shall be~~

charged \$4,000.00/1,000 gpd over the 10,000 gpd.

Chapter 4 - ZONING, PLANNING AND DEVELOPMENT

ARTICLE I. - BUILDINGS AND BUILDING REGULATIONS

DIVISION 1. - IN GENERAL

Sec. 4-1-1-4. - Fees.

Fees for permits, plan reviews, inspections, licenses, stop work orders, and certificates described in this Article shall be set from time to time by the City Council and published on a fee schedule by the Community Development Department.

DIVISION 4. - ELECTRIC CODE

~~Subdivision V. - Fees [remove subdivision in its entirety]~~

DIVISION 5. - MECHANICAL CODE

Sec. 4-1-5-2. - Additions, insertions and changes.

Section 106.6.1(E) A license granted shall be effective for a period of one year beginning on January first and shall be renewed the first of each year. Any applicant applying after June 30 will be charged at one half the annual rate for the balance of that year. ~~Annual License Fee: \$100.00 per year.~~

DIVISION 14. - HISTORIC PRESERVATION

Sec. 4-1-14-4. - Applications for Historic Landmark and Historic District Designation.

(c) All applications submitted by the property owner shall be accompanied by an ~~payment of a \$50.00 application fee payable to the City of Pekin set from time to time by the City Council.~~

ARTICLE II. - SUBDIVISION DEVELOPMENT

DIVISION 1. - IN GENERAL

Sec. 4-2-1-8. - Fees.

~~(a) Fees and security requirements. See Section 4-2-6-1 for table of fees and security requirements:(1)Filing fees.a.Preliminary plat. See Section 4-2-2-4(1)c.b.Final plat. See Sections 4-2-2-6(1), 4-2-2-4(3)a.4, and 4-2-3-6(7).(2)Review fees. Preliminary and final plat review fees, planning fees, engineering fees, inspection fees, water and sewer connection charges and other applicable development charges shall be paid by the developer as may be provided for by resolution of the Governing Body.(3)Security requirements. See Sections 4-2-2-5(5), 4-2-2-6(7), and 4-2-4-2(6).(4)Inspection fees. See Section 4-2-2-5(6) and (7).(5)Miscellaneous improvements. See Section 4-2-4-4.~~

~~(b) Set by Governing Body. All fees determined and established by resolution of the Governing Body.~~

Fees for permits, plan reviews, inspections, licenses, stop work orders, and certificates described in this Article shall be set from time to time by the City Council and published on a fee schedule by the Community Development Department.

DIVISION 4. - IMPROVEMENTS

Sec. 4-2-4-2. - Streets, sidewalks, and curbs.

(10)(b) *Permit and fee.* Driveway openings shall not be made nor curbs cut for a driveway opening without first having obtained a permit from the ~~Inspection and Code Enforcement~~ Community Development Department. The fee for said permit ~~and the penalty for not obtaining a permit prior to commencing work shall be \$20.00 set from time to time by the City Council. The penalty for not obtaining the permit prior to commencing work shall be an additional \$50.00 fee.~~

~~DIVISION 6. - FEES AND FLOW CHARTS [delete division in its entirety]~~

ARTICLE III. - ZONING

DIVISION 2. - ADMINISTRATION AND ENFORCEMENT

Subdivision I. - Generally

Sec. 4-3-2-1-1. - Zoning amendments.

(c) *Deposit required Fee.* Before any action shall be taken as provided in this Section, the party petitioning for a change shall ~~deposit with the Director of Finance the sum of \$75.00 to cover the approximate cost of this procedure~~ pay a fee set from time to time by the City Council, and under no condition shall said sum or any part thereof be refunded for failure of said amendment to be enacted into law.

Sec. 4-3-2-1-2. - Petition for a variance.

Any petition for a variance or interpretation of the Code requested from the City of Pekin Zoning Board of Appeals, will be filed with the ~~Zoning and Inspection~~ Community Development Department, accompanied by a fee of ~~\$85.00 set from time to time by the City Council, payable to the City of Pekin.~~

Sec. 4-3-2-1-4. - Special use applications.

Each application for a special use before the Board of Appeals shall be accompanied by a fee set from time to time by the City Council and shall be considered as an individual case and shall conform to the detailed application of the following standards in a manner appropriate to the particular circumstances of such case. All uses as listed in any district requiring Board approval for a permit shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to the orderly development of adjacent districts. The Board shall give consideration to the following:

DIVISION 3. - ZONING DISTRICTS ESTABLISHED; ZONING MAP

~~Sec. 4-3-3-7. - Fee. [delete section in its entirety]~~

DIVISION 5. - RESIDENTIAL DISTRICTS

Subdivision II. - R-1—R-4 One Family Residential Districts

Sec. 4-3-5-2-2. - Principal uses permitted.

(f) Home occupation shall be based on an annual permit for such home occupation, upon such conditions as established from time to time by the Zoning Administrator. The home occupation permit fee shall be ~~\$45.00~~ set from time to time by the City Council.

DIVISION 6. - OTHER DISTRICTS

Subdivision IX. - Planned Unit Development (PUD) - Business Park

Sec. 4-3-6-9-8. - Concept plan.

(a)(11) An application fee ~~of \$60.00~~ set from time to time by the City Council.

DIVISION 8. - SUPPLEMENTAL REGULATIONS

Sec. 4-3-8-8-14. - Portable signs.

(a)(7) *Fees.* The fee for each portable sign permit shall be ~~\$20.00~~ set from time to time by the City Council. The fee will be waived if the portable sign is to be used for noncommercial, nonprofit use.

(a)(8) *Seasonal businesses.* A seasonal business may obtain a permit for a portable sign for a fee ~~of \$30.00 dollars per month~~ set from time to time by the City Council, with a limit of four permits per calendar year.

Sec. 4-3-8-8-17. - Permit fee ~~schedule.~~

Where a permit is required pursuant to this Section 4-3-8-8, a fee as set from time to time by the City Council for such permit shall be required at the time of permit application. ~~the following application fees shall apply:~~
[delete entire table]

Sec. 4-3-8-14. - Site plan review (all districts).

(b)(8) When site plans are submitted to the City indicating a development containing office space, or a business or an industrial use which will not require City of Pekin Zoning Board of Appeals review, and will abut single-family or duplex residential uses, the property owners within 150 feet of the lot or parcel that is proposed to be developed shall receive individual notification of the site plan submittal and of their opportunity to meet with City staff for discussion of the proposed site plan. Such notice shall be by direct mail. Additionally, a non-legal section notice shall be placed in a newspaper of general circulation, a minimum of three days prior to the scheduled meeting date. Upon the submission of such site plan, the owner shall pay a filing and review fee ~~of \$85.00~~ set from time to time by the City Council.

DIVISION 11. - EXCEPTIONS

Sec. 4-3-11-8. - Solar energy systems.

(i) *Fees charged for building permits.* The fees for processing the applications for building permits for Solar Energy Systems shall be set from time to time by the City Council and shall be collected by the Director of Building Inspections who shall be accountable to the City for such fees ~~as follows:~~ [delete entire table]

DIVISION 12. - TELECOMMUNICATIONS TOWERS AND EQUIPMENT

Sec. 4-3-12-5. - Tower construction requirements.

(b) *Fee.* The applicant shall pay a building permit fee as set from time to time by the City Council ~~in the~~

amount of \$2,500.00 for any new towers and \$1,000.00 for any new co-locations.

Chapter 5 - REGULATIONS

ARTICLE IV. - STREETS, SIDEWALKS AND OTHER PUBLIC PROPERTY

DIVISION 2. - STREETS, SIDEWALKS AND PUBLIC WAYS

Subdivision II. - Street Openings

Sec. 5-4-2-1. - Construction requirements.

(b) *Obtaining permits; fees.*

(1) The permit for said cut or opening shall be obtained from the Department of Public Works, after first having paid a fee for street, sidewalk, or driveway approach opening, or cut, in the amount as ~~set forth below~~ set from time to time by the City Council. Said fee shall cover the cost of inspection. A permit may be denied to any contractor who has previously failed to comply with Section 5-4-2-3 of this Code.

~~(2) Franchise utility companies. Franchisees may pay said fees on a monthly basis upon compliance with reporting requirements established by the Department of Public Works.~~
~~a. Maintenance and excavation opening permit for replacement or renewal/removal of facilities: 1. Open cut: \$2.00 per square foot. Minimum \$120.00 charge per opening. b. Patch replacement permit: Two and one-half times the normal street opening fee. This fee will be waived if permit process initiated prior to notification of patch failure by the City. c. Repair permit for failed areas outside the original patch resulting from utility failure: Two and one-half times the normal street opening fee.~~

~~(3) Utility companies without a franchise agreement. a. Permit cost shall be two times the amount listed for franchised utility companies as listed above.~~

~~(4) Private development/residential contractors. a. Permit cost shall be one and one-half times the amount listed for franchised utility companies as listed above~~

~~(5) Any permit fee charged pursuant to Subsections (b)(2) or (b)(3) of this Section shall be tripled if the application for permit is submitted to the City within one year after inspection and acceptance by the Department of Public Works of a new or reconstructed street or alley.~~

DIVISION 4. - SIDEWALK SUBSPACE

Sec. 5-4-4-1. - Permit.

(c) *Fee.* A fee of \$25.00 in an amount set from time to time by the City Council shall be charged for each permit.

DIVISION 5 - SIDEWALK USE PERMIT

Sec. 5-4-5-1. - Required.

(3) The sidewalk use permit shall expire annually on December 31 of each year. ~~There is no charge for the annual sidewalk use permit.~~

Sec. 5-4-5-2. - Application.

(c) All applications for a sidewalk use permit shall be accompanied by a fee set from time to time by the City Council.

DIVISION 6. - SIGNS AND STRUCTURES OVER RIGHTS-OF-WAY

Sec. 5-4-6-3. - Application for permit; initial fee.

Any person desiring to construct such sign as provided in Section 5-4-6-2 shall make written application to the City through its Clerk, which application shall give a full description of the sign, its dimension and location, and shall deposit with the Clerk a fee ~~for such permit in a sum of money equivalent to \$2.00 per square foot of said sign for which application for permit is requested~~ set from time to time by the City Council.

DIVISION 8. - SMALL WIRELESS FACILITIES IN PUBLIC RIGHT-OF-WAY

Sec. 5-4-8-5. - Application.

(i) *Application fees.*

~~(1) The application fee to collocate up to five small wireless facilities on existing utility poles or wireless support structures is \$500.00 and \$100.00 for each small wireless facility addressed in an application to collocate more than five small wireless facilities on existing utility poles or wireless support structures shall be set from time to time by the City Council. The fees established by this section are shall be equal to the limit imposed by the Act and represent a reasonable approximation of the City's objectively reasonable costs. The City shall regularly review the fees imposed and may adjust the fees by further amendment to this article. The safe harbor rate established by the FCC of \$500.00 for up to five wireless facilities and \$100.00 for each additional facility in a consolidated application may be exceeded only if justified based on the City's reasonable approximation of its costs.~~

~~(1)-(2) The application fee for each small wireless facility addressed in an application that includes the installation of a new wireless support structure for such location is \$1,000.00 shall be set from time to time by the City Council.~~

~~(2) (3) Notwithstanding any contrary provision of state law or local ordinance, applications pursuant to this Section shall be accompanied by the required application fee. Application fees shall be non-refundable. An application will be considered incomplete if the appropriate fee is not submitted with the application.~~

~~(3) Notwithstanding any contrary provision of state law or local ordinance, applications pursuant to this Section shall be accompanied by the required application fee. Application fees shall be non-refundable.~~

The above fees are not applicable if a service provider has previously been authorized to occupy the rights-of-way for routine maintenance; the replacement of wireless facilities with wireless facilities that are substantially similar, the same size, or smaller, if the wireless provider notifies the City at least ten days prior to the planned replacement and includes equipment specifications (including, but not limited to, the equipment type and model numbers for the antennas and all other wireless equipment associated with the small wireless facility) for the replacement of equipment consistent with the requirements of this Code and the Act; or the installation, placement, maintenance, operation, or replacement of micro wireless facilities that are suspended on cables that are strung between existing utility poles in compliance with applicable safety codes. However, a permit is required to work within rights-of-way for activities that affect traffic patterns or require lane closures.

Sec. 5-4-8-6. - Annual recurring rates.

The wireless provider who collocates a small wireless facility on a City utility pole located in the right-of-way shall pay an annual recurring rate to the City in ~~the an amount of \$200.00 per year set from time to time by the City Council~~ including any possible right-of-way access fee or fee for attachment to the City-owned structures in such right-of-way. The fee ~~of \$200.00~~ shall be payable on the first day after the first annual anniversary of the issuance of the permit or notice of intent to collocate, and on each annual anniversary date thereafter. Rates

for collocation on City utility poles located outside the right-of-way are not subject to the limitations of this Section 5-4-8-6.

ARTICLE VII. - ENVIRONMENT AND NATURAL RESOURCES

DIVISOIN 2 - STORMWATER AND EROSION CONTROL

Sec. 5-7-2-5. - Fees.

(a) Plan review fee. A fee set from time to time by the City Council shall be paid to the City of Pekin at the Building Inspections Division of the Community Development Department for review of stormwater pollution prevention plans, ~~as follows:~~ [remove entire table]

DIVISION 4. - GROUNDWATER PROTECTION

Sec. 5-7-4-5. - Operating permits and permit conditions.

(a)(5) The application for operating permits pursuant to this Division shall be made on a form provided by the City of Pekin and shall be accompanied by a fee ~~of \$200.00~~ set from time to time by the City Council. ~~The annual renewal fee shall be \$25.00 and shall accompany the annual certification statement.~~ Annual certification statements shall be accompanied by an annual renewal fee set from time to time by the City Council.

Sec. 5-7-4-11. - Closure permits and permit conditions.

(h) The application for a closure permit pursuant to this potential primary source shall be made on a form provided by the City of Pekin and shall be accompanied by a fee ~~of \$200.00~~ set from time to time by the City Council.

Section 3. The City of Pekin Development Fee Schedule attached hereto as Exhibit A is hereby adopted.

Section 4. All sections, subsections, and provisions of the Pekin City Code not expressly amended herein remain in full force and effect.

Section 5. This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith, excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

RESULT:	(0 TO 0)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	

ADOPTED AND APPROVED at a Regular meeting of the City Council of the City of Pekin this _____
day of _____, 20____.

Mayor

ATTEST:

City Clerk



Exhibit A

City of Pekin
111 S. Capitol St. Pekin, IL 61554
309-477-2300 ▪ www.ci.pekin.il.us

Development Fee Schedule

Building

Buildings	
Permit Fee (Project Value \$0-\$2,000)	\$30
Permit Fee (Project Value \$2,001-\$3,000)	\$40
Permit Fee (Project Value \$3,001-\$4,000)	\$50
Permit Fee (Project Value \$4,001-\$5,000)	\$60
Permit Fee (Project Value \$5,000-\$1 million)	\$60 + \$3 per \$1,000 value above \$5,000
Permit Fee (Project Value Above \$1,000,000)	\$60 + \$4 per \$1,000 value above \$1 million
Demo (Single Family Dwelling)	\$50
Demo (One-Stall Garage / Small Utility Building)	\$50
Demo (Other Structures)	\$0.05 per sf (\$100 min)
Electrical	
Electrical Contractor License	\$150 annually
Commercial Inspection	\$100 + \$10 per \$1,000 value above \$2,000
Commercial Inspection (Change of Ownership or Tenant)	\$150
Commercial Semi-Annual Inspections	\$50
Commercial Temporary Pole Service	\$30
Sign Wiring (Project Value \$0-\$20,000)	\$50 + \$7 per \$1,000 value above \$1,000
Sign Wiring (Project Value above \$20,000)	\$183 + \$4 per \$1,000 value above \$20,000
Sign Inspection	\$50 + \$7 per \$1,000 value above \$1,000
Dwelling Owner's Inspection	\$150
Furnace and A/Cs Up To 4 Tons	\$15
A/Cs Over 4 Tons	\$30
Residential (Up to 200 Amps)	\$75
Residential (201-400 Amps)	\$150 + \$20 per 100 Amps over 400 Amps
Residential Pools and Garages	\$50
Residential Room Additions w/o Service Changes	\$55
Residential Semi-Annual Inspections	\$50
Residential Temporary Pole Service	\$30
Mechanical	
Mechanical Contractor License	\$150 annually
Commercial Permit (Project Value \$0-\$200)	\$30
Commercial Permit (Project Value \$201-\$5,000)	\$50
Commercial Permit (Project Value \$5,001-\$10,000)	\$100
Commercial Permit (Project Value \$10,000-\$15,000)	\$130
Commercial Permit (Project Value \$15,001-\$20,000)	\$170
Commercial Permit (Project Value \$20,001 to \$50,000)	\$9 per \$1,000 value
Commercial Permit (Project Value above \$50,000)	\$450 + \$7 per \$1,000 value above \$50,000
Residential Permit (New Heating or Cooling Unit)	\$25 per unit
Residential Permit (New Combination Unit)	\$50 per unit
Residential Permit (Alterations of Existing Installations Under \$200)	\$25

Residential Permit (Alterations of Existing Installations Over \$200)	\$30
Inspection	\$30
Annual Inspection (360,000 BTU or More)	\$50
Plumbing	
Permit	\$12
Inspection	\$8 (\$24 min)
Opening	\$8 per opening
Sprinkler System	\$20 + \$25 per back flow prevention device
Solar Energy Systems	
Permit (0-10 kW)	\$200
Permit (11-50 kW)	\$350
Permit (51-100 kW)	\$500
Permit (101-500 kW)	\$1,000
Permit (501-1,000 kW)	\$3,000
Permit (1,001-2,000 kW)	\$5,000
Permit (Above 2,000 kW)	\$5,000 + \$100 per 100 kW over 2,000 kW
Telecommunications	
Small Wireless Telecommunications in City Right of Way	\$225 annually
Small Wireless Telecommunications (Existing Pole)	\$100 per unit (\$500 min)
Small Wireless Telecommunications (New Pole)	\$100 per unit (\$1,00 min)
Telecommunications Tower Permit (Co-location)	\$1,500
Telecommunications Tower Permit (New)	\$3,000
Signs	
Also see Electrical Section for Signs with Electricity	
On-Premises Sign Permit	\$50
Off-Premises Sign Permit (below 200 sf)	\$200 annually
Off-Premises Sign Permit (above 200 sf)	\$300 annually
Multimessage Electronic Sign Permit	\$500 annually
Portable Sign Permit	\$30 per sign
Portable Sign Permit (Seasonal Business)	\$50 per sign quarterly

Planning and Zoning

Annexation	
Annexation	\$125
Annexation/Development Agreement	Cost of legal fees
Annexation/Development Agreement Amendment	\$125 plus cost of legal fees
Zoning Relief	
Special Use Permit	\$125
Variance	\$125
Rezoning	\$125
Zoning Text Amendment	\$125
Subdivisions and Site Plans	
Preliminary Plat (General)	\$875 + \$2 per lot + \$0.15 per lf of street
Preliminary Plat (Multifamily)	\$1,025 + \$2.50 per unit + \$0.15 per lf of street
Preliminary Plat (Planned Residential Development)	\$1,025 + \$2.50 per unit + \$0.15 per lf of street
Preliminary Plat (Planned Unit Development)	\$1,025 + \$20 per acre

Preliminary Plat Amendment / Redesign	Half cost of original plat review
Final Plat	\$150
Stormwater Pollution Plan Review (Residential over 2,000 sf)	\$50
Stormwater Pollution Plan Review (Commercial Under 1 acre)	\$100
Stormwater Pollution Plan Review (Commercial 1 acre – 10 acres)	\$250
Stormwater Pollution Plan Review (Commercial Above 10 acres)	\$500
Other Site Plan Review	\$150
Other	
Historic Building Designation	\$50
Home Occupation Permit	\$75
Open Front Display Permit	\$75 annually

Public Works

Sewer	
Sewer Construction License	\$150 annually
Connection (New Residential)	\$1,600 per dwelling unit
Connection (New Non-Residential, Non-Flood)	\$2,000 + \$600 per toilet beyond 3
Connection (New Non-Residential, Flood)	\$4,800 + \$600 per toilet beyond 3
Connection (High-Volume Surcharge)	\$4,000 per 1,000 MGD above 10,000 MGD
Connection (Existing Sewer, Flood)	\$1,000
Construction Permit (Residential Base)	\$60
Construction Permit (Non-Residential Base)	\$120-\$1,000 at CBO discretion
Construction Permit (Supplementary)	\$60
Sewer Line City Inspection Request	\$600
Private Sewage Disposal System Permit and Inspection	\$60
Streets and Sidewalks	
Opening Permit - Driveway	\$40
Opening Permit - Franchise Utility	\$2 per sf (\$120 min)
Opening Permit - Franchise Utility Patch Replacement	\$5 per sf (\$300 min)
Opening Permit - Non-Franchise Utility	\$4 per sf (\$240 min)
Opening Permit - Private Contractor	\$3 per sf (\$180 min)
Opening Permit – w/i One Year of New/Reconstructed Street or Alley	\$12 per sf (\$720 min)
Sidewalk Subspace Permit	\$25
Sidewalk Use Permit	\$50 annually
Signage in Public Right of Way	\$2 per sf of signage
Groundwater Protection	
Groundwater Protection Closure Permit	\$200
Groundwater Protection Operating Permit	\$200 + \$25 annually

Schedule Notes

1. This schedule may be amended by the City Council from time to time, and the most recently approved schedule or schedule amendment shall govern regardless of what schedule is published in any public form.
2. The Chief Building Official is responsible for the accurate publication and maintenance of this schedule as well as making determinations in the administration of this schedule. Appeals to determinations made by the Chief Building Official may be made to the Zoning Board of Appeals by submitting such in writing to the Chief Building Official or the City Clerk.

3. The Chief Building Official may make non-substantive improvements to this schedule (e.g., re-titling categories, changing order of fees, etc.).
4. The City Manager shall have the authority to modify or waive any fees on this Schedule in special circumstances for any permit/project in an amount not to exceed his or her spending authority.
5. All noncompliance reinspections and premature callouts will be charged at \$30 for the first instance, \$50 in the second, \$75 in the third, and \$100 in each additional instance.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 10, 2024
To: Members of the City Council
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Ordinance No. 4196-24/25 Approving Easement Lease Agreement with Civic Digital Displays, LLC for the Property Located at 1610 Broadway Street

DESCRIPTION: On February 26, 2024, the City Council approved a special use for Civic Digital Displays, LLC to construct an Off-Premise Electronic Multiple Message billboard at 1610 Broadway St. During the plan review process, it was discovered that the City holds a 15-foot utility easement on the frontage of the property. This lease agreement will allow Civic Digital Displays, LLC to construct the approved billboard within this utility easement. The term of this agreement is for 20 years. Per Section 2-7-3(d) of the City Code, this requires a 3/4 vote to approve. Staff recommends approval.

FINANCIAL IMPACT:

Requested Amount:
 Line Item:
 Budgeted Amount:
 Remaining Funds:
 Notes:

REVIEWED BY:

Nic Maquet, Chief Building Official	Approved - 6/4/2024
Josie Esker, City Engineer	Approved - 6/5/2024
Katherine Swise, City Attorney	Approved - 6/6/2024
John Dossey, City Manager	Approved - 6/7/2024
Sue McMillan, City Clerk	Final Approval - 6/7/2024

Ordinance No. 4196-24/25 Approving Easement Lease Agreement with Civic Digital Displays, LLC for the Property Located at 1610 Broadway Street

WHEREAS, the City is the holder of a utility easement (the “Easement”) across the property located at 1610 Broadway Street in the City of Pekin (the “Property”); and

WHEREAS, Civic Digital Displays, LLC ("CDD") desires to construct and maintain a digital billboard on an existing pylon sign located on the Property and within the Easement; and

WHEREAS, CDD has requested to lease a portion of the Easement from the City for the construction and maintenance of a digital billboard within the Easement; and

WHEREAS, the proposed lease does not interfere with the City's current use of the Easement for utility purposes and the City Council finds it is in the best interest of the City to allow use of the Easement in accordance with the terms set forth in the Easement Lease Agreement attached hereto as Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The lease of a portion of the City's Easement to Civic Digital Displays, LLC, pursuant to the terms set forth in the Easement Lease Agreement attached hereto as Exhibit A is approved.

Section 3. The Mayor is authorized to execute, and the City Clerk is directed to attest, the Easement Lease Agreement attached hereto as Exhibit A, with such changes as the Mayor deems necessary and appropriate.

RESULT:	(0 TO 0)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	

ADOPTED AND APPROVED at a Regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk

EASEMENT LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into as of the ____ day of _____, 2024, by and between the City of Pekin, an Illinois municipal corporation (the "City"), and Civic Digital Displays, LLC, an Illinois limited liability company ("CDD").

RECITALS

WHEREAS, the City is the holder of a utility easement (the "Easement") across the property located at 1610 Broadway Street in the City of Pekin (the "Property"); and

WHEREAS, the Property is more particularly described on the attached Exhibit A and the Easement is more particularly described on the attached Exhibit B; and

WHEREAS, CDD desires to construct and maintain a digital billboard on an existing pylon sign located on the Property and within the Easement; and

WHEREAS, CDD has requested that the City grant it a lease allowing the construction and maintenance of a digital billboard within the Easement.

NOW, THEREFORE, in consideration of the foregoing recitals and in consideration of the mutual covenants and agreements hereinafter set forth, the City and CDD agree as follows:

1. **Lease**. The City hereby grants CDD and its successors, heirs, agents, and assigns a non-exclusive lease over, upon, and across the Easement for the purpose of constructing and maintaining a digital billboard on the Property in the location of the existing pylon sign as depicted on the attached Exhibit C (the "Lease"), subject to the following conditions:
 - a. The Lease granted herein is limited to the improvements identified and depicted on Exhibit C, and shall not be construed to permit the placement, construction, or expansion of any further encroachment into the Easement.
 - b. CDD shall not materially disturb, alter, modify, or otherwise interfere with any existing utility lines within the Easement.
2. **Term**. The term of the Lease granted hereunder shall be for twenty (20) years from the date of execution of this Agreement. The Lease shall thereafter automatically renew on an annual basis, unless either party gives written notice of non-renewal ninety (90) days prior to the expiration of the then-current term.
3. **Lease Fee**. Property Owner shall pay to the City a one-time fee of one thousand dollars (\$1,000.00) for the Lease. The Lease shall not take effect until such fee is paid in full.
4. **Access to Utilities**. Notwithstanding the foregoing, the City shall retain the right to require the temporary removal or relocation of the Encroachment or any portion thereof as may be reasonably necessary to allow the City to access, repair, maintain, construct, expand, reconstruct, or locate existing or new utility lines within the Easement.
5. **Indemnification**. CDD, for itself, its successors, heirs, agents, and assigns, shall defend and indemnify the City from and against any and all claims or demands by or on behalf of any person or persons, firms, corporations or other entities arising from any act or omission of CDD or any of its agents, tenants, lessees, or employees in the occupation or use of the Easement pursuant to the Lease and resulting in any accident, injury or damage

whatsoever, caused to any person, firm or corporation. The duty to indemnify hereunder includes CDD's payment of all reasonable attorney fees incurred by the City responding to any claims or demands covered by the indemnification.

6. **Binding on Successors**. The terms and conditions of this Lease Agreement, including, but not limited to, the duty to indemnify set forth above, shall inure to the benefit of CDD and shall bind its successors in interest to any such digital billboard constructed within the Easement pursuant to the Lease.

7. **General Conditions**.

- a. **Choice of Law.** The laws of the State of Illinois shall govern this Lease Agreement.
- b. **Complete Agreement; Amendments.** This Lease Agreement supersedes any prior agreements and undertakings among the parties and represents the complete agreement of the parties. No alteration, amendment, change or addition to this Agreement shall be binding upon the City or CDD unless in writing and signed by both parties.
- c. In the event the Lease expires, is revoked, modified, or otherwise causes the relocation of the digital billboard outside of the Easement, CDD retains the right to relocate or reconstruct the digital faces within the property outside of the easement area.

IN WITNESS WHEREOF, the parties have set their hands the date and year first above written.

CIVIC DIGITAL DISPLAYS, LLC

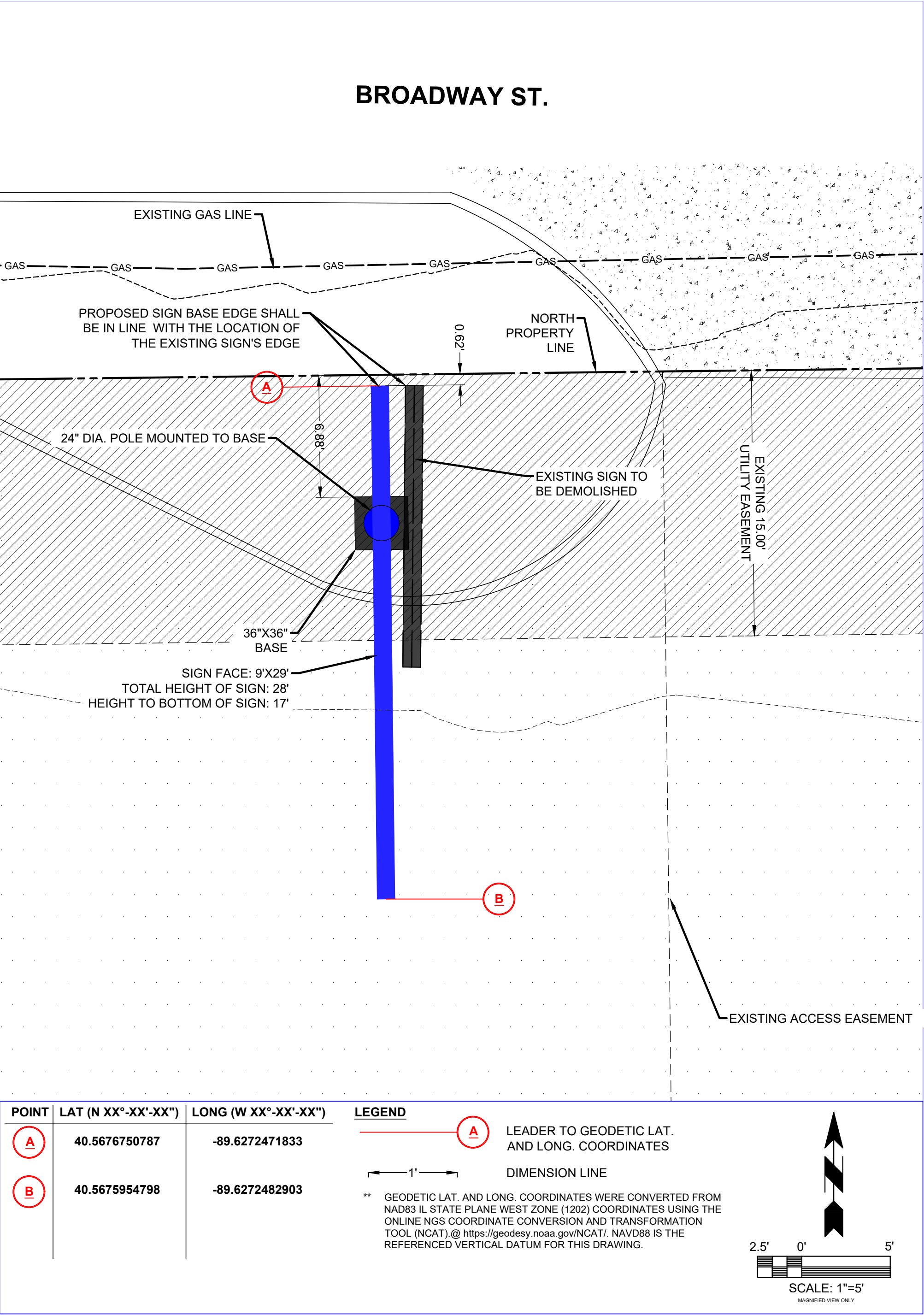
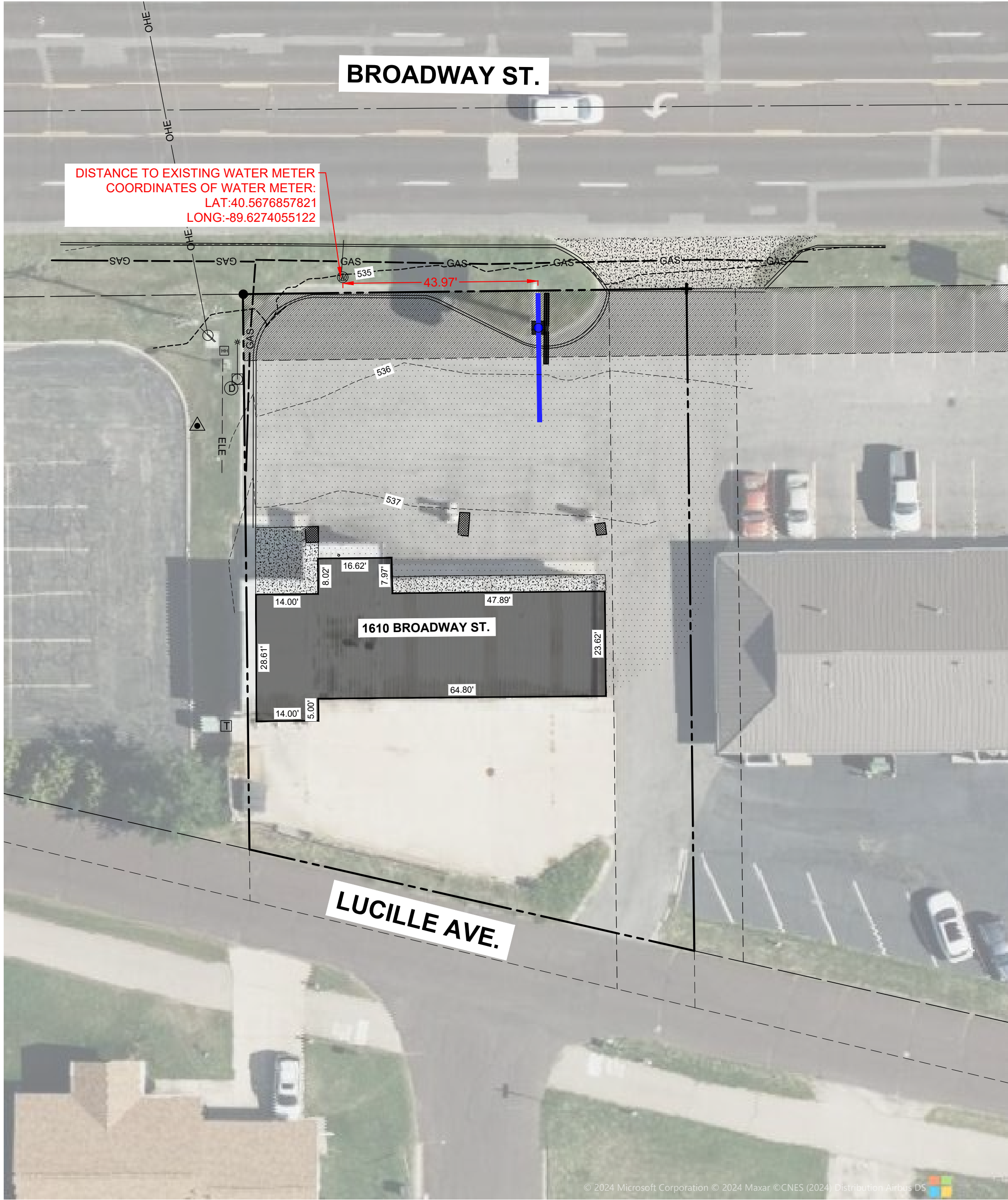
CITY OF PEKIN, ILLINOIS

By _____
Its _____

By: _____
Mayor

Attest: _____
City Clerk

Exhibit A



THERE ARE NO OFF PREMISE SIGNS LOCATED WITHIN A 400 FT. DISTANCE OF THE PROPOSED SIGN LOCATION POINTS A, B, & C SHOWN HEREIN.

AUSTIN ENGINEERING, CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143

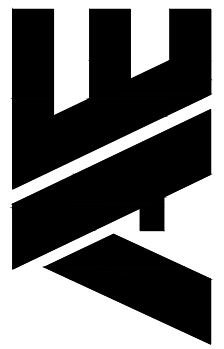


EXHIBIT PLAN
CIVIC DIGITAL DISPLAYS
1610 BROADWAY ST.
PEKIN, IL 61554

ISSUED
03-18-2024 PLAN FOR PERMIT

**DIMENSIONAL
SIGN LOCATION
PLAN**

PROJECT NO 10-24-004

DATE 04-18-2024

SURVEYED DESIGNED
C.J.L. N/A

DRAWN APPROVED
HSU D.L.B.

SHEET

1 OF 1

Recorded in the Recorder's Office of Tazewell County, Illinois on the 16th day
of May, 1989, at 10:18 o'clock as Document
No. 781471.
ROBERT A. LUTZ, Recorder of Deeds

**CITY OF PEKIN
DEDICATION OF UTILITY EASEMENT**

THIS INDENTURE WITNESSETH, That the Grantor, THE HERGET NATIONAL BANK OF PEKIN, as Trustee under Trust Agreement dated November 23, 1987, and known as Trust No. 49-3290-001, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the City of Pekin of the State of Illinois, or on its behalf, the receipt whereof is hereby acknowledged, and the benefits resulting from the maintenance of said utility system, herein referred to, does by these presents, hereby GRANTS, CONVEYS and DEDICATES to the People of the City of Pekin, State of Illinois, for the purpose of a utility easement, a tract of land situated in the City of Pekin, Tazewell County, State of Illinois, and described as Utility Easement, and releases said City of Pekin from all damages of every nature and description that may be caused to other lands, owned by the Grantor, which are situated along, near or adjacent to said Utility Easement, by reason of the construction, maintenance, and use of said Utility Easement, or other structures located in said Utility Easement. Land to be used for said Utility Easement is described as follows:

A fifteen foot wide easement for utilities over, across and through a part of the NE 1/4 of Section 2, T. 24 N., R. 5 W. of the 3rd P.M., the centerline of said easement being more particularly described as follows: Commencing at the Northeast corner of the NE 1/4 of said Section 2; thence S 0° 28' 02" E along the East line of said Section 2, a distance of 40.00 feet to the South R.O.W. line of Broadway Street; thence continuing S 0° 28' 02" E, a distance of 7.5 feet to the Point of Beginning of the centerline to be described; thence S 89° 31' 13" W, parallel to and 7.5 feet South of said R.O.W. line of Broadway Street, a distance of 257.00 feet to the terminus of said centerline.

Permission is hereby granted to the City of Pekin, its successors and assigns, the

right to install, operate and maintain said utility lines in said easement, together with the right to trim and/or cut or remove any trees and/or brush and the right to locate guywires, braces and anchors wherever necessary, for installation of said utility lines, operations or maintenance; together with the right to install, operate and maintain utility lines, culverts and drainage ditches and other services and appurtenances thereto for the convenience of the property owners, and also reserving the rights of ingress and egress to such areas for any of the purposes mentioned above, and the Grantor further, as part of this dedication, agrees to remove any and all fences, enclosures, buildings and other obstructions from the above-described tract and to completely vacate the same, within fifteen (15) days after notice in writing from the City of Pekin or its representatives, engineers, agents, contractors and employees, and said City of Pekin and its heirs and assigns are hereby authorized to enter into and take full and complete possession of said tract, and any fences, enclosures, buildings or other obstructions as provided above remaining thereof, after the expiration of said fifteen (15) days may be removed by them or either of them, and the expense thereof the said Grantor agrees to pay upon demand.

IN TESTIMONY WHEREOF, the said THE HERGET NATIONAL BANK OF PEKIN, hath hereunto caused its corporate seal to be affixed, and these presents to be signed by its Trust Administrator, and attested by its Vice President.

THE HERGET NATIONAL BANK OF PEKIN, not personally, but as Trustee aforesaid,

By Delroy M. Eagle
Its Trust Administrator

ATTEST:

By [Signature]
Its V. Pr. - Tr. Off.

STATE OF ILLINOIS)
) SS.
COUNTY OF TAZEWELL)

I, the undersigned, a Notary Public in and for the County and State aforesaid, Do Hereby Certify That Delores M. Eagleson, personally known to me to be the ^{Trust} ~~Administrator~~ of THE HERGET NATIONAL BANK OF PEKIN, a National Banking Association, and Henry A. Jones, personally known to me to be the ^{Trust} ~~President~~ of said National Banking Association, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers they signed and delivered the said instrument of writing, and caused the seal of said National Banking Association to be affixed thereto, pursuant to authority given by the Board of Directors of said National Banking Association, as their free and voluntary act, and as the free and voluntary act and deed of said National Banking Association, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 11th day of May, 1989.

Paula G. Berra
Notary Public

"OFFICIAL SEAL"
Paula G. Berra
Notary Public, State of Illinois
Tazewell County
My Commission Expires: 5-11-92

This instrument prepared by:
Patrick E. Oberle
Elliff, Keyser, Oberle & Davies, P.C.
Fourth and Broadway Building
Pekin, IL 61554
Telephone: (309) 346-4148

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 10, 2024
To: Members of the City Council
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Ordinance No. 4197-24/25 Amending City Code Chapter 7 to Adopt a Self-Storage Unit Tax

DESCRIPTION: When considering economic drivers for the City, commercial property generates the highest dollars per acre when considering sales tax, property tax, and income tax from the employees working there. While self-storage units are a necessary service to the community, they are a very low use compared to other commercial uses. Therefore, staff is proposing a self-storage unit tax to help recover the opportunity cost from using commercial land for storage. The tax is proposed at 5% on all leases beginning with any new lease or lease renewal.

Staff recommends approval of this ordinance.

FINANCIAL IMPACT:

Requested Amount:

Line Item:

Budgeted Amount:

Remaining Funds:

Notes: The tax will generate an unknown amount of revenue (not budgeted as revenue in FY25). The revenue would be booked in the General Fund - General Operations.

REVIEWED BY:

Katherine Swise, City Attorney
 Robert Grogan, Finance Consultant
 John Dossey, City Manager
 Sue McMillan, City Clerk

Approved - 6/5/2024
 Approved - 6/6/2024
 Approved - 6/7/2024
 Final Approval - 6/7/2024

Ordinance No. 4197-24/25 Amending City Code Chapter 7 to Adopt a Self-Storage Unit Tax

WHEREAS, the City of Pekin ("the City") is a home rule municipality as described in Section 6(a), Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, self-storage businesses exist in the City; and

WHEREAS, the corporate authorities desire to levy a tax on the proceeds of self-storage leases;

WHEREAS, the corporate authorities find it in the best interests of the City to levy such a tax.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. A tax is hereby levied upon all self-storage business operations within the City of Pekin, and the Pekin City Code, Chapter 7, Taxation, is hereby amended as follows (underline indicates additions and ~~strikethrough~~ indicates deletions):

Chapter 7 - TAXATION

Sec. 7-1-14. - Self storage unit tax

a) *Definitions.* For the purposes of this Section, whenever any of the following words, terms or definitions are used herein, they shall have the meaning ascribed to them in this Subsection:

City means the City of Pekin.

Department means the Finance Department of the City of Pekin.

Gross Rental Agreement Charge means any amount of consideration imposed by the owner of a self-storage facility upon any person for the privilege of renting individual storage space at the self-storage facility in the Village. Gross rental agreement charge can be periodic (daily, monthly, quarterly, etc.) or a single lump-sum charge required prior to, during, or after the rental of the individual storage space. Gross rental agreement charge shall not include other governmental taxes imposed on the rental agreement.

Individual Storage Space means any space rented or leased by a person for the purpose of storing personal property within the self-storage facility.

Long Term Storage means any space rented or leased by a person storing personal property within a self-storage facility for a period of thirty (30) days or more.

Occupant means a person, his/her or its sublessee, successor or assigns, entitled to the use of the storage space

at a self-storage facility under rental agreement to the exclusion of others.

Owner means the owner, operator, lessor or sublessor of a self-storage facility, his/her agent, or any other person authorized by him/her to manage the facility, or to receive rent from all occupants under a rental agreement.

Person means any individual, firm or corporation, partnership, trust its or their representative or other entity.

Personal Property means movable property not affixed to land and includes, but is not limited to, goods, merchandise, household items, tools, machinery and equipment.

Rental Agreement means any agreement or lease, written or oral that establishes or modifies the terms, conditions, rules or any other provisions concerning the use and occupancy of a self-storage facility.

Self-Storage Facility means any real property designed and used for the purpose of renting or leasing individual storage to occupants who are to have access to such for the purpose of storing and removing personal property and shall include both indoor and outdoor self-storage as defined by Section 4-3-1-2 of this Code. A self-storage facility, as defined in this Section, is not a warehouse used for the storage of commercial inventory and goods of commerce.

b) Tax imposed. A tax, known as the self-storage unit tax, of five percent (5%) is hereby imposed upon the gross rental agreement charge for the rental or leasing of any individual self-storage space in the City of Pekin. The ultimate incidence of any liability for payment of the tax imposed by this Section shall be borne by the occupant of any such individual's storage space.

c) Tax is additional. The taxes enumerated in this section shall be in addition to the payment of money or value of products or services furnished to the City by the taxpayer as compensation for the use of its streets, alleys or other public places, or installation and maintenance therein, thereon or thereunder of poles, wires, pipes or other equipment used in the operation of the taxpayer's business.

d) Tax and report transmittal.

1) Every taxpayer shall transmit to the Finance Department, for receipt by the Department no later than the last day of each calendar month, or the first business day thereafter if the last day is a weekend day or a federal holiday, a sum of money equal to the amount of self-storage unit tax collected for the preceding calendar month, accompanied by a report upon forms prescribed by the Department, indicating the gross receipts the preceding calendar month, and such other information as the Department may require for enforcement of this Section.

2) Failure to file a return or remit tax.

a. Any person who fails to file a return when and as required under this Section shall pay to the City, in addition to the amount of tax required to be transmitted, a penalty of ten percent (10%) of the tax that such person is required to transmit to the City for each 30-day period that the return remains unfiled; provided, however, a twenty percent (20%) penalty shall be imposed for any fraudulent failure to file a return. Failure to file a return within three (3) months after receiving notice of the delinquency of such return shall be deemed fraudulent failure to file a return. Failure to provide required supporting documentation along with the return shall be deemed a failure to file a return and may be subject to penalties pursuant to this Subsection.

b. Any person who files a return at the time required by this Section but fails to transmit the tax proceeds, or

any portion thereof to the City when due, shall pay to the City, in addition to the amount of tax required under this Section, a penalty of ten percent (10%) of the amount of tax not transmitted to the City for each 30-day period during which the tax remains unpaid; provided, however, the fraudulent failure to pay such tax shall result in a twenty percent (20%) penalty. Failure to pay taxes due within three (3) months after receiving notice of the delinquency of such taxes shall be deemed fraudulent failure to pay such tax.

c. In addition to any penalty for which provision is made in this Section, any amount of tax not transmitted when due shall bear interest at the rate of two percent (2%) per month, or fraction thereof, until fully transmitted.

d. In addition to any of the previous penalties above set forth, any person who is required under this Section to file a return and to transmit the tax proceeds, but fails to do so in a timely manner, shall be ineligible for any reimbursement of funds from the City if they were in arrears at the time the event for which reimbursement is sought occurs; or if they have been in arrears for any amount of time, on two or more occasions in the previous preceding twelve (12) months from when application for reimbursement was made.

e. Any officer or employee of any corporation which is an owner subject to the provisions of this Section who has the control, supervision or responsibility of collecting tax proceeds, filing returns and transmitting collected tax proceeds of the tax imposed by this Section and who willfully fails to file such return or to transmit any tax proceeds so collected to the City shall be personally liable for any such amounts collected, including interest and penalties thereof, if after proper proceedings for the collection of such amount such corporation is unable to pay such amounts to the City, and the personal liability of such officer or employee, as provided in this Section, shall survive dissolution of the corporation. For purposes of this Subsection, a person willfully fails to act if he takes any conscious and voluntary action intending not to perform any of his obligations hereunder, including, but not limited to, the utilizing of tax proceeds collected for the City to pay any other corporation obligations.

e) *Exemptions.* None of the taxes authorized by this Section are imposed with respect to the following, and, as to any such, the provider shall not be required to collect any such taxes:

1) The City and/or any transaction originating from any and all City-owned property.

2) Any transaction in interstate commerce, or otherwise, to the extent to which such transaction may not, under the laws of the United States, be made the subject of taxation by the State of Illinois or any political subdivision thereof.

f) *Collection.* Whenever any person shall fail to pay any tax as provided in this Section, the Corporation Council shall, upon the request of the City Manager, bring or cause an action to enforce the payment of such tax on behalf of the City in any manner authorized by law or this Code.

g) *Proceeds of taxes and fines.* All proceeds resulting from the imposition of the tax under this Section, including penalties, shall be paid into the Treasury of the City of Pekin, and shall be credited to and deposited in the corporate fund of the City.

h) *Penalties.* Any person found guilty of violating, disobeying, omitting, neglecting or refusing to comply with, or resisting or opposing the enforcement of any of the provisions of this Section, except when otherwise specifically provided herein, upon conviction thereof, shall be punished by a fine of not less than \$250.00 nor more than \$1,000.00 for the first offense, not less than \$500.00 nor more than \$2,000.00 for the second offense, not less than \$1,000.00 nor more than \$4,000.00 for the third offense, not less than \$2,000.00 nor more than \$5,000.00 for the fourth and each subsequent offense, or five times the amount of the tax imposed, whichever is higher, for a second or subsequent offense. Each day a violation continues or is allowed to continue after written notice thereof is provided by the City shall be considered a separate offense. The purpose of imposing

the penalties provided for the violation of this Section is to ensure the integrity of the collection process established pursuant to this Section.

Section 3. Severability. If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law; provided, however, that the taxes provided for herein shall take effect upon any creation or renewal of a self-storage rental agreement as defined in 7-1-14(a) herein only after June 30, 2024, and shall not be imposed upon any rental agreement in force as of the date of passage of this Ordinance. Current rental agreements that provide for automatic continuation shall be considered renewed upon the next automatic continuation period.

Section 5. This Ordinance is hereby ordered to be published in pamphlet form by the City Clerk, and said Clerk is ordered to keep at least three (3) copies hereof available for public inspection in the future and in accordance with the Illinois Municipal Code.

RESULT:	(0 TO 0)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	

ADOPTED AND APPROVED at a Regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 10, 2024
To: Members of the City Council
From: Seth Ranney, Police Chief

AGENDA ITEM: Resolution No. 146-24/25 Approving Annual Contract with Magnet Forensics Software

DESCRIPTION: GrayKey is a law enforcement only digital forensics tool used to extract digital evidence from mobile devices (cell phones). GrayKey is the industry leader in accessing and extracting data from both Apple and Android devices. GrayKey has the ability to extract data from locked devices using a software tool called "Brute force". Brute force is GrayKey's proprietary tool and is labeled by GrayKey as an advanced action. This is a valuable tool because most cellular devices that are seized as evidence are in a locked state and the password/passcode is not available to law enforcement.

Without GrayKey, detectives would have to ship devices to third-party companies to perform forensic extractions, attempt to guess the correct passcode (which can be very problematic), or not be able to access the data at all. The current rate for a company to unlock and perform a forensic extraction on a cell phone is approximately \$2200 per phone and the process can take several months. This process can also create chain of custody evidentiary issues for the prosecution. By having our own GrayKey, extractions can be performed in-house, simplifying the chain of custody. A cellular extraction typically takes less than one day using GrayKey. Case detectives typically have the viewable data relevant to their cases on the same day.

In the past year and a half, over 100 cell phones have been downloaded using the GrayKey. Detectives use the information and evidence located within the data from the cell phones to further criminal investigations. GrayKey and the Flock Camera System have helped solve several major cases over the past several years, including a drive-by shooting, double vehicular homicide, numerous drug-induced homicides, and a business bomb threat.

There are only two reputable companies that offer these exact services and the other company is over double the price of Magnet. Therefore, police command is requesting Magnet Forensics be awarded the contract.

FINANCIAL IMPACT:

Requested Amount: \$21,630
 Line Item: 100-761-538000
 Budgeted Amount: \$457,000
 Remaining Funds: \$435,370
 Notes:

REVIEWED BY:

Katherine Swise, City Attorney
 Robert Grogan, Finance Consultant

Approved - 6/4/2024
 Approved - 6/4/2024

John Dossey, City Manager
Sue McMillan, City Clerk

Approved - 6/4/2024
Final Approval - 6/7/2024

Resolution No. 146-24/25 Approving Annual Contract with Magnet Forensics Software

WHEREAS, the Pekin Police Department has recommended the purchase of GrayKey, a law enforcement only digital forensics tool used to extract digital evidence from mobile devices; and

WHEREAS, the Police Department sought quotes for GreyKey from the two reputable companies that offer the service, and received the lowest quote from Magnet Forensics, LLC; and

WHEREAS, the City Council finds that the quote submitted by Magnet Forensics, LLC is reasonable and responsible.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The quote submitted by Magnet Forensics, LLC, for GreyKey licensing for the Police Department and attached hereto as Exhibit A is accepted and approved. The Chief of Police is authorized to take such action and execute such documents as may be necessary to complete the purchase approved herein.

RESULT:	(0 TO 0)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	

ADOPTED AND APPROVED at a Regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk



Q-322150 - USD 21,630.00

Quotation

Address:

Magnet Forensics, LLC
931 Monroe Drive NE
Suite A102-340
Atlanta, Georgia 30308
United States

Phone: 519-342-0195

E-Mail: sales@magnetforensics.com

Quote #: Q-322150-1
Issue Date: 21 May, 2024
Expires On: 1 Jul, 2024

Bill To

Drew Thompson
Pekin Police Department
111 S Capitol
Pekin, IL 61554
US
(309) 202-8639
ajthompson@ci.pekin.il.us

Ship To

Drew Thompson
Pekin Police Department (IL)
111 South Capitol Street
Pekin, Illinois 61554
United States
(309) 202-8639
ajthompson@ci.pekin.il.us

End User

Drew Thompson
Pekin Police Department
111 S Capitol
Pekin Illinois 61554
United States
(309) 202-8639
ajthompson@ci.pekin.il.us

PREPARED BY	PHONE	EMAIL	PAYMENT TERM
Jarrett Kirkup	(226) 243-6323	jarrett.kirkup@magnetforensics.com	Net 30

ITEM #	PRODUCT NAME	SMS DATES	UNIT SELLING PRICE	QTY	EXTENDED PRICE
GKL-ONF-ES	GrayKey License - Essentials Unlimited Consent and BFU Extractions. 30 AFU, Instant Unlock or Brute Force Advanced actions Action Credits Included: 30 Renewal for Serial Numbers: 82c21ff2d4910315	2 Jul, 2024 to 1 Jul, 2025	USD 11,820.00	1	USD 11,820.00
GK-EXP-20	GrayKey License - Expansion Pack - 20 20 AFU, Instant Unlock and Brute Force Advanced actions Action Credits Included: 20 Renewal for Serial Numbers: 82c21ff2d4910315	12	USD 9,810.00	1	USD 9,810.00

Sub-Total USD 21,630.00
Taxes USD 0.00
Grand Total USD 21,630.00

Prices subject to change upon quote expiry. Accurate sales tax will be calculated at the time of invoicing when applicable. If your company is tax exempt, please provide appropriate support with your signed quote. Hardware may be subject to additional fees related to delivery, import and export.

Terms & Conditions

Unless you have an existing written agreement with Magnet Forensics for the products and/or services listed in this quotation, by: (a) signing below, (b) submitting an Order to Magnet Forensics referencing this quotation, or (c) making payment for the products and/or related services listed in this quotation, you agree to the terms and conditions at <http://magnetforensics.com/legal/> applicable to such products and/or services listed in this quotation to the exclusion of any differing or additional terms which may be found on your purchase order or similar document. By signing, you certify that you have the authority to bind your organization.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 10, 2024
To: Members of the City Council
From: Seth Ranney, Police Chief

AGENDA ITEM: Resolution No. 147-24/25 Awarding Bid for Contract to Complete the Demolition of Residential Structures at 107 Edds Avenue to Wayne Litwiller Excavating LLC

DESCRIPTION: Approving the Contract Agreement for Demolition of Residential Structures with Wayne Litwiller Excavating LLC to complete the demolition of the main structure, removal of garages and sheds, removal of tree stump, sewer capping, removal of fencing, and removal of any cisterns or cesspools 107 Edds Avenue. See attached Agreement for Demolition of Residential Structures document for the complete details of the scope of work.

FINANCIAL IMPACT:

Requested Amount: \$13,585.00

Line Item: 261-323-511100

Budgeted Amount: \$110,000

Remaining Funds: \$9,655

Notes: This project would be funded with Community Development Block Grant (CBDG) Funding. Remaining Funds amount is after all 3 resolutions are paid.

REVIEWED BY:

Seth Ranney, Police Chief
 Katherine Swise, City Attorney
 Robert Grogan, Finance Consultant
 John Dossey, City Manager
 Sue McMillan, City Clerk

Approved - 6/5/2024
 Approved - 6/5/2024
 Approved - 6/5/2024
 Approved - 6/5/2024
 Final Approval - 6/7/2024

Resolution No. 147-24/25 Awarding Bid for Contract to Complete the Demolition of Residential Structures at 107 Edds Avenue to Wayne Litwiller Excavating LLC

WHEREAS, the city solicited bids for the demolition of residential structures at 107 Edds Avenue in the City of Pekin; and

WHEREAS, a public bid opening was held on May 30, 2024, after which Wayne Litwiller Excavating LLC was found to be the lowest bidder, and

WHEREAS, the City Council finds the bid submitted by Wayne Litwiller Excavating LLC is reasonable and responsive.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The bid submitted by Wayne Litwiller Excavating LLC for the demolition of the residential structures located at 107 Edds Avenue, a copy of which is included in the attached Exhibit A, is accepted and approved.

Section 3. The mayor is authorized to execute, and the City Clerk is directed to attest, a contract with Wayne Litwiller Excavating LLC, for the demolition of 107 Edds Avenue consistent with the terms of the City's request for proposals and the bid accepted and approved herein, attached hereto as Exhibit A.

RESULT:	(0 TO 0)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	

ADOPTED AND APPROVED at a Regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

ATTEST: _____
Mayor

City Clerk

BID TABULATION SHEET

Bid Submitted By:

Litwiler Excavating

RFB Requirements:

- ☒ Signed Terms and Conditions (Sec.1.06)
- ☒ 3 References (Sec. 1.07)
- ☒ Bid Form Cover Page (Signed, Dated, Notarized)
- ☒ Completed Supplementary Contractor Bid Form
- ☒ Prime Bidder's Proposed Sub-Contractors Form
- ☒ Section 3 Compliance Certification
- ☒ Completed Notice of Unique Entity Identification (UEI) Number Requirement Form
- ☒ SAM Report for Contractor Eligibility *Litwiler OK Statley*
- ☒ Non-Collusion Statement of Bidder
- ☒ Copy of Current Liability Insurance Policy *Litwiler, Statley Aug. 2023*
- ☒ Other *W9 Litwiler, W9 Statley*

Contracting Public Authority: **City of Pekin (Code Enforcement)**

Project Name: **107 Edds St**

PIN No. **04-10-03-307-012**

Bid Date: **05/30/2024**

Estimate: **13,585⁰⁰**

Witnesses:

Tia Hawk

Paul Belcher

Rob Jones

Awarded To(check)	List of the Bidding Contractors	Total Bid Amount

**Request for Proposals
Demolition and Clearance
107 Edds St
(PIN 04-10-03-307-012)
City of Pekin**

NOTICE TO BIDDERS

The City of Pekin is accepting proposals for the complete demolition of residential structure(s) garage(s) or sheds, and the removal of all concrete subspaces and foundations/driveways. A large tree stump will also be removed on southeast corner of property with the removal of said stump below grade. All chain fencing will be removed, including wire fencing on all sides, except on north east side where fencing is part of neighboring property. Work includes capping sewer and stubbing above grade. All excavation on the property in and up to the city right-of-way (R.O.W.) up to and including 9 ft from curb to the property shall be filled with flowable fill from a reputable concrete batch plant. All damaged or removed sidewalks or approaches in the right-of-way (R.O.W.) shall be replaced according to the city code. The existing approach will remain, up to first cut/control joint. This project may involve funding from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program and additional requirements are provided in the attached bid packet. All interested bidders shall provide the required information for their bid to be considered valid. Sealed bids will be accepted until **May 30th, 2024** at 2:00 pm at the City of Pekin Police Department located at 111 S. Capitol St., Pekin, IL 61554. Sealed bids will be publicly opened on **May 30th, 2024** between 2:00 pm and 3:00 pm at Pekin City Hall.

All questions concerning this request for bids should be directed to Paul Belcher II, Code Enforcement Officer at plbelcher@ci.pekin.il.us .

Paul L. Belcher II, Pekin Police Department/Code Enforcement
Phone (309) 478-5366 * Fax (309) 346-2095 * Email: plbelcher@ci.pekin.il.us or
111 S. Capitol Street, Pekin IL 61554

1.01 WORK COVERED BY THE CONTRACT DOCUMENTS

- A. The Work to be performed under this Contract consists of: DEMOLITION OF MAIN STRUCTURES, INCLUDING GARAGES/SHED, REMOVAL OF STUMP ON SOUTH EAST SECTION OF YARD (STUMP MUST BE REMOVED BELOW GRADE) SEWER CAPPED AND STUBBED ABOVE GRADE, EXISTING APPROACH WILL REMAIN TO FIRST CONTROL JOINT, REMOVAL OF ALL CHAIN LINK FENCE AND WIRE FENCE, EXCLUDING SECTION OF FENCE IN NORTH EAST PORTION OF YARD CONNECTED TO NEIGHBORING FENCE. REMOVAL OF ANY CISTERNS OR CESSPOOL THAT MAY EXIST. (See Bid Form page for list of structures to be removed), REMOVAL and DISPOSAL of ALL DEBRIS, DOWN TREES LEVELING LOT TO ORIGINAL GRADE AND SEEDING. THIS INCLUDES EROSION CONTROL MEASURES SUCH AS BUT NOT LIMITED TO FENCING AND STRAW. ONLY CLEAN FILL MAY BE USED. TOP SOIL ADDED AS NEEDED. **(Asbestos testing was performed and abated. Contractor must provide onsite Asbestos Supervisor for demolition IN ACCORDANCE WITH EPA REGULATIONS AND CITY OF PEKIN REQUIREMENTS.)** Contractor shall remove all foundation walls, footings, basement slab, and parking pad/lot AND patio/sidewalks. All utilities will be closed off as per requirements set forth by Ameren and Illinois American Water. Sewer shall be stubbed up to the surface and properly capped.
- B. Contractor is responsible for verifying existing conditions prior to bid. No additional compensation will be provided if Contractor fails to note existing conditions.
- C. Contractor shall be responsible for obtaining all necessary permits and scheduling all required inspections with the City of Pekin Building Department at 309-478-5364.
- D. **No Pre-Bid Conference will be held.** Contact Pekin Police Department/Code Enforcement Department to arrange a tour of the work site. Please call 309-478-5366.
- E. The Contractor shall furnish all EQUIPMENT, MATERIALS and LABOR necessary for the proper completion of the contract.
- F. The Contractor shall repair, replace, or otherwise settle with the City of Pekin if damage occurs to property or existing facilities during performance of Work.

1.02 CONTRACT

- A. The Work will be completed in one contract.
- B. The Contractor will bid only on the work as described in 1.01A.
- C. Upon issuing a "Notice to Proceed," **work will be completed within 10 calendar days.**

1.03 QUALITY ASSURANCE

- A. The Contractor shall complete work assigned in a professional manner.
- B. The Contractor shall assume full responsibility for additional costs that may result from unauthorized deviations from the contract.
- C. The City of Pekin reserves the right to cancel this contract at any time with 15 days written notice for any reason deemed necessary.

1.04 TAXES AND INSURANCE

- A. The Contractor and each subcontractor shall furnish the City of Pekin with certificates of insurance showing the following insurance is in force and will insure all operations under the contract:
 - (1) Workmen's Compensation, in accordance with state law.
 - (2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$500,000.00 per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment and vehicles on the sites not covered by Automobile Liability under (3) below.
 - (3) Automobile Liability on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$300,000.00.
- B. The City of Pekin is a municipal corporation and therefore is exempt from sales tax as determined by the State of Illinois.

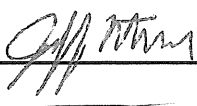
1.05 INVOICING AND PAYMENT

- A. Successful bidder shall invoice the City of Pekin, 111 S. Capitol St, Pekin, IL 61554 by the 5th of each month for services rendered the preceding month.
- B. All bills are approved by the Department Head or City Manager bi-weekly and checks are mailed within 30 days.

1.06 TERMS AND CONDITIONS

- A. The bid should confirm that neither the contractor nor any employee would be in a conflict of interest with respect to the bid if the contractor were to be selected to perform the services required.
- B. The Contractor certifies that its Bid is made without any previous understanding, agreement or connection with any person, firm or corporation making a Bid for the same Work and is in all respects fair, without outside control, collusion, fraud or otherwise illegal action.
- C. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans where applicable, and understands all requirements for the performance of work. The bidder will be responsible for all errors in the bid resulting from failure or neglect to conduct an in-depth examination. The Awarding Authority will, in no case be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.
- D. The bidder shall take no advantage of any error or omission in the bid and advertised contract.
- E. The successful bidder at the time of execution of the contract may be required to deposit a contract bond for the full amount of the award. When a contract bond is not required, the bid guaranty check will be held in lieu thereof. If this bid is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond or check shall be forfeited to the Awarding Authority.
- F. All bids will be property of the City of Pekin, IL.
- G. Should this project be funded with CDBG it will be subject to the requirements of 24 CFR 570, 2 CFR 200, and 24 CFR Part 58.
- H. Any or all bids may be rejected based on sound documented reasons (2 CFR 200.320(b)(ii)(E)).
- I. Should this project be funded with CDBG funds, the regulations found at 24 CFR Part 58 require an environmental review to be completed by the City prior to the commitment or expenditure of project funds.
- J. According to HUD's requirements, the City may not expend either public or private funds (CDBG, other federal or non-federal funds) or execute a legal binding agreement pertaining to a specific project site until environmental clearance has been achieved. The City must avoid any and all actions that would preclude the selection of alternative choices before a final decision is made – that decision being based upon an understanding of the environmental consequences and actions that can protect, restore and enhance the human environment (i.e. the natural, physical, social and economic environment.) Potential bidders have no legal claim to any amount of CDBG funds prior to satisfactory completion of the environmental review.

Your signature below indicates you accept and agree to these terms.



1.07 BID DEADLINE

Bids are due **May 30th, 2024 2:00 PM** at the Police Department at the City of Pekin 111 S. Capitol St, Pekin, IL 61554. The page with the "References" section completed must be returned with the following bid page completely filled out. By signing this document, Contractor agrees to all terms and conditions as presented.

1.07 REFERENCES

Please provide three references for your work:

Name:

Telephone

1. Kent Eigsti

2. Brad Schrock

3. James Knapp

BID FORM

1. Demolition of 107 Edds St., II -

a. BID PRICE

\$ 13,585.⁰⁰

Company Name

Wayne Litwiler Exc.

Representative

Jeff Litwiler

Title

President

Address

PO Box 490

Phone

309-449-3280

Federal ID

Number



Date

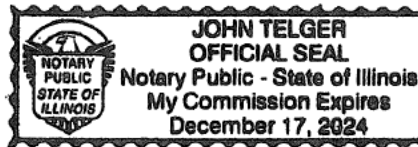
5-29-24

Signature & Date

[Signature]

State of Illinois County of Tazewell. This instrument
was acknowledged before me on
5-29-24 (date) by

(seal)



[Signature]

signature of notary public

City of Pekin

Community Development Block Grant (CDBG)

Bid Form (Additional Requirements Cover Page)

Project Site Address: **107 Edds St. Pekin, IL 61554**

To be enclosed in an envelope which shall be sealed and clearly labeled with:

- The words "City of Pekin CDBG Residential Demolition";
- Name of bidder;
- Date of submission; and
- Due date of bid.

Bid Period: **May 21st, 2024 at 2:00pm through May 30th, 2024 at 2:00pm CST**

Pekin Police Department
Attn: Code Enforcement
111 S. Capitol Street
Pekin, IL 61554

All potential bidders must submit all information requested in this bid packet including:

- 1. Bid Form Cover Page**
- 2. Completed Supplementary Contractor Bid Form**
- 3. Prime Bidder's Proposed Sub-Contractors Form**
- 4. Section 3 Compliance Certification**
- 5. Completed Notice of Unique Entity Identification (UEI) Number Requirement Form**
- 6. Contractor Bidding Acknowledgment and Agreement**
- 7. Non-Collusion Statement of Bidder**
- 8. IRS W-9 Form (completed for prime bidder and any proposed sub-contractors)**
- 9. Copy of Current Liability Insurance Policy**

**City of Pekin
Community Development Block Grant (CDBG)**

Supplementary Contractor Bid Form

Date of Bid:	5-29-24				
Contractor Name:	Wayne Litwiler Exc				
Mailing Address:	PO Box 490				
City:	Hopedale	State:	IL	Zip:	61747
Contractor Contact Person:	Jeff Litwiler				
Contractor Contact Phone Number:	309-208-3440				
Contractor Contact E-Mail:	wlitexc@yahoo.com				

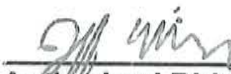
Final Date and Time for Bid Submission:	May 30th, 2024 at 2:00pm CST
Property:	107 Edds St.
City of Pekin Contact Person:	Paul L Belcher II
City of Pekin Mailing Address:	111 S. Capitol Street, Pekin, IL 61554
City of Pekin Contact Phone Number:	309-478-5366
City of Pekin Contact E-Mail:	plbelcher@ci.pekin.il.us

For the Demolition of the above described properties, the Contractor submits a lump sum bid of Thirteen thousand, Five hundred eighty Five Dollars (\$13,585) without alternate bid as stated on the attached work write up.

All work items for this project will be completed within 30 days after the date of the bid award notice. The undersigned, having become familiar with the terms and conditions of the bid contract documents and with local conditions affecting the performance and costs of the work at the place where the work is being conducted, and having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated in strict accordance with the contract documents including all labor, materials, services and equipment necessary for the completion of the work for the sum of money specified above.

Jeff Litwiler - President
Printed Name & Title of Authorized Bidder

5-29-24
Signature Date


Authorized Bidder Signature

City of Pekin

Community Development Block Grant (CDBG) Residential Demolition

Prime Bidder's Proposed Sub-Contractors Form

The bidder has personally inspected the premises located at **107 Edds St.**, Pekin, Illinois and to the best of his/her knowledge; the bid documents are complete and prescriptive to the work to be performed.

The undersigned proposes to furnish all materials, equipment and labor required to accomplish all of the work described herein, for the sum of \$13,585.

You must identify who will perform the following if other than the bidding general contractor.

Please identify yourself and all sub-contractors that will perform work. Listing of sub-contractors on this form does not substantiate a contract between the general contractor and the sub-contractor. If awarded the contract, the general contractor is responsible for final documentation of sub-contractors.

Type of Work	Contractor/ Subcontractor	Address & Phone #
Landscaping	Staley Landscaping	1225 Wheat Stone Dr. Morton, IL 61550 309-264-4574

Officer President
Signature & Title

5-29-24
Date

*Contractors subcontracting roofing work covered under the Illinois Roofing Industry Licensing Act must include name, address and phone number of the subcontractor.

Additionally, the contractor must attach a copy of the subcontractor's roofing license

City of Pekin

Community Development Block Grant (CDBG) Residential Demolition

Section 3 Certification

Section 3 is a provision of the Housing and Urban Development Act of 1968. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

To learn more about what qualifies a business as a Section 3 business, please visit https://www.hud.gov/program_offices/field_policy_mgt/section3/. If you would like to be considered for this opportunity as a Section 3 certified business, you must be registered at HUD's Section 3 business registry located at <https://portalapps.hud.gov/Sec3BusReg/>.

You are not required to be a Section 3 business nor are you required to disclose whether you are a Section 3 business to bid or be selected for this opportunity.

Please indicate whether you wish to be considered for Section 3 preference (if qualified) below:

☐ I represent a qualifying Section 3 business that is registered or intends to register on HUD's Section 3 business registry.

☒ I do not represent a business which qualifies under Section 3 provisions or I do not wish to pursue/disclose status under Section 3.

City of Pekin

Community Development Block Grant (CDBG) Residential Demolition

Notice of Unique Entity Identification Registration Requirement Form

The US Department of Housing and Urban Development (HUD) requires all bidders (and participating first-tier subcontractors) to obtain and provide certification of active and unexpired Unique Entity Identification (UEI) number. This number is the universal identifier used by individuals, organizations and businesses to verify their information and their ability to receive resources associated with federally-funded contracts and grants.

As mentioned above, the UEI number requirement applies to the prime bidder as well as any first-tier subcontractors indicated on the proposed sub-contractor list. The prime bidder is exclusively responsible for obtaining the UEI identification from participating subcontractors.

Please note that a pending registration or possession of an expired UEI identifier will be considered invalid and will void the bid due to lack of registration.

Under Executive Order 12549, "Debarment and Suspension" (24 CFR 570.609 and 2 CFR 200.214) the City cannot award a contract to an entity who is debarred or suspended from working with the federal government. All contractors must certify and provide a recent copy of the Federal Government's System for Award Management (SAM) for all prime contractors and subcontractors who may be engaged to work on this project. This documentation must be submitted with the bid package.

The prime bidder and/or subcontractors must currently have a valid UEI identifier, that identification number must be provided in the blanks below:

Contractor Name:	Wayne Litwiler	UEI Number:	
Subcontractor Name(s):		Subcontractor UEI Number:	
	Staley Landscaping		

City of Pekin

Community Development Block Grant (CDBG) Residential

Demolition Non-Collusion Statement of Bidder

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder.

All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price of any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the applicable laws that the foregoing is true and correct and that this declaration is executed on:


Contractor's Signature

5-29-24
Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/8/2023

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

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

PRODUCER
Ledgestone Insurance Group, Inc.
410 N. Main Street
East Peoria IL 61611

CONTACT NAME: Gabe Meiss
PHONE (A/C, No, Ext): 309-266-2507 FAX (A/C, No): 309-263-2510
E-MAIL ADDRESS: gabe@ledgestone.com

License#: 19502006
WAYNLIT-01

INSURED
Wayne Litwiller Excavating Inc
PO BOX 490
Hopedale IL 61747-9555

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: United Fire & Casualty Company	13021
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 908257853

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			1/1/2024	1/1/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			1/1/2024	1/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			1/1/2024	1/1/2025	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	1/1/2024	1/1/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

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

CERTIFICATE HOLDER

City of Pekin
Building and Inspections Dept
111 S Capitol St
Pekin IL 61554

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
2 Business name/disregarded entity name, if different from above Wayne Litwiller Excavating Inc	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
5 Address (number, street, and apt. or suite no.) See instructions. P O Box 490	Requester's name and address (optional)
6 City, state, and ZIP code Hopedale, IL 61747	
7 List account number(s) here (optional)	

Print or type.
See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	

or	
Employer identification number	

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <i>Jerry W. Litwiller</i>
-----------	--

Date ► **1-10-2024**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (Interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/20/2024

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

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

PRODUCER Ledgestone Associates, LLC 410 N. Main Street East Peoria IL 61611	CONTACT NAME: Arlen Edelman PHONE (A/C, No. Ext): 309-266-2507 FAX (A/C, No): 309-263-2510 E-MAIL ADDRESS: Arlen.Edelman@ledgestone.com
INSURED Staley Lawn Care & Landscaping Inc. 1225 Whetstone Dr Morton IL 61550	INSURER(S) AFFORDING COVERAGE INSURER A: EMC Property And Casualty Insurance Company INSURER B: EMC - Employers Mutual Casualty Company INSURER C: INSURER D: INSURER E: INSURER F:
License#: 19502006	NAIC # 21415

COVERAGES

CERTIFICATE NUMBER: 1143976354

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:				3/1/2024	3/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY				3/1/2024	3/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$				3/1/2024	3/1/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A		3/1/2024	3/1/2025	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
B	Property				3/1/2024	3/1/2025	Leased/Rented Equip. 100,000

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

CERTIFICATE HOLDER

CANCELLATION

Wayne Litwiller Excavating
PO Box 490
Hopedale IL 61747

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

AUTHORIZED REPRESENTATIVE

Ale K Edelman

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1	Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <i>Staley Lawn Care & Landscaping INC</i>
	2	Business name/disregarded entity name, if different from above.
	3a	Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☒ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)
	3b	If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐
	4	Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3) Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States)
	5	Address (number, street, and apt. or suite no.). See instructions. <i>1825 Wheatstone Dr</i>
	6	City, state, and ZIP code <i>Morton IL 61550</i>
7	List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
	<i>[Signature]</i>	<i>4/8/24</i>

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 10, 2024
To: Members of the City Council
From: Seth Ranney, Police Chief

AGENDA ITEM: Resolution No. 148-24/25 Awarding Bid for Contract to Complete the Demolition of Residential Structures at 1214 Black Street to Wayne Litwiller Excavating LLC

DESCRIPTION: Approving the Contract Agreement for Demolition of Residential Structures with Wayne Litwiller Excavating LLC to complete the demolition of the main structures, removal of garages, removal of all trees, complete sewer capping, removal of retaining wall, existing approach and curb replacement, and removal of any cisterns or cesspools. See attached Agreement for Demolition of Residential Structures document for the complete details of the scope of work.

FINANCIAL IMPACT:

Requested Amount: \$56,160.00

Line Item: 261-323-511100 (CBDG Funding) and 100-766-536100 (Code Enforcement Property Cleanup)

Budgeted Amount: \$110,000 (261-323-511100) and \$200,000 (100-766-736100)

Remaining Funds: \$0.00 in CBDG Funds and \$149,145 in Property Cleanup

Notes: This project would be partially funded with the remaining \$5305.00 in Community Development Block Grant (CBDG) funding for this year and the balance of \$50,855.00 would be funded out of the code enforcement property cleanup line item 100-766-536100 in the FY25 budget.

REVIEWED BY:

Katherine Swise, City Attorney
 Robert Grogan, Finance Consultant
 John Dossey, City Manager
 Sue McMillan, City Clerk

Approved - 6/5/2024
 Approved - 6/5/2024
 Approved - 6/5/2024
 Final Approval - 6/7/2024

Resolution No. 148-24/25 Awarding Bid for Contract to Complete the Demolition of Residential Structures at 1214 Black Street to Wayne Litwiller Excavating LLC

WHEREAS, the city solicited bids for the demolition of residential structures at 1214 Black Street in the City of Pekin; and

WHEREAS, a public bid opening was held on May 30, 2024, after which Wayne Litwiller Excavating LLC was found to be the lowest bidder, and

WHEREAS, the City Council finds the bid submitted by Wayne Litwiller Excavating LLC is reasonable and responsive.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The bid submitted by Wayne Litwiller Excavating LLC for the demolition of the residential structures located at 1214 Black Street, a copy of which is included in the attached Exhibit A, is accepted and approved.

Section 3. The mayor is authorized to execute, and the City Clerk is directed to attest, a contract with Wayne Litwiller Excavating LLC, for the demolition of 1216 Black Street consistent with the terms of the City's request for proposals and the bid accepted and approved herein, as attached hereto as Exhibit A.

RESULT:	(0 TO 0)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	

ADOPTED AND APPROVED at a Regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk

BID TABULATION SHEET

Bid Submitted By:

Litwiller Excavating

RFB Requirements:

- ☒ Signed Terms and Conditions (Sec.1.06)
- ☒ 3 References (Sec. 1.07)
- ☒ Bid Form Cover Page (Signed, Dated, Notarized)
- ☒ Completed Supplementary Contractor Bid Form
- ☒ Prime Bidder's Proposed Sub-Contractors Form
- ☒ Section 3 Compliance Certification
- ☒ Completed Notice of Unique Entity Identification (UEI) Number Requirement Form
- ☒ SAM Report for Contractor Eligibility *OK BW Tice OK Litwiller*
- ☒ Non-Collusion Statement of Bidder
- ☒ Copy of Current Liability Insurance Policy *Litwiller, B+W*
- ☒ Other *W9 Litwiller, W9 B+W,*

Contracting Public Authority: **City of Pekin (Code Enforcement)**

Project Name: **1214 Black St**

PIN No. **04-10-02-410-008**

Bid Date: **05/30/2024**

Estimate: *56,100.00*

Witnesses:

Tia Hawk

Paul Belcher

Rob Jones.

Awarded To(check)	List of the Bidding Contractors	Total Bid Amount



City of Pekin

**Request for Proposals
Demolition and Clearance
1214 Black St
(PIN 04-10-02-410-008)
City of Pekin**

NOTICE TO BIDDERS

The City of Pekin is accepting proposals for the complete demolition of residential structure(s) garage(s) and the removal of all concrete subspaces and foundations/driveways, retaining walls on east, (in alleyway), west and south side of property (neighboring retaining wall on North Side will not be removed). All trees including those on the property line will be cut and removed with stumps ground below grade. Work includes capping sewer and stubbing above grade. All excavation on the property in and up to the city right-of-way (R.O.W.) up to and including 9 ft from curb to the property shall be filled with flowable fill from a reputable concrete batch plant. All damaged or removed sidewalks or approaches in the right-of-way (R.O.W.) shall be replaced according to the city code. The existing approach will be removed and the curb replaced accordingly. This project may involve funding from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program and additional requirements are provided in the attached bid packet. All interested bidders shall provide the required information for their bid to be considered valid. Sealed bids will be accepted until **May 30th, 2024** at 2:00 pm at the City of Pekin Police Department located at 111 S. Capitol St., Pekin, IL 61554. Sealed bids will be publicly opened on **May 30th, 2024** between 2:00 pm and 3:00 pm at Pekin City Hall.

All questions concerning this request for bids should be directed to Paul Belcher II, Code Enforcement Officer at plbelcher@ci.pekin.il.us.

Paul L. Belcher II, Pekin Police Department/Code Enforcement
Phone (309) 478-5366 * Fax (309) 346-2095 * Email: plbelcher@ci.pekin.il.us or
111 S. Capitol Street, Pekin IL 61554

1.01 WORK COVERED BY THE CONTRACT DOCUMENTS

- A. The Work to be performed under this Contract consists of: DEMOLITION OF MAIN STRUCTURES, INCLUDING GARAGES, CUTTING DOWN ALL TREES, SEWER CAPPED AND STUBBED ABOVE GRADE, EXISTING APPROACH AND CURB REPLACEMENT, RETAINING WALL ON EAST (IN ALLEYWAY), WEST AND SOUTH SIDE TO BE REMOVED, FILL TO BE ADDED TO STABILIZE LANDSCAPING TO PREVENT FLOODING AND EROSION AWAY FROM NEIGHBORING PROPERTIES. REMOVAL OF ANY CISTERNS OR CESSPOOL THAT MAY EXIST. (See Bid Form page for list of structures to be removed), REMOVAL and DISPOSAL of ALL DEBRIS, DOWN TREES LEVELING LOT TO ORIGINAL GRADE AND SEEDING. THIS INCLUDES EROSION CONTROL MEASURES SUCH AS BUT NOT LIMITED TO FENCING AND STRAW. ONLY CLEAN FILL MAY BE USED. TOP SOIL ADDED AS NEEDED. **(Asbestos testing was performed and abated. Contractor must provide onsite Asbestos Supervisor for demolition IN ACCORDANCE WITH EPA REGULATIONS AND CITY OF PEKIN REQUIREMENTS.)** Contractor shall remove all foundation walls, footings, basement slab, and parking pad/lot AND patio/sidewalks. Any sidewalk or concrete in the right of way up to the curb will be removed. Any sections up to neighboring fence will be saw cut. All utilities will be closed off as per requirements set forth by Ameren and Illinois American Water. Sewer shall be stubbed up to the surface and properly capped.
- B. Contractor is responsible for verifying existing conditions prior to bid. No additional compensation will be provided if Contractor fails to note existing conditions.
- C. Contractor shall be responsible for obtaining all necessary permits and scheduling all required inspections with the City of Pekin Building Department at 309-478-5364.
- D. **No Pre-Bid Conference will be held.** Contact Pekin Police Department/Code Enforcement Department to arrange a tour of the work site. Please call 309-478-5366.
- E. The Contractor shall furnish all EQUIPMENT, MATERIALS and LABOR necessary for the proper completion of the contract.
- F. The Contractor shall repair, replace, or otherwise settle with the City of Pekin if damage occurs to property or existing facilities during performance of Work.

1.02 CONTRACT

- A. The Work will be completed in one contract.

- B. The Contractor will bid only on the work as described in 1.01A.
- C. Upon issuing a "Notice to Proceed," work will be completed within 10 calendar days.

1.03 QUALITY ASSURANCE

- A. The Contractor shall complete work assigned in a professional manner.
- B. The Contractor shall assume full responsibility for additional costs that may result from unauthorized deviations from the contract.
- C. The City of Pekin reserves the right to cancel this contract at any time with 15 days written notice for any reason deemed necessary.

1.04 TAXES AND INSURANCE

- A. The Contractor and each subcontractor shall furnish the City of Pekin with certificates of insurance showing the following insurance is in force and will insure all operations under the contract:
 - (1) Workmen's Compensation, in accordance with state law.
 - (2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$500,000.00 per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment and vehicles on the sites not covered by Automobile Liability under (3) below.
 - (3) Automobile Liability on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$300,000.00.
- B. The City of Pekin is a municipal corporation and therefore is exempt from sales tax as determined by the State of Illinois.

1.05 INVOICING AND PAYMENT

- A. Successful bidder shall invoice the City of Pekin, 111 S. Capitol St, Pekin, IL 61554 by the 5th of each month for services rendered the preceding month.
- B. All bills are approved by the Department Head or City Manager bi-weekly and checks are mailed within 30 days.

1.06 TERMS AND CONDITIONS

- A. The bid should confirm that neither the contractor nor any employee would be in a conflict of interest with respect to the bid if the contractor were to be selected to perform the services required.

- B. The Contractor certifies that its Bid is made without any previous understanding, agreement or connection with any person, firm or corporation making a Bid for the same Work and is in all respects fair, without outside control, collusion, fraud or otherwise illegal action.
- C. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans where applicable, and understands all requirements for the performance of work. The bidder will be responsible for all errors in the bid resulting from failure or neglect to conduct an in-depth examination. The Awarding Authority will, in no case be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.
- D. The bidder shall take no advantage of any error or omission in the bid and advertised contract.
- E. The successful bidder at the time of execution of the contract may be required to deposit a contract bond for the full amount of the award. When a contract bond is not required, the bid guaranty check will be held in lieu thereof. If this bid is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond or check shall be forfeited to the Awarding Authority.
- F. All bids will be property of the City of Pekin, IL.
- G. Should this project be funded with CDBG it will be subject to the requirements of 24 CFR 570, 2 CFR 200, and 24 CFR Part 58.
- H. Any or all bids may be rejected based on sound documented reasons (2 CFR 200.320(b)(ii)(E)).
- I. Should this project be funded with CDBG funds, the regulations found at 24 CFR Part 58 require an environmental review to be completed by the City prior to the commitment or expenditure of project funds.
- J. According to HUD's requirements, the City may not expend either public or private funds (CDBG, other federal or non-federal funds) or execute a legal binding agreement pertaining to a specific project site until environmental clearance has been achieved. The City must avoid any and all actions that would preclude the selection of alternative choices before a final decision is made – that decision being based upon an understanding of the environmental consequences and actions that can protect, restore and enhance the human environment (i.e. the natural, physical, social and economic environment.) Potential bidders have no legal claim to any amount of CDBG funds prior to satisfactory completion of the environmental review.

Your signature below indicates you accept and agree to these terms.



1.07 BID DEADLINE

Bids are due **May 30th, 2024 2:00 PM** at the Police Department at the City of Pekin 111 S. Capitol St, Pekin, IL 61554. The page with the "References" section completed must be returned with the following bid page completely filled out. By signing this document, Contractor agrees to all terms and conditions as presented.

1.07 REFERENCES

Please provide three references for your work:

Name:

Telephone

1. Kent Eigsti

■ [REDACTED]

2. Rich Schialer

[REDACTED]

3. mike schopp

[REDACTED]

BID FORM

1. Demolition of 1214 Black St, II -

a. BID PRICE

\$ 56,160.⁰⁰

Company Name

Wayne Litwiler Exc.

Representative

JEFF Litwiler

Title

President

Address

PO Box 490, Hopedale

Phone

309-208-3440

Federal ID
Number



Date

5-30-24

Signature & Date

[Signature]

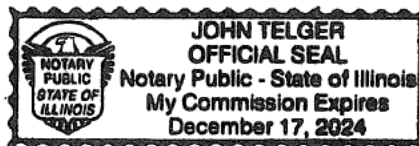
5-29-24

State of Illinois County of Tazewell. This instrument
was acknowledged before me on

5-29-24

(date) by

(seal)



[Signature]

signature of notary public

City of Pekin

Community Development Block Grant (CDBG)

Bid Form (Additional Requirements Cover Page)

Project Site Address: **1214 Black St Pekin, IL 61554**

To be enclosed in an envelope which shall be sealed and clearly labeled with:

- The words "City of Pekin CDBG Residential Demolition";
- Name of bidder;
- Date of submission; and
- Due date of bid.

Bid Period: **May 21st, 2024 at 2:00pm through May 30th, 2024 at 2:00pm CST**

Pekin Police Department
Attn: Code Enforcement
111 S. Capitol Street
Pekin, IL 61554

All potential bidders must submit all information requested in this bid packet including:

- 1. Bid Form Cover Page**
- 2. Completed Supplementary Contractor Bid Form**
- 3. Prime Bidder's Proposed Sub-Contractors Form**
- 4. Section 3 Compliance Certification**
- 5. Completed Notice of Unique Entity Identification (UEI) Number Requirement Form**
- 6. Contractor Bidding Acknowledgment and Agreement**
- 7. Non-Collusion Statement of Bidder**
- 8. IRS W-9 Form (completed for prime bidder and any proposed sub-contractors)**
- 9. Copy of Current Liability Insurance Policy**

**City of Pekin
Community Development Block Grant (CDBG)**

Supplementary Contractor Bid Form

Date of Bid:	5-29-24				
Contractor Name:	Wayne Litwiler Exc.				
Mailing Address:	PO Box 490				
City:	Hopedale	State:	IL	Zip:	61747
Contractor Contact Person:	Jeff Litwiler				
Contractor Contact Phone Number:	309-208-3440				
Contractor Contact E-Mail:	wlitexc@yahoo.com				

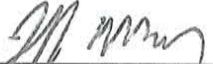
Final Date and Time for Bid Submission:	May 30th, 2024 at 2:00pm CST
Property:	1214 Black St
City of Pekin Contact Person:	Paul L Belcher II
City of Pekin Mailing Address:	111 S. Capitol Street, Pekin, IL 61554
City of Pekin Contact Phone Number:	309-478-5366
City of Pekin Contact E-Mail:	plbelcher@ci.pekin.il.us

For the Demolition of the above described properties, the Contractor submits a lump sum bid of Fifty Six thousand one hundred Sixty Dollars (\$56,160) without alternate bid as stated on the attached work write up.

All work items for this project will be completed within 30 days after the date of the bid award notice. The undersigned, having become familiar with the terms and conditions of the bid contract documents and with local conditions affecting the performance and costs of the work at the place where the work is being conducted, and having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated in strict accordance with the contract documents including all labor, materials, services and equipment necessary for the completion of the work for the sum of money specified above.

Jeff Litwiler President
Printed Name & Title of Authorized Bidder

5-29-24
Signature Date


Authorized Bidder Signature

City of Pekin

Community Development Block Grant (CDBG) Residential Demolition

Prime Bidder's Proposed Sub-Contractors Form

The bidder has personally inspected the premises located at **1214 Black St St**, Pekin, Illinois and to the best of his/her knowledge; the bid documents are complete and prescriptive to the work to be performed.

The undersigned proposes to furnish all materials, equipment and labor required to accomplish all of the work described herein, for the sum of \$ 56,160.⁰⁰.

You must identify who will perform the following if other than the bidding general contractor.

Please identify yourself and all sub-contractors that will perform work. Listing of sub-contractors on this form does not substantiate a contract between the general contractor and the sub-contractor. If awarded the contract, the general contractor is responsible for final documentation of sub-contractors.

Type of Work	Contractor/ Subcontractor	Address & Phone #
<u>BW Tree Service</u>	<u>348 Garnet Dr.</u>	<u>Morton, IL 61550</u>
		<u>309-208-5561</u>

Jeff Ginn, President
Signature & Title

5-29-24
Date

*Contractors subcontracting roofing work covered under the Illinois Roofing Industry Licensing Act must include name, address and phone number of the subcontractor.

Additionally, the contractor must attach a copy of the subcontractor's roofing license

City of Pekin

Community Development Block Grant (CDBG) Residential Demolition

Section 3 Certification

Section 3 is a provision of the Housing and Urban Development Act of 1968. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

To learn more about what qualifies a business as a Section 3 business, please visit https://www.hud.gov/program_offices/field_policy_mgt/section3/. If you would like to be considered for this opportunity as a Section 3 certified business, you must be registered at HUD's Section 3 business registry located at <https://portalapps.hud.gov/Sec3BusReg/>.

You are not required to be a Section 3 business nor are you required to disclose whether you are a Section 3 business to bid or be selected for this opportunity.

Please indicate whether you wish to be considered for Section 3 preference (if qualified) below:

☐ I represent a qualifying Section 3 business that is registered or intends to register on HUD's Section 3 business registry.

☒ I do not represent a business which qualifies under Section 3 provisions or I do not wish to pursue/disclose status under Section 3.

City of Pekin

Community Development Block Grant (CDBG) Residential Demolition

Notice of Unique Entity Identification Registration Requirement Form

The US Department of Housing and Urban Development (HUD) requires all bidders (and participating first-tier subcontractors) to obtain and provide certification of active and unexpired Unique Entity Identification (UEI) number. This number is the universal identifier used by individuals, organizations and businesses to verify their information and their ability to receive resources associated with federally-funded contracts and grants.

As mentioned above, the UEI number requirement applies to the prime bidder as well as any first-tier subcontractors indicated on the proposed sub-contractor list. The prime bidder is exclusively responsible for obtaining the UEI identification from participating subcontractors.

Please note that a pending registration or possession of an expired UEI identifier will be considered invalid and will void the bid due to lack of registration.

Under Executive Order 12549, "Debarment and Suspension" (24 CFR 570.609 and 2 CFR 200.214) the City cannot award a contract to an entity who is debarred or suspended from working with the federal government. All contractors must certify and provide a recent copy of the Federal Government's System for Award Management (SAM) for all prime contractors and subcontractors who may be engaged to work on this project. This documentation must be submitted with the bid package.

The prime bidder and/or subcontractors must currently have a valid UEI identifier, that identification number must be provided in the blanks below:

Contractor Name:	Wayne Litwiler	UEI Number:	[REDACTED]
Subcontractor Name(s):		Subcontractor UEI Number:	
	B+W Tree Service		[REDACTED]

City of Pekin

Community Development Block Grant (CDBG) Residential

Demolition Non-Collusion Statement of Bidder

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder.

All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price of any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the applicable laws that the foregoing is true and correct and that this declaration is executed on:


Contractor's Signature

5-29-24
Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/8/2023

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

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

PRODUCER Ledgestone Insurance Group, Inc. 410 N. Main Street East Peoria IL 61611	CONTACT NAME: Gabe Meiss PHONE (A/C, No, Ext): 309-266-2507 FAX (A/C, No): 309-263-2510 E-MAIL ADDRESS: gabe@ledgestone.com
INSURED Wayne Litwiller Excavating Inc PO BOX 490 Hopedale IL 61747-9555	INSURER(S) AFFORDING COVERAGE INSURER A: United Fire & Casualty Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
License#: 19502006 WAYNLIT-01	NAIC# 13021

COVERAGES

CERTIFICATE NUMBER: 908257853

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			1/1/2024	1/1/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			1/1/2024	1/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTIONS			1/1/2024	1/1/2025	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y ☐ N	N/A	1/1/2024	1/1/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

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

CERTIFICATE HOLDER**CANCELLATION**

City of Pekin
Building and Inspections Dept
111 S Capitol St
Pekin IL 61554

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

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

Wayne Litwiller Excavating Inc

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

P O Box 490

6 City, state, and ZIP code

Hopedale, IL 61747

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type.
See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

____ - ____

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ▶

Jerry W...

Date ▶

1-10-2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

• Form 1099-INT (Interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/27/2022

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

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

PRODUCER Lander Van Gundy Agency Inc. 101 S Towanda Avenue Normal IL 61761	CONTACT NAME: Terri Dicken/TD241 PHONE (A/C, No, Ext): (309) 452-1156 E-MAIL: tdicken@vangundy.com ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Cincinnati Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	FAX (A/C, No): (309) 452-7500 NAIC # 10677
INSURED B & W Tree Service, Inc. 348 Garnet Drive Morton IL 61550		

COVERAGES

CERTIFICATE NUMBER: CL221415576

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:				01/01/2022	01/01/2025	EACH OCCURRENCE \$ 500,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 500,000 GENERAL AGGREGATE \$ 500,000 PRODUCTS - COM/OP AGG \$ 500,000 Employee Benefit Liab \$ 1,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY				01/01/2022	01/04/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Medical Payments \$ 5,000
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED RETENTION \$ ☐ CLAIMS-MADE ☒ OCCUR				01/01/2022	01/01/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 PER STATUTE OTH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A				E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER

CANCELLATION

Wayne Litwiller Excavations, Inc
PO Box 490

Hopedale

IL 61747

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

AUTHORIZED REPRESENTATIVE

**Request for Taxpayer
Identification Number and Certification**

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

B & W Tree Service, Inc.

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:

☐ Individual/sole proprietor ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

☐ Other (see instructions) ▶

Address (number, street, and apt. or suite no.)

348 Garnet Dr.

City, state, and ZIP code

Morton, IL 61550

List account number(s) here (optional)

Exemptions (see instructions):

Exempt payee code (if any)

Exemption from FATCA reporting
code (if any)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

____ - ____ - ____

Employer identification number

____ - ____ - ____ - ____ - ____ - ____

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below), and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign
Here

Signature of
U.S. person

[Signature]

Date ▶

May 29, 2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. The IRS has created a page on www.irs.gov/w9 for information about Form W-9, at www.irs.gov/w9. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the

withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 10, 2024
To: Members of the City Council
From: Seth Ranney, Police Chief

AGENDA ITEM: Resolution No. 149-24/25 Awarding Bid for Contract to Complete the Demolition of Residential Structures at 327 Park Avenue with Wayne Litwiller Excavating LLC

DESCRIPTION: Approving the Contract Agreement for Demolition of Residential Structures with Wayne Litwiller Excavating LLC to complete the demolition of the main structure, removal of garages and sheds, removal of all trees and tree stumps (including the city right-of-way), complete sewer capping, removal of fencing, and removal of any cisterns or cesspools. See attached Agreement for Demolition of Residential Structures document for the complete details of the scope of work.

FINANCIAL IMPACT:

Requested Amount: \$30,600.00

Line Item: 261-323-511100

Budgeted Amount: \$110,000

Remaining Funds: \$9,655

Notes: This project would be funded with Community Development Block Grant (CBDG) Funding. Remaining Funds amount is after all 3 resolutions are paid.

REVIEWED BY:

Katherine Swise, City Attorney
 Robert Grogan, Finance Consultant
 John Dossey, City Manager
 Sue McMillan, City Clerk

Approved - 6/5/2024
 Approved - 6/5/2024
 Approved - 6/5/2024
 Final Approval - 6/7/2024

Resolution No. 149-24/25 Awarding Bid for Contract to Complete the Demolition of Residential Structures at 327 Park Avenue with Wayne Litwiller Excavating LLC

WHEREAS, the City solicited bids for the demolition of residential structures on property owned by the City and located at 327 Park Avenue in the City of Pekin; and

WHEREAS, a public bid opening was held on May 30, 2024, after which Wayne Litwiller Excavating, LLC was found to be the lowest bidder; and

WHEREAS, the City Council finds the bid submitted by Wayne Litwiller Excavating, LLC, is reasonable and responsive.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The bid submitted by Wayne Litwiller Excavating LLC for the demolition of the residential structures located at 327 Park Avenue, a copy of which is included in the attached Exhibit A, is accepted and approved.

Section 3. The mayor is authorized to execute, and the City Clerk is directed to attest, a contract with Wayne Litwiller Excavating LLC, for the demolition of 327 Park Avenue consistent with the terms of the City's request for proposals and the bid accepted and approved herein, attached hereto as Exhibit A.

RESULT:	(0 TO 0)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	

ADOPTED AND APPROVED at a Regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk

BID TABULATION SHEET

Bid Submitted By:

Litwiler Excavating

RFB Requirements:

- ☒ Signed Terms and Conditions (Sec.1.06)
- ☒ 3 References (Sec. 1.07)
- ☒ Bid Form Cover Page (Signed, Dated, Notarized)
- ☒ Completed Supplementary Contractor Bid Form
- ☒ Prime Bidder's Proposed Sub-Contractors Form
- ☒ Section 3 Compliance Certification
- ☒ Completed Notice of Unique Entity Identification (UEI) Number Requirement Form
- ☒ SAM Report for Contractor Eligibility *BW Tree - OK Litwiler - OK Statley OK*
- ☒ Non-Collusion Statement of Bidder
- ☒ Copy of Current Liability Insurance Policy
- ☒ Other *W9 Litwiler, W9 Btw Statley OK W9*

Contracting Public Authority: **City of Pekin (Code Enforcement)**

Project Name: **327 Park Ave**

PIN No. **04-10-03-227-017**

Bid Date: **05/30/2024**

Estimate: **30,600⁰⁰**

Witnesses:

Tia Hawk

Paul Belcher

Rob Jones

Awarded To (check)	List of the Bidding Contractors	Total Bid Amount

**Request for Proposals
Demolition and Clearance
327 Park Ave
(PIN 04-10-03-227-017)
City of Pekin**

NOTICE TO BIDDERS

The City of Pekin is accepting proposals for the complete demolition of residential structure(s) garage(s) or sheds, and the removal of all concrete subspaces and foundations/driveways. Removal of all trees, with the removal of all stumps below grade. All chain fencing will be removed. Work includes capping sewer and stubbing above grade. All excavation on the property in and up to the city right-of-way (R.O.W.) up to and including 9 ft from curb to the property shall be filled with flowable fill from a reputable concrete batch plant. All damaged or removed sidewalks or approaches in the right-of-way (R.O.W.) shall be replaced according to the city code. The existing approaches will remain. This project may involve funding from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program and additional requirements are provided in the attached bid packet. All interested bidders shall provide the required information for their bid to be considered valid. Sealed bids will be accepted until **May 30th, 2024** at 2:00 pm at the City of Pekin Police Department located at 111 S. Capitol St., Pekin, IL 61554. Sealed bids will be publicly opened on **May 30th, 2024** between 2:00 pm and 3:00 pm at Pekin City Hall.

All questions concerning this request for bids should be directed to Paul Belcher II, Code Enforcement Officer at plbelcher@ci.pekin.il.us .

1.01 WORK COVERED BY THE CONTRACT DOCUMENTS

- A. The Work to be performed under this Contract consists of: DEMOLITION OF MAIN STRUCTURES, INCLUDING GARAGES/SHED, REMOVAL OF ALL TREES AND STUMPS (STUMP MUST BE REMOVED BELOW GRADE) SEWER CAPPED AND STUBBED ABOVE GRADE, EXISTING APPROACH WILL REMAIN, REMOVAL OF ALL CHAIN LINK FENCE. REMOVAL OF ANY CISTERNS OR CESSPOOL THAT MAY EXIST. (See Bid Form page for list of structures to be removed), REMOVAL and DISPOSAL of ALL DEBRIS, LEVELING LOT TO ORIGINAL GRADE AND SEEDING. THIS INCLUDES EROSION CONTROL MEASURES SUCH AS BUT NOT LIMITED TO FENCING AND STRAW. ONLY CLEAN FILL MAY BE USED. TOP SOIL ADDED AS NEEDED. **(Asbestos testing was performed and abated. Contractor must provide onsite Asbestos Supervisor for demolition IN ACCORDANCE WITH EPA REGULATIONS AND CITY OF PEKIN REQUIREMENTS.)** Contractor shall remove all foundation walls, footings, basement slab, and parking pad/lot AND patio/sidewalks inside of right of way. (City Sidewalk will not be removed/disturbed. All utilities will be closed off as per requirements set forth by Ameren and Illinois American Water. Sewer shall be stubbed up to the surface and properly capped.
- B. Contractor is responsible for verifying existing conditions prior to bid. No additional compensation will be provided if Contractor fails to note existing conditions.
- C. Contractor shall be responsible for obtaining all necessary permits and scheduling all required inspections with the City of Pekin Building Department at 309-478-5364.
- D. **No Pre-Bid Conference will be held.** Contact Pekin Police Department/Code Enforcement Department to arrange a tour of the work site. Please call 309-478-5366.
- E. The Contractor shall furnish all EQUIPMENT, MATERIALS and LABOR necessary for the proper completion of the contract.
- F. The Contractor shall repair, replace, or otherwise settle with the City of Pekin if damage occurs to property or existing facilities during performance of Work.

1.02 CONTRACT

- A. The Work will be completed in one contract.
- B. The Contractor will bid only on the work as described in 1.01A.
- C. Upon issuing a "Notice to Proceed," **work will be completed within 10 calendar days.**

1.03 QUALITY ASSURANCE

- A. The Contractor shall complete work assigned in a professional manner.
- B. The Contractor shall assume full responsibility for additional costs that may result from unauthorized deviations from the contract.
- C. The City of Pekin reserves the right to cancel this contract at any time with 15 days written notice for any reason deemed necessary.

1.04 TAXES AND INSURANCE

- A. The Contractor and each subcontractor shall furnish the City of Pekin with certificates of insurance showing the following insurance is in force and will insure all operations under the contract:
 - (1) Workmen's Compensation, in accordance with state law.
 - (2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$500,000.00 per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment and vehicles on the sites not covered by Automobile Liability under (3) below.
 - (3) Automobile Liability on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$300,000.00.
- B. The City of Pekin is a municipal corporation and therefore is exempt from sales tax as determined by the State of Illinois.

1.05 INVOICING AND PAYMENT

- A. Successful bidder shall invoice the City of Pekin, 111 S. Capitol St, Pekin, IL 61554 by the 5th of each month for services rendered the preceding month.
- B. All bills are approved by the Department Head or City Manager bi-weekly and checks are mailed within 30 days.

1.06 TERMS AND CONDITIONS

- A. The bid should confirm that neither the contractor nor any employee would be in a conflict of interest with respect to the bid if the contractor were to be selected to perform the services required.
- B. The Contractor certifies that its Bid is made without any previous understanding, agreement or connection with any person, firm or corporation making a Bid for the same Work and is in all respects fair, without outside control, collusion, fraud or otherwise illegal action.
- C. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans where applicable, and understands all requirements for the performance of work. The bidder will be responsible for all errors in the bid resulting from failure or neglect to conduct an in-depth examination. The Awarding Authority will, in no case be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.
- D. The bidder shall take no advantage of any error or omission in the bid and advertised contract.
- E. The successful bidder at the time of execution of the contract may be required to deposit a contract bond for the full amount of the award. When a contract bond is not required, the bid guaranty check will be held in lieu thereof. If this bid is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond or check shall be forfeited to the Awarding Authority.
- F. All bids will be property of the City of Pekin, IL.
- G. Should this project be funded with CDBG it will be subject to the requirements of 24 CFR 570, 2 CFR 200, and 24 CFR Part 58.
- H. Any or all bids may be rejected based on sound documented reasons (2 CFR 200.320(b)(ii)(E)).
- I. Should this project be funded with CDBG funds, the regulations found at 24 CFR Part 58 require an environmental review to be completed by the City prior to the commitment or expenditure of project funds.
- J. According to HUD's requirements, the City may not expend either public or private funds (CDBG, other federal or non-federal funds) or execute a legal binding agreement pertaining to a specific project site until environmental clearance has been achieved. The City must avoid any and all actions that would preclude the selection of alternative choices before a final decision is made – that decision being based upon an understanding of the environmental consequences and actions that can protect, restore and enhance the human environment (i.e. the natural, physical, social and economic environment.) Potential bidders have no legal claim to any amount of CDBG funds prior to satisfactory completion of the environmental review.

Your signature below indicates you accept and agree to these terms.

gff mm

1.07 BID DEADLINE

Bids are due **May 30th, 2024 2:00 PM** at the Police Department at the City of Pekin 111 S. Capitol St, Pekin, IL 61554. The page with the "References" section completed must be returned with the following bid page completely filled out. By signing this document, Contractor agrees to all terms and conditions as presented.

1.07 REFERENCES

Please provide three references for your work:

Name:

Telephone

1. Reed Schieler

[REDACTED]

2. Rich Schieler

[REDACTED]

3. Rick Bauman

[REDACTED]

BID FORM

1. Demolition of 327 Park Ave, IL -

a. BID PRICE

\$ 30,600.⁰⁰

Company Name

Wayne Litwiler Exc.

Representative

Jeff Litwiler

Title

President

Address

PO Box 490, Hopedale IL

Phone

309-208-3440

Federal ID
Number

Date

5-29-24

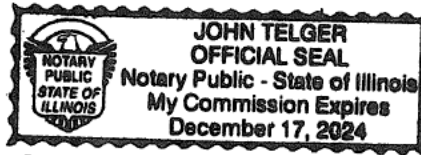
Signature & Date

[Signature]

5-29-24

State of Illinois County of Tazewell. This instrument
was acknowledged before me on
5-29-24 (date) by

(seal)



[Signature]

signature of notary public

City of Pekin

Community Development Block Grant (CDBG)

Bid Form (Additional Requirements Cover Page)

Project Site Address: 327 Park Ave Pekin, IL 61554

To be enclosed in an envelope which shall be sealed and clearly labeled with:

- The words "City of Pekin CDBG Residential Demolition";
- Name of bidder;
- Date of submission; and
- Due date of bid.

Bid Period: May 21st, 2024 at 2:00pm through May 30th, 2024 at 2:00pm CST

Pekin Police Department
Attn: Code Enforcement
111 S. Capitol Street
Pekin, IL 61554

All potential bidders must submit all information requested in this bid packet including:

1. Bid Form Cover Page
2. Completed Supplementary Contractor Bid Form
3. Prime Bidder's Proposed Sub-Contractors Form
4. Section 3 Compliance Certification
5. Completed Notice of Unique Entity Identification (UEI) Number Requirement Form
6. Contractor Bidding Acknowledgment and Agreement
7. Non-Collusion Statement of Bidder
8. IRS W-9 Form (completed for prime bidder and any proposed sub-contractors)
9. Copy of Current Liability Insurance Policy

**City of Pekin
Community Development Block Grant (CDBG)**

Supplementary Contractor Bid Form

Date of Bid:	5-29-24				
Contractor Name:	Wayne Litwiler Exc.				
Mailing Address:	PO Box 490				
City:	Hopedale	State:	IL	Zip:	61747
Contractor Contact Person:	Jeff Litwiler				
Contractor Contact Phone Number:	309-208-3440				
Contractor Contact E-Mail:	w/litexc@yahoo.com				

Final Date and Time for Bid Submission:	May 30th, 2024 at 2:00pm CST
Property:	327 Park Ave
City of Pekin Contact Person:	Paul L Belcher II
City of Pekin Mailing Address:	111 S. Capitol Street, Pekin, IL 61554
City of Pekin Contact Phone Number:	309-478-5366
City of Pekin Contact E-Mail:	plbelcher@ci.pekin.il.us

For the Demolition of the above described properties, the Contractor submits a lump sum bid of Thirty thousand Six hundred dollars Dollars (\$30,600) without alternate bid as stated on the attached work write up.

All work items for this project will be completed within 30 days after the date of the bid award notice. The undersigned, having become familiar with the terms and conditions of the bid contract documents and with local conditions affecting the performance and costs of the work at the place where the work is being conducted, and having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated in strict accordance with the contract documents including all labor, materials, services and equipment necessary for the completion of the work for the sum of money specified above.

Jeff Litwiler President
Printed Name & Title of Authorized Bidder

5-29-24
Signature Date


Authorized Bidder Signature

City of Pekin

Community Development Block Grant (CDBG) Residential Demolition

Prime Bidder's Proposed Sub-Contractors Form

The bidder has personally inspected the premises located at **327 Park Ave**, Pekin, Illinois and to the best of his/her knowledge; the bid documents are complete and prescriptive to the work to be performed.

The undersigned proposes to furnish all materials, equipment and labor required to accomplish all of the work described herein, for the sum of \$ 30,600.⁰⁰.

You must identify who will perform the following if other than the bidding general contractor.

Please identify yourself and all sub-contractors that will perform work. Listing of sub-contractors on this form does not substantiate a contract between the general contractor and the sub-contractor. If awarded the contract, the general contractor is responsible for final documentation of sub-contractors.

<u>Type of Work</u>	<u>Contractor/ Subcontractor</u>	<u>Address & Phone #</u>
<u>Landscape</u>	<u>Staley Landscaping</u>	<u>1225 Whetstone Dr. Morton IL 61550 309-264-4574</u>

<u>Tree</u>	<u>BW Tree Service</u>	<u>348 Garnet Dr. Morton, IL 61550 309-203-5561</u>
-------------	------------------------	---

_____	_____
_____	_____
_____	_____

G. M. M. President
Signature & Title

5-29-24
Date

*Contractors subcontracting roofing work covered under the Illinois Roofing Industry Licensing Act must include name, address and phone number of the subcontractor.

Additionally, the contractor must attach a copy of the subcontractor's roofing license

City of Pekin

Community Development Block Grant (CDBG) Residential Demolition

Section 3 Certification

Section 3 is a provision of the Housing and Urban Development Act of 1968. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

To learn more about what qualifies a business as a Section 3 business, please visit https://www.hud.gov/program_offices/field_policy_mgt/section3/. If you would like to be considered for this opportunity as a Section 3 certified business, you must be registered at HUD's Section 3 business registry located at <https://portalapps.hud.gov/Sec3BusReg/>.

You are not required to be a Section 3 business nor are you required to disclose whether you are a Section 3 business to bid or be selected for this opportunity.

Please indicate whether you wish to be considered for Section 3 preference (if qualified) below:

☐ I represent a qualifying Section 3 business that is registered or intends to register on HUD's Section 3 business registry.

☒ I do not represent a business which qualifies under Section 3 provisions or I do not wish to pursue/disclose status under Section 3.

City of Pekin

Community Development Block Grant (CDBG) Residential Demolition

Notice of Unique Entity Identification Registration Requirement Form

The US Department of Housing and Urban Development (HUD) requires all bidders (and participating first-tier subcontractors) to obtain and provide certification of active and unexpired Unique Entity Identification (UEI) number. This number is the universal identifier used by individuals, organizations and businesses to verify their information and their ability to receive resources associated with federally-funded contracts and grants.

As mentioned above, the UEI number requirement applies to the prime bidder as well as any first-tier subcontractors indicated on the proposed sub-contractor list. The prime bidder is exclusively responsible for obtaining the UEI identification from participating subcontractors.

Please note that a pending registration or possession of an expired UEI identifier will be considered invalid and will void the bid due to lack of registration.

Under Executive Order 12549, "Debarment and Suspension" (24 CFR 570.609 and 2 CFR 200.214) the City cannot award a contract to an entity who is debarred or suspended from working with the federal government. All contractors must certify and provide a recent copy of the Federal Government's System for Award Management (SAM) for all prime contractors and subcontractors who may be engaged to work on this project. This documentation must be submitted with the bid package.

The prime bidder and/or subcontractors must currently have a valid UEI identifier, that identification number must be provided in the blanks below:

Contractor Name:	Wayne Litwiler Exc	UEI Number:	
Subcontractor Name(s):		Subcontractor UEI Number:	
	BW Tree Service		
	Staley Lawn Care		

City of Pekin

Community Development Block Grant (CDBG) Residential

Demolition Non-Collusion Statement of Bidder

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder.

All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price of any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the applicable laws that the foregoing is true and correct and that this declaration is executed on:


Contractor's Signature

5-29-24
Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/8/2023

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

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

PRODUCER Ledgestone Insurance Group, Inc. 410 N. Main Street East Peoria IL 61611		CONTACT NAME: Gabe Meiss PHONE (A/C, No, Ext): 309-266-2507 FAX (A/C, No): 309-263-2510 E-MAIL ADDRESS: gabe@ledgestone.com	
INSURER(S) AFFORDING COVERAGE		NAIC #	
License#: 19502006 WAYNLIT-01		INSURER A: United Fire & Casualty Company 13021	
INSURED Wayne Litwiller Excavating Inc PO BOX 490 Hopedale IL 61747-9555		INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 908257853

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:				1/1/2024	1/1/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY				1/1/2024	1/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$				1/1/2024	1/1/2025	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A		1/1/2024	1/1/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

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

CERTIFICATE HOLDER

CANCELLATION

City of Pekin
Building and Inspections Dept
111 S Capitol St
Pekin IL 61554

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

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

Wayne Litwiler Excavating Inc

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) **▶** _____
Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) **▶** _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

P O Box 490

6 City, state, and ZIP code

Hopedale, IL 61747

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person **▶**

Wayne Litwiler

Date **▶** **1-10-2024**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (Interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/20/2024

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

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

PRODUCER
Ledgestone Associates, LLC
410 N. Main Street
East Peoria IL 61611

CONTACT
NAME: Arlen EdelmanPHONE
(A/C, No, Ext): 309-266-2507FAX
(A/C, No): 309-263-2510E-MAIL
ADDRESS: Arlen.Edelman@ledgestone.com

License#: 19502006

INSURED
Staley Lawn Care & Landscaping Inc.
1225 Whetstone Dr
Morton IL 61550

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : EMC Property And Casualty Insurance Company

INSURER B : EMC - Employers Mutual Casualty Company

21415

INSURER C :

INSURER D :

INSURER E :

INSURER F :

COVERAGES

CERTIFICATE NUMBER: 1143976354

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:				3/1/2024	3/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY				3/1/2024	3/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$				3/1/2024	3/1/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A		3/1/2024	3/1/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
B	Property				3/1/2024	3/1/2025	Leased/Rented Equip. 100,000

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

CERTIFICATE HOLDER**CANCELLATION**

Wayne Litwiller Excavating
PO Box 490
Hopedale IL 61747

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

AUTHORIZED REPRESENTATIVE

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Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Preparing of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity, individual, or other person to whom backup withholding should be applied (Do not include any suffixes such as "Inc." or "LLC" unless they are part of the entity's legal name.)	
	Staley Lawn Care & Landscaping, INC	
	2 Business use only (Do not enter if you are an individual not in business)	
	3a Check the appropriate box(es) for federal tax classification of the entity and enter the appropriate code(s) in the space provided. Only one of the following may be checked.	
	☐ Individual proprietor ☐ Corporation ☒ S corporation ☐ Partnership ☐ Trust or estate ☐ LLC (Enter the tax classification: ☐ Corporation, ☐ S corporation, ☐ Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code(s) (C, S, or P) for the tax classification of the LLC unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)	4 See instructions for backup withholding requirements. If you are not required to provide this information, enter "N/A". 5 Enter the name of the entity as it appears on the Form W-9. If the entity is a partnership, enter the name of the partnership as it appears on the Form 1065. If the entity is a trust or estate, enter the name of the trust or estate as it appears on the Form 1041.
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions.	
	5 Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)
	6 City, state, and ZIP code	
	7 List account numbers here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

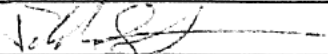
Social security number
or
Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
		4/18/24

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct and not foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedule K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/27/2022

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

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

PRODUCER Lander Van Gundy Agency Inc. 101 S Towanda Avenue Normal IL 61761		CONTACT NAME: Terri Dicken/TD241 PHONE (A/C, No, Ext): (309) 452-1156 FAX (A/C, No): (309) 452-7500 E-MAIL ADDRESS: tdicken@vangundy.com	
INSURED B & W Tree Service, Inc. 348 Garnet Drive Morton IL 61550		INSURER(S) AFFORDING COVERAGE INSURER A: Cincinnati Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 10677	

COVERAGES**CERTIFICATE NUMBER:** CL221415576**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR				01/01/2022	01/01/2025	EACH OCCURRENCE \$ 500,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 500,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						GENERAL AGGREGATE \$ 500,000
							PRODUCTS - COMP/OP AGG \$ 500,000
							Employee Benefit Liab \$ 1,000,000
	AUTOMOBILE LIABILITY				01/01/2022	01/04/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 500,000
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☒ OWNED AUTOS ONLY	☒ SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	☒ HIRED AUTOS ONLY	☒ NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR				01/01/2022	01/01/2025	Medical Payments \$ 5,000
	☒ EXCESS LIAB						EACH OCCURRENCE \$ 2,000,000
	☐ DED ☐ RETENTION \$						AGGREGATE \$ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE ☐ OTH-ER ☐
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER**CANCELLATION**Wayne Litwiller Excavations, Inc.
PO Box 490

Hopedale

IL 61747

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

AUTHORIZED REPRESENTATIVE

**Request for Taxpayer
Identification Number and Certification**

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

B&W Tree Service, Inc.

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:

☐ Individual/sole proprietor ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

☐ Other (see instructions) ▶

Exemptions (see instructions):

Exempt payee code (if any) _____

Exemption from FATCA reporting
code (if any) _____

Address (number, street, and apt. or suite no.)

348 Garnet Dr.

City, state, and ZIP code

Morton, IL 61550

Requester's name and address (optional)

List account number(s) here (optional):

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

____ - ____ - ____

Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below), and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign
Here

Signature of
U.S. person

[Signature]

Date ▶

May 29, 2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. The IRS has created a page on irs.gov for information about Form W-9, at www.irs.gov/w9. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the

withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.